

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

Delaware County

City of Muncie

Submitted: 02/05/2025

Case No.: BZA 07-25

(1) Applicant: SANJH 11, LLC

Address: 821 Schilling Drive, Crown Point, IN 46307 Phone: (574) 323-8695

(2) Applicant's Status: (Check the appropriate response)

(a) The applicant's name is on the deed to the property.

(b) The applicant is the contract owner of the property.

(c) Other: SANJH 11, LLC will purchase and develop the property.

(3) If Item (2)(c) is checked, please complete the following:

Owner of the property involved: Michael Concannon

Owner's address: 7717 N County Road 320 E, Albany, IN 47320

(4) Record of Ownership:

Deed Book No.: 2017R

Page: 07842

Purchase Date: 6/20/2017 (Transfer Date)

Legal Description: (From the Deed or Abstract)

Legal Description & Land Survey Attached

(5) Common Address of the Property Involved: (Give full street address. If no address, give geographic location such as s. side of CR 400S, 500' west of SR 3).

620 N Walnut Street, Muncie, IN 47305

(6) Type of Appeal: (Check the appropriate response)

(a) Request for an Appeal from the Decision of the Administrative Zoning Officer according to Article XXXII, Section 5-B-1. (Attach a copy of said decision/ruling).

(b) Request for a Special Use according to Article XXXII, Section 5-B-2.

(c) Request for a Variance according to Article XXXII, Section 5-B-3.

(7) State explanation of requested Appeal: (State what you want to do and cite the Article and Section of the Ordinance which applies and/or creates the need for this Appeal.)

Attached

(8) State reasons supporting the Appeal: (If filing for a variance, refer to the attached sheet entitled "Hardship Variance" for explanation/guidance.)

Attached

(9) Present Zoning of the property: (Give exact classification)

CB Central Business

(10) Present use of the property:

Former location of Concannon's Bakery

(11) Describe the proposed use of the property:

Gas Service Store / Convenience Mart

(12) Is the property:

Owner Occupied

Renter Occupied

Other: _____

Answer to #7

BZA 07-25 Concannon

Request for variances from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XXX, Sections 1 and 2.E, to allow 20 parking spaces to be provided rather than 31 spaces (4/1000 GFA) for a variance of 11 spaces, and Article XXX, Sections 2.D and 7.F.7, to allow the loading area to extend into the proposed ROW and for the loading area and overhead door to be located facing Columbus Ave. rather than oriented to the side or rear of the building, Article XXX, Section 4.B.3, to allow a 30' street setback to Walnut St. rather than 40' for a variance of 10' for the new pump-island canopy, Article XXX, Sections 6.B.3.a and 7.G.4.a, for no greenbelt area and no front yard trees along Columbus Ave. rather than a 10' wide greenbelt area with 2 shade trees (or 4 ornamental trees), Article XXX, Sections 6.B.3.f.4, and 7.G.5, to allow a 10' wide east side perimeter buffer area containing 1 ornamental tree and 46 shrubs and a 6' tall wooden fence rather than a 25' wide buffer area containing 11 shade trees, 11 ornamental trees and 54 shrubs and a 5' tall vertical buffer along the east property line for a variance of 15' of buffer width and 11 shade, 10 ornamental trees and 8 shrubs, and a 5' wide south perimeter buffer area containing grasses rather than 2 shade trees, 1 ornamental tree and 5 shrubs for a variance of 2 shade trees, 1 ornamental tree and 5 shrubs, and Article XXX, Section 7.G.8, to allow no parking lot landscape island rather than an island of 180 sq. ft. containing 1 shade tree, all for redevelopment of a commercial site for a new gasoline fueling station and convenience store.

(13) Has the Applicant provided stamped, addressed envelopes to send notices of this Appeal to all property owners within 300 feet? Yes

Has the Applicant discussed this Appeal with these owners personally? No

If answer is "YES", give their attitudes toward the proposal.

(14) Are there any restrictions, laws, covenants, governing the property which would prohibit its use for the purpose specified in this application? If answer is "YES", attach a copy.

No

(15) Has work for which this application is being filed already started? If answer is "YES", give details.

No

(16) Has there been any previous appeal filed in connection with this property? If answer is "YES", give the date and the decision of the appeal.

Not Known

(17) If the Appeal is granted, when will work commence?

April 2025

When will it be completed?

October 2025

(18) If the Appeal is granted, who will operate and/or use the proposed improvement for which this application has been filed?

SANJH 11, LLC, 821 Schilling Drive, Crown Point, IN 46307

AFFIDAVIT

(I or We) Michael Concannon
TYPE NAME(S) OF SIGNATORIES

being duly sworn depose and say that (I or We) (am or are) the (owner[s]) (contract owner[s]) of property involved in this application and that the foregoing signatures, statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my or our) knowledge and belief.

SIGNATURES:

Michael Concannon

Subscribed and sworn to before me this 31st day of JANUARY, 2025

STEVEN W GADDIS
Notary Public - Commission #NP0758360
SEAL
State of Indiana
My Commission Expires August 22, 2032

Steven W Gaddis
Notary Public
Commission Expires _____
Resident of _____ County
State of _____

DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was filed with the office of the Delaware-Muncie Metropolitan Board of Zoning Appeals in accordance with all the formal requirements and procedures.

If properly advertised by the applicant, the application will be heard in public hearing on the 27 day of February, 2025.

Signed: *[Signature]*
Date: 2-10-25

Beginning at a point 179 feet South of the point of intersection of the East line of Walnut Street and the South line of Columbus Avenue in the City of Muncie, Indiana, and thence running South 26 feet; thence East on a line parallel with the South line of Columbus Avenue 125 feet to an alley therefound; thence running North on the West line of said alley 26 feet, and thence running West to the place of beginning.

ALSO: A strip of ground having a width (measured from south to north) of 89 feet through off of the South end of the following described real estate:

Beginning at the Southeast corner of the intersection of North Walnut Street and Columbus or Columbia Avenue, as the true name thereof may be, and running thence East along the South line of said Columbus or Columbia Avenue, 122 feet, more or less, to the West line of an alley therefound; thence South along the West line of said alley, 179 feet, more or less, to the North line of a tract of real estate conveyed to Wilborn Caldwell by Oneda E. Deckert on the 3rd day of September, 1925; thence West along the North line of said real estate so conveyed to said Caldwell, 122 feet, more or less, to the East line of North Walnut Street in the City of Muncie, Indiana; and thence North along the said East line of said North Walnut Street to the place of beginning, intending to describe herein and include in the above description the fractional Lots Numbered 4 and 5 in Block Numbered 24 in the Whitely Land Company's Second Addition to the City of Muncie, Indiana, as well as other real estate located in Hackley's Reserve.

ALSO: A part of Hackley's Reserve in Township 20 North, Range 10 East, more particularly described as follows, to-wit:

Beginning at a point 205 feet South of the point of intersection of the East line of Walnut Street and the South line of Columbus Avenue in the City of Muncie, Indiana, and thence running South 65 feet; thence East on a line parallel with the South line of Columbus Avenue 125 feet to an alley therefound; thence running North on the West line of said alley 65 feet; thence running West to the place of beginning.

ALSO: Lots 4 and 5, Block 24 in Whitely Land Company's Second Addition to the City of Muncie, as shown in Plat Book 3, page 16, Records of Delaware County, Indiana, and also part of Hackley's Reserve described as follows:

Beginning at the Southeast corner of the intersection of North Walnut Street and Columbus or Columbia Avenue, as the true name thereof may be, and running thence East along the South line of said Columbus or Columbia Avenue, 122.0 feet, more or less, to the West line of an alley therefound; thence South along the West line of said alley, 179.00 feet, more or less, to the North line of a tract of real estate conveyed to Wilborn Caldwell by Oneda E. Deckert on the 3rd day of September, 1925; thence West along the North line of said real estate so conveyed to said Caldwell, 122.00 feet, more or less, to the East line of North Walnut Street in the City of Muncie, Indiana; and thence North along the said East line of said North Walnut Street to the place of beginning, intending to described herein and include in the above description the fractional Lots Numbered 4 and 5 in Block 24 in the Whitely Land Company's Second Addition to the City of Muncie, Indiana, as well as other real estate located in Hackley's Reserve. Except a strip of ground having a width (measured from South to North) of 89.00 feet throughout off of the South end of the above described real estate.

To: Fidelity National Title Insurance Company;
IN Title Company;
Amarpreet Kaur;
Centier Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8 and 13 of Table A thereof. The field work was completed on October 16, 2024.

Date: October 16, 2024



Registered Land Surveyor LS80040149
Haldon L. Ashfon

VARIANCE OF DESIGN STANDARDS (Application Item No. 7)

Article XXX, Section 2 – Parking and Loading, Paragraph D Off Street Loading and Unloading

Variance requested from the Design Standard of a 12' x 35' Loading Space located in the rear or side yards.

This is an existing condition, and the existing loading zone located on the north side of the building will be retained at this time.

Article XXX, Section 7 – Corridor Development Standards, Paragraph F, Item F.7

Variance requested from the Design Standard of a 12' x 35' Loading Space located in the rear or side yards.

This is an existing condition, and the existing loading zone and overhead door located on the north side of the building will be retained at this time.

Article XXX, Section 6, Paragraph 3.a. Greenbelt

Variance requested from the Design Standard of a 10' Greenbelt along Columbus Avenue.

This is an existing condition and there is no new work planned for this area at this time.

Article XXX, Section E, Off-Street Parking, Convenience Retail

Variance requested from the design standard of 4/spaces per 1000 GFA.

$7,670 \text{ SF} / 4 \text{ spaces} / 1,000 \text{ SF} = 31 \text{ spaces required.}$

Development Plan indicates:

Standard Parking Spaces	18 spaces
Accessible Parking Spaces	2 spaces
Total	20 spaces
Fueling Islands	8 spaces
E.V. Charging Stations	2 spaces

Article XXX, Buffer Yard Determination, Table G-5

Variance requested from rear yard buffer yard Design Standard of 25' between Retail use and Single-Family use.

Existing Commercial and Residential properties abut an existing 14' alley R/W limiting the area to develop the 25' buffer on the existing property. The existing structure and parking lot are developed to the west side of the alley R/W.

Proposed Development indicates a 10' wide green space with a 6' tall solid fence with landscaping and a 10' wide landscape bed on the east side of the existing structure.

Article XXX, Section 4 Gasoline Service Stations, B Standards, Item B.3

Variance requested from Minimum Setback Requirement of forty (40) feet from all streets.

The proposed Development Plan indicates the new canopy to be located 30' from the proposed right-of-way and 40' from the existing property line. The existing building is currently 9'-6" +/- from the proposed 80' R/W. The gas canopy will be set back 20'-6" +/- from the front wall of the existing building.

SUPPORTING REQUEST FOR APPEAL (Application Item No. 8)

Article XXX, Section 2 – Parking and Loading, Paragraph D Off Street Loading and Unloading

Variance requested from the Design Standard of a 12' x 35' Loading Space located in the rear or side yards.

The approval of this proposed variance would not be injurious to the public health safety, morals, and general welfare of the community because of the following findings:

- A. This is an existing condition, and the existing loading zone located on the north side of the building will be retained and maintained at this time.
- B. Maintaining the existing condition does not depreciate the value of the existing structure or the adjacent properties.
- C. The existing loading zone does not interfere with or block traffic on Columbus Avenue.

Article XXX, Section 7 – Corridor Development Standards, Paragraph F, Item F.7

Variance requested from the Design Standard of Overhead Doors and Loading Docks are to be located in the rear or side yards.

The approval of this proposed variance would not be injurious to the public health safety, morals, and general welfare of the community because of the following findings:

- A. This is an existing condition, and the existing loading zone and Overhead Door located on the north side of the building will be retained and maintained at this time.
- B. Maintaining the existing condition does not depreciate the value of the existing structure or the adjacent properties.
- C. The existing loading zone Overhead Door does not interfere with or block traffic on Columbus Avenue.

Article XXX, Section 6, Paragraph 3.a. Greenbelt

Variance requested from the Design Standard of a 10' Greenbelt along Columbus Avenue.

The approval of this proposed variance would not be injurious to the public health safety, morals, and general welfare of the community because of the following findings:

- A. This is an existing condition, and the existing loading zone will be retained and maintained at this time. If the developer is held to strict adherence to the Ordinance it will prevent him from using the existing loading zone and receiving area overhead door
- B. Maintaining the existing condition does not depreciate the value of the existing structure or the adjacent properties.
- C. Plans do indicate screening of the loading area with evergreen holly shrubs blocking the view from Walnut Street.

Article XXX, Section E, Off-Street Parking, Convenience Retail

Variance requested from the design standard of 4/ spaces per 100 GFA.

7,670 SF/4 spaces /1,000 SF = 31 spaces required.

The approval of this proposed variance would not be injurious to the public health safety, morals, and general welfare of the community because of the following findings:

- A. The developer has added the required 10' Greenbelt to the Walnut Street R/W and is proposing a 10' Landscape buffer on the alley side of the property. The combined 20' width of additional landscape to the existing parking deleted approximately 8 existing parking spaces. Also note the ordinance does not allow the developer to count the 8 gas pump spaces and 2 additional EV charging station spaces.
- B. Most the developer's customer sales are made after customers fill at the pump stations, so these spaces do become "parking spaces."
- C. The developer feels the number of spaces will provide adequate parking for the use of the facility due to the short duration for most sales.
- D. The following is a breakdown of the proposed parking:

Development Plan indicates:

Standard Parking Spaces	18 spaces
Accessible Parking Spaces	2 spaces
Total	20 spaces
Fueling Islands	8 spaces
E.V. Charging Stations	2 spaces

Article XXX, Buffer Yard Determination, Table G-5

Variance requested from rear yard buffer yard Design Standard of 25" between Retail use and Single-Family use.

The approval of this proposed variance would not be injurious to the public health safety, morals, and general welfare of the community because of the following findings:

- A. The Developer has proposed providing a 10' Landscape buffer including a 6' tall privacy fence to block automobile headlights from intruding on adjacent properties.
- B. The fence will be built as a "good neighbor fence" with landscaping located on both the east and west sides of the fence enhancing the overall appearance of the alley.
- C. If the developer is held to strict application of the 25' buffer zone he would lose additional parking spaces.

- D. The existing lot depth is only 122' subtracting 10' for the proposed 80' Walnut Street R/W, 10' Walnut Street Greenbelt, and 25' for a rear yard buffer the effective width is reduced to 95' in depth a reduction of 22% of the available site.
- E. The additional landscape enhances the aesthetic appeal of the property and contributes to appreciation of the existing property and overall value and appearance of the neighborhood.

Article XXX, Section 4 Gasoline Service Stations, B Standards, Item B.3

Variance requested from Minimum Setback Requirement of forty (40) feet from all streets.

The approval of this proposed variance would not be injurious to the public health safety, morals, and general welfare of the community because of the following findings:

- A. The 40' setback is required for gas service stations while Central Business Zoning requires no setbacks from the lot lines on all sides. Central Business Zoning also allows for the setback requirements to be established by existing structures on adjacent properties. The existing building on this property is only 9'-6" +/- from the proposed 80' R/W. Strict enforcement of this setback would prevent development of the site.
- B. The proposed setback does not block neighboring properties visibility to or from Walnut Street.
- C. The proposed setback does not interfere with or block traffic or visibility of traffic on Walnut Street or Columbus Avenue.

Applicable to Overall development

- A. Development provides a new use for vacant property.
- B. The use supports future development of the existing community.
- C. The installation of new landscaping will enhance appearance especially on Walnut Street.
- D. The proposed use will provide convenience for the existing neighborhood.
- E. The existing alley will be enhanced with this project.

2017R07842
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
06/20/2017 12:13 PM
REC FEE: 22.00
PAGES: 3

2017R06302
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
05/16/2017 12:55 PM
REC FEE: 19.00
PAGES: 2

THIS DOCUMENT IS FILED FOR DISCOUNT USE ONLY
Duly Entered for Taxation
Transfer Fees \$ 15.00 KW
MAY 16 2017
Delaware County Auditor

3P
1CC
1RR

Re-recorded to Correct legal Description

Tax Parcel Number(s):
18-11-10-305-003.000-003;
18-11-10-305-004.000-003;
18-11-10-305-029.000-003;
18-11-10-305-001.000-003;
18-11-10-305-002.000-003

QUIT-CLAIM DEED

THIS INDENTURE IS TO WITNESS that Mary Ann Rees, formerly Mary Ann Concannon, Releases and Quit-Claims to Michael T. Concannon, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Delaware County, Indiana:

Beginning at a point 179 feet South of the point of intersection of the East line of Walnut Street and the South line of Columbus Avenue in the City of Muncie, Indiana, and thence running South 26 feet, thence East on a line parallel with the South line of Columbus Avenue 125 feet to an alley therefound; thence running North on the West line of said alley 26 feet, and thence running West to the place of beginning. ALSO: A strip of ground having a width (measured from south to north) of 89 feet through off of the South end of the following described real estate: Beginning at the Southeast corner of the intersection of North Walnut Street and Columbus or Columbia Avenue, as the true name thereof may be, and running thence East along the South line of said Columbus or Columbia Avenue, 122 feet, more or less, to the West line of an alley therefound; thence South along the West line of said alley, 179 feet, more or less, to the North line of a tract of real estate conveyed to Wilborn Caldwell by Oneda E. Deckert on the 3rd day of September, 1925; thence West along the North line of said real estate so conveyed to said Caldwell, 122 feet, more or less, to the East line of North Walnut Street in the City of Muncie, Indiana; and thence North along the said East line of said North Walnut Street to the place of beginning, intending to describe herein and include in the above description the fractional Lots Numbered 4 and 5 in Block Numbered 24 in the Whitey Land Company's Second Addition to the City of Muncie, Indiana, as well as other real estate located in Hackley's Reserve. ALSO: A part of Hackley's Reserve in Township 20 North, Range 10 East, more particularly described as follows, to-wit: Beginning at a point 205 feet South of the point of intersection of the East line of Walnut Street and the South line of Columbus Avenue in the City of Muncie, Indiana, and thence running South 65 feet; thence East on a line parallel with the South line of Columbus Avenue 125 feet to an alley therefound; thence running North on the West line of said alley 65 feet; thence running West to the place of beginning.

Also, see Attached Exhibit "A"



Mary Ann Rees represents that she is one and the same as Mary Ann Concannon, one of the grantees in a General Warranty Deed for the above described property, recorded in the Office of the Recorder, of Delaware County on September 9, 1998, in Deed Record 1998 page 6184-6185. ✓

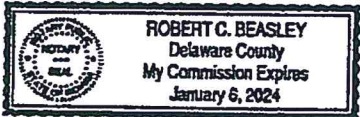
Signed and sealed this 2 day of May, 2017.

Mary Ann Rees
Mary Ann Rees

STATE OF INDIANA)
DELAWARE COUNTY) SS:

Before me, a Notary Public in and for said County and State, this 2 day of May, 2017, personally appeared Mary Ann Rees, and acknowledged the free and voluntary execution of the above and foregoing Quit-Claim Deed, and being first duly sworn, stated that the representations contained therein are true.

Witness my hand and notarial seal.



Signed by Robert C. Beasley
Printed: _____
My Commission Expires: _____

This instrument prepared by Robert C. Beasley, attorney at law. I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Robert C. Beasley
Robert C. Beasley

Send tax statements to: Michael T. Concannon, 7717 N. County Road 320 East, Albany, IN 47320.

Duly Entered for Taxation
Transfer Fees \$ 25.00

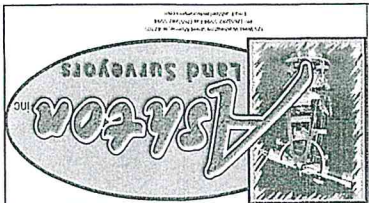
JUN 20 2017 ERP
Rerecorded

Steve G. Conroy
Delaware County Auditor

Exhibit A

Lots 4 and 5, Block 24 in Whitely Land Company's Second Addition to the City of Muncie, as shown in Plat Book 3, page 16, Records of Delaware County, Indiana, and also part of Hackley's Reserve described as follows: Beginning at the Southeast corner of the intersection of North Walnut Street and Columbus or Columbia Avenue, as the true name thereof may be, and running thence East along the South line of said Columbus or Columbia Avenue, 122.00 feet, more or less, to the West line of an alley therefound; thence South along the West line of said alley, 179.00 feet, more or less, to the North line of a tract of real estate conveyed to Wilborn Caldwell by Oneda E. Deckert on the 3rd day of September, 1925; thence West along the North line of said real estate so conveyed to said Caldwell, 122.00 feet, more or less, to the East line of North Walnut Street in the City of Muncie, Indiana; and thence North along the said East line of said North Walnut Street to the place of beginning, intending to described herein and include in the above description the fractional Lots Numbered 4 and 5 in Block 24 in the Whitely Land Company's Second Addition to the City of Muncie, Indiana, as well as other real estate located in Hackley's Reserve. Except a strip of ground having a width (measured from South to North) of 89.00 feet throughout off of the South end of the above described real estate.

THIS DOCUMENT IS FOR OFFICIAL USE OF IN TITLE COMPANY AND NOT ELIGIBLE FOR RESALE UNDER IC 36-2-7



325 W. Washington St.
Muncie, Indiana 47304
Ph: 765-282-5594
Fax: 765-282-5596

620 N. WALNUT ST.
MUNCIE, INDIANA

I affirm, under the penalties for perjury, that I am the duly Licensed Surveyor for this instrument and that the Surveyor's License Number is: 1350000145



Table with columns: No., Date, Reason, and REVISIONS.

Beginning at a point 178 feet South of the point of intersection of the East line of Walnut Street and the South line of Columbus Avenue in the City of Muncie, Indiana, and thence running South 26 feet; thence East on a line profile with the South line of Columbus Avenue 125 feet to an alley, hereinafter called 'Alley', running North on the West line of said alley 26 feet; and thence running West to the Place of Beginning.

ALSO: A strip of ground having a width (measured from south to north) of 89 feet through all of the lots shown on Plat Book 3, page 16, Records of Delaware County, Indiana, and also part of Heckley's Reserve described as follows: To-wit: Lot 205 feet South of the point of intersection of the East line of Walnut Street and the South line of Columbus Avenue in the City of Muncie, Indiana, and thence running South 65 feet; thence East on a line profile with the South line of Columbus Avenue 125 feet; thence running West to the Place of Beginning.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the provisions of the laws of the State of Indiana and the rules and regulations of the Board of Geographical Names and includes items 1, 2, 3, 4, 7(a), 8 and 13 of the Rules and Regulations of the Board of Geographical Names.

Date: October 16, 2024

Haldon L. Ashlon, Registered Land Surveyor, License No. 1350000145

Surveyor's Note: Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for an Urban (more or less 0.07 feet) Survey.

Reference: Monument: There is a nail marking the Southeast corner of the surveyed tract 0.87 feet East.

Occupation: A concrete wall at the South line of the tract is located about 3 feet South of the Southwest corner of the tract.

Second Description: The Second tract is 89-foot-wide strip by 125 feet-long. At the North side of the tract the East line of Columbus Avenue is 26 feet wide. At the South corner of Lot 4, the width of the alley is 26 feet. The South line of Columbus Avenue is 125 feet wide.

Flood Zone: The Flood Zone does not lie within that Special Flood Hazard Zone A (Due to Levee now located in Zone X) as said tract plots by scale on Community Panel #18035C0234D of the Flood Insurance Rate Map for Delaware County, Indiana (Map Date: 7/7/2011).



- Legend for symbols: 0 = Con Meter, 1 = Boundary, 2 = Boundary, 3 = Boundary, 4 = Boundary, 5 = Boundary, 6 = Boundary, 7 = Boundary, 8 = Boundary, 9 = Boundary, 10 = Boundary, 11 = Boundary, 12 = Boundary, 13 = Boundary, 14 = Boundary, 15 = Boundary, 16 = Boundary, 17 = Boundary, 18 = Boundary, 19 = Boundary, 20 = Boundary, 21 = Boundary, 22 = Boundary, 23 = Boundary, 24 = Boundary, 25 = Boundary, 26 = Boundary, 27 = Boundary, 28 = Boundary, 29 = Boundary, 30 = Boundary, 31 = Boundary, 32 = Boundary, 33 = Boundary, 34 = Boundary, 35 = Boundary, 36 = Boundary, 37 = Boundary, 38 = Boundary, 39 = Boundary, 40 = Boundary, 41 = Boundary, 42 = Boundary, 43 = Boundary, 44 = Boundary, 45 = Boundary, 46 = Boundary, 47 = Boundary, 48 = Boundary, 49 = Boundary, 50 = Boundary.

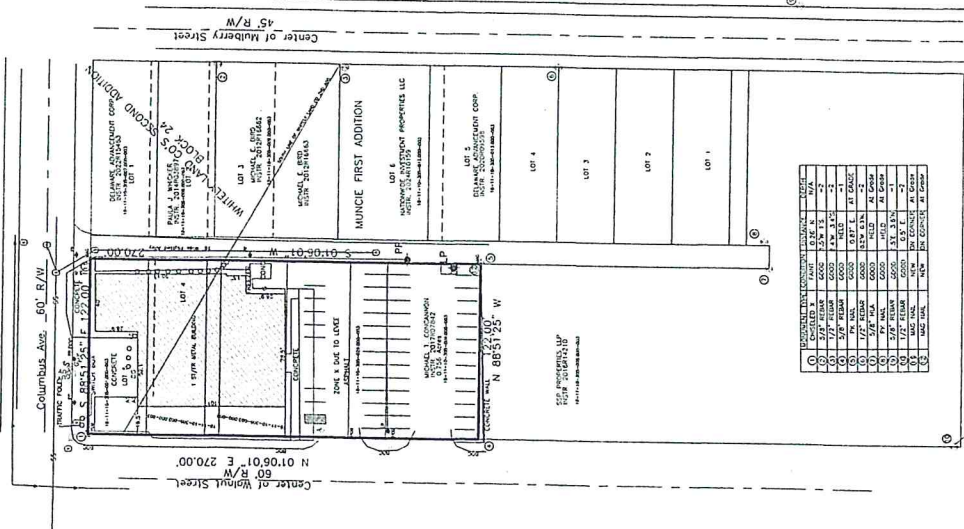


Table with columns: LOT NO., AREA (SQR FT), PERCENT OF TOTAL, and COMMENTS.

This instrument, prepared by Haldon L. Ashlon, Registered Land Surveyor, License No. 1350000145, is accurate and correct in all respects.