



Location
449 Toepfer Avenue

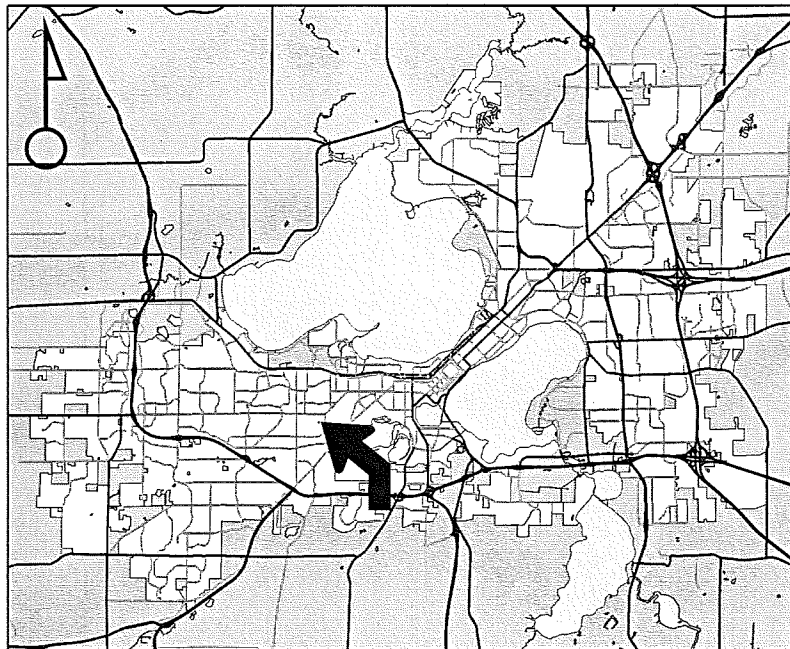
Project Name
Corwin Demolition

Applicant
Stan & Colete Corwin/Terry A. Wanta-
Home Comfort Company

Existing Use
Single-family residence

Proposed Use
Demolish single-family residence
and construct new residence

Public Hearing Date
Plan Commission
01 October 2012



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 September 2012





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	650 Receipt No. 134715
Date Received	8/15/12
Received By	MDP
Parcel No.	0709-282-0801-0
Aldermanic District	11 - SCHMIOT
GQ	OK
Zoning District	R2
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	6/18/12 Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	6/18/12 Waiver <input type="checkbox"/>
Date Sign Issued	8/15/12

1. **Project Address:** 449 Toepter Ave. Madison 53711 **Project Area in Acres:** 7596 sq ft
Project Title (if any): "Corwin" home

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<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: Terry A. Wanta Company: Home Comfort Company WI LLC
 Street Address: 2635 Saw Tooth Dr. City/State: Fitchburg, WI Zip: 53711
 Telephone: (608) 279-8734 Fax: (608) 274-6414 Email: terry@homecomfortcompany.com
 Project Contact Person: Terry A. Wanta Company: Home Comfort Company WI, LLC
 Street Address: 2635 Saw Tooth Dr. City/State: Fitchburg, WI Zip: 53711
 Telephone: (608) 279-8734 Fax: (608) 274-6414 Email: terry@homecomfortcompany.com
 Property Owner (if not applicant): Stan & Colette Corwin
 Street Address: 24 Utopia Rd City/State: Asheville, NC Zip: 28805

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: As of submittal we are hoping to deconstruct the standlnd house @ 449 Toepter Ave. Hopefully by the 3rd week of October start building a new house being finished by Mid-March 2013.
 Development Schedule: Commencement upon approvals Completion estimate of Mid March 2013

5. Required Submittals:

- + **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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- + **Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- + **Filing Fee: \$ 650** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- + **Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- + For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 COMPREHENSIVE PLAN, MIDVALE HEIGHTS WEST HOLLAND Plan, which recommends: LOW DENSITY RESIDENTIAL for this property.

+ **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
Westmorland Homeowners Assoc. sent 6/18/12 / Alder - Chris Schmidt sent 6/18/12
 NOTE: 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 and Planning Division staff; note staff persons and date.

Planning Staff: KEVIN FIRCHON Date: 6/18/2012 Zoning Staff: PAT ANDERSON Date: 6/18/2012

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Terry A. Wintag Date 8/14/12
 Signature Terry A. Wintag Relation to Property Owner contractor

Authorizing Signature of Property Owner Stanley Cowin Date 8/14/12
Colette E Cowin 8/14/12



August 13, 2012

Letter of Intent

I submit this Letter of Intent to notify all parties concerned of Home Comfort Company WI, LLC's intent to deconstruct the current house on 449 Toepfer Ave. in Madison, WI. My clients, Stan & Colete Corwin, currently own the property and desire to replace the existing house with a new home that will blend well with neighboring homes. Stan & Colete are moving back to Madison to be near family. They currently reside in Asheville, NC, and will relocate to the Madison area by mid-September 2012.

Home Comfort Company WI, LLC, provides general contracting and carpentry for new home construction, remodeling, additions, basement finishing and three-and-four seasons rooms. Our intention is to take down the existing house located at 449 Toepfer Avenue in Madison, WI, and build a home that blends with the neighborhood, is energy efficient and aesthetically pleasing.

I would like to thank Kevin Firchow and Pat Anderson from the Zoning and Planning Division for a successful meeting on June 8, 2012. Both Mr. Firchow and Mr. Anderson were very helpful in explaining the application process, and I appreciate their assistance. The homeowners (Stan & Colete Corwin) have since submitted the necessary letters with notice of their intentions for this property to Alder Chris Schmidt and the Westmorland Homeowners Association. A copy of their submission is included with this letter.

For the past 9 years, the house located at 449 Toepfer Avenue has been used as a rental. This property, like many older rentals, has received minimal maintenance. Most repairs barely meet code and appear to have been made with little regard for curb appeal or aesthetics.

Initially my clients intended to remodel the house. However, after close examination, we concluded it was not a reasonable candidate for remodeling. The additions made to the house are poorly attached, and inefficient outdated materials were used for framing the roof. The following photos provide evidence of neglect, outdated mechanicals, lack of energy efficiency and poor structural integrity.

Photo Group 1

Photo Group 1 focuses on the mechanicals in the basement. The photos show the original plumbing without any updates. Floor joists have been cut and patched in the bathroom floor area. In another area, a major support beam has been bored through.



Cutting of joists





Boring through a support beam



Photo Group 2

Photo Group 2 addresses the heating and AC system which is more than 16 years old. Note the “just-get-by” method of maintenance utilized by the previous landlord.



Inactive chimney is not capped

Photo Group 3

Photo Group 3 depicts the stair area, revealing it to be unsafe with no railing. I measured the current head clearance area vertically, and from the top of the stair tread to the ceiling it measured 5 ft. 9 in. – a space that falls far short of current code.



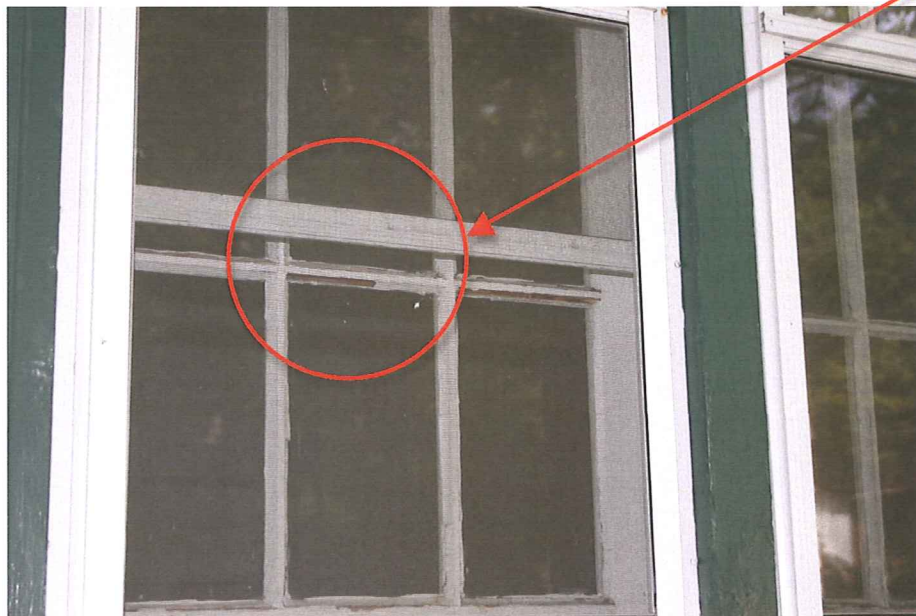
**5 ft. 9 in. head
clearance does
not comply with
current code**

Photo Group 4

Photo Group 4 captures several issues on the main floor. Sixteen of the 20 windows in the house are original and should definitely be upgraded for energy efficiency. The photos show the glazing falling off, loose panes of glass and the poor condition of the windows and doors.



**Poor
glazing**





**Loose
pane of
glass**

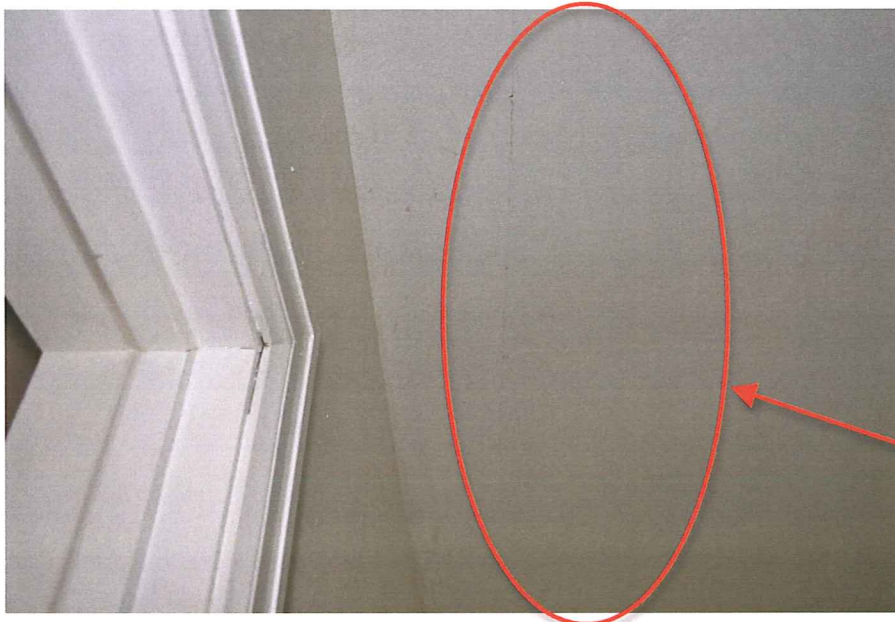


**Poor
balance
spring
system**

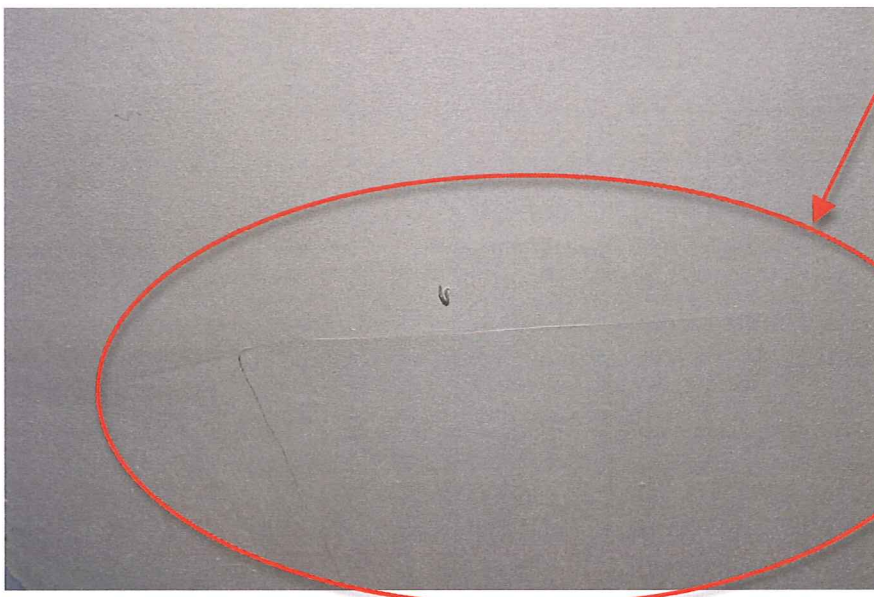


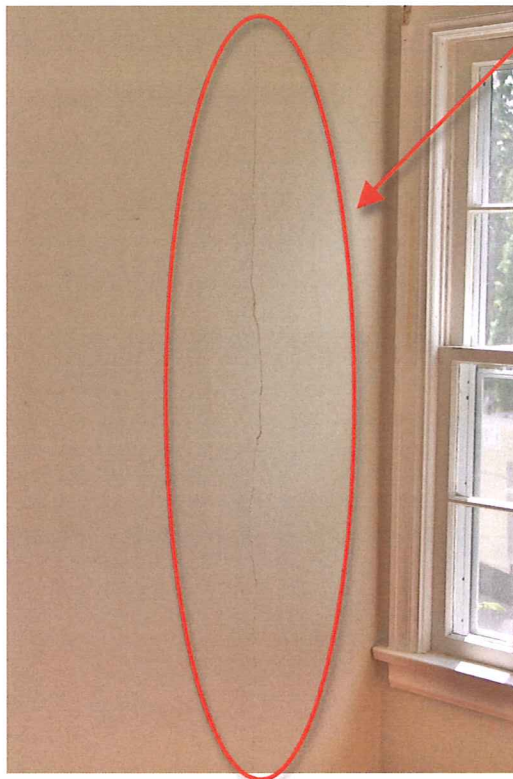
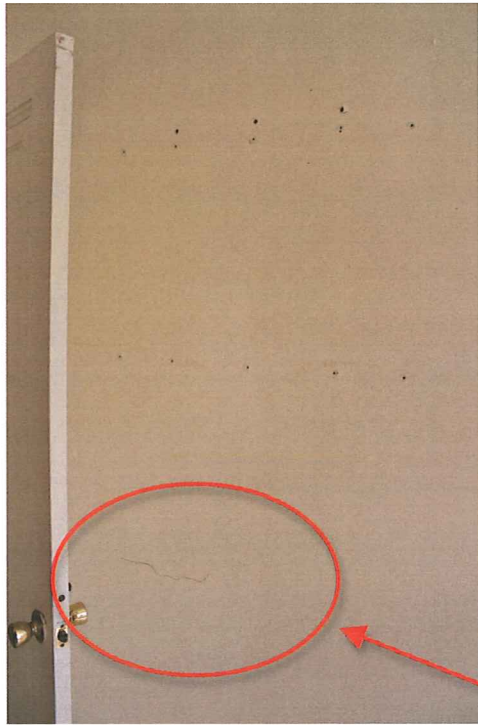
Photo Group 5

Photo Group 5 shows the current condition of the plaster in the house and is just a sampling of many similar areas of concern throughout the house. I came across two areas of bulge in the walls that indicate water leakage behind the plaster or that the plaster is at the point of falling off the wall. Although it is difficult to capture with a camera, the plaster issues indicate some serious problems associated with the age of the house.



**Sampling
of
cracked
plaster**

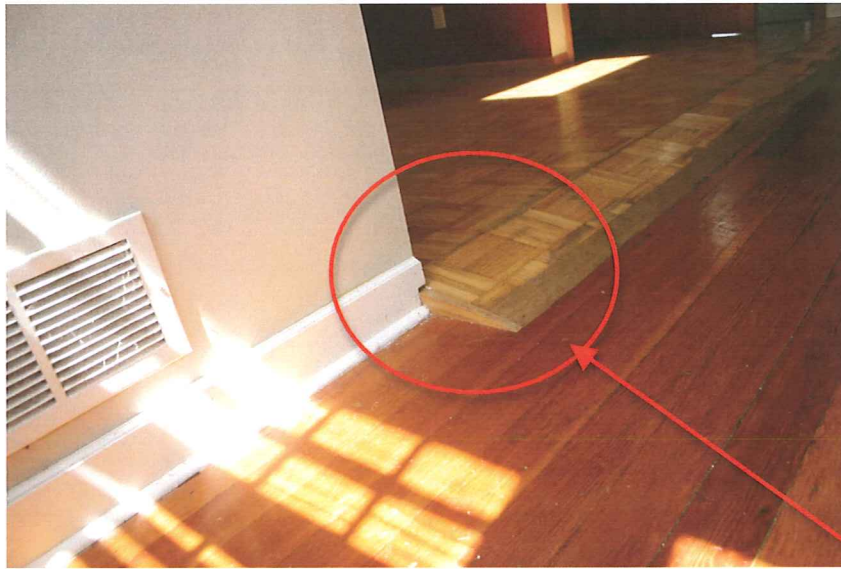




Sampling of cracked plaster

Photo Group 6

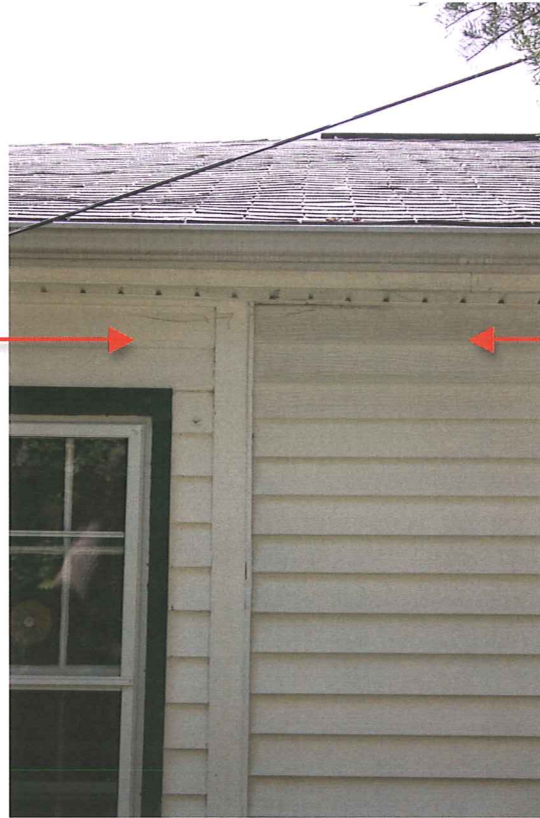
Photo Group 6 shows an existing front porch that was converted into living area many years ago. The photo reveals a difference in floor height of 1 5/8 inches between the converted porch and the original floor. While this addition may have been sufficient for a rental property, it is not appropriate for our homeowners who are in their early 70's. The difference in floor height as well as issues with roof sag indicate a greater concern about how the converted space was added on and why some structural integrity was lost in the process of converting this addition.



**1 5/8" rise
where porch
was
remodeled
and
converted
into
additional
living space**

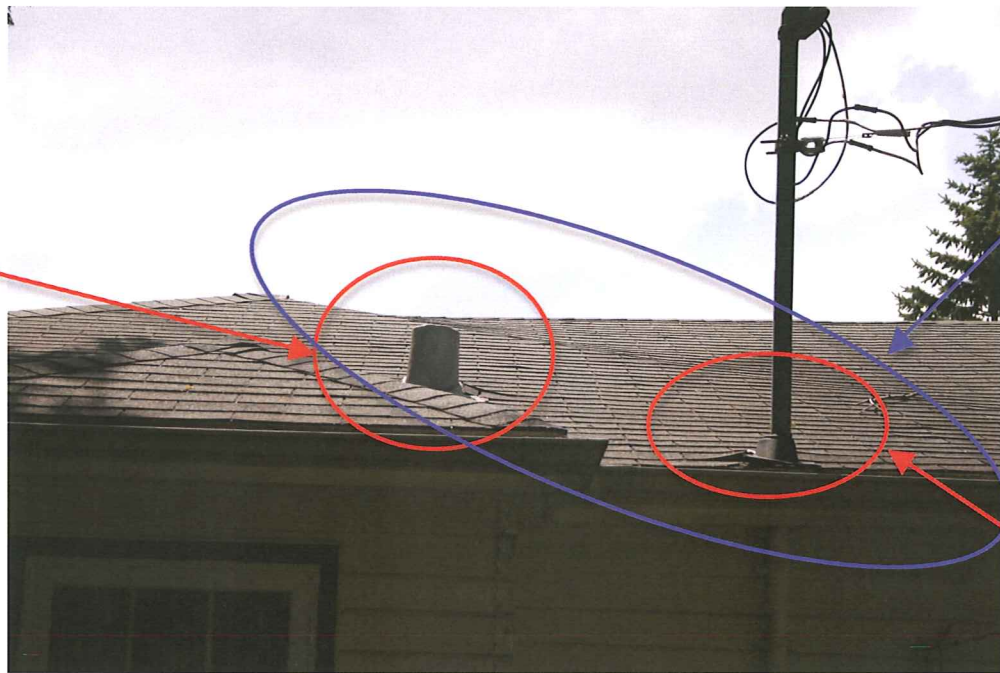


Original house



Porch addition

Vent pipe located in valley area



Shifting or poor blending of converted porch area to original house

Water leakage



Photo Group 7

Photo Group 7 addresses a final area of concern: Will the new home my clients wish to build successfully blend with existing neighboring homes? The photos below show a home positioned diagonally across the street and another just west of my clients' property at 449 Toepfer Ave. These photos show the style of existing homes in the neighborhood. The style and elevation of the home my clients desire to build blends perfectly with other homes in the neighborhood.

(Photos on next page.)



House located at the corner of Birch & Toepfer (diagonal from 449 Toepfer Ave.)



House directly west and across the street from 449 Toepfer Ave.

In addition to the concerns mentioned previously in this letter, I also found the following issues:

- No existing garage
- Original siding on the house needs to be replaced
- Outdated 100 amp electrical system
- Exterior walls lack insulation

In my professional opinion, the existing house at 449 Teopfer Ave. is not a candidate for relocation. The house is not structurally sound and the relocation expense would be considerable.

The new home Stan and Colete Corwin wish to build blends flawlessly with surrounding homes in the neighborhood. As the plan depicts, it is 1 ½ stories and very energy efficient. The outside perimeter walls of the house are 2 x 6 with a 1" air space and a 2 x 4 wall inside. My clients desire to build a quality home that adheres to Green Built standards. Much attention has been given to providing excellent indoor air quality and utilizing low VOC or VOC-free products.

Our projected timeline provided we satisfy all current obligations for review, planning and zoning is to start deconstruction in mid-October. Habitat for Humanity will have the opportunity to go through the current house and salvage any recyclable materials. Home Comfort Company WI, LCC would then have Hellenbrand Brothers Excavating deconstruct and recycle the house. Hellenbrand has received and confirmed the application process with the city. Home Comfort Company WI, LLC would begin construction of the new home in early November with an estimated completion date of mid-April.

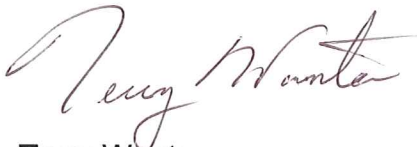
Terry Wanta will be the main point of contact for the purposes of this application process, and he can be reached at:

Terry Wanta, President
Home Comfort Company WI, LLC
2635 SawTooth Dr.
Fitchburg, WI 53711
608-279-8734 (cell)
terry@homecomfortcompany.com

Client Contact Information:

Stan & Colete Corwin
24 Utopia Rd.
Asheville, NC 28805
828-254-3515 (home)
828-713-2279 (cell)
colnstash@att.net

Sincerely,



Terry Wanta
President, Home Comfort Company WI LLC

Surveyor's Certificate

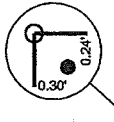
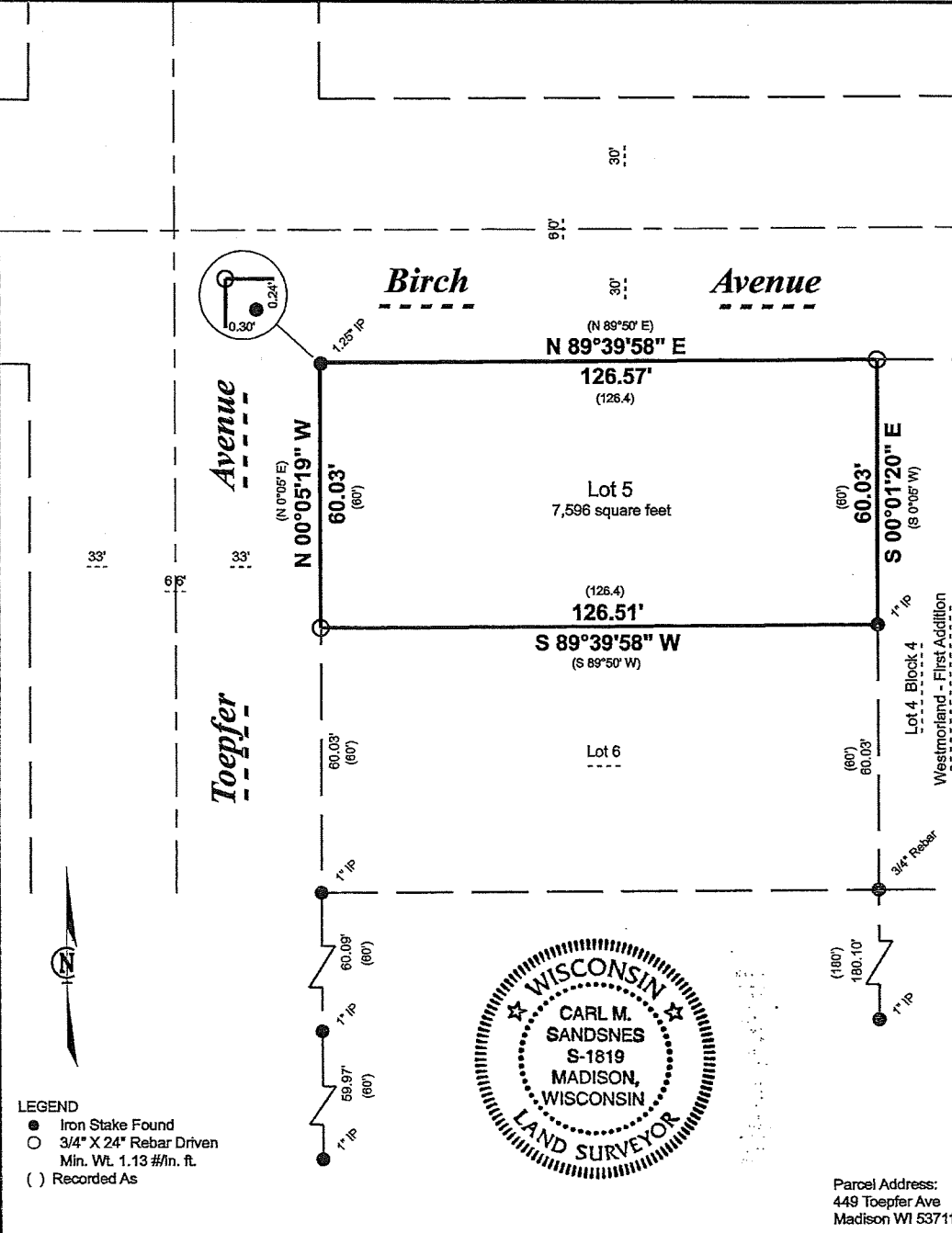
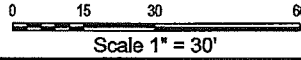
I hereby certify that this survey is in compliance with A-E 7 of Wisconsin Administrative Code.

I further certify that I have surveyed and mapped the lands described hereon, and that this map is a correct representation in accordance with the information furnished.

Carl M. Sandsnes July 27, 2012
 Carl M. Sandsnes, Professional Land Surveyor S-1819

Plat of Survey

Lot 5, Block 4, Westmorland lying in the SW 1/4 of the NW 14/ of Section 28, T07N, R09E, City of Madison, Dane County, Wisconsin



- LEGEND**
- Iron Stake Found
 - 3/4" X 24" Rebar Driven
Min. Wt. 1.13 #/in. ft.
 - () Recorded As

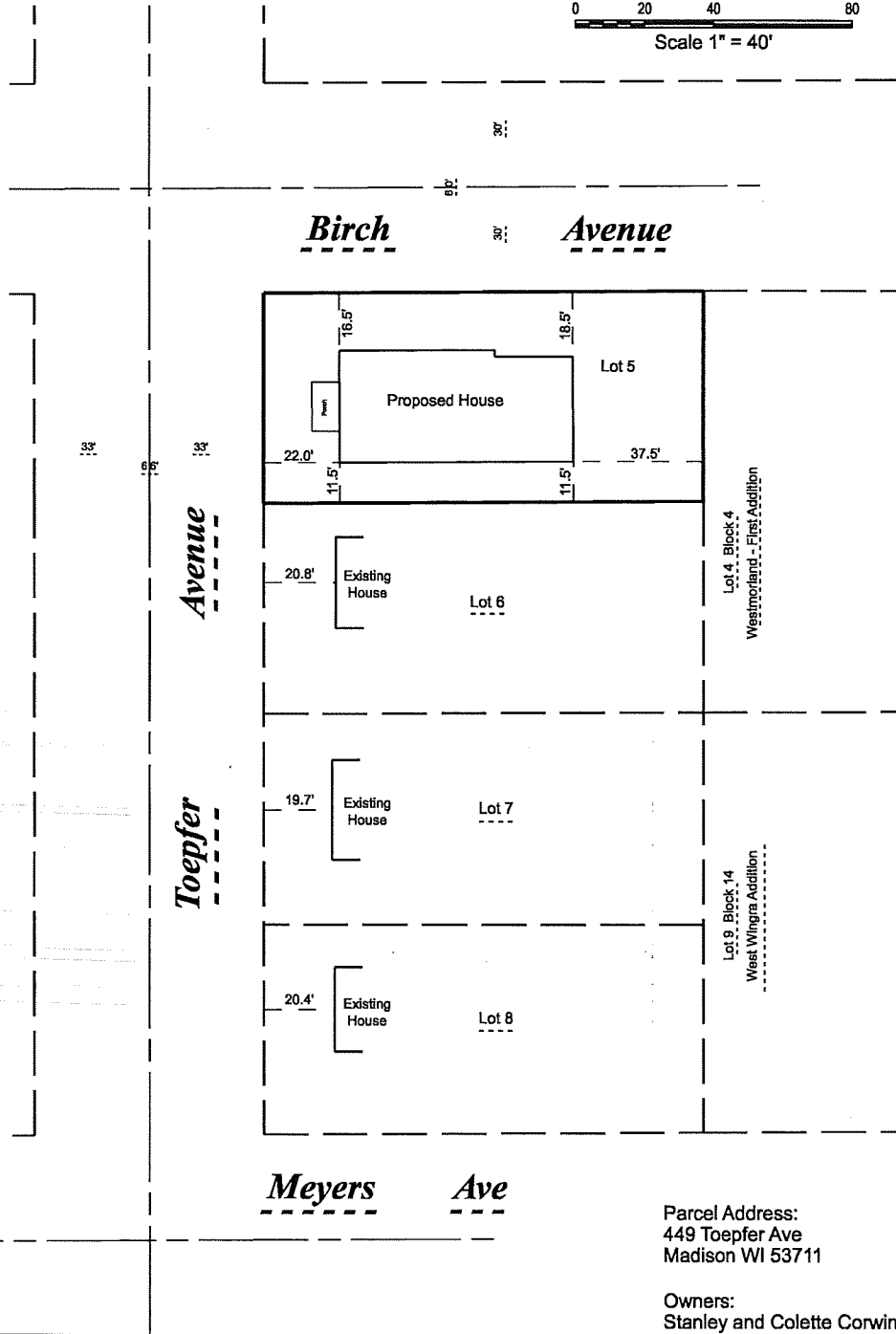
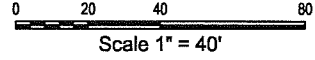
Parcel Address:
 449 Toepfer Ave
 Madison WI 53711

Royal Oak & Associates, Inc.
 3678 Kinsman Blvd
 Madison, WI 53704
 Phone (608) 274-0500
 Fax (608) 274-4530
 www.royalokengineering.com
 P:/Projects

Surveyed By: T Thorson	Surveyed for: Terry Wanta
Drawn By: T Thorson	Address: 2984 Triverton Pike Dr
Checked By: C Sandsnes	Fitchburg WI 53711
Approved By: C Sandsnes	Project:
Field Book:	Plot File: 16071.ini
Date: 07-20-12	Pen Table: 16071.tbl
File Name:	Office Map No: 16071
	Sheet 1 of 1 Sheets

Existing House Set back Map

Lot 5, Block 4, Westmorland lying in the SW 1/4
of the NW 14/ of Section 28, T07N, R09E,
City of Madison, Dane County, Wisconsin



Parcel Address:
449 Toepfer Ave
Madison WI 53711

Owners:
Stanley and Colette Corwin

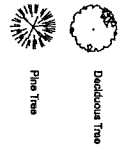
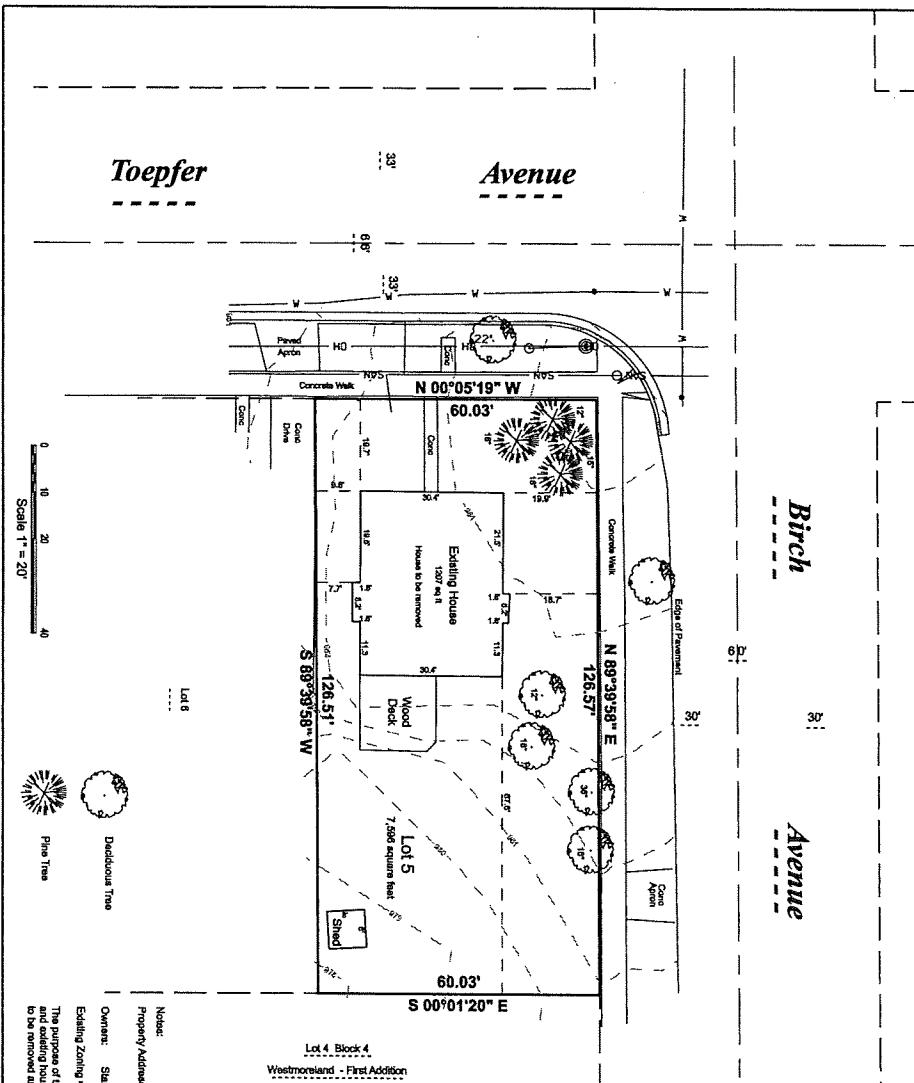
Royal Oak & Associates, Inc.

3678 Kinsman Blvd
Madison, WI 53704
Phone (608) 274-0500
Fax (608) 274-4530
www.royaloakengineering.com



Surveyed By: T Thorson	Surveyed for: Terry Wanta
Drawn By: T Thorson	Address: 2984 Triverton Pike Dr
Checked By: C Sandsnes	Fitchburg WI 53711
Approved By: C Sandsnes	Project:
Field Book:	Plot File:
Date: 08-16-12	Pen Table:
File Name:	Project No:
	Office Map No: 16078
	Sheet 1 of 1 Sheets

P:/Projects



Notes:
 Property Address: 448 Toepfer Ave
 Madison, WI 53711
 Owners: Stanley and Collette Condit
 Existing Zoning = R2
 The purpose of this map is to show the existing conditions and existing conditions on this lot. The existing conditions to be removed and a new house is proposed to be built.

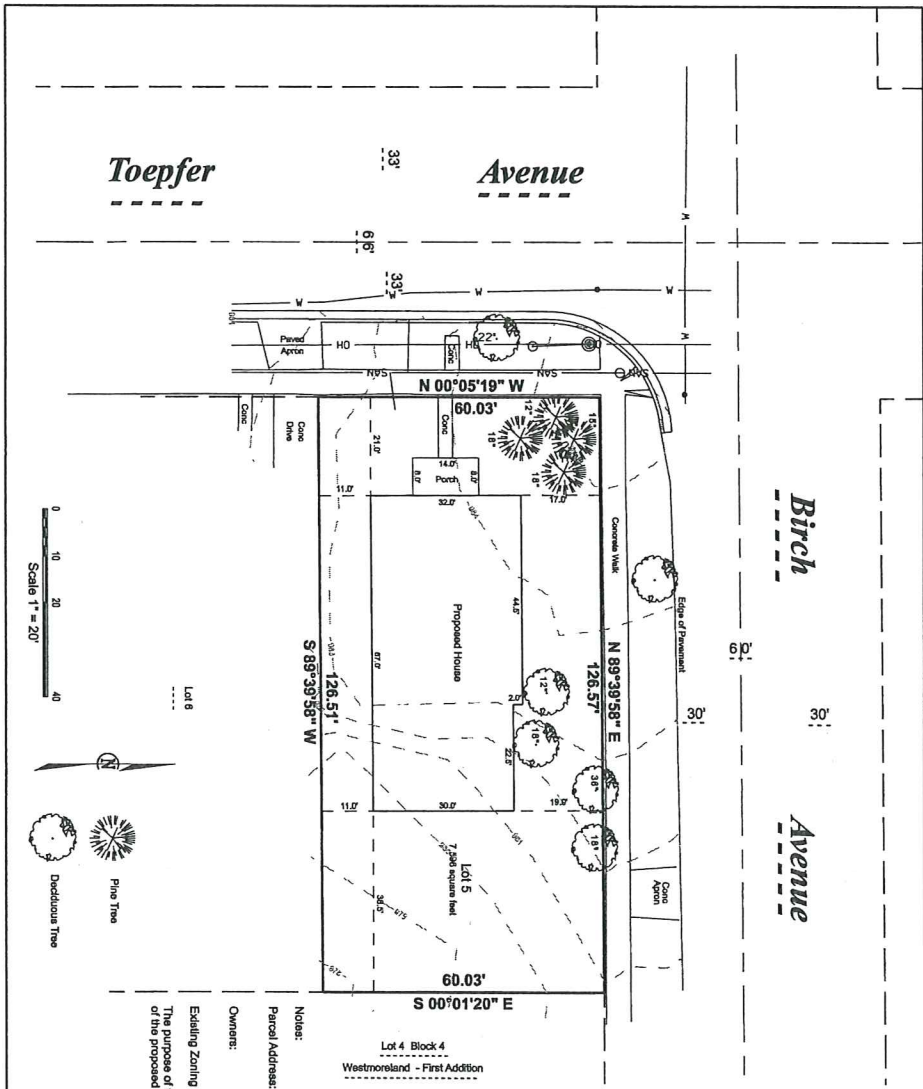
For:
 Home Comfort
 Company
 Terry Wenta
 2884 Triverton Pike Dr
 Fitchburg WI 53711

Existing Conditions - House Demo

**Lot 5, Block 4
 Westmorland**

Lying in the SW 1/4 of the NW 1/4 of Section 28, T 07 N,
 R 09 E, City of Madison, Dane County, Wisconsin

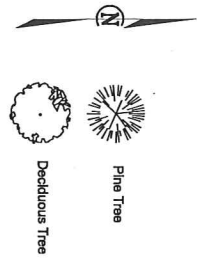
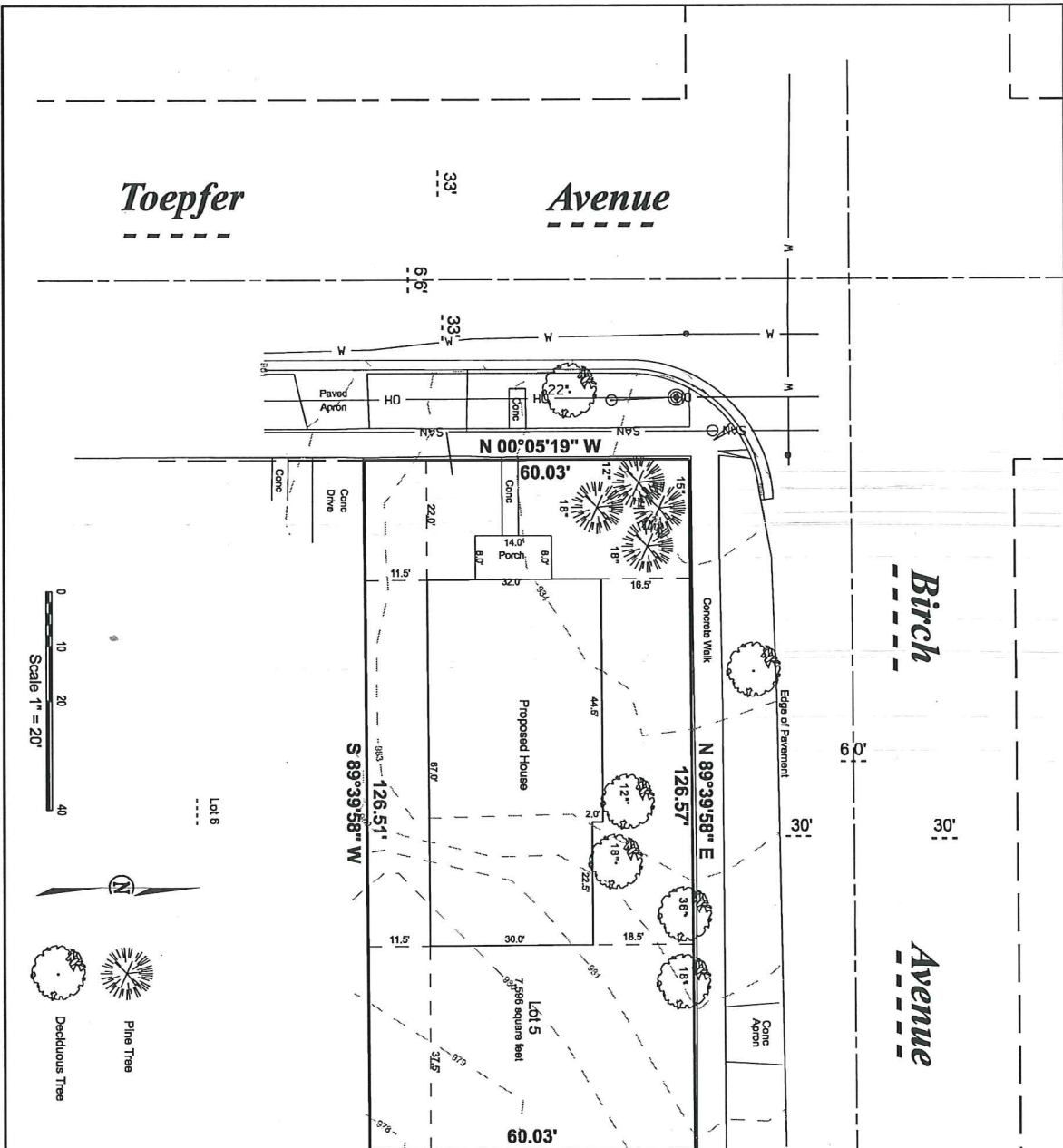
Drawn By	T. Thorson
Checked By	C. Gardner
Approved By	C. Gardner
Date	07-26-12
DW	
DIV	
Office Map Number	16072



Notes:
 Parcel Address: 449 Toepfer Ave
 Madison WI 53711
 Owners: Stanley and Collette Cowlin
 Exdilling Zoning = R2
 The purpose of the map is to show the placement of the proposed house.

For: Home Comfort Company Terry Wanta 2884 Triverton Pike Dr Fitchburg WI 53711	Proposed Site Plan Lot 5, Block 4 Westmorland Lying in the SW 1/4 of the NW 1/4 of Section 28, T 07 N, R 09 E, City of Madison, Dane County, Wisconsin	Drawn By: T. Thoreson Checked By: C. Sandness Approved By: C. Sandness Date: 07-26-12 Dir: Div:
	Royal Oak & Associates Inc 3878 Kinsman Blvd - Madison Wisconsin, 53704 - Phone 274-0500 - Fax 274-4530	Office Map Number: 16073

ORIGINAL SITE PLAN FOR NEW HOUSE



Notes:
 Parcel Address: 449 Toepfer Ave
 Madison WI 53711
 Owners: Stanley and Coletta Corwin
 Existing Zoning = R2
 The purpose of the map is to show the placement of the proposed house.

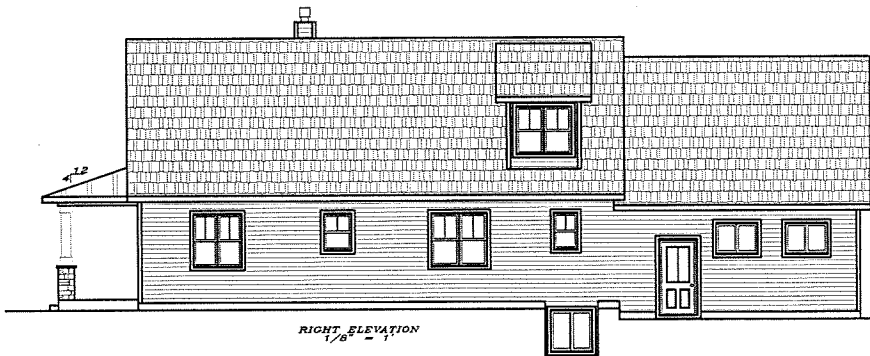
Revised House Setback - 08-15-12

REVISED SITE PLAN
(SETBACKS REVISED PER ZONING COMMENTS)

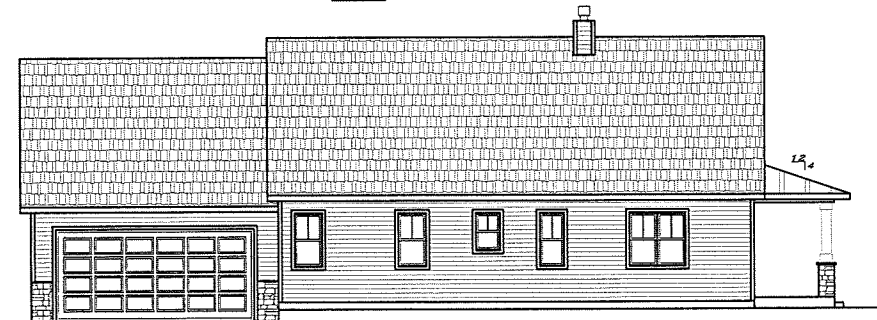
For: Home Comfort Company Terry Wanta 2984 Triverton Pike Dr Fitchburg WI 53711	<h2>Corwin House</h2> <h3>Lot 5, Block 4 Westmoreland</h3> <p><i>Lying in the SW 1/4 of the NW 1/4 of Section 28, T 07 N, R 09 E, City of Madison, Dane County, Wisconsin</i></p> <h2>Royal Oak & Associates Inc</h2> <p>3678 Kinsman Blvd - Madison Wisconsin, 53704 - Phone 274-0500 - Fax 274-4530</p>		Drawn By: T Thorson Checked By: C Sandnes Approved By: C Sandnes Date: 07-25-12 Dir: _____ Office Map Number: 16073



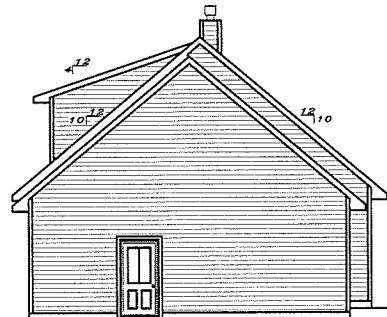
FRONT ELEVATION
1/4" = 1'



RIGHT ELEVATION
1/8" = 1'



LEFT ELEVATION
1/8" = 1'



REAR ELEVATION
1/8" = 1'

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

STEVE'S
DRAFTING SERVICE
STEVEN M. BUSS
749 LOIS DR.
SUN PRAIRIE WI. 53590
[608]837-6569
E-MAIL: steve.sds@charter.net

HOME COMFORT CO.

CORWIN RESIDENCE

ELEVATIONS

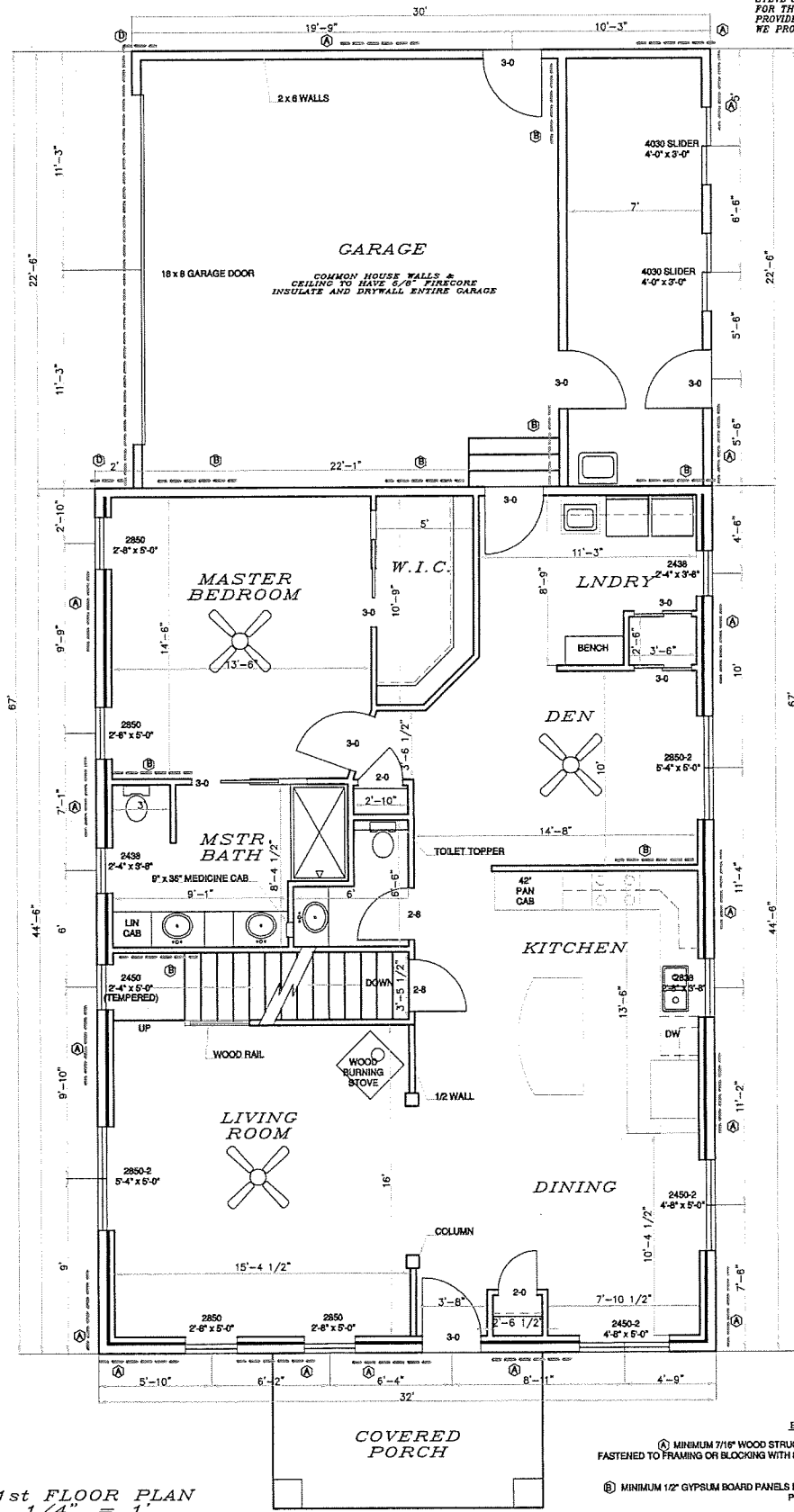
DATE 7/6/2012

DRAWN BY SMB

REVISED 7/10/2012

11

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.



1st FLOOR PLAN
 1/4" = 1'
 1424 SQ.FT.

- BRACING NOTES**
- (A) MINIMUM 7/16" WOOD STRUCTURAL PANEL SHEATHING WITH ALL EDGES FASTENED TO FRAMING OR BLOCKING WITH 8d NAILS AT 6" O.C. ALONG EDGES AND 12" O.C. IN THE FIELD
 - (B) MINIMUM 1/2" GYPSUM BOARD PANELS FASTENED AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AT 7" O.C.
 - (C) CONTINUOUSLY SHEATHED WALL WITH 2" SHEATHED RETURNS
 - (D) CONTINUOUSLY SHEATHED WALL WITH 2" SHEATHED RETURNS AND EXTENDED HEADER

STEVE'S
 DRAFTING SERVICE
 STEVEN M. BUSS
 748 LOIS DR.
 SUN PRAIRIE WI 53590
 [608]837-6569
 E-MAIL: steve.sds@charter.net

HOME COMFORT CO.

CORWIN RESIDENCE

1st FLOOR PLAN

DATE 7/6/2012
 DRAWN BY SMB
 REVISED 7/10/2012

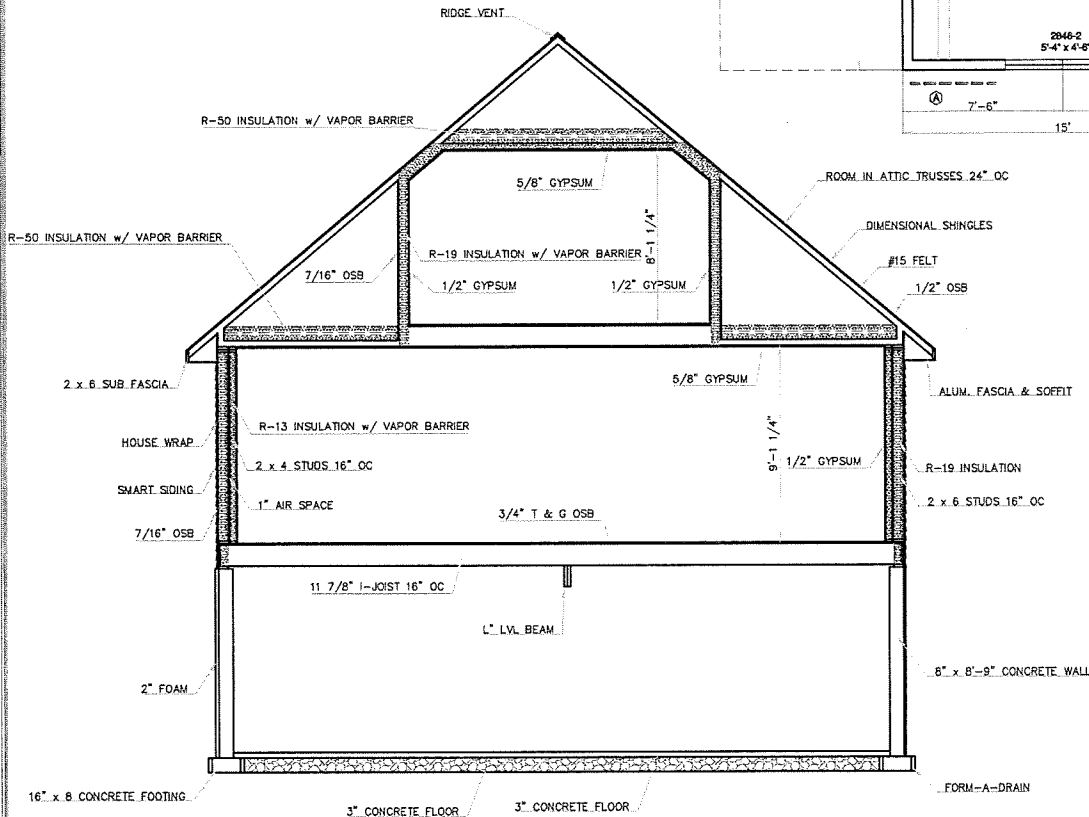
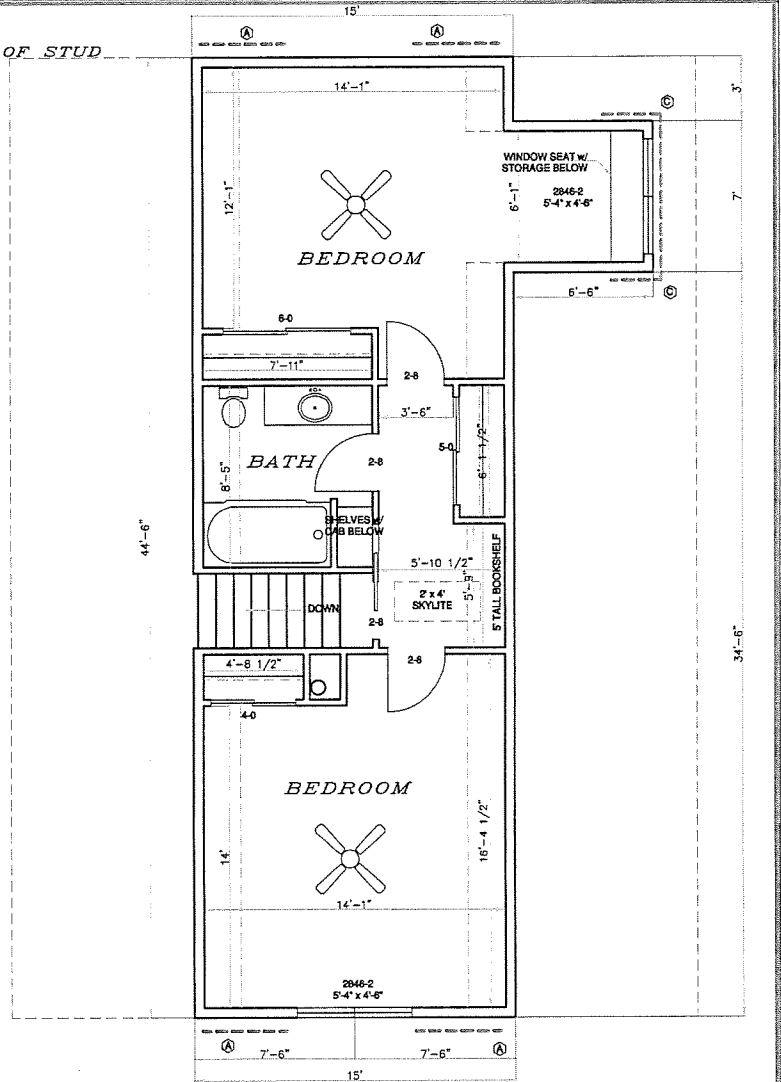
NOTES:

- 1 ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
- 2 ALL CLOSETS TO BE 25" DEEP
- 3 ALL EXTERIOR WALLS TO BE 2x6 (5 1/2")
- 4 ALL INTERIOR WALLS TO BE 2x4 (3 1/2")

BRACING NOTES

- (A) MINIMUM 7/16" WOOD STRUCTURAL PANEL SHEATHING WITH ALL EDGES FASTENED TO FRAMING OR BLOCKING WITH 8d NAILS AT 6" O.C. ALONG EDGES AND 12" O.C. IN THE FIELD
- (B) MINIMUM 1/2" GYPSUM BOARD PANELS FASTENED AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AT 7" O.C.
- (C) CONTINUOUSLY SHEATHED WALL WITH 2' SHEATHED RETURNS
- (D) CONTINUOUSLY SHEATHED WALL WITH 2' SHEATHED RETURNS AND EXTENDED HEADER

2nd FLOOR PLAN
1/4" = 1'
713 SQ.FT.



SECTION
1/4" = 1'

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

STEVE'S
DRAFTING SERVICE
STEVEN M. BUSS
748 LOIS DR.
SUN PRAIRIE WI. 53590
[608]837-6569
E-MAIL: steve.sds@charter.net

HOME COMFORT CO.

CORWIN RESIDENCE

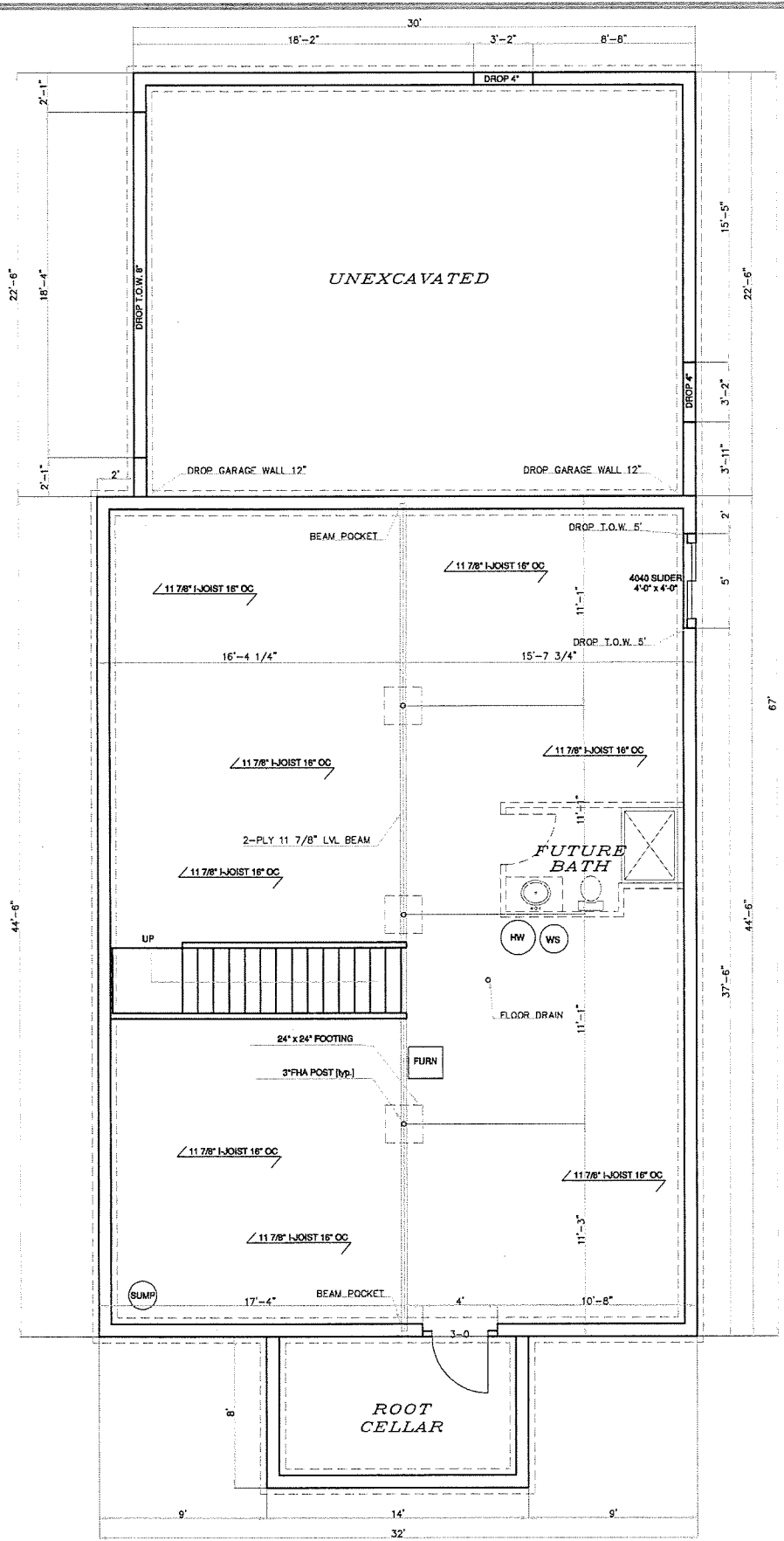
2nd FLOOR PLAN

DATE 7/6/2012

DRAWN BY SMB

REVISED 7/10/2012

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FOUNDATION PLAN
 1/4" = 1'

ELEVATIONS AND CONCRETE DROPS (EXPOSURE) PER BUILDER
 PLAN MAY NOT REFLECT SITE CONDITIONS
 BASEMENT WINDOWS PER BUILDER

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 CORWIN RESIDENCE FOUNDATION PLAN

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 DRAWN BY SMB
 REVISED 7/10/2012

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