



City of Madison

Proposed Demolition & Rezoning

Location
910 West Wingra Drive

Applicant
Michael Felker – Strand Associates

From: C2 & R2 To: PUD(GDP-SIP)

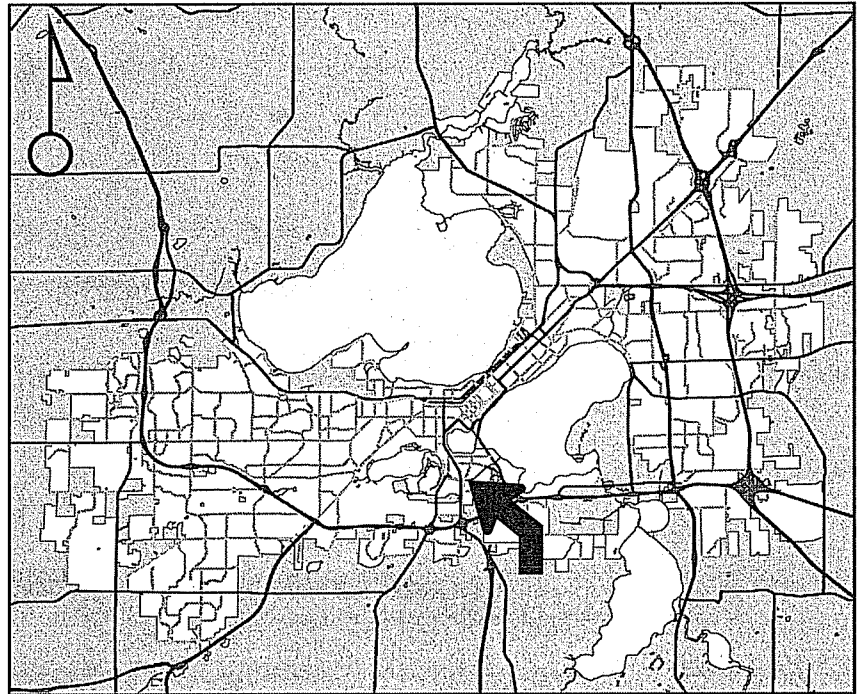
Existing Use
Single Family Houses and Office Building

Proposed Use
Demolish 3 Houses and Build
39,865 sf Addition to Office Building

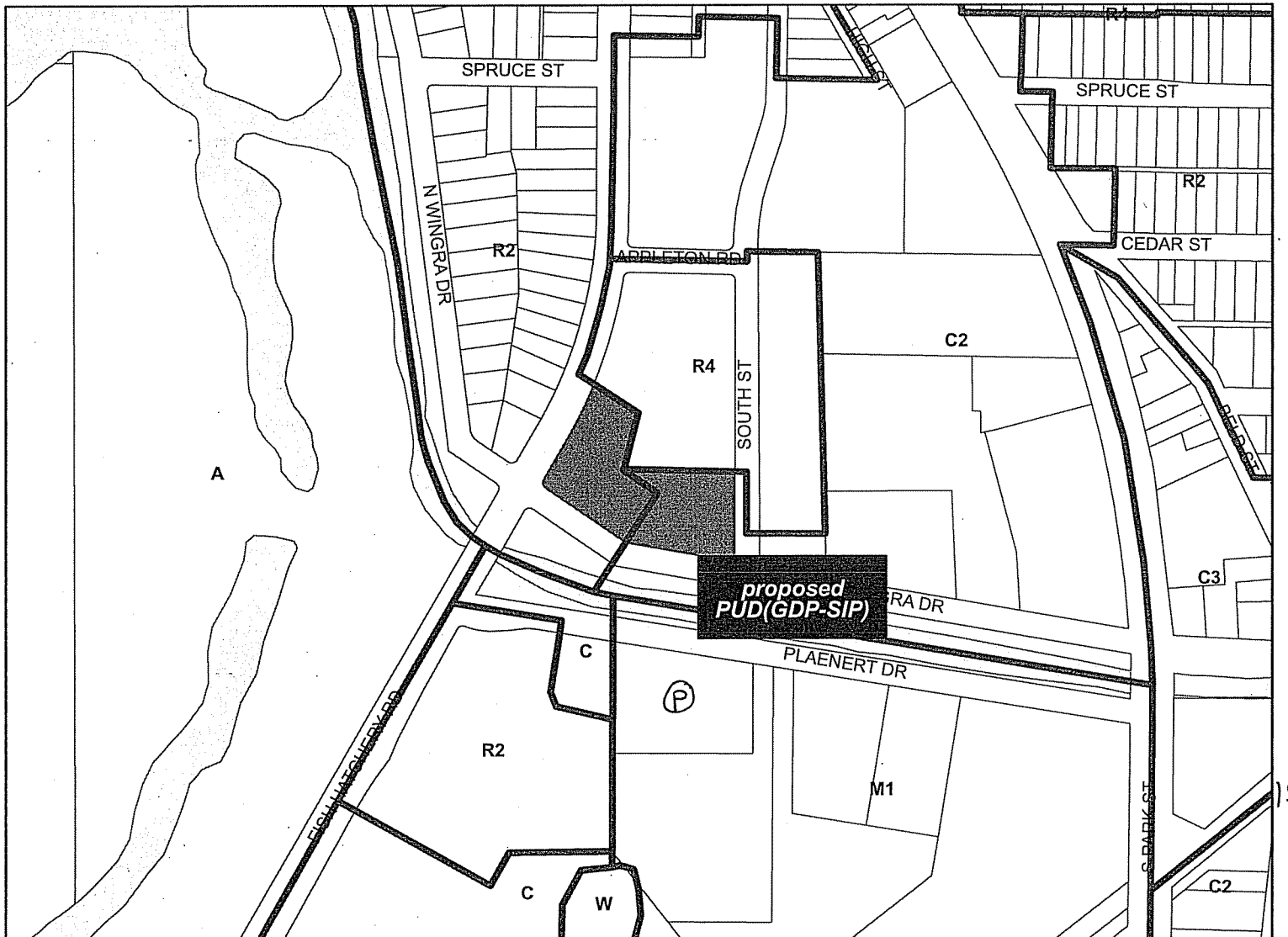
Public Hearing Date

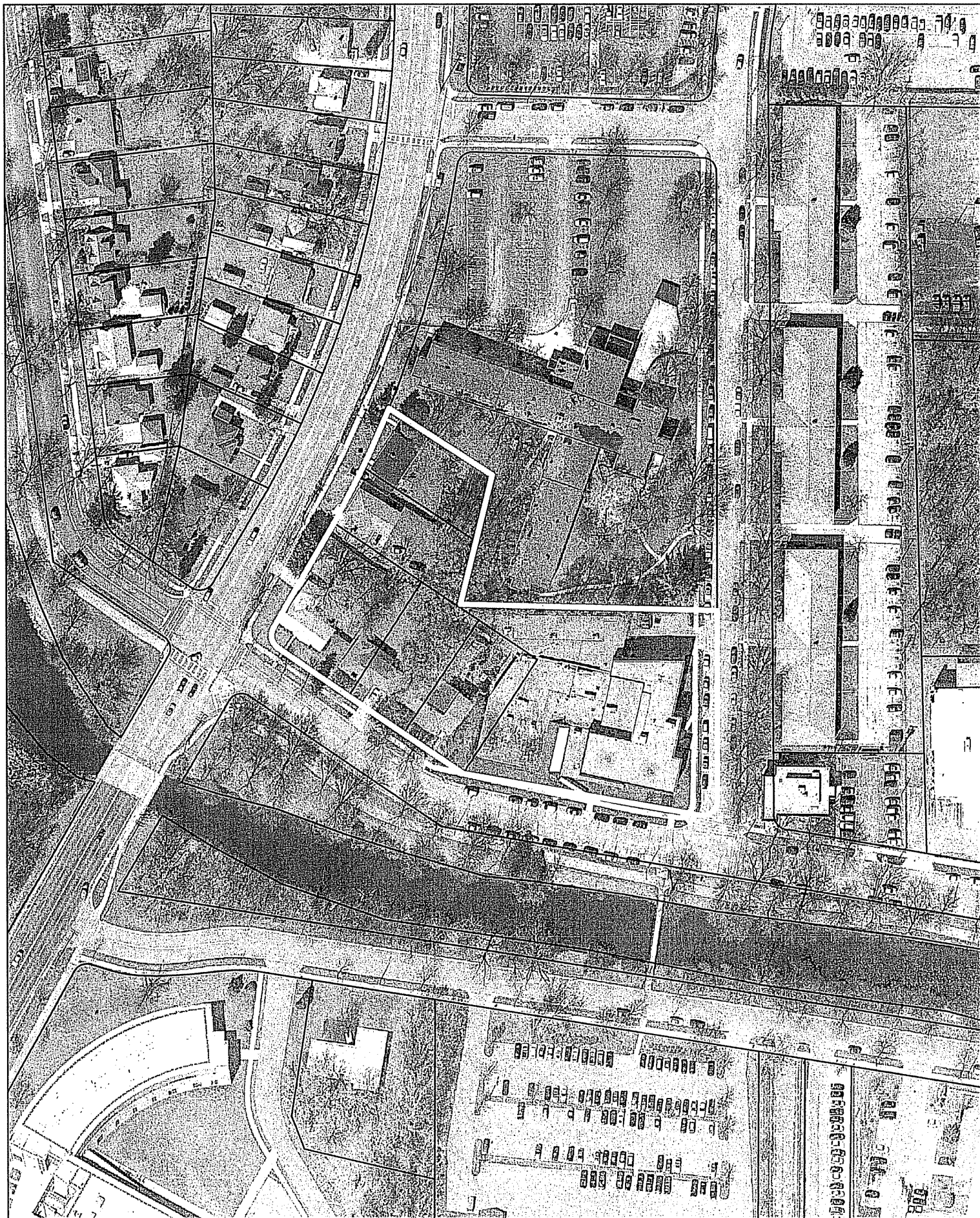
Plan Commission
19 March 2007

Common Council
27 March 2007



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





15

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$2050</u>	Receipt No. _____
Date Received <u>1-24-07</u>	
Received By <u>RT</u>	
Parcel No. <u>0709-263-0304-4</u>	
Aldermanic District <u>13, Tsadore Knox Jr.</u>	
GQ <u>ZBA</u>	
Zoning District <u>C2, R1</u>	
For Complete Submittal	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>N/A</u>	Legal Descript. <u>✓</u>
Plan Sets <u>✓</u>	Zoning Text <u>✓</u>
Alder Notification <u>✓</u>	Waiver _____
Ngrhd. Assn Not. <u>✓</u>	Waiver _____
Date Sign Issued <u>1-24-07</u>	

1. Project Address: 910 West Wingra Drive **Project Area in Acres:** 4.36

Project Title (if any): Strand Associates Addition

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>C2 and R1</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Michael Felker Company: Strand Associates Inc.

Street Address: 910 West Wingra Drive City/State: Madison, WI Zip: 53715

Telephone: (608) 251-4843 Fax: (608) 251-8655 Email: mike.felker@strand.com

Project Contact Person: Same as Applicant Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () Fax: () Email: _____

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Addition to a professional engineering office. The site also contains two single family rental units.

Development Schedule: Commencement June, 2007 Completion December, 2008

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 2,050. See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Wingra BUILD adopted as part of the So. Mdsn. Plan, which recommends: commercial expansion for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Alder Isadore Knox notified on 8/1/06, Bay Creek Neighborhood Association notified on 8/1/06, SMBA notified 10/1/06

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Bill Roberts Date 1/8/07 | Zoning Staff Kathy Voeck Date 1/8/07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Michael Felker Date 1/24/07

Signature *Michael Felker* Relation to Property Owner Owner

Authorizing Signature of Property Owner *Michael Felker* Date 1/24/07



910 West Wingra Drive
Madison, WI 53715
Phone: 608-251-4843
Fax: 608-251-8655

Office Locations

Madison, WI
Joliet, IL
Louisville, KY
Lexington, KY
Mobile, AL
Columbus, IN
Lancaster, OH
Indianapolis, IN
Milwaukee, WI
Cincinnati, OH

www.strand.com

January 31, 2007

City of Madison Planning & Development
c/o Members of the Plan Commission
215 Martin Luther King, Jr. Boulevard, Room LL100
Madison WI 53703

Re: Letter of Intent-Rev 1
Strand Associates, Inc. PUD/SIP

Dear Members of the Plan Commission:

Strand Associates Inc. is a multidiscipline consulting engineering firm. Our corporate headquarters is located at 910 West Wingra Drive. We are proposing to add to our existing facility.

We currently have a two-story office building with a partial basement. The building is supported on steel pilings. Our employee parking lot is located across Wingra Creek on Plaenert Drive. There are five single-family homes west of our building that we own. The five homes are the only residential structures on the land bounded by Fish Hatchery Road, South Street, Wingra Drive, and Appleton Street. We are proposing to demolish or relocate three of the homes for the current project. We have contacted Dennis Childs of Heritage Movers to explore the potential for relocating the homes. All three have suffered settlement-related damage as well as water damage over the years because of poor soil conditions. We are providing photographs and an assessment for each house for your information. A temporary surface lot owned by St. Mary's Hospital is adjacent to the north side of our facility.

We are planning to begin construction in June 2007 and anticipate completion by the end of 2008.

We will be competitively bidding the project. All design will be provided by our own architectural and engineering staffs. Our lead architects are Brendan Kress, AIA and J. Eric Urtes, AIA. Our staff will also provide survey services. Michael C. Felker, P.E. is our project contact.

The existing and proposed building will be used for professional offices. The two existing single-family homes along Fish Hatchery Road will be rental units until future expansions of the office are proposed.

The existing building has 53,267 square feet. The proposed addition contains 39,865 square feet.



City of Madison Planning & Development
c/o Members of the Plan Commission
Page 2
January 31, 2007

The existing building has 40,450 square feet of office space and 12,817 square feet of basement records storage. The proposed addition contains 36,765 square feet of office space and 3,100 square feet of basement.

The existing building currently has 170 employees. The proposed addition will accommodate approximately 110 additional employees.

We are proposing to build a gathering space within the addition that will be classified as an assembly area. It will accommodate 187 individuals according to the State building code. It will be used as our lunch room and for employee meetings.

We currently have 161 parking spaces in our employee lot on Plaenert Drive. We have the potential to add 50 more by adding paved surface to this lot. We are not planning to modify our parking lot at this time. We propose to continue to maintain vehicle counts and to provide this information to City staff twice each year. We will add to the parking lot when required. Our currently observed maximum vehicle count is 105 over the past two years.

We have a parking lot adjacent to the building that has a loading area that will accommodate a WB50 semitrailer and four automobiles. We are proposing to maintain this lot.

Office hours are 8 A.M. to 5 P.M., Monday through Friday. Employees work beyond these hours as needed.

Our site is 189,090 square feet. This includes the property on Wingra Drive and on Plaenert Drive.

Our trash removal is in an enclosure in our lot adjacent to the building. We propose to maintain this enclosure. We contract out our snow removal.

Thank you for considering our request for rezoning.

Sincerely,

STRAND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Michael C. Felker'.

Michael C. Felker, P.E.
Vice President



HOUSE ASSESSMENTS

January 31, 2007
968 Wingra Drive

The ranch-style wood frame house was constructed during the 1950s. The front of the house has a brick veneer with wood clapboard siding with 4-inch exposure in the peak areas. The sides and rear of the house also are sided with similar wood clapboard. The aluminum-clad wood windows are a combination of fixed casement and awning-style with aluminum storms. There is a bow window on the front façade and a second one under the eave on the rear elevation. There is a brick masonry chimney in the center of the house. At the rear of the house, there is a second floor area that has a rescue platform; below this is a storage area with double doors that face out to the backyard.

The main entry to the house has a concrete stoop with three steps and is adjacent to the driveway on the southeast side of the structure. There is an indented carport area in front of the two-car garage supported by a wood column at the corner. The garage has a concrete floor and an automatic garage door opener.

There is an oil-burning furnace and an oil storage tank in the basement along with an electric water heater.

The house appears to be in reasonably good shape. The kitchen and bathroom were remodeled in the 1970s. Tile in the main bath is damaged where fixtures have been removed. The basement is in poor condition and shows evidence of settlement and water intrusion.

January 31, 2007
972 Wingra Drive

The single-story ranch-style wood frame house was constructed during the 1950s. The front of the house has a combination of random ashlar stone veneer and beveled wood clapboard siding. The wood windows are a combination of fixed and single hung-style with aluminum storms. There is a random ashlar stone fireplace chimney on the south elevation to the west of the entry.

The main entry to the house has a raised concrete stoop and is situated in the center of the structure. There is a separate man-door that accesses the garage. There is a two-car garage on the south side. The garage has a concrete floor and an automatic garage door opener.

The hip roof has a 4:12 pitch and fiberglass-reinforced asphalt shingles. There are metal pop-vents on the rear side of the roof. There is a 1-foot overhang on the eave on all sides of the house. There are aluminum gutters and downspouts.

The interior of the house has a living room directly off the entry. There is a kitchen, storage closets, main bathroom with shower and tub, and two bedrooms on the ground floor. The living room, hallway, and bedrooms are carpeted, while the kitchen floor is vinyl tiled. The



living room, hallway, and bedrooms are carpeted, while the kitchen floor is vinyl tiled. The bathroom has a ceramic tile floor and ceramic tile wainscot on the walls. In the basement area there is an unfinished laundry area, storage room, mechanical area, and several small rooms. The foundation walls are poured concrete and there are window wells. There is evidence of some settling of the structure.

There is a furnace fitted with a humidistat in the basement, and there is also an electric water heater. The furnace appears to be at the end of its useful lifetime but is still operational.

The house appears to be in reasonably good shape. The front half of the house slopes toward Wingra Drive. Cracks in the walls, ceiling, and basement walls have been repaired.

January 31, 2007

976 Wingra Drive

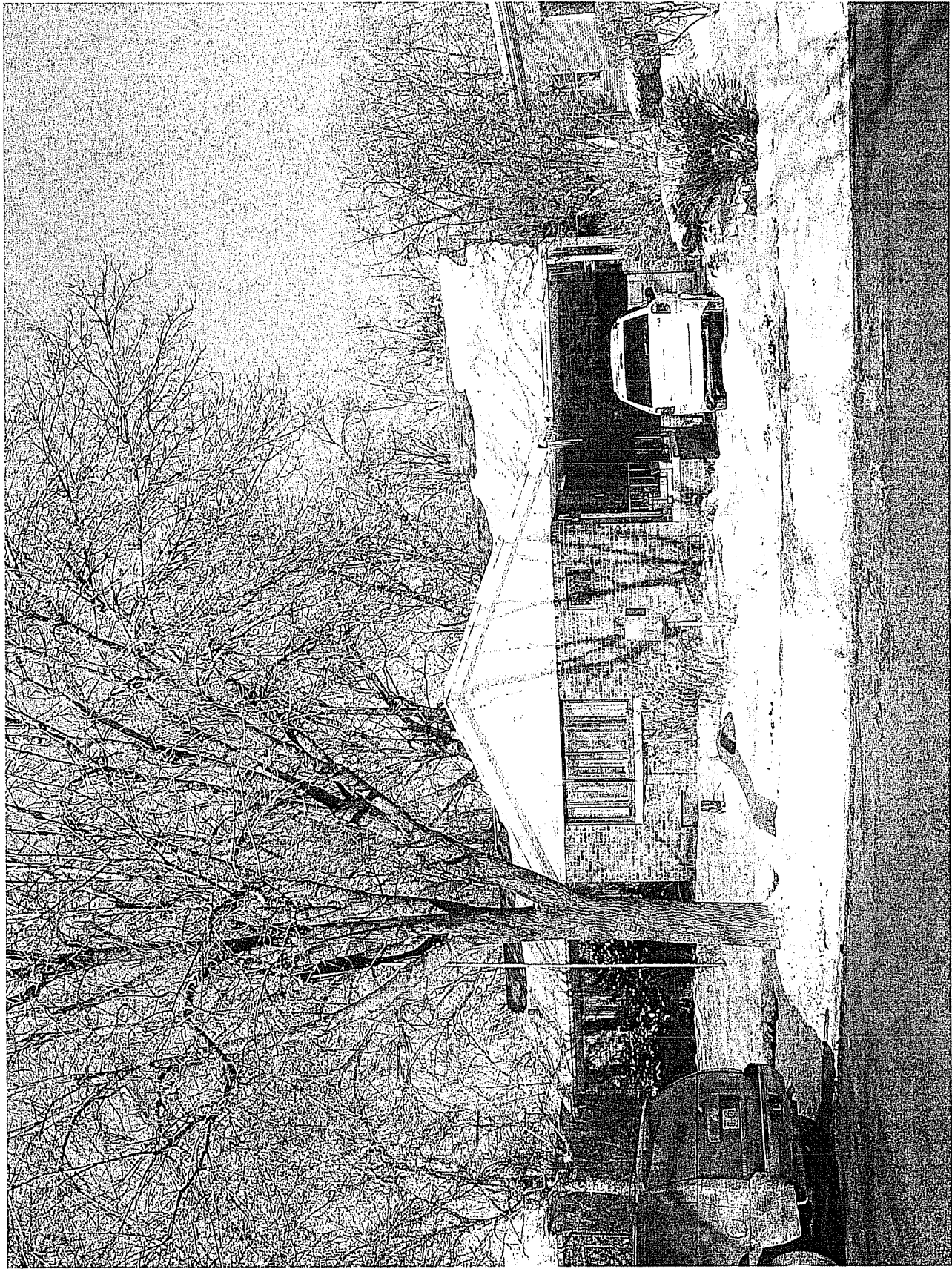
The single-story ranch-style wood frame house was constructed in 1952. The house has beveled wood clapboard siding with a 10-inch exposure below the eaves and vertical wood siding in the peak areas. The wood windows are a combination of awning, fixed, and single hung-style with aluminum storms. There is a brick fireplace chimney on the east elevation that bisects the peak area.

There is an attached two-car garage on the north side of the building with a wheelchair ramp constructed to allow barrier-free access to the main floor of the house (there is about a 2-foot grade difference). The garage door track conflicts with the entrance off the ramp. The garage has a concrete floor, and there is apparent settling of the garage.

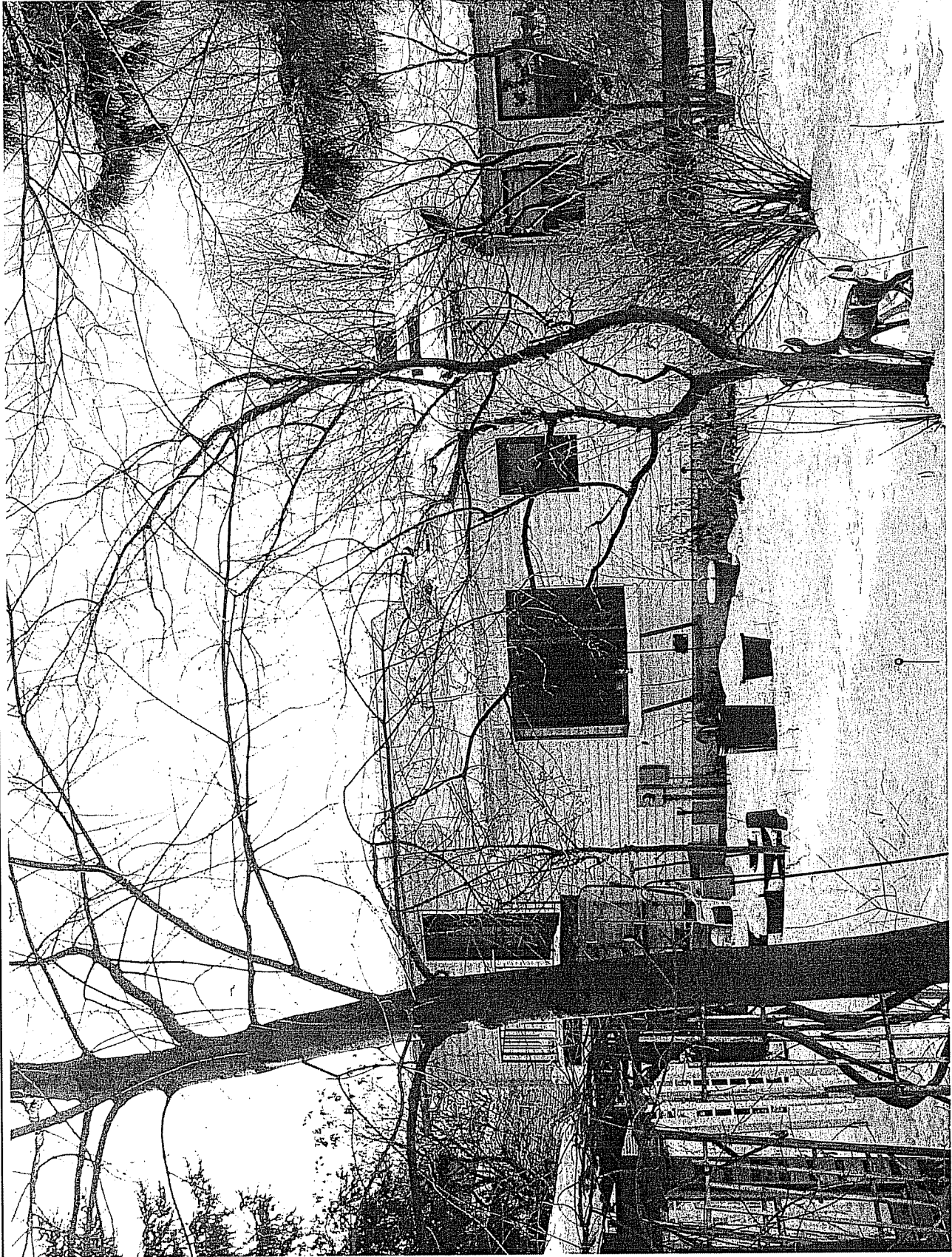
The gable-style roof has a 4:12 pitch and has fiberglass-reinforced asphalt shingles. There are metal pop-vents on the rear side of the roof. There is a 1-foot overhang on the eave on the north and south elevations. There are aluminum gutters and downspouts.

The interior of the house has an anteroom, living room, kitchen, storage closets, main bathroom with shower and tub, and two bedrooms on the ground floor. There is a wood floor in the living room and hallway, vinyl tile floor in the kitchen and bathroom, and carpet in the bedrooms. There is cracking in the plaster, some doors frames are angled as a result of settling, and the original plastic wall tile in the bathroom is detaching from the substrate. In the basement area, there is an additional bedroom, unfinished laundry area, storage room, mechanical area, and a small office. There are noticeable cracks in the poured concrete walls, and there has been settling evident in the living areas above on the southeast section of the building.

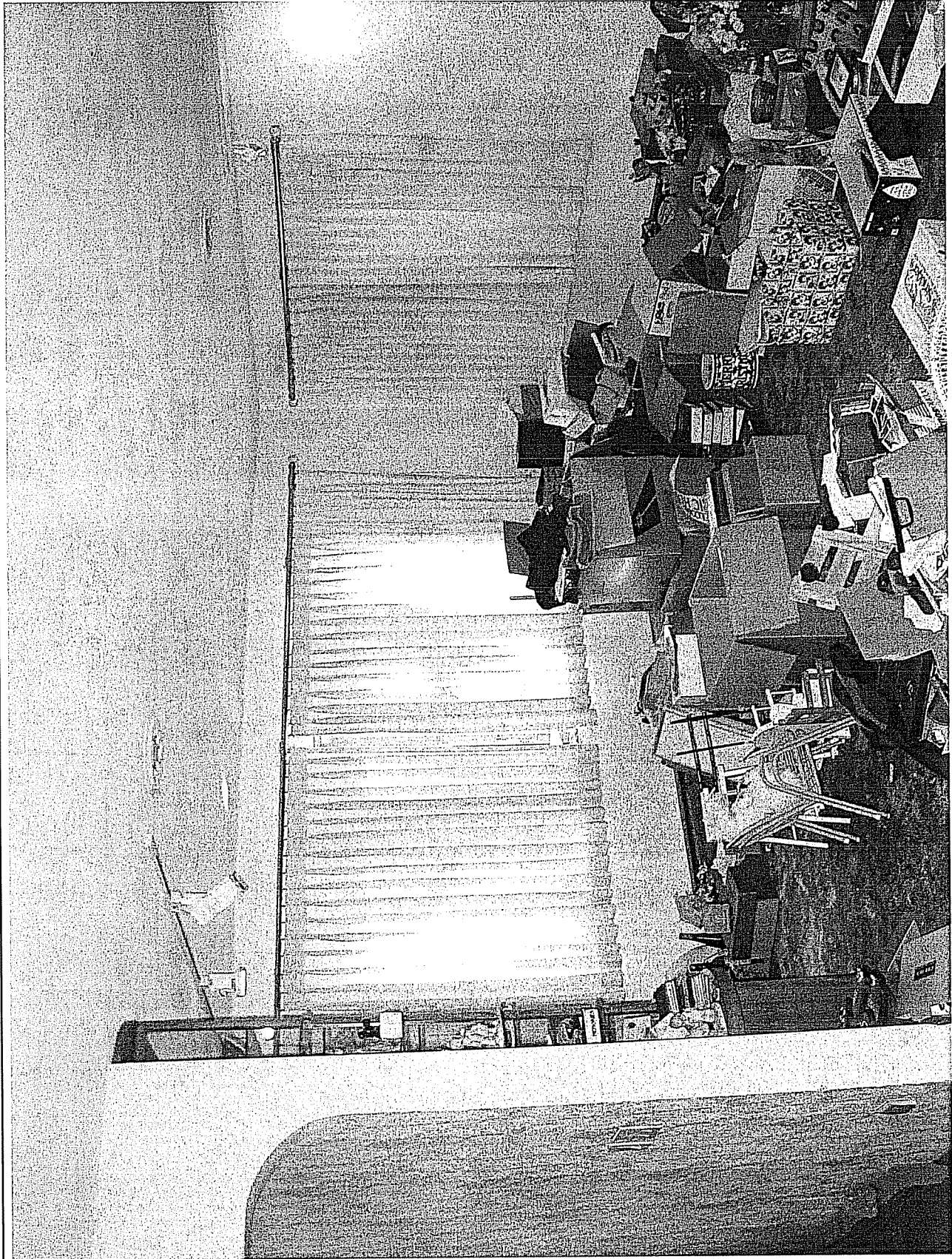
There is an oil-burning furnace and an oil storage tank in the basement along with an electric water heater. The furnace appears to be at the end of its useful lifetime but is still operational. The electrical service appears to have been replaced since the original construction.



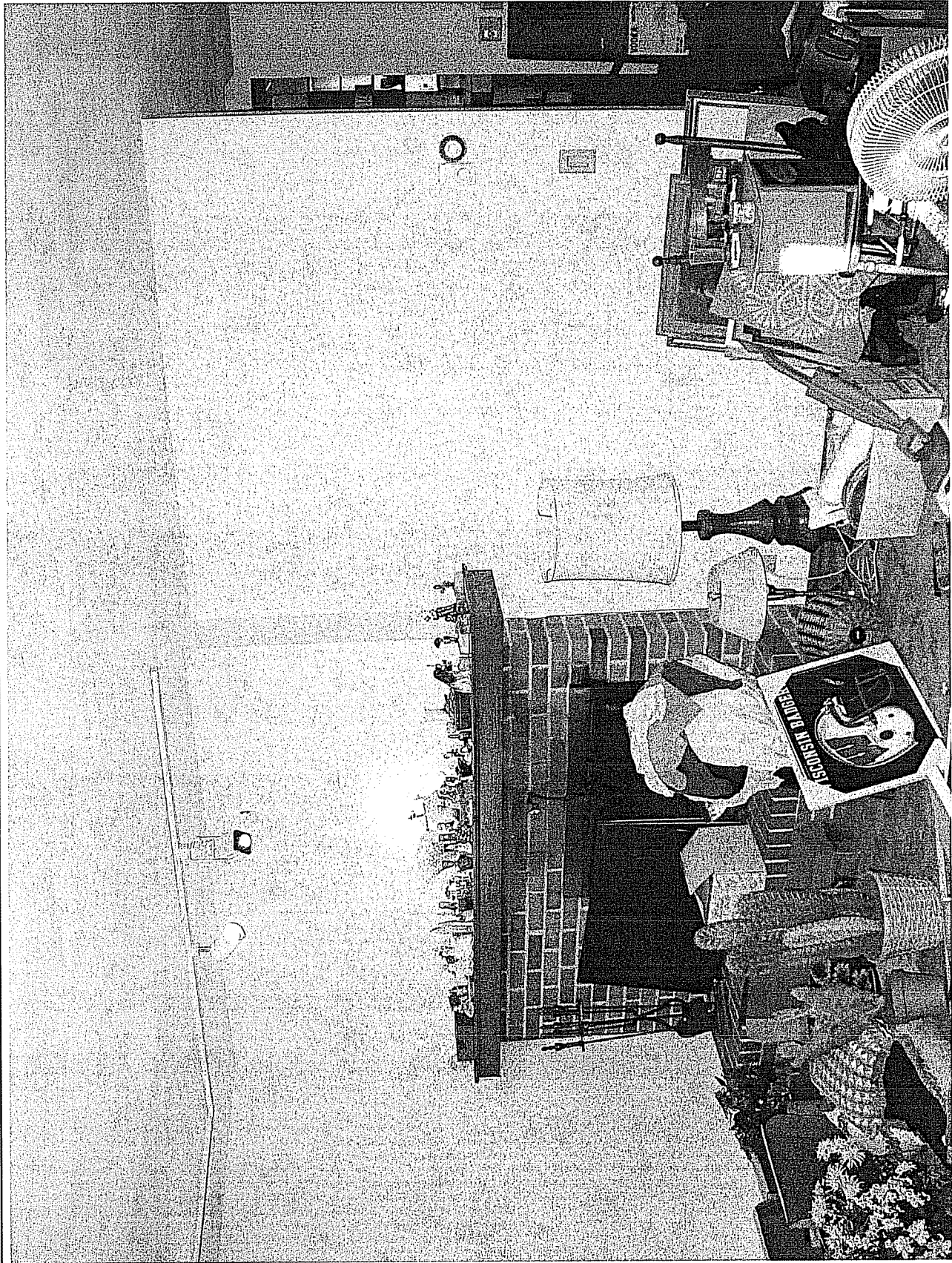
Front (South) Elevation: Residence at 968 Wingra Drive



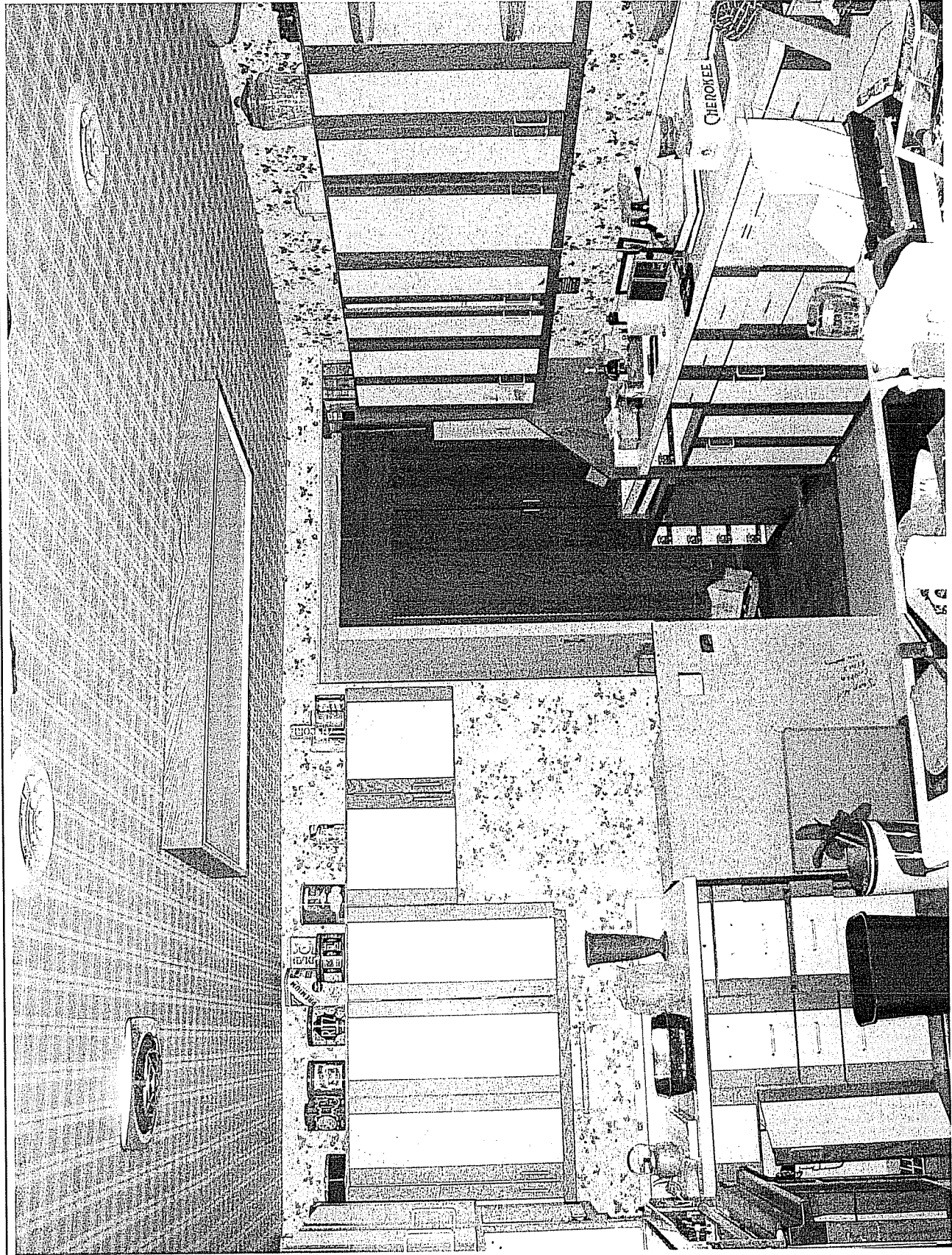
Rear (North) Elevation: Residence at 968 Wingra Drive



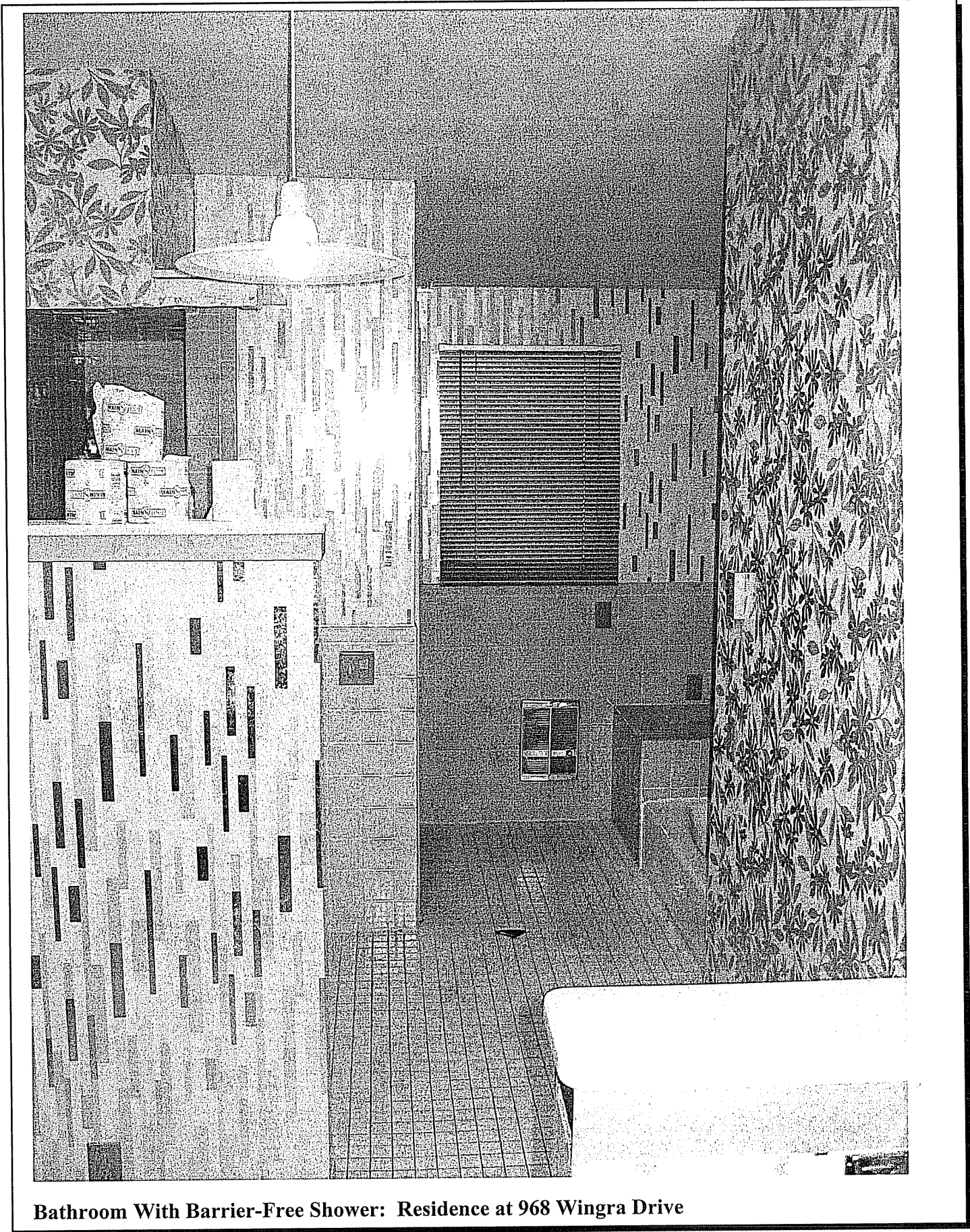
Living Room: Residence at 968 Wingra Drive



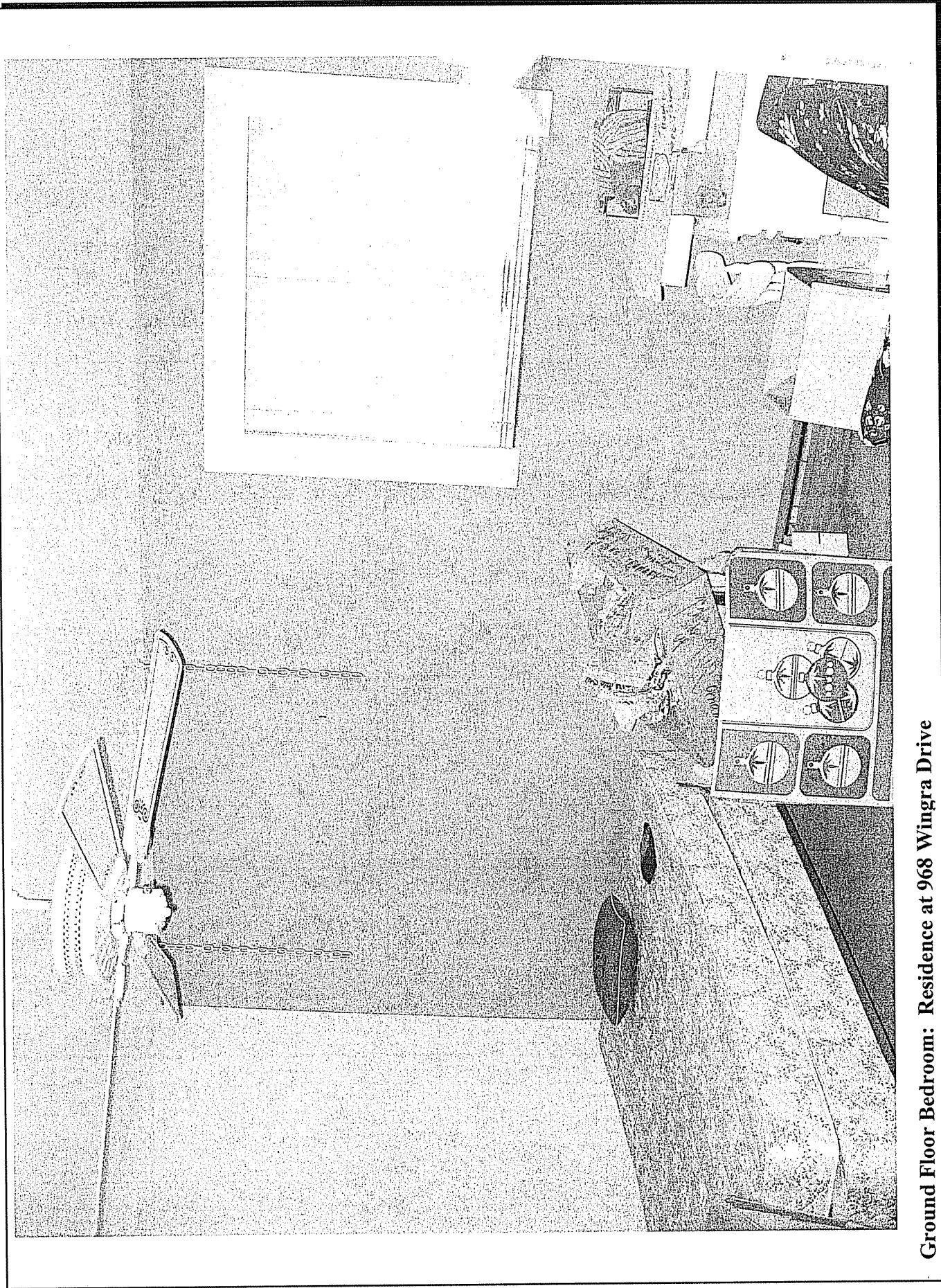
Fireplace/Living Room Area: Residence at 968 Wingra Drive



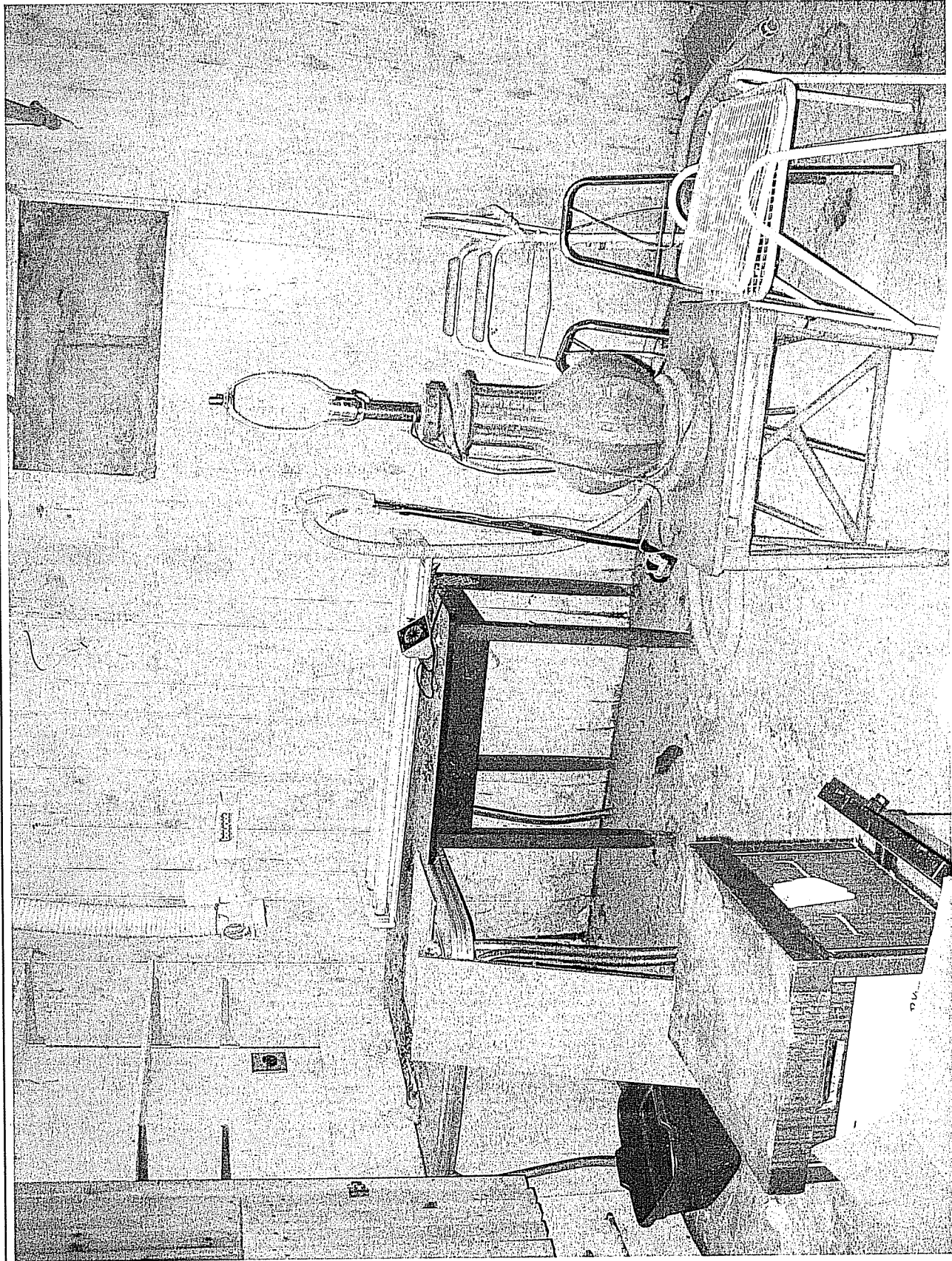
Kitchen Area: Residence at 968 Wingra Drive



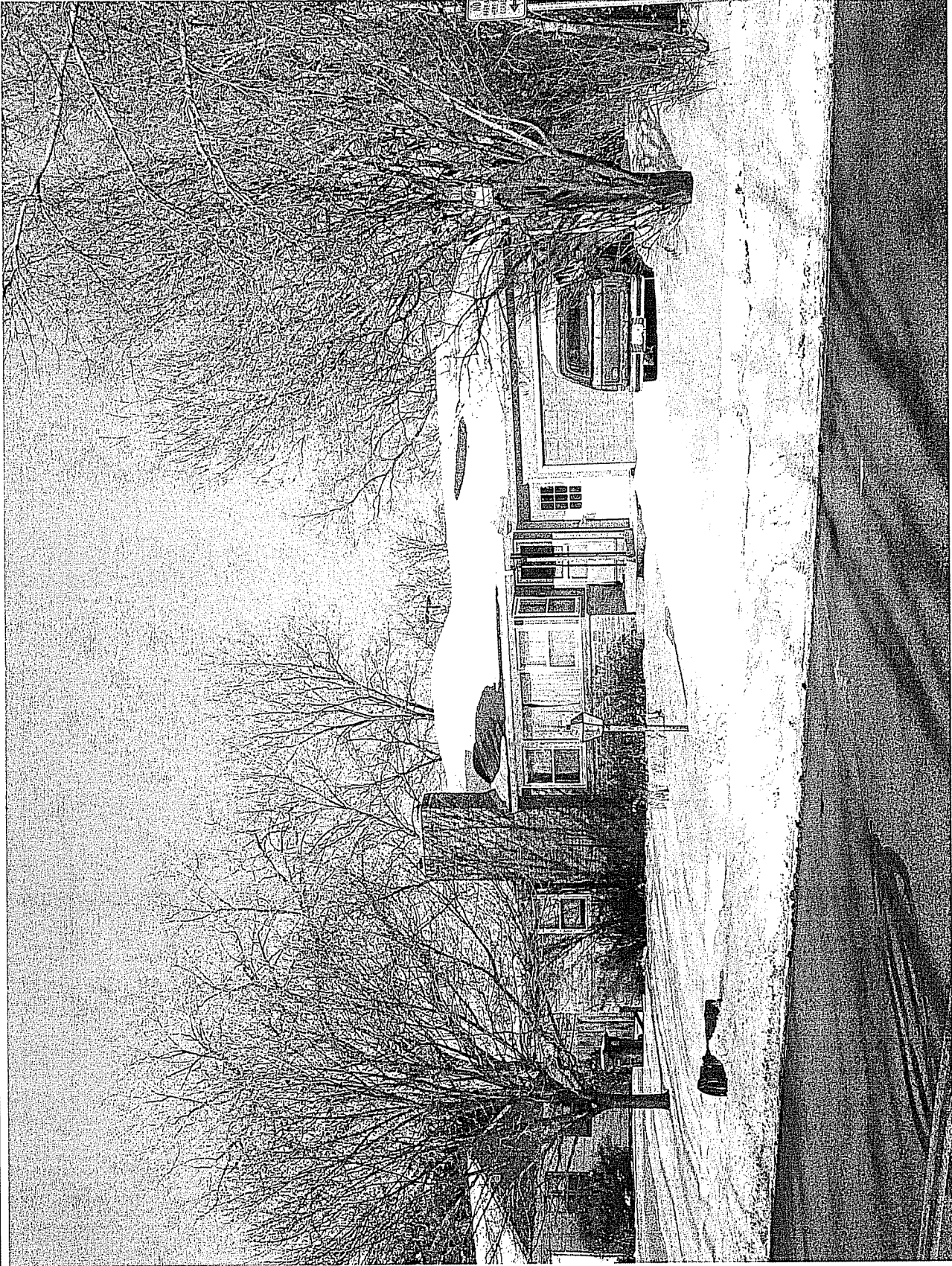
Bathroom With Barrier-Free Shower: Residence at 968 Wingra Drive



Ground Floor Bedroom: Residence at 968 Wingra Drive



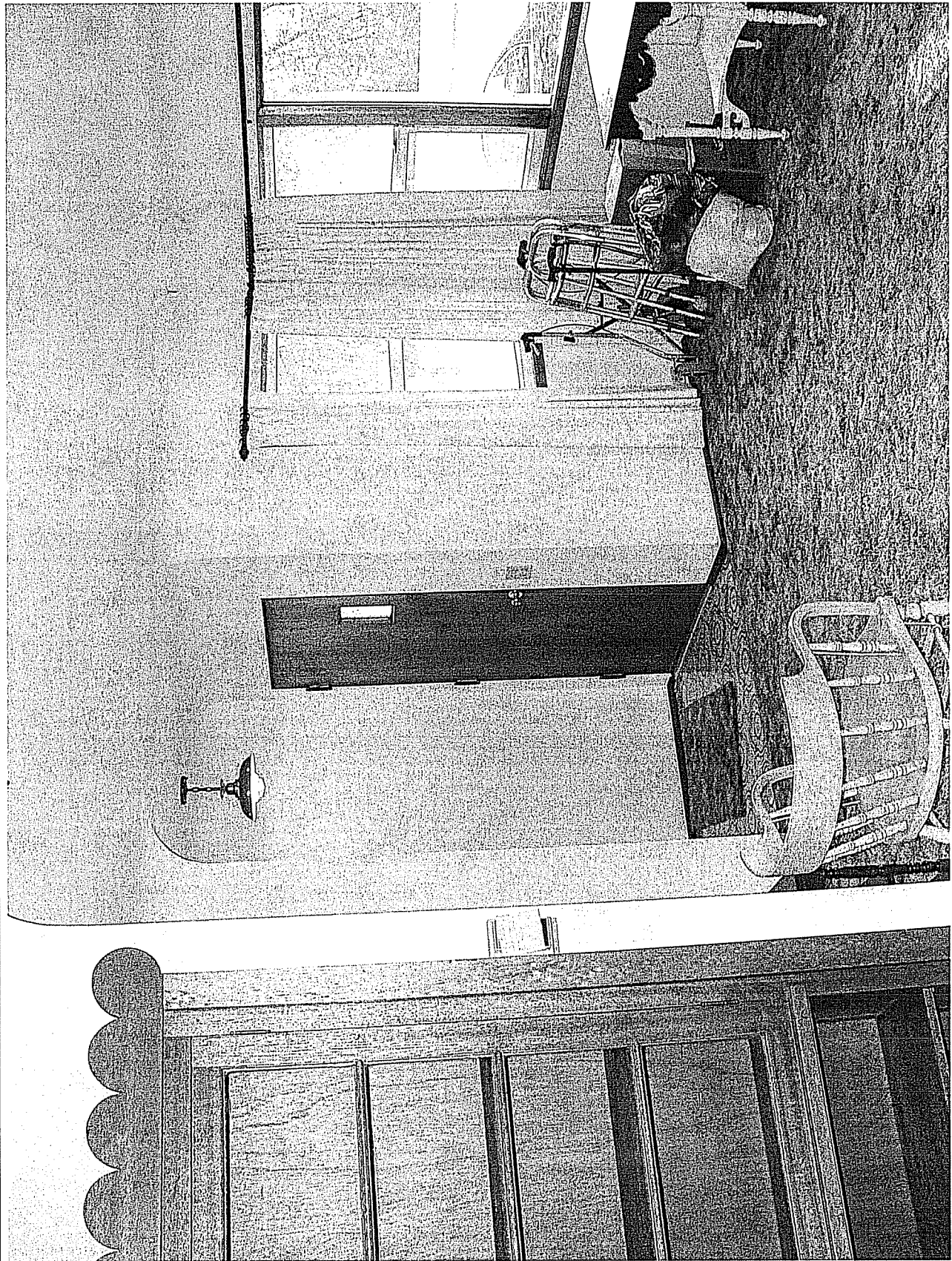
Basement Laundry Area: Residence at 968 Wingra Drive



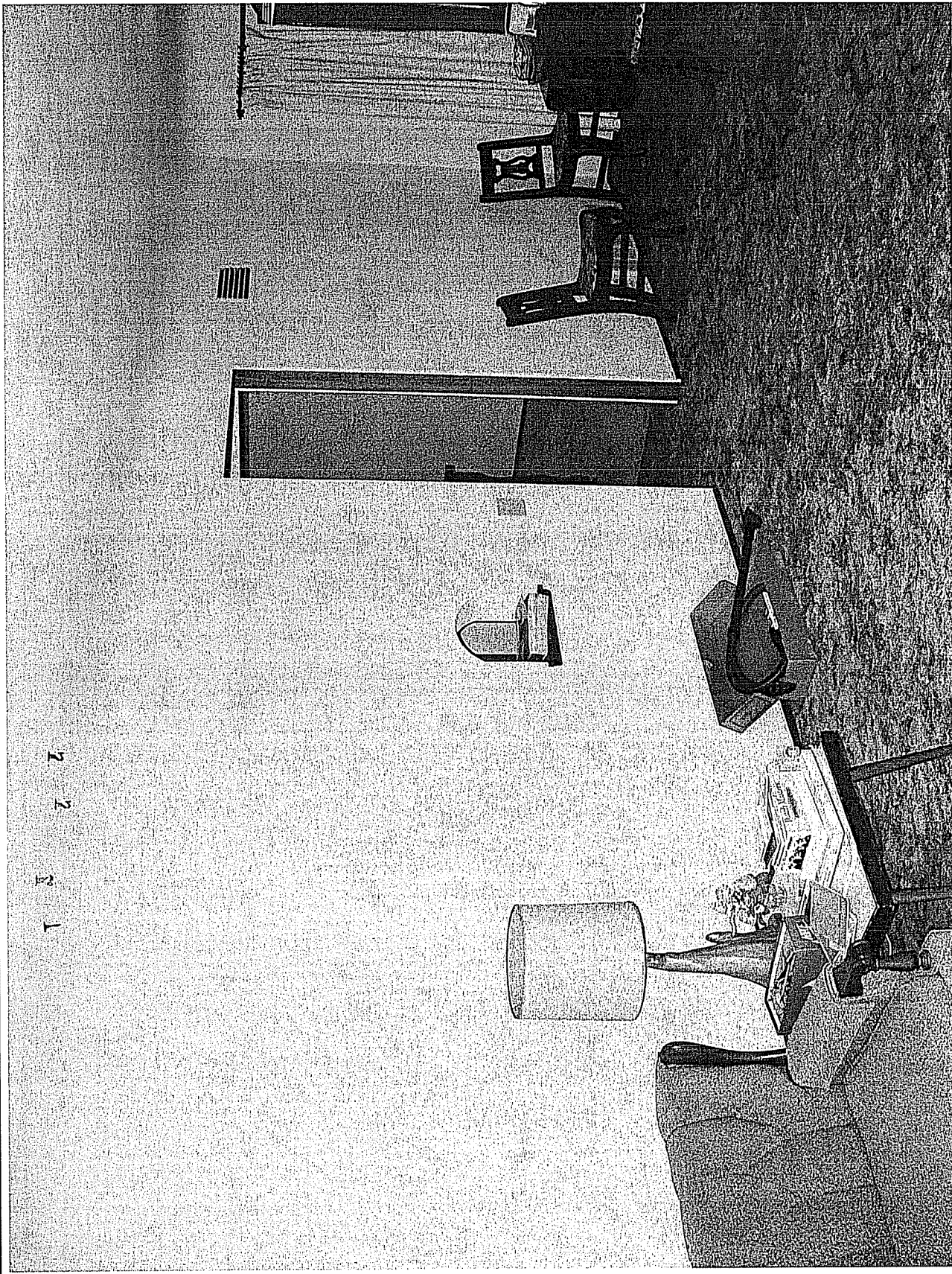
Front (South) Elevation: Residence at 972 Wingra Drive



Rear (North) Elevation: Residence at 972 Wingra Drive

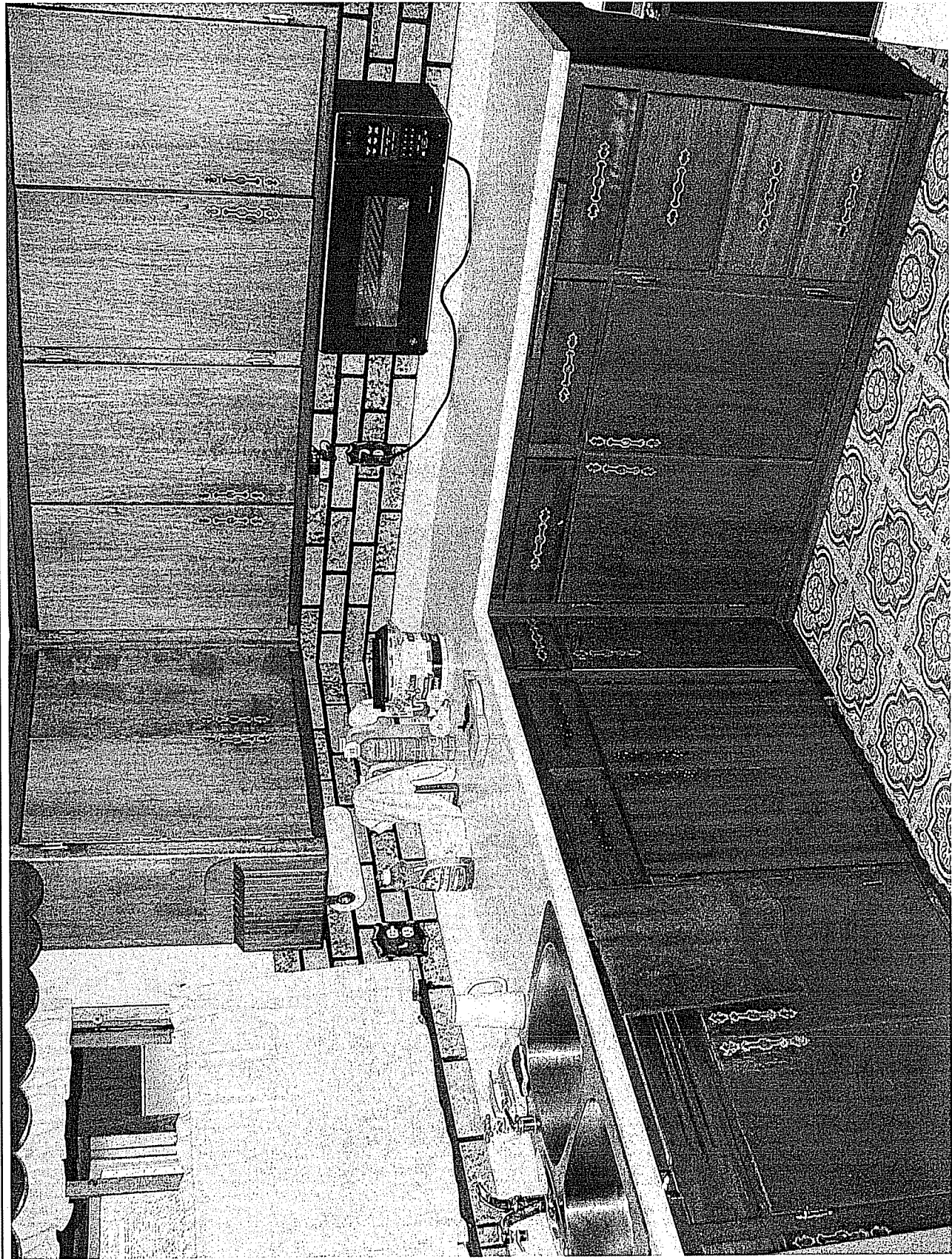


Front Entry/Living Room: Residence at 972 Wingra Drive

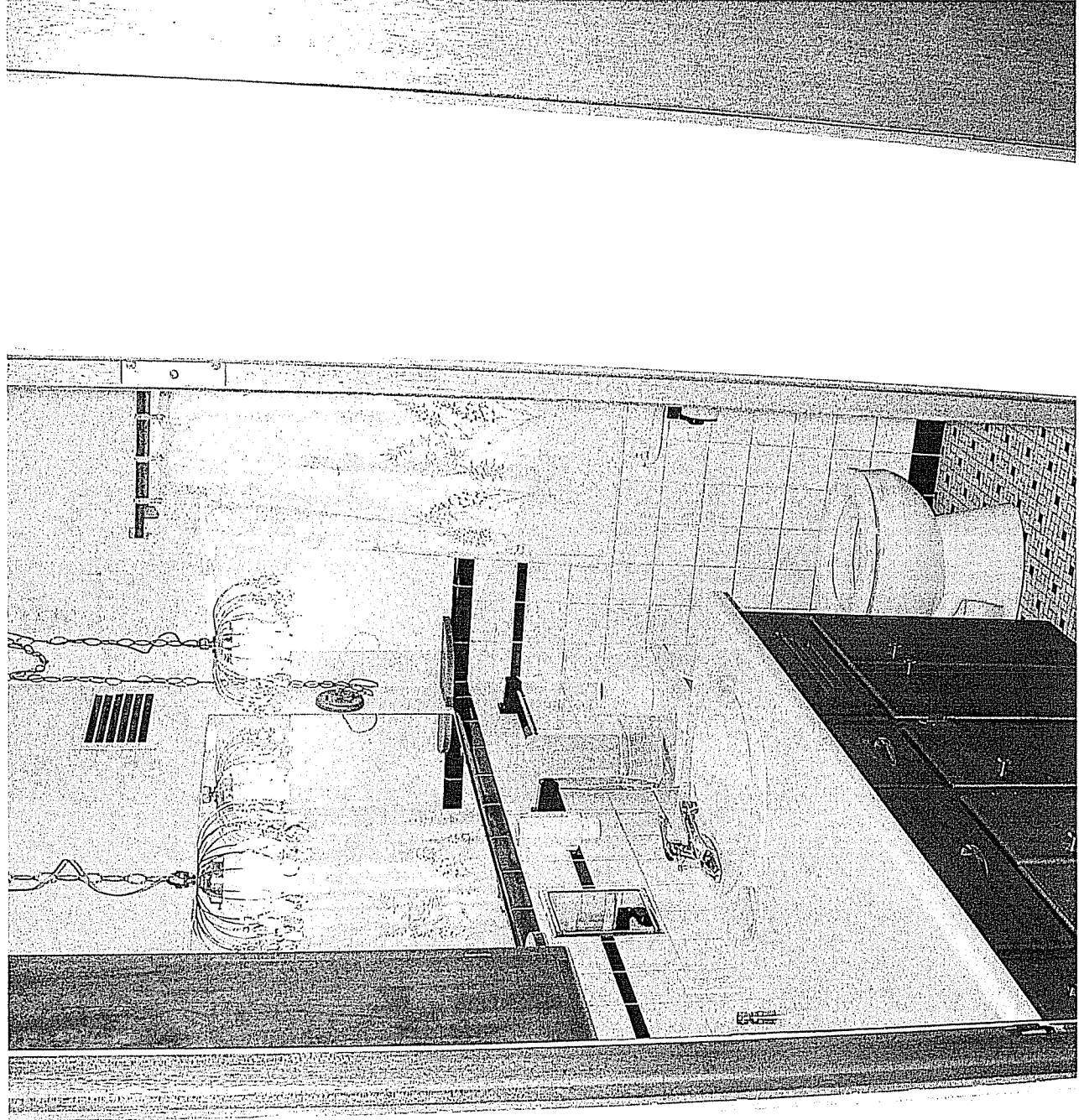


2 2 3 1

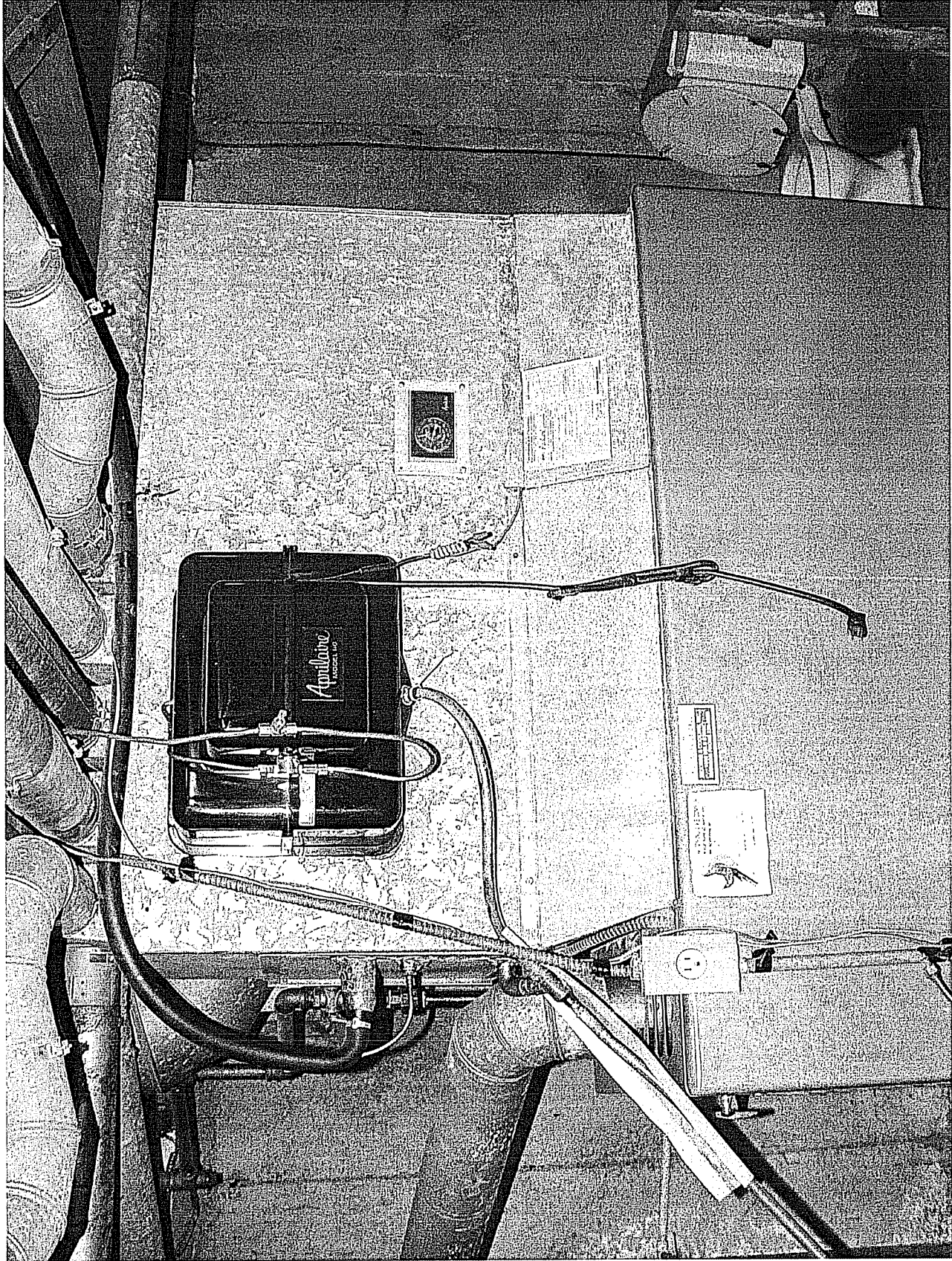
Living Room/Dining Room/Passage to Kitchen: Residence at 972 Wingra Drive



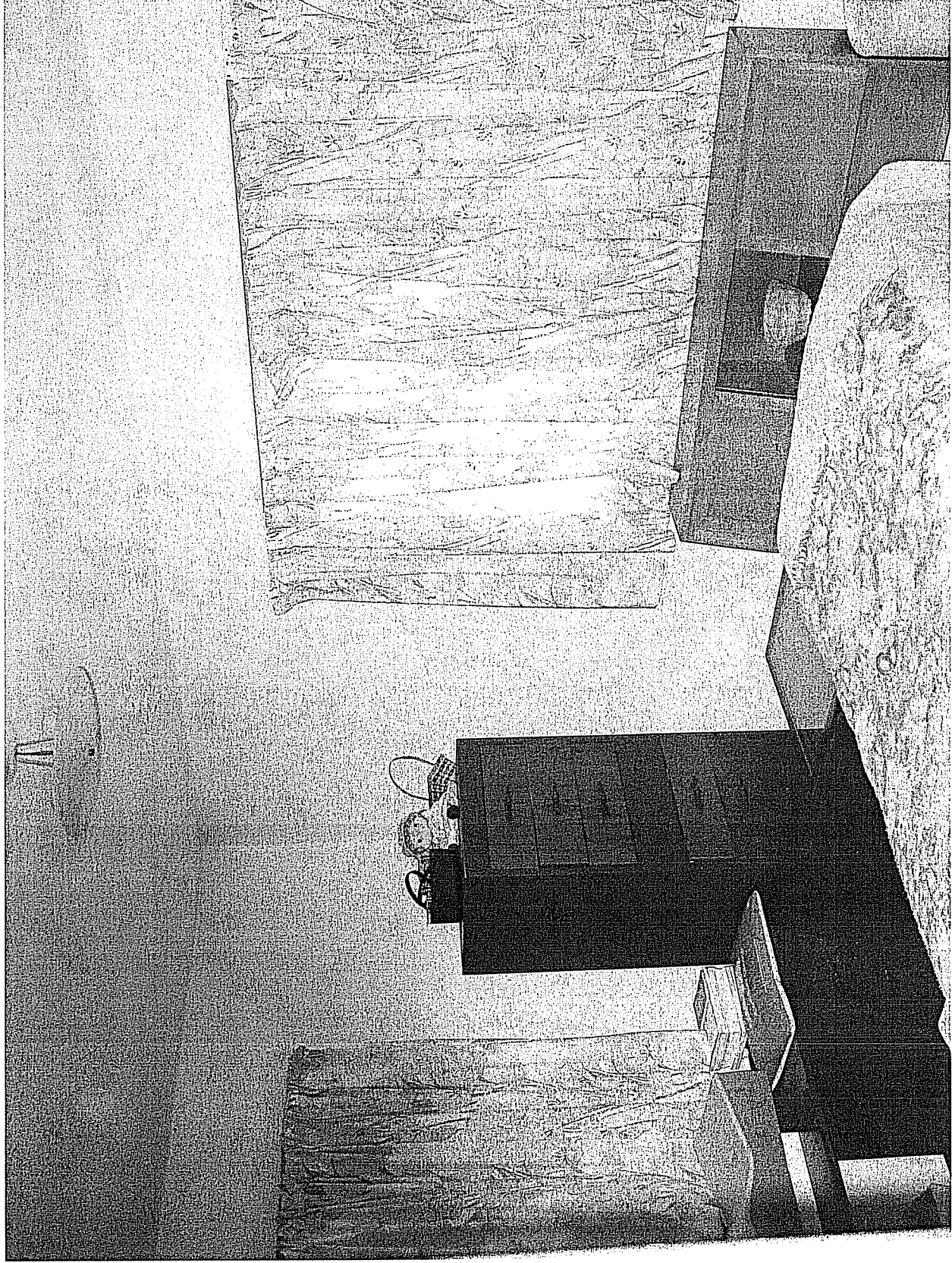
Kitchen: Residence at 972 Wingra Drive



Bathroom: Residence at 972 Wingra Drive

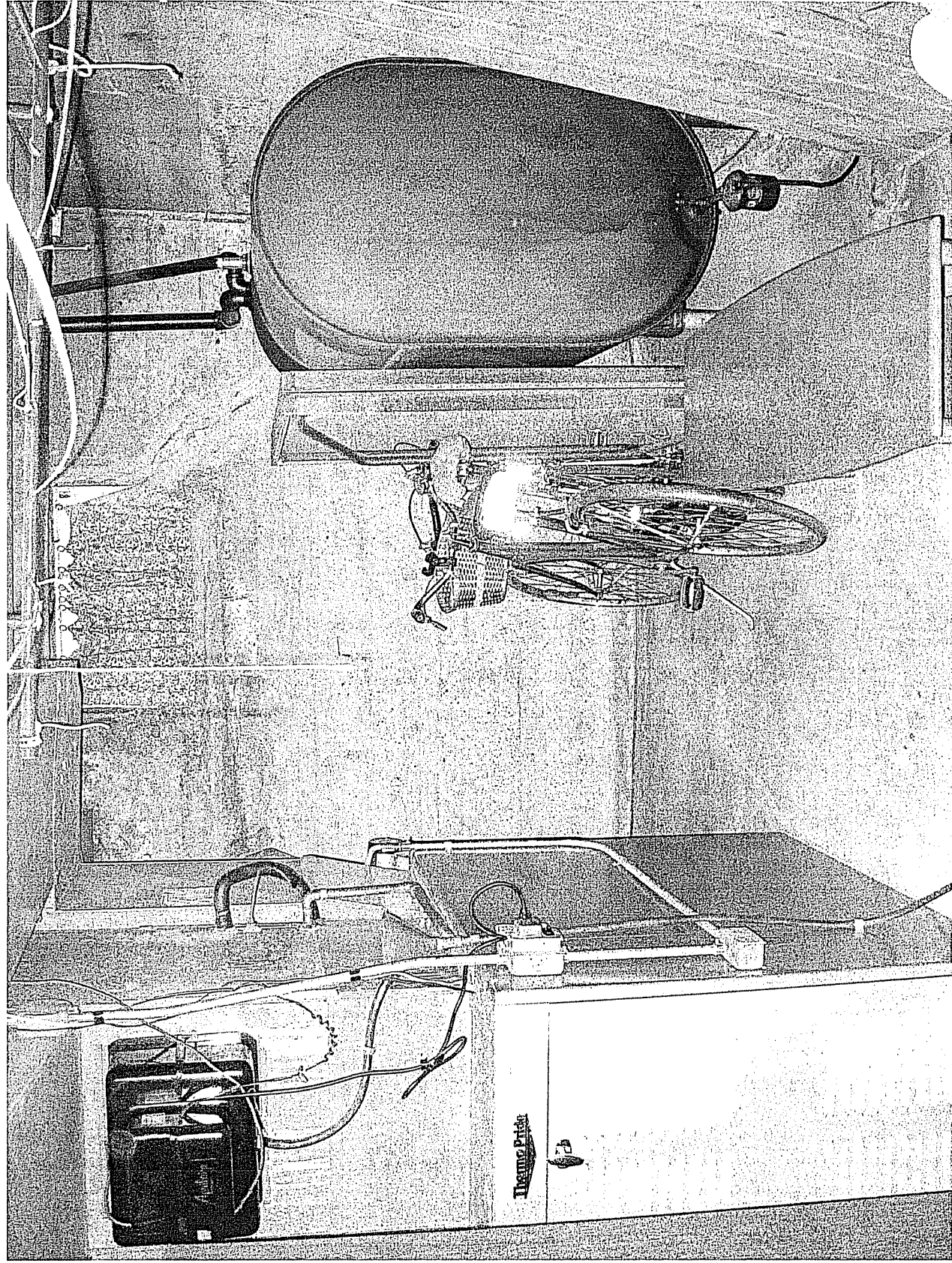


Mechanical Area in Basement With Toilet Beyond: Residence at 972 Wingra Drive

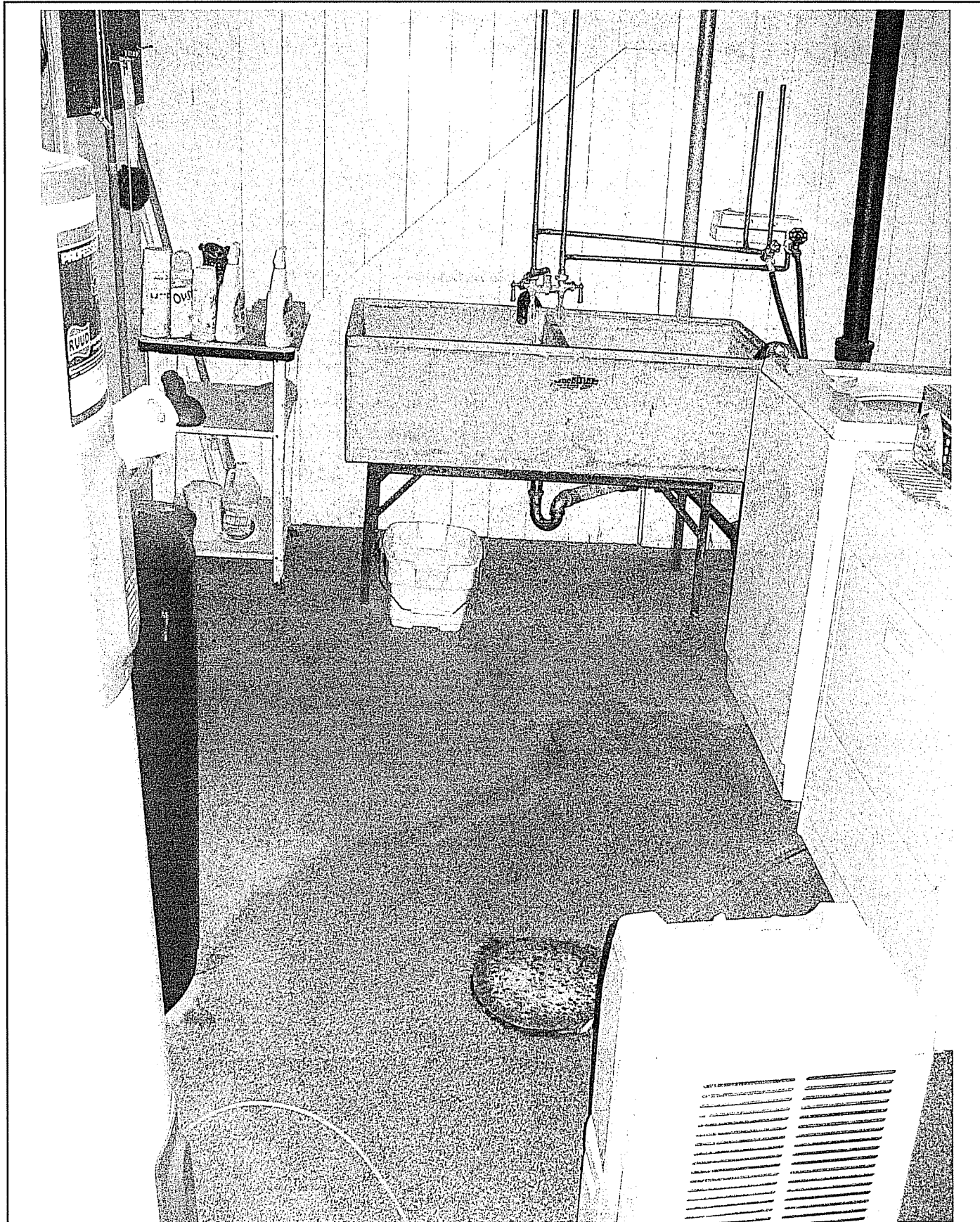


Typical Bedroom: Residence at 976 Wingra Drive

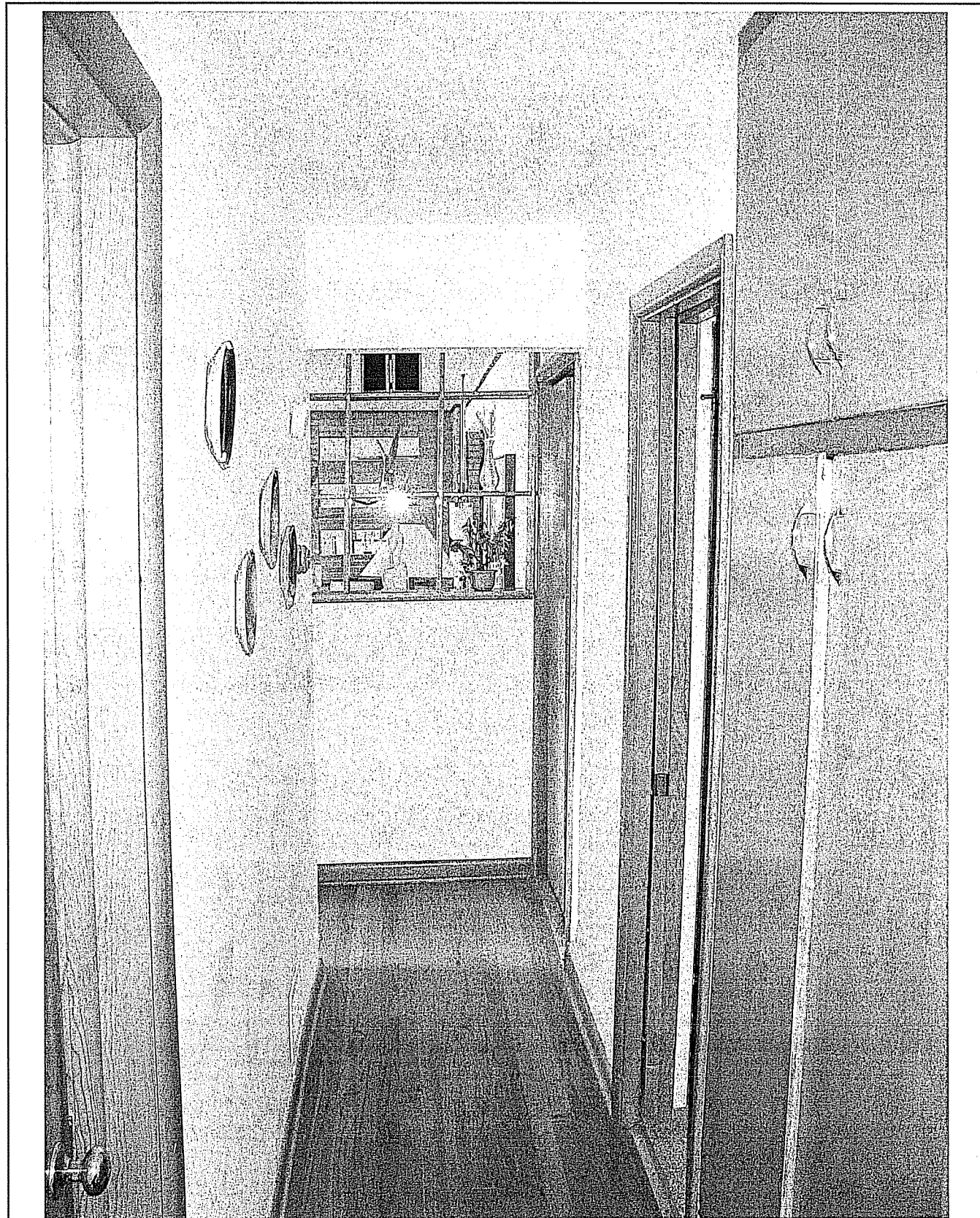
EU:\mroS:\@SA\1001-050\001\950\Facilities\Madison\2007 Expansion\Interior&Exterior\ResidencePhotos.doc\013107



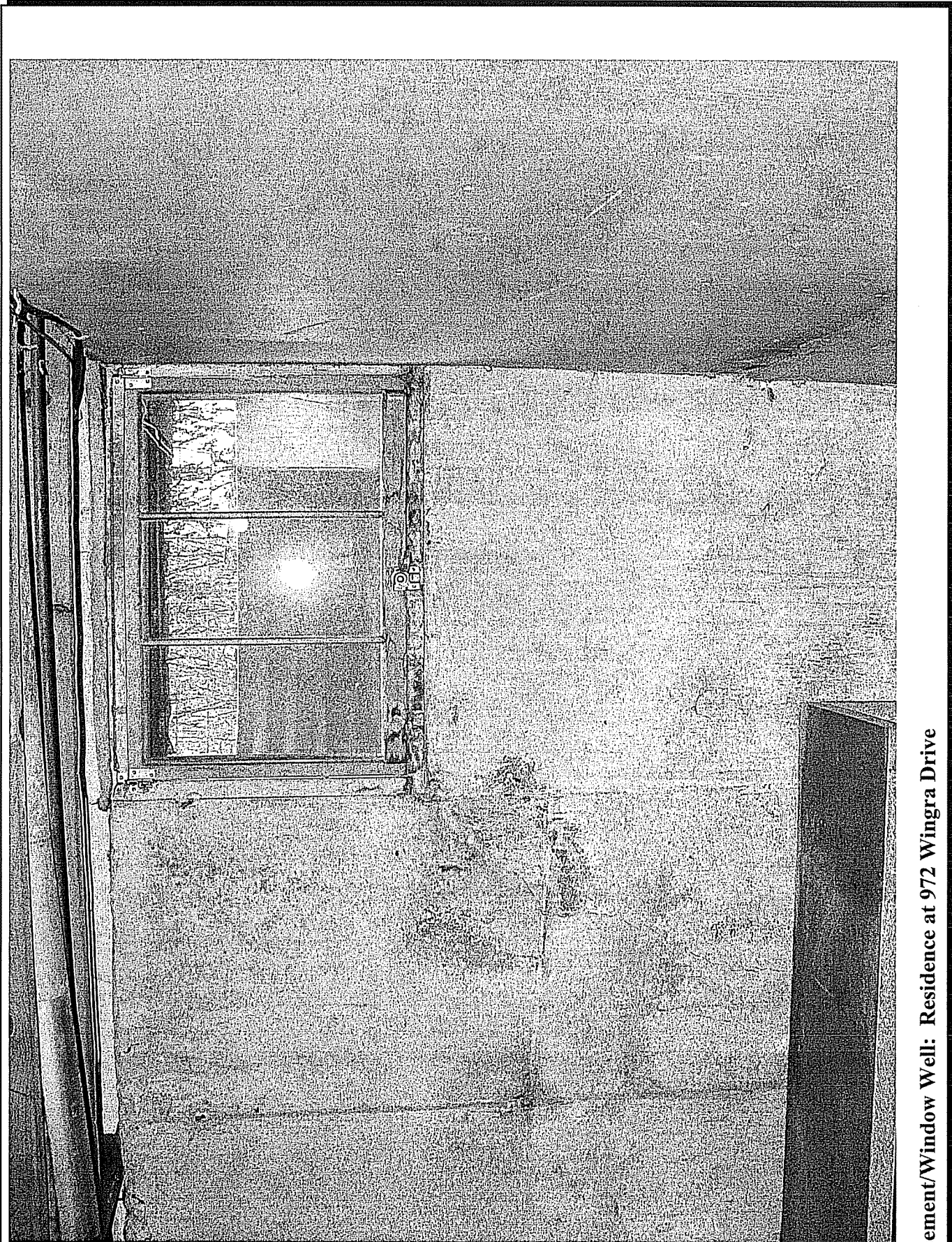
Basement With Furnace and Oil Tank (Note settling crack in foundation): Residence at 976 Wingra Drive



Basement Laundry Area (Note backflow from floor drain): Residence at 976 Wingra Drive

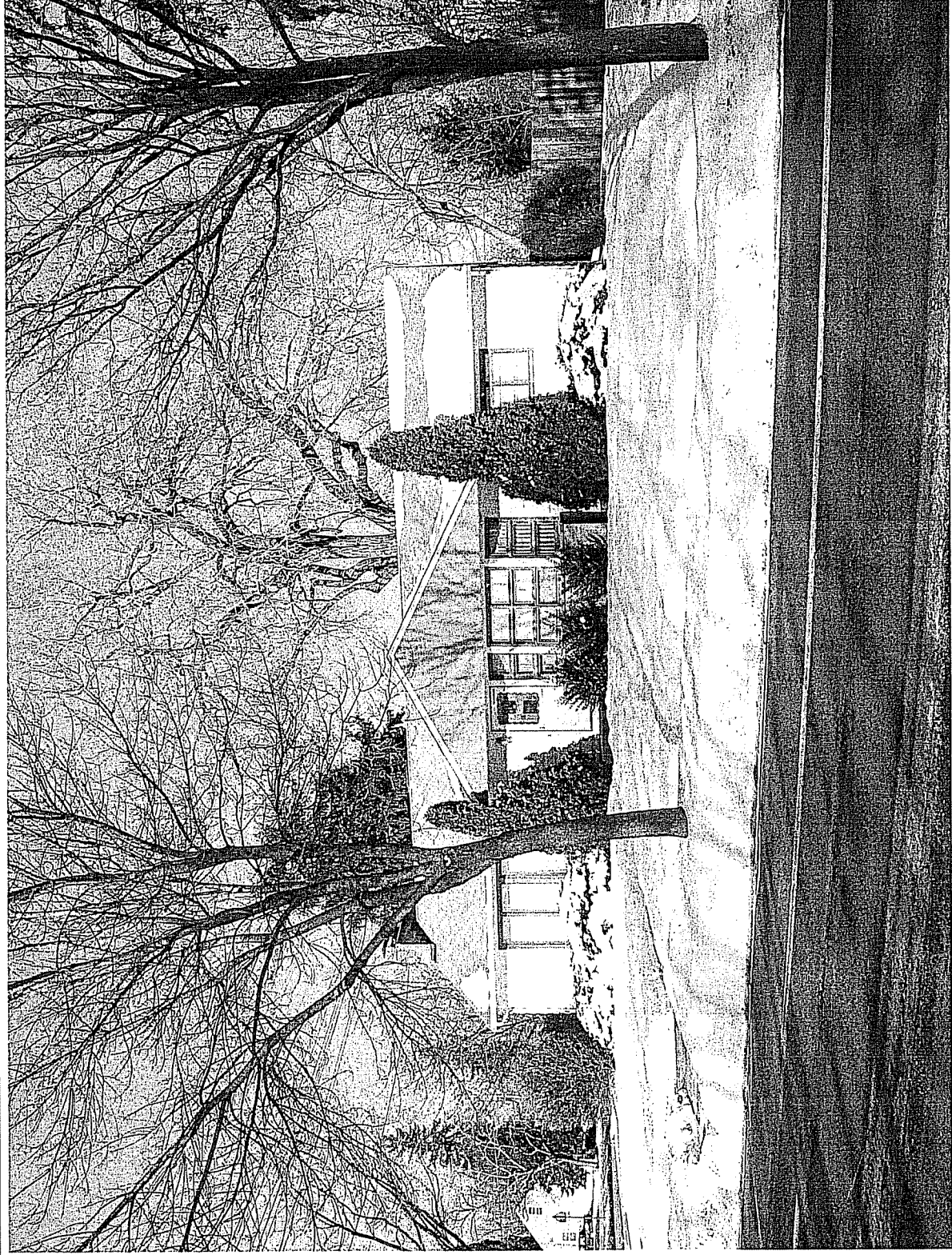


Hallway on Ground Floor: Residence at 976 Wingra Drive

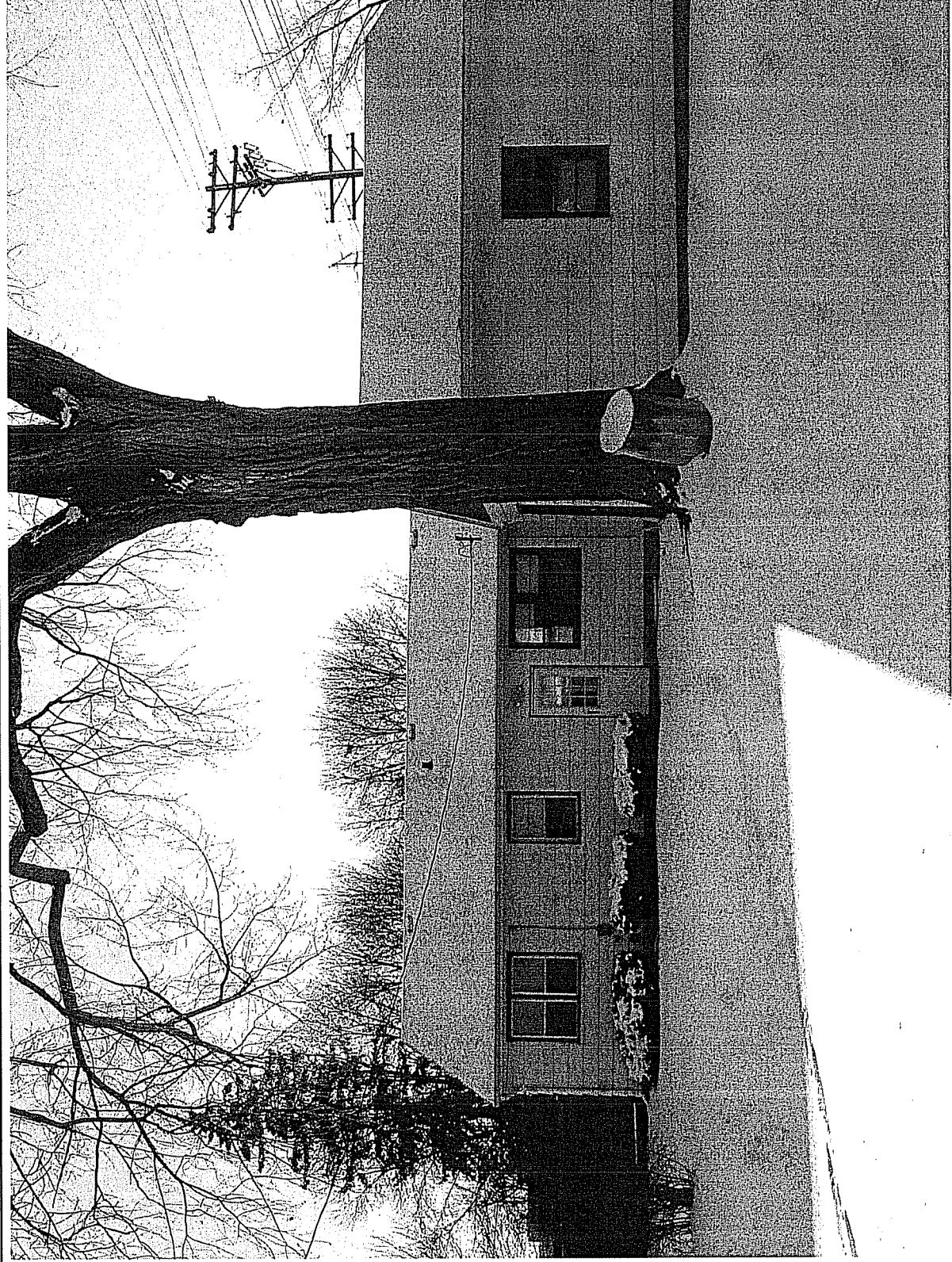


Basement/Window Well: Residence at 972 Wingra Drive

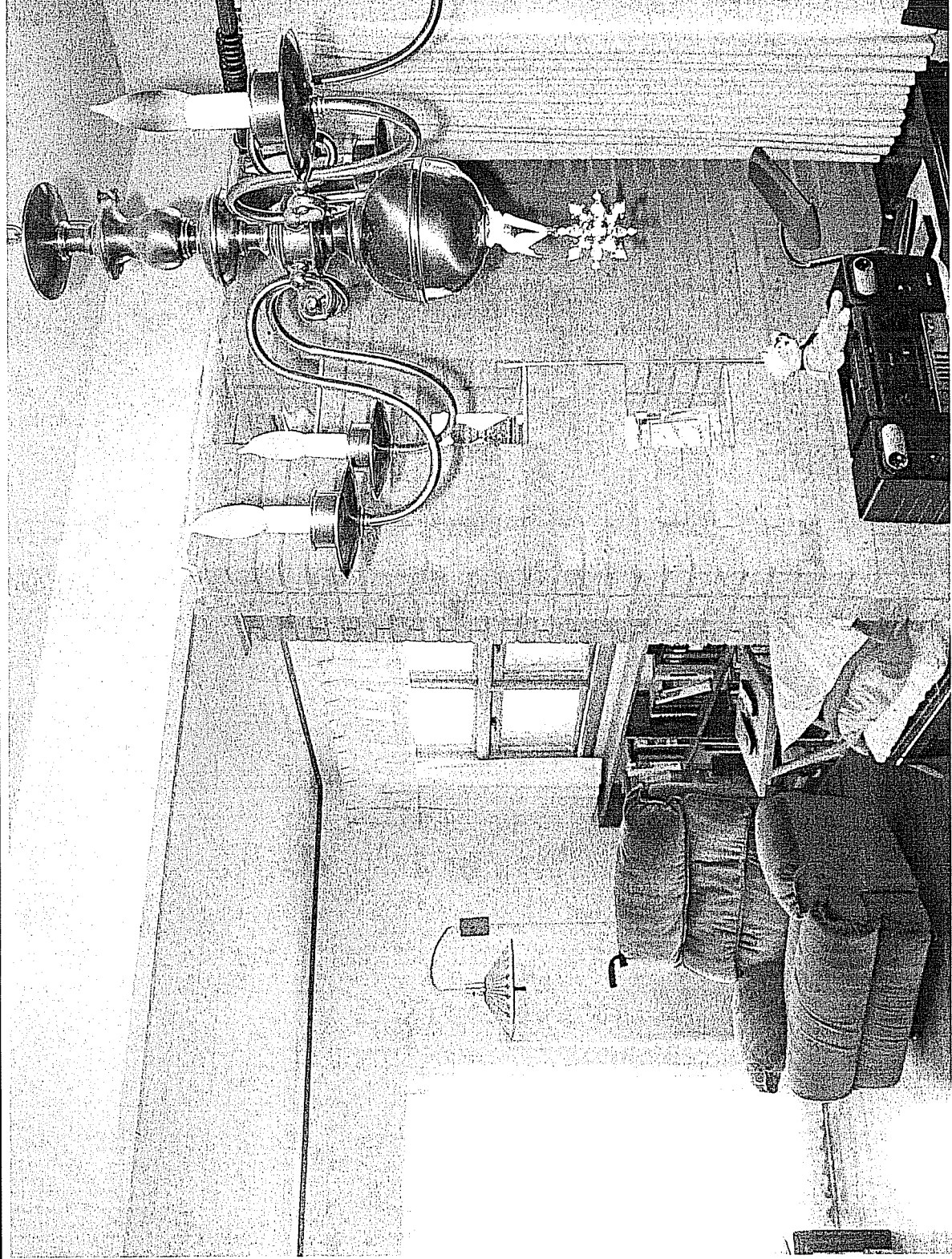
EU:\mro\S:\@SA\1001-050\001\950\Facilities\Madison\2007 Expansion\Interior&Exterior\Residence\Photos.doc\013107



Front (South) Elevation: Residence at 976 Wingra Drive



Rear (North) Elevation: Residence at 976 Wingra Drive



Living Room (Note evidence of settling in brick masonry): Residence at 976 Wingra Drive



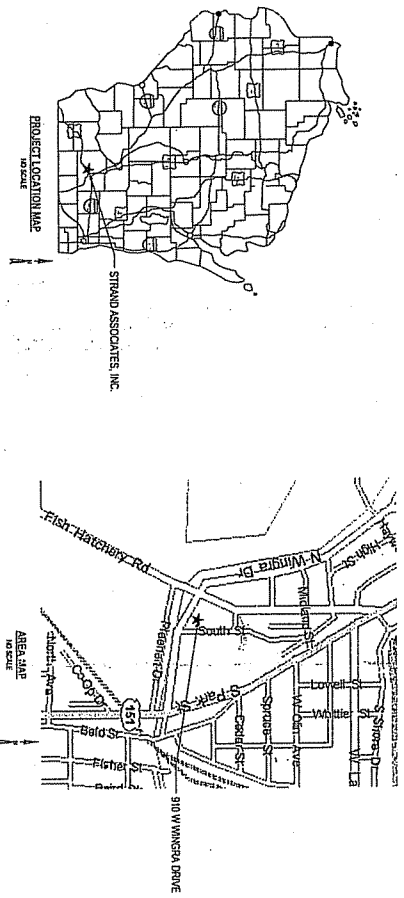
Kitchen Area: Residence at 976 Wingra Drive

Zoning Text
Strand Associates Inc.
910 West Wingra Drive

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. Statement of Purpose: This zoning district is established to allow for the construction of additional office building.
- B. Permitted Uses:
 - 1. Office building and existing single family residential.
 - 2. Uses accessory to permitted uses as listed above.
- C. Lot Area: As stated in Exhibit A, attached hereto.
- D. Floor Area Ratio:
 - 1. Maximum floor area ratio permitted is 3.0.
 - 2. Maximum building height shall be 3 stories.
- E. Yard Requirements: Yard areas will be as shown on approved plans.
- F. Landscaping: Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking: Accessory off-street parking and loading will be provided as shown on the approved plans.
- H. Lighting: Site lighting will be provided as shown on the approved plans.
- I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the C2 district.
- J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R1 zoning district.
- K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

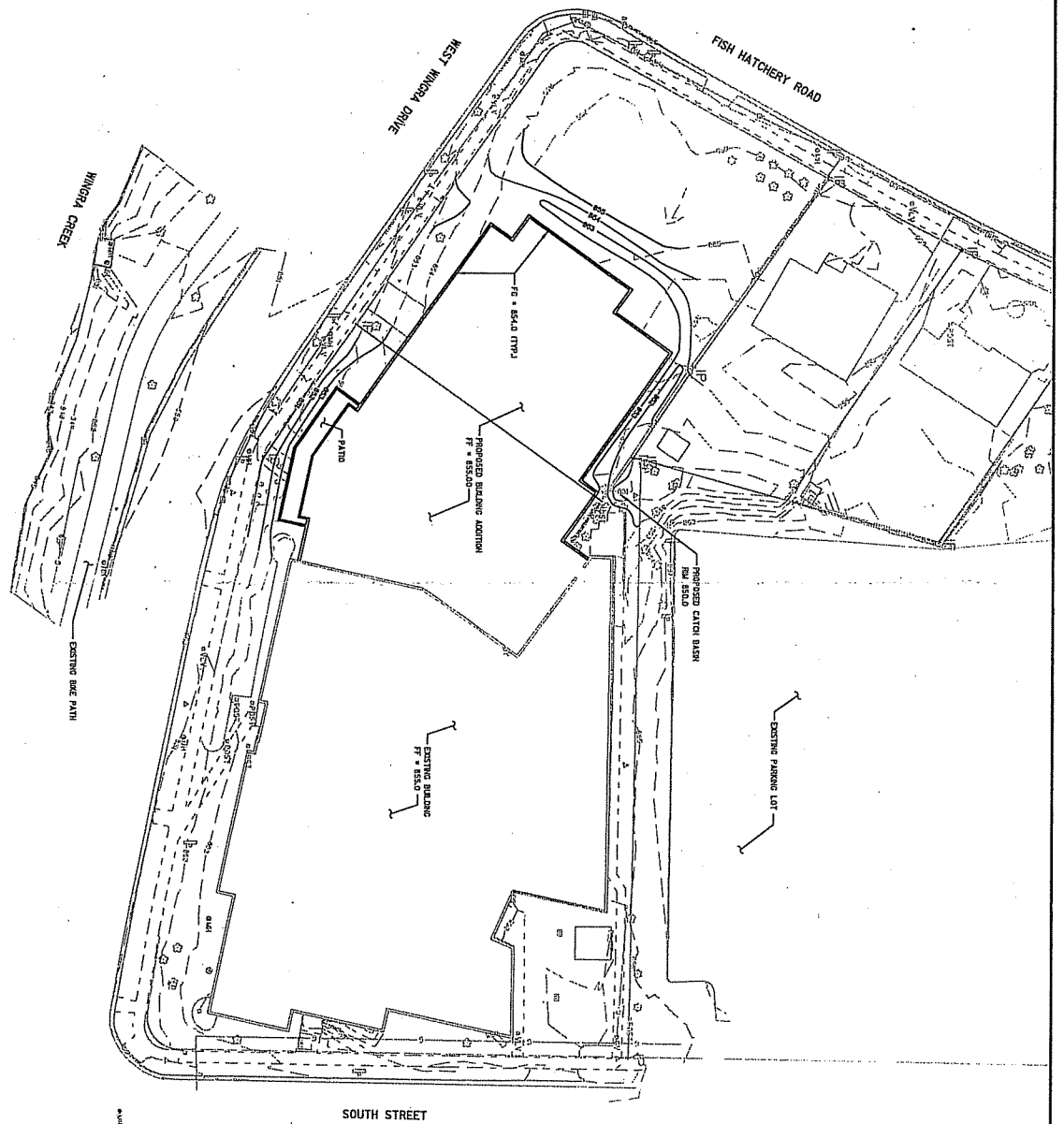
OFFICE BUILDING EXPANSION FOR STRAND ASSOCIATES, INC. MADISON, WISCONSIN



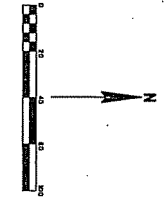
LIST OF DRAWINGS	
SHEET NO.	DRAWING TITLE
001	WIDE AREA
002	1/2" SITE INDEX SURROUNDING PROJECT AREA
003	SITE EXISTENCE PLAN
004	SITE PLAN
005	PRELIMINARY
006	PRELIMINARY
007	PRELIMINARY
008	PRELIMINARY
009	PRELIMINARY
010	PRELIMINARY
011	PRELIMINARY
012	PRELIMINARY
013	PRELIMINARY
014	PRELIMINARY
015	PRELIMINARY
016	PRELIMINARY
017	PRELIMINARY
018	PRELIMINARY
019	PRELIMINARY
020	PRELIMINARY
021	PRELIMINARY
022	PRELIMINARY
023	PRELIMINARY
024	PRELIMINARY
025	PRELIMINARY
026	PRELIMINARY
027	PRELIMINARY
028	PRELIMINARY
029	PRELIMINARY
030	PRELIMINARY
031	PRELIMINARY
032	PRELIMINARY
033	PRELIMINARY
034	PRELIMINARY
035	PRELIMINARY
036	PRELIMINARY
037	PRELIMINARY
038	PRELIMINARY
039	PRELIMINARY
040	PRELIMINARY
041	PRELIMINARY
042	PRELIMINARY
043	PRELIMINARY
044	PRELIMINARY
045	PRELIMINARY
046	PRELIMINARY
047	PRELIMINARY
048	PRELIMINARY
049	PRELIMINARY
050	PRELIMINARY
051	PRELIMINARY
052	PRELIMINARY
053	PRELIMINARY
054	PRELIMINARY
055	PRELIMINARY
056	PRELIMINARY
057	PRELIMINARY
058	PRELIMINARY
059	PRELIMINARY
060	PRELIMINARY
061	PRELIMINARY
062	PRELIMINARY
063	PRELIMINARY
064	PRELIMINARY
065	PRELIMINARY
066	PRELIMINARY
067	PRELIMINARY
068	PRELIMINARY
069	PRELIMINARY
070	PRELIMINARY
071	PRELIMINARY
072	PRELIMINARY
073	PRELIMINARY
074	PRELIMINARY
075	PRELIMINARY
076	PRELIMINARY
077	PRELIMINARY
078	PRELIMINARY
079	PRELIMINARY
080	PRELIMINARY
081	PRELIMINARY
082	PRELIMINARY
083	PRELIMINARY
084	PRELIMINARY
085	PRELIMINARY
086	PRELIMINARY
087	PRELIMINARY
088	PRELIMINARY
089	PRELIMINARY
090	PRELIMINARY
091	PRELIMINARY
092	PRELIMINARY
093	PRELIMINARY
094	PRELIMINARY
095	PRELIMINARY
096	PRELIMINARY
097	PRELIMINARY
098	PRELIMINARY
099	PRELIMINARY
100	PRELIMINARY

910 W WINGRA DRIVE
MADISON, WI 53715
608-251-4843
608-251-8655 FAX
www.strand.com

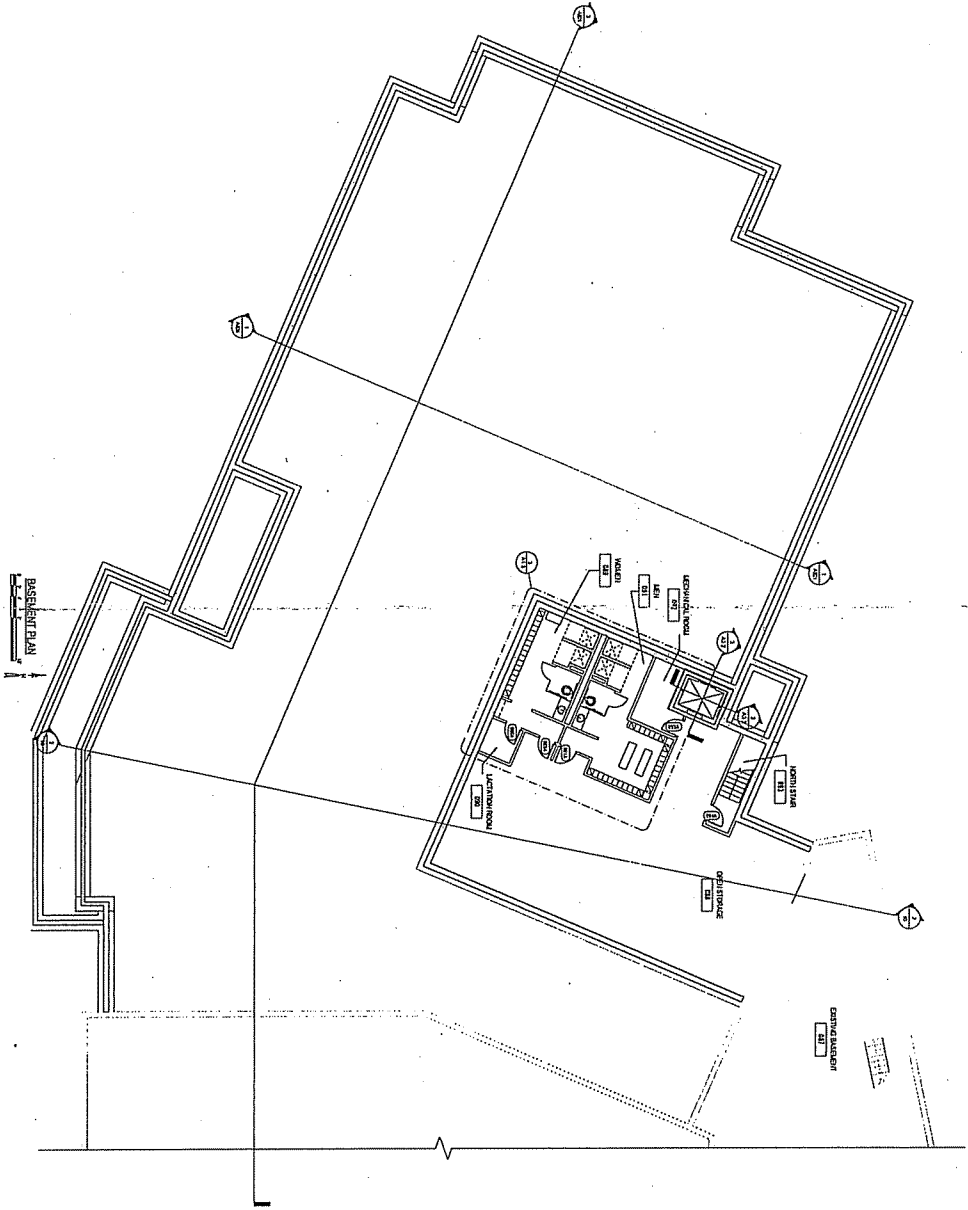
CONTRACT NO. 1-2006



PERFORMANCE
 Millwaukee Area (414) 286-1151
 Heating/Impairment/TOD (800) 542-2239
 www.3108performance.com



DATE	NO.	REVISIONS	DATE

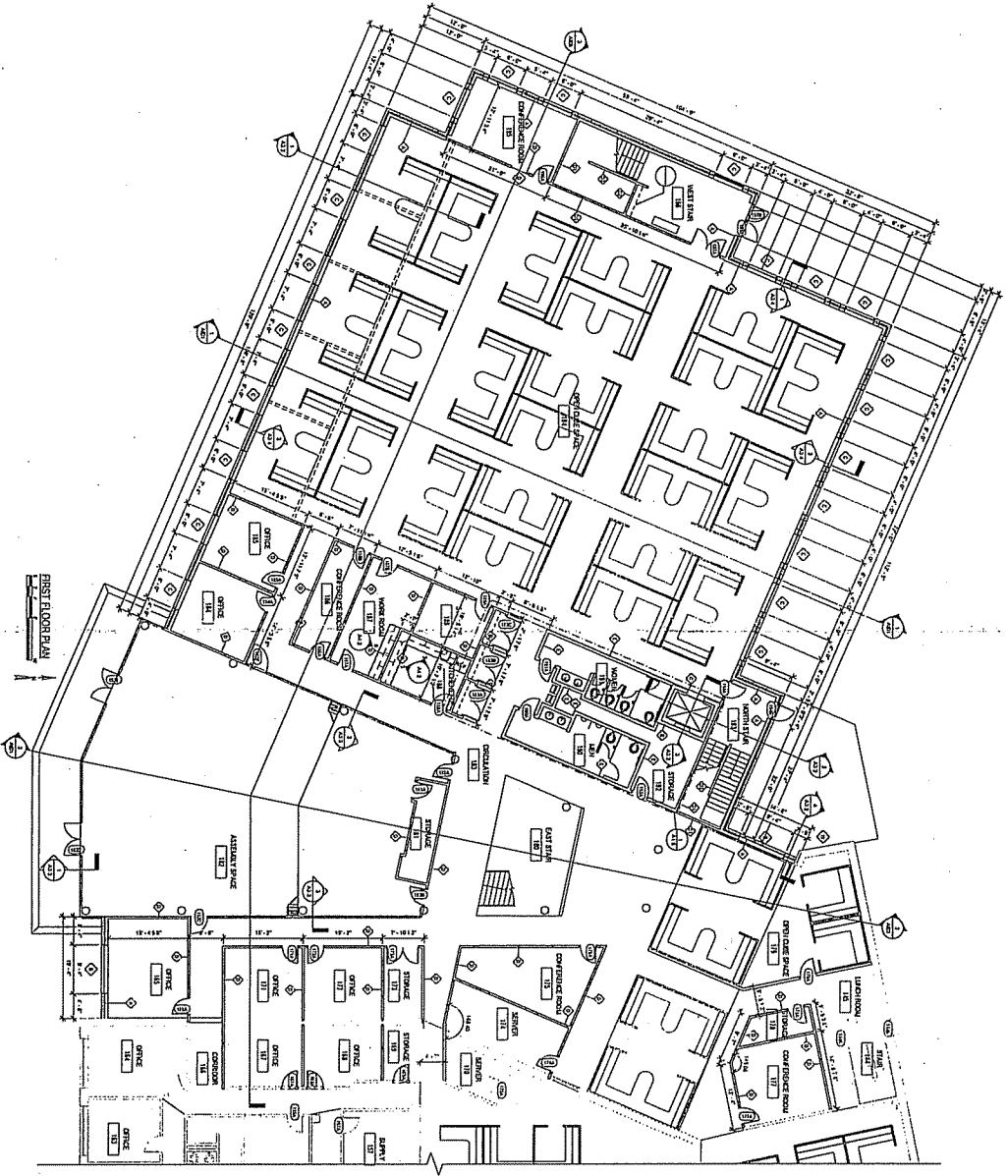


BASEMENT PLAN

BASEMENT PLAN
 OFFICE BUILDING EXPANSION
 STRAND ASSOCIATES, INC.
 810 WEST WISCONSIN DRIVE
 MADISON, WISCONSIN

DATE:	NO.	REVISIONS	DATE:
DES BY: CME BY:			
PROJECT: RECORD CONSTRUCTION			
BY:			
DATE:			
CONTRACTOR:			

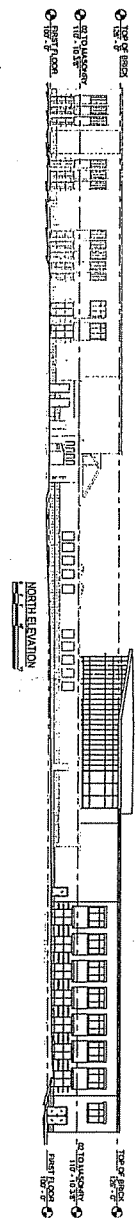
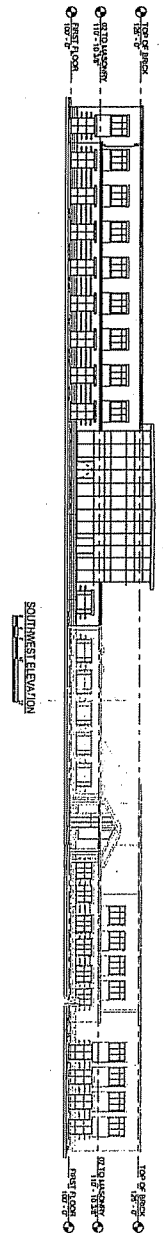
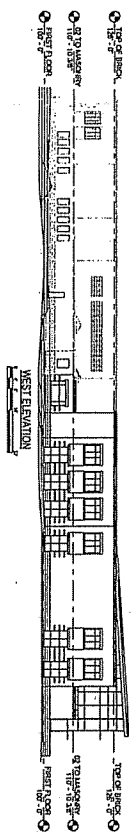
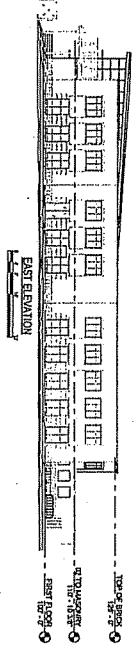
STRAND ASSOCIATES, INC.
 ENGINEERS
 112



FIRST FLOOR PLAN
 OFFICE BUILDING EXPANSION
 STRAND ASSOCIATES, INC.
 810 WEST WILKINA DRIVE
 MADISON, WISCONSIN

DATE:	NO.	REVISIONS	DATE:
DES BY: CME BTJ			
RECORD DRAWING			
DR:			
DATE:			
CONTRACTOR:			

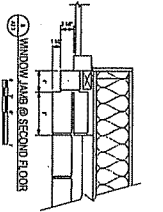
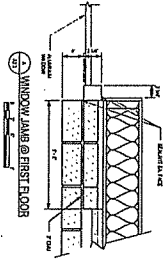
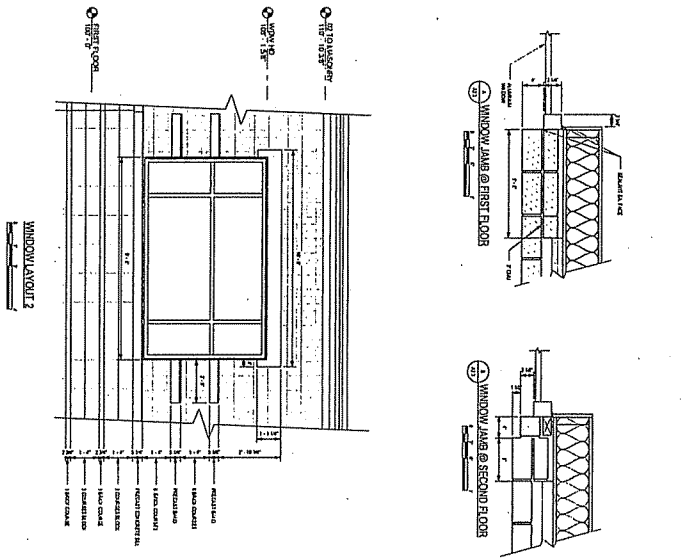
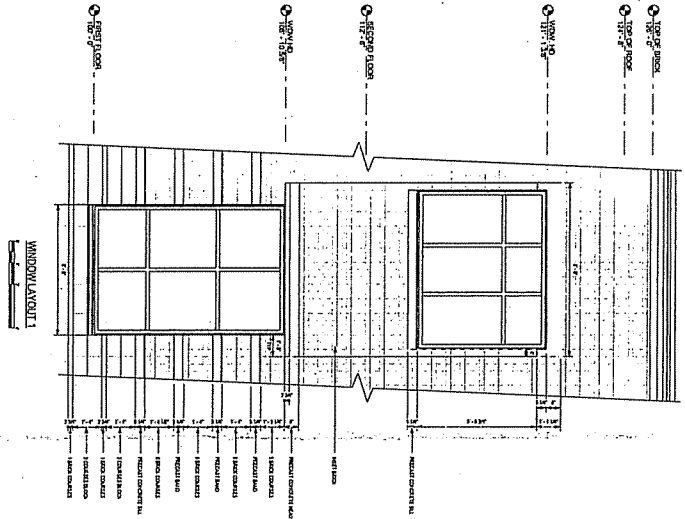
S:\0504\001-020\001\0504\Facilities\Madison\2007 Expansion\Rev\Madison Expansion - 2.rvt



BUILDING ELEVATIONS - 1
 OFFICE BUILDING EXPANSION
 STRAND ASSOCIATES, INC.
 810 WEST WINGRA DRIVE
 MADISON, WISCONSIN

NO.	REVISIONS	DATE

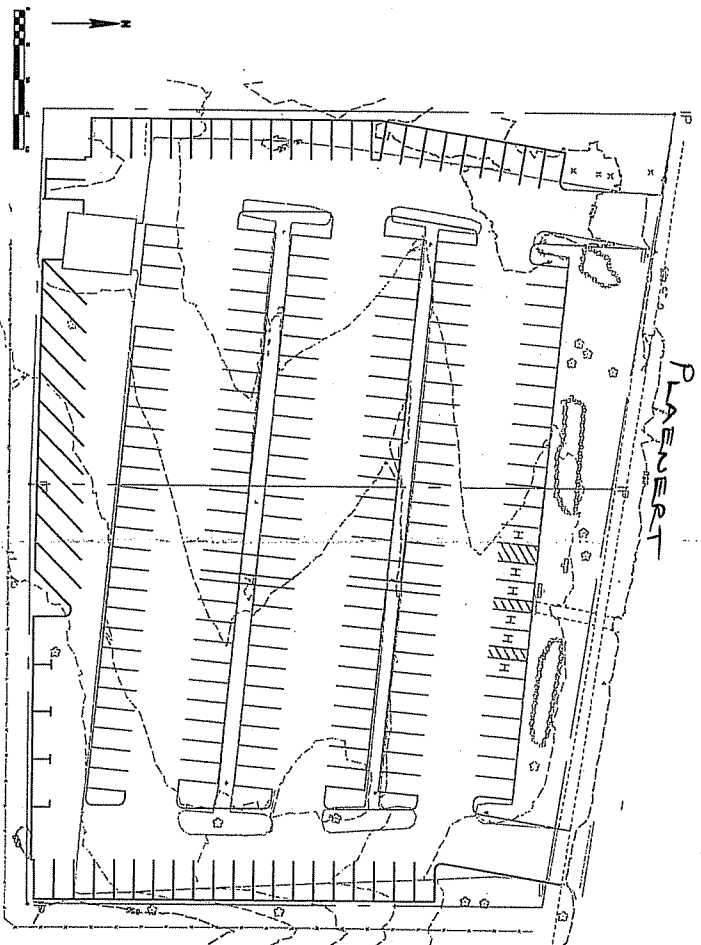
DATE: _____
 DES BY: CHE BY: _____
 RECORD DRAWING
 BY: _____
 DATE: _____
 CONTRACTOR: _____



NO.	REVISIONS	DATE

ELEVATION DETAILS
 OFFICE BUILDING EXPANSION
 STRAND ASSOCIATES, INC.
 810 WEST WINGRA DRIVE
 MADISON, WISCONSIN





EXISTING
 TOTAL STALLS: 148
 ACCESSIBLE STALLS: 8
 FUTURE
 TOTAL STALLS: 211
 USAGE
 CODE RECD: 242
 MANUFACTURED OVER
 PERIOD FROM 03/01/15 TO 12/31/15

— FOR INFORMATION PURPOSES ONLY! —
 PARKING LOT - 833 PLAENER DRIVE