



Finance Department

David P. Schmiedicke, Finance Director

City-County Building, Room 406
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone (608) 266-4671
Fax (608) 267-8705
finance@cityofmadison.com
www.cityofmadison.com/finance

DATE: November 13, 2017

TO: Mayor Soglin
Common Council Members

FROM: David P. Schmiedicke
Finance Director

SUBJECT: Notice of Claim by Veridian Homes for Return of Overpayment of Park Impact Fees

Based upon the memos attached from the Parks Superintendent and the City Attorney's Office, I concur in the claim of Veridian Homes regarding overpayment of \$261,854.33 and that a refund of that amount be paid from the Citywide Parkland Fee Account. In addition, I concur in the Parks Division and City Attorney's Office analyses that \$261,029.96 was incorrectly deposited in the Citywide Parkland Fee Account and should be transferred to the Park-Infrastructure Impact Fee East District Account for park improvement projects within the Door Creek Park area.

CITY OF MADISON
CITY ATTORNEY'S OFFICE
Room 401, CCB
266-4511

MEMORANDUM

TO: David Schmiedicke

FROM: Doran Viste, Assistant City Attorney

DATE: November 13, 2017

RE: Notice of Claim by Veridian Homes for Return of Overpayment of Park Fees

On October 12, Veridian Homes filed a Notice of Claim for Return of Overpayment regarding Veridian's payment of park fees at Grandview Commons since 2002. Veridian has asserted that it has overpaid park impact fees by \$261,854.33. Attached to this memo is a copy of this notice. The Parks Division, who administers the imposition of and collection of park impact fees and fees in lieu of land dedication, has reviewed this claim and concurs with Veridian's assertion. In a memo from Parks Superintendent Eric Knepp, also attached, the Parks Division recommends that Veridian be refunded \$261,854.33 for its overpayment of park fees at Grandview Commons.

Based upon my review of the records that have been provided to me, the claim submitted by Veridian, the memo and supporting documentation prepared by the Parks Division, and my own understanding and experience in sorting through the imposition of park impact fees and fee in lieu of dedication at Grandview Commons, the City Attorney's Office concurs with the Parks Division in recommending that Veridian be refunded \$261,854.33 from the Citywide Parkland Fee Account to resolve this overpayment of park fees by Veridian at Grandview Commons.

Given the history here and the City's own accounting of what has transpired over the years, the City Attorney's Office concludes that Veridian does have a valid claim against the City for the overpayment of the park related fees as asserted in the October 12, 2017 notice. Procedurally, under Wis. Stat. Sec. 62.12(8)(a), "[a]ll claims and demands against the city shall be itemized and filed with the clerk, who shall deliver the same to the comptroller for examination. The comptroller shall within 30 days thereafter examine such claim or demand and return the same to the clerk with the comptroller's report thereon in writing, who shall place the same before the council for action at its next meeting." In addition, under MGO Sec. 2.23, "[n]o claim, demand, or suit against the City requiring payment in excess of twenty-five thousand dollars (\$25,000) shall be allowed until the same has been considered and reported upon by the City Attorney and approved by the Common Council." Of note, because Veridian is not alleging that we misused, or didn't use, the impact fees collected here or that their building permit lapsed, this is not a situation where the impact fee refund procedures of Wis. Stat. Sec. 66.0617(9) or MGO 20.11 apply. In addition, the appeal procedures available under

Sec. 20.12(1) for impact fees aren't applicable since they, again, aren't challenging the amount, collection or use of the impact fee.

It is my understanding that the Parks Division and Veridian have known of the overpayment of park fees for some time and have worked together to come up with the correct number that Veridian should request in its claim. In addition, the Parks Division and Veridian have determined that some lots within the development have outstanding or unpaid park development impact fees (now known as Parks-Infrastructure Impact Fees), and that Veridian is in agreement with using a portion of its overpayment to satisfy these amounts that are still due. Because the Door Creek Impact Fee District was already administratively closed by the City earlier this year following the enactment of the new park impact fee ordinance, these funds, determined to be \$261,029.96, can be transferred from the Citywide Parkland Fee Account into the Park-Infrastructure Impact Fee East District account. The Parks Division will need to ensure that these funds are only used for projects within the former Door Creek Impact Fee District. Once this refund is made and the administrative transfer of park fees from the land acquisition fund to the development/infrastructure fund is done, the Grandview Commons parcels set forth in Appendix A to the report from the Park Superintendent will be in full compliance with the City's park land dedication and impact fee requirements.

In light of the foregoing, and consistent with the conclusions set forth in the memo from the Parks Division, the City Attorney's Office recommends that the claim for return of overpayment be approved and that Veridian be refunded \$261,854.33 from the Citywide Parkland Fee Account. The City Attorney's Office is also in agreement that the transfer of \$261,029.96 from the Citywide Parkland Fee Account into the Park-Infrastructure Impact Fee East District account is supported and legally permissible. In effect, these fees were paid into the wrong account and should have been imposed as park-development fees rather than parkland impact fees of fee in lieu of dedication. This transfer will correct that problem.

/s/ Doran Viste

Doran Viste

CC: City Attorney Michael May
City Clerk Maribeth Witzel-Behl
Park Superintendent Knepp

Encl: Notice of Claim for Return of Overpayment
Memo from Superintendent Knepp



October 12, 2017

City Clerk
210 Martin Luther King Jr. Blvd., Room 103
Madison, WI 53703
Phone: (608) 266-4601
Fax: (608) 266-4666

Notice of Claim for Return of Overpayment


Veridian Homes, as the developer of Grandview Commons, has worked with the City of Madison over the past 20 years in the construction of this neighborhood that has more than 600 single family homes, 800 multi-family homes and 200 senior restricted housing units. As a part of the development, in 2002, Veridian dedicated public park space that is now North Star Park. In addition, park land dedication credits were provided for private open space and a payment in lieu of dedication payment made by Veridian in 2002. There was a remaining sq. ft. requirement to be paid as development occurred. Over the next 13 years, those payments made exceeded what was required from the plat. This is understandable given the number of phases and modifications to the plat in regard to unit counts. However, after review of all of our records, we have calculated an overpayment of park impact fees in the amount of \$261,854.33.

Please remit this return of this overpayment to:

Veridian Management Solutions, LLC (check should be made payable to this entity)
c/o Jeff Rosenberg
6801 South Towne Drive
Madison, WI 53713

If you have any questions about this claim, I can be reached at (608) 226-3097 or by email at jrosenberg@veridianhomes.com.

Sincerely,


Jeff Rosenberg
President
Land Acquisition and Development

VERIDIAN HOMES, LLC

6801 South Towne Drive Madison, WI 53713 Phone 608.226.3100 Fax 608.226.0600
www.veridianhomes.com



Madison Parks Division

210 Martin Luther King, Jr. Blvd., Room 104
Madison, WI 53703
608-266-4711
www.cityofmadison.com/parks



TO: Michael P. May, City Attorney
FROM: Eric M. Knepp, Parks Superintendent
DATE: November 13, 2017
RE: Veridian Homes Notice of Claim for Return of Overpayment – Grandview Commons

I am writing to inform you that we have completed our review of the Grandview Commons Plat Park Impact Fees in relationship to the Notice of Claim for Return of Overpayment submitted by Veridian Homes on October 12, 2017. After a detailed review by staff, we concur that there was an overpayment of parkland impact fees, particularly fees in lieu of dedication by Veridian Homes for the Grandview Commons Plat and recommend that Veridian be refunded \$261,854.33 from the parkland acquisition fund (12405112 Parks – Citywide Parkland Fee).

The Grandview Commons Plat has a long and complex history spanning sixteen years. During that timeframe, Veridian, the Plat’s primary developer, responding, in part, to changing market conditions and development trends, in particular the impact of the Great Recession and the subprime mortgage crisis on lending and housing development, has replatted and added to the original plat; the original proposed unit counts, upon which the impact fees and fees in lieu were based, have been modified; and actual development and build-out of the Plat has occurred in numerous phases spanning many years (phase 24 of the subdivision was approved in January). The final approved unit counts for the Plat, based on all approvals to date, are as follows:

Final Approved Unit Counts for Park Impact Fees *

<i>Type of Unit</i>	<i>Units</i>
Single-Family	613
Multi-Family	823
Elderly - Single Room Occupancy	201

* Any unit types not requiring payment of park impact fees have been excluded from this table.

Appendix A, which is attached, lists the properties in Grandview Commons that make up this unit count and that are covered by Veridian’s parkland dedications, private open space and park fee payments since 2002.¹

¹ It is important to note that should any new units be contemplated within the Plat beyond the total unit counts approved to date, or if there is a reallocation in unit type (i.e., single family to multi-family), those changes would be subject to Parks Division staff review and potentially would incur additional Park Impact Fee charges at the current rate.

As a part of the initial plat approval process in 2002, Veridian dedicated the land that would become North Star Park. Veridian also received parkland dedication credits for private open space being created within the plat. Finally, Veridian made a payment to cover one half of the remaining parkland fee in lieu of dedication needed for the plat. Since 2002, additional parkland fee in lieu of dedication fees and parkland impact fees have been collected from Veridian for development within the Plat with the goal of covering the remaining deficiency. However, in reviewing the fees paid by Veridian over time, and comparing them to the amount of fees that should have been imposed on Veridian for this development, it is clear that, because of the manner in which Grandview Commons has been developed, even though Veridian still owes some park development (park-infrastructure) impact fees on some lots, Veridian has paid the City more park fees than were needed to address the parkland dedication requirement for the Plat. Of note, Veridian has also indicated that, in addition to the return of overpayment that it is seeking, it would like to close this Plat regarding any remaining park impact fees that may be due.

Based upon Parks Division staff's review of the impact fees collected from Veridian for the Grandview Commons Plat, and our discussions with Veridian about this matter, it is the Parks Division's conclusion that the City has received an overpayment of park land fees in lieu of dedication. By applying the average land value over the past ten years (the period of overpayment) of \$2.43/sq. ft. and using the land dedication requirements then in effect, and after adjustments are made for unpaid park development fees in the Grandview Commons Plat², the overpayment by Veridian is confirmed at \$261,854.33.

I believe that by issuing this refund to Veridian and using a portion of the overpayment to satisfy the remaining park fees due, the Grandview Commons Plat and those parcels listed in Appendix A will be correct in their park fee payments and dedication requirements under Madison General Ordinances. It warrants noting that this type of scenario is not likely to reoccur in any other developments given current standard operating procedures to ensure a high degree of accuracy and specificity in impact fee payments going forward, and the unique nature and timing of the Plat's development. In addition, developer practices have changed since the aftermath of the Great Recession such that the prepayment of park fees on a scale similar to Grandview Commons is unlikely.

² To satisfy all remaining park development (Park-Infrastructure) fees due for the lands owned and developed by Veridian in Grandview Commons included on Appendix A, a transfer of \$261,029.96 should be made from the Citywide Parkland Fee Account into the Park-Infrastructure Impact Fee East District account. The Parks Division will ensure that these funds are only used for projects within the former Door Creek Impact Fee District, which has been administratively closed following the enactment of the updated Park Impact Fee Ordinance.

APPENDIX A
Grandview Commons Parcels

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-111-1927-1	1	CSM 11218 Grandview Commons
0710-111-1928-9	2	CSM 11218 Grandview Commons
0710-111-1910-6	3	CSM 11218 Grandview Commons
0710-111-1911-4	4	CSM 11218 Grandview Commons
0710-024-0306-3	1	Grandview Commons
0710-024-0305-5	2	Grandview Commons
0710-024-0304-7	3	Grandview Commons
0710-024-0303-9	4	Grandview Commons
0710-024-0302-1	5	Grandview Commons
0710-024-0301-3	6	Grandview Commons
0710-024-1001-8	19	Grandview Commons
0710-024-1002-6	20	Grandview Commons
0710-024-1003-4	21	Grandview Commons
0710-024-1004-2	22	Grandview Commons
0710-024-1005-0	23	Grandview Commons
0710-024-1006-8	24	Grandview Commons
0710-024-1007-6	25	Grandview Commons
0710-024-1101-6	26	Grandview Commons
0710-024-1102-4	27	Grandview Commons
0710-024-1103-2	28	Grandview Commons
0710-024-1104-0	29	Grandview Commons
0710-024-1105-8	30	Grandview Commons
0710-024-1106-6	31	Grandview Commons
0710-024-1107-4	32	Grandview Commons
0710-024-1501-8	97	Grandview Commons
0710-024-1502-6	98	Grandview Commons
0710-024-1503-4	99	Grandview Commons
0710-024-1504-2	100	Grandview Commons
0710-024-1505-0	101	Grandview Commons
0710-024-1506-8	102	Grandview Commons
0710-024-1507-6	103	Grandview Commons
0710-024-1508-4	104	Grandview Commons
0710-024-1509-2	105	Grandview Commons
0710-024-1510-9	106	Grandview Commons
0710-024-1511-7	107	Grandview Commons
0710-111-1609-5	108	Grandview Commons
0710-111-1610-2	109	Grandview Commons
0710-111-1611-0	110	Grandview Commons
0710-111-1612-8	111	Grandview Commons
0710-024-0619-0	130	Grandview Commons
0710-024-0620-7	131	Grandview Commons
0710-024-0621-5	132	Grandview Commons

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-024-0622-3	133	Grandview Commons
0710-111-2002-0	158	Grandview Commons
0710-111-2003-8	159	Grandview Commons
0710-111-2004-6	160	Grandview Commons
0710-111-2005-4	161	Grandview Commons
0710-111-2006-2	162	Grandview Commons
0710-111-2007-0	163	Grandview Commons
0710-111-2008-8	164	Grandview Commons
0710-111-2009-6	165	Grandview Commons
0710-111-2010-3	166	Grandview Commons
0710-111-2011-1	167	Grandview Commons
0710-111-2012-9	168	Grandview Commons
0710-111-2013-7	169	Grandview Commons
0710-111-2014-5	170	Grandview Commons
0710-111-2015-3	171	Grandview Commons
0710-111-2016-1	172	Grandview Commons
0710-111-2017-9	173	Grandview Commons
0710-111-2018-7	174	Grandview Commons
0710-111-2019-5	175	Grandview Commons
0710-111-2020-2	176	Grandview Commons
0710-111-2021-0	177	Grandview Commons
0710-111-2022-8	178	Grandview Commons
0710-111-2023-6	179	Grandview Commons
0710-111-2024-4	180	Grandview Commons
0710-111-1901-5	181	Grandview Commons
0710-111-1902-3	182	Grandview Commons
0710-111-1903-1	183	Grandview Commons
0710-111-1904-9	184	Grandview Commons
0710-111-1905-7	185	Grandview Commons
0710-111-1906-5	186	Grandview Commons
0710-111-1907-3	187	Grandview Commons
0710-111-1908-1	188	Grandview Commons
0710-111-1909-9	189	Grandview Commons
0710-111-1912-2	192	Grandview Commons
0710-111-1913-0	193	Grandview Commons
0710-111-1914-8	194	Grandview Commons
0710-111-1915-6	195	Grandview Commons
0710-111-1916-4	196	Grandview Commons
0710-111-1917-2	197	Grandview Commons
0710-111-1918-0	198	Grandview Commons
0710-111-1919-8	199	Grandview Commons
0710-111-1920-5	200	Grandview Commons
0710-111-1921-3	201	Grandview Commons
0710-111-1922-1	202	Grandview Commons
0710-111-1923-9	203	Grandview Commons
0710-111-1924-7	204	Grandview Commons

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-111-1925-5	205	Grandview Commons
0710-111-1926-3	206	Grandview Commons
0710-111-1929-7	209	Grandview Commons
0710-111-1930-4	210	Grandview Commons
0710-111-1931-2	211	Grandview Commons
0710-111-1932-0	212	Grandview Commons
0710-111-1412-2	213	Grandview Commons
0710-111-1413-0	214	Grandview Commons
0710-111-1414-8	215	Grandview Commons
0710-111-1415-6	216	Grandview Commons
0710-111-1416-4	217	Grandview Commons
0710-111-1417-2	218	Grandview Commons
0710-111-1418-0	219	Grandview Commons
0710-111-1419-8	220	Grandview Commons
0710-111-1314-0	221	Grandview Commons
0710-111-1315-8	222	Grandview Commons
0710-111-1316-6	223	Grandview Commons
0710-111-1317-4	224	Grandview Commons
0710-111-1318-2	225	Grandview Commons
0710-111-1319-0	226	Grandview Commons
0710-111-1320-7	227	Grandview Commons
0710-111-1321-5	228	Grandview Commons
0710-111-1322-3	229	Grandview Commons
0710-111-1323-1	230	Grandview Commons
0710-111-1324-9	231	Grandview Commons
0710-111-1325-7	232	Grandview Commons
0710-111-1209-3	233	Grandview Commons
0710-111-1210-0	234	Grandview Commons
0710-111-1211-8	235	Grandview Commons
0710-111-1212-6	236	Grandview Commons
0710-111-1213-4	237	Grandview Commons
0710-111-1214-2	238	Grandview Commons
0710-111-1215-0	239	Grandview Commons
0710-111-1216-8	240	Grandview Commons
0710-111-1217-6	241	Grandview Commons
0710-111-1218-4	242	Grandview Commons
0710-111-1219-2	243	Grandview Commons
0710-111-1220-9	244	Grandview Commons
0710-111-1221-7	245	Grandview Commons
0710-111-1222-5	246	Grandview Commons
0710-111-1223-3	247	Grandview Commons
0710-111-1224-1	248	Grandview Commons
0710-111-1225-9	249	Grandview Commons
0710-111-1226-7	250	Grandview Commons
0710-111-1227-5	251	Grandview Commons
0710-111-1228-3	252	Grandview Commons

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-111-1229-1	253	Grandview Commons
0710-111-2701-8	254	Grandview Commons
0710-111-2702-6	255	Grandview Commons
0710-111-2703-4	256	Grandview Commons
0710-111-2704-2	257	Grandview Commons
0710-111-2705-0	258	Grandview Commons
0710-111-2706-8	259	Grandview Commons
0710-111-2707-6	260	Grandview Commons
0710-111-2708-4	261	Grandview Commons
0710-111-2709-2	262	Grandview Commons
0710-111-2710-9	263	Grandview Commons
0710-111-0506-4	264	Grandview Commons
0710-111-0507-2	265	Grandview Commons
0710-111-0508-0	266	Grandview Commons
0710-111-0509-8	267	Grandview Commons
0710-111-0510-5	268	Grandview Commons
0710-111-0407-4	269	Grandview Commons
0710-111-0408-2	270	Grandview Commons
0710-111-0409-0	271	Grandview Commons
0710-111-0410-7	272	Grandview Commons
0710-111-0411-5	273	Grandview Commons
0710-111-0412-3	274	Grandview Commons
0710-111-2801-6	275	Grandview Commons
0710-111-2802-4	276	Grandview Commons
0710-111-2803-2	277	Grandview Commons
0710-111-2804-0	278	Grandview Commons
0710-111-2805-8	279	Grandview Commons
0710-111-2806-6	280	Grandview Commons
0710-111-2807-4	281	Grandview Commons
0710-111-2808-2	282	Grandview Commons
0710-111-2809-0	283	Grandview Commons
0710-111-2810-7	284	Grandview Commons
0710-111-2811-5	285	Grandview Commons
0710-111-2603-6	292	Grandview Commons
0710-111-2604-4	293	Grandview Commons
0710-111-2504-6	299	Grandview Commons
0710-111-2505-4	300	Grandview Commons
0710-111-2506-2	301	Grandview Commons
0710-111-2507-0	302	Grandview Commons
0710-111-2508-8	303	Grandview Commons
0710-111-2509-6	304	Grandview Commons
0710-111-2510-3	305	Grandview Commons
0710-111-2511-1	306	Grandview Commons
0710-111-2512-9	307	Grandview Commons
0710-111-2513-7	308	Grandview Commons
0710-111-2514-5	309	Grandview Commons

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-111-2515-3	310	Grandview Commons
0710-111-2401-4	311	Grandview Commons
0710-111-2409-8	319	Grandview Commons
0710-111-2410-5	320	Grandview Commons
0710-111-2411-3	321	Grandview Commons
0710-111-2412-1	322	Grandview Commons
0710-111-2413-9	323	Grandview Commons
0710-111-2414-7	324	Grandview Commons
0710-111-2415-5	325	Grandview Commons
0710-111-2416-3	326	Grandview Commons
0710-111-2417-1	327	Grandview Commons
0710-111-2418-9	328	Grandview Commons
0710-111-2419-7	329	Grandview Commons
0710-111-2301-6	330	Grandview Commons
0710-111-2302-4	331	Grandview Commons
0710-111-2303-2	332	Grandview Commons
0710-111-2304-0	333	Grandview Commons
0710-111-2305-8	334	Grandview Commons
0710-111-2306-6	335	Grandview Commons
0710-111-2307-4	336	Grandview Commons
0710-111-2308-2	337	Grandview Commons
0710-111-2309-0	338	Grandview Commons
0710-111-2310-7	339	Grandview Commons
0710-111-2311-5	340	Grandview Commons
0710-111-2312-3	341	Grandview Commons
0710-111-2313-1	342	Grandview Commons
0710-111-2314-9	343	Grandview Commons
0710-111-2315-7	344	Grandview Commons
0710-111-2316-5	345	Grandview Commons
0710-111-2317-3	346	Grandview Commons
0710-111-2101-0	347	Grandview Commons
0710-111-2102-8	348	Grandview Commons
0710-111-2103-6	349	Grandview Commons
0710-111-2104-4	350	Grandview Commons
0710-111-2105-2	351	Grandview Commons
0710-111-2106-0	352	Grandview Commons
0710-111-2107-8	353	Grandview Commons
0710-111-2108-6	354	Grandview Commons
0710-111-2109-4	355	Grandview Commons
0710-111-2110-1	356	Grandview Commons
0710-111-2111-9	357	Grandview Commons
0710-111-2112-7	358	Grandview Commons
0710-111-2113-5	359	Grandview Commons
0710-111-2114-3	360	Grandview Commons
0710-111-2115-1	361	Grandview Commons
0710-111-2116-9	362	Grandview Commons

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-111-2117-7	363	Grandview Commons
0710-111-2118-5	364	Grandview Commons
0710-111-2119-3	365	Grandview Commons
0710-111-2120-0	366	Grandview Commons
0710-111-2121-8	367	Grandview Commons
0710-111-2201-8	368	Grandview Commons
0710-111-2202-6	369	Grandview Commons
0710-111-2203-4	370	Grandview Commons
0710-111-2204-2	371	Grandview Commons
0710-111-2205-0	372	Grandview Commons
0710-111-2206-8	373	Grandview Commons
0710-111-2207-6	374	Grandview Commons
0710-111-2208-4	375	Grandview Commons
0710-111-2209-2	376	Grandview Commons
0710-111-2210-9	377	Grandview Commons
0710-111-2211-7	378	Grandview Commons
0710-111-2212-5	379	Grandview Commons
0710-111-2213-3	380	Grandview Commons
0710-111-2214-1	381	Grandview Commons
0710-111-2215-9	382	Grandview Commons
0710-111-2216-7	383	Grandview Commons
0710-111-2217-5	384	Grandview Commons
0710-111-2218-3	385	Grandview Commons
0710-111-2219-1	386	Grandview Commons
0710-111-2220-8	387	Grandview Commons
0710-111-2221-6	388	Grandview Commons
0710-111-2222-4	389	Grandview Commons
0710-111-2223-2	390	Grandview Commons
0710-112-0501-2	391	Grandview Commons
0710-112-0502-0	392	Grandview Commons
0710-112-0503-8	393	Grandview Commons
0710-112-0504-6	394	Grandview Commons
0710-112-0505-4	395	Grandview Commons
0710-112-0506-2	396	Grandview Commons
0710-112-0507-0	397	Grandview Commons
0710-112-0508-8	398	Grandview Commons
0710-112-0509-6	399	Grandview Commons
0710-112-0510-3	400	Grandview Commons
0710-112-0511-1	401	Grandview Commons
0710-112-0512-9	402	Grandview Commons
0710-112-0513-7	403	Grandview Commons
0710-112-0514-5	404	Grandview Commons
0710-112-0515-3	405	Grandview Commons
0710-112-0516-1	406	Grandview Commons
0710-112-0517-9	407	Grandview Commons
0710-112-0518-7	408	Grandview Commons

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-112-0519-5	409	Grandview Commons
0710-112-0401-4	410	Grandview Commons
0710-112-0402-2	411	Grandview Commons
0710-112-0403-0	412	Grandview Commons
0710-112-0404-8	413	Grandview Commons
0710-112-0405-6	414	Grandview Commons
0710-112-0406-4	415	Grandview Commons
0710-112-0407-2	416	Grandview Commons
0710-112-0408-0	417	Grandview Commons
0710-112-0409-8	418	Grandview Commons
0710-112-0410-5	419	Grandview Commons
0710-112-0411-3	420	Grandview Commons
0710-112-0412-1	421	Grandview Commons
0710-112-0413-9	422	Grandview Commons
0710-112-0414-7	423	Grandview Commons
0710-112-0415-5	424	Grandview Commons
0710-112-0416-3	425	Grandview Commons
0710-112-0417-1	426	Grandview Commons
0710-112-0418-9	427	Grandview Commons
0710-112-0419-7	428	Grandview Commons
0710-112-0420-4	429	Grandview Commons
0710-112-0421-2	430	Grandview Commons
0710-112-0422-0	431	Grandview Commons
0710-112-0423-8	432	Grandview Commons
0710-112-0424-6	433	Grandview Commons
0710-112-0425-4	434	Grandview Commons
0710-112-1503-7	457	Grandview Commons
0710-112-1901-3	458 & 459	Grandview Commons
0710-112-1903-9	460	Grandview Commons
0710-112-1904-7	461	Grandview Commons
0710-112-1905-5	462	Grandview Commons
0710-112-1909-7	465	Grandview Commons
0710-112-0801-6	466	Grandview Commons
0710-112-0802-4	467	Grandview Commons
0710-112-0803-2	468	Grandview Commons
0710-112-0804-0	469	Grandview Commons
0710-112-0815-7	480	Grandview Commons
0710-112-0816-5	481	Grandview Commons
0710-112-0817-3	482	Grandview Commons
0710-112-0818-1	483	Grandview Commons
0710-112-0819-9	484	Grandview Commons
0710-112-0820-6	485	Grandview Commons
0710-112-0821-4	486	Grandview Commons
0710-112-0822-2	487	Grandview Commons
0710-112-0823-0	488	Grandview Commons
0710-112-0824-8	489	Grandview Commons

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-112-0825-6	490	Grandview Commons
0710-112-0826-4	491	Grandview Commons
0710-112-0827-2	492	Grandview Commons
0710-112-0828-0	493	Grandview Commons
0710-112-0829-8	494	Grandview Commons
0710-112-0701-8	495	Grandview Commons
0710-112-0702-6	496	Grandview Commons
0710-112-0703-4	497	Grandview Commons
0710-112-0704-2	498	Grandview Commons
0710-112-0705-0	499	Grandview Commons
0710-112-0706-8	500	Grandview Commons
0710-112-0707-6	501	Grandview Commons
0710-112-0708-4	502	Grandview Commons
0710-112-0709-2	503	Grandview Commons
0710-112-0710-9	504	Grandview Commons
0710-112-0711-7	505	Grandview Commons
0710-112-0712-5	506	Grandview Commons
0710-112-0713-3	507	Grandview Commons
0710-112-0714-1	508	Grandview Commons
0710-112-0715-9	509	Grandview Commons
0710-112-0716-7	510	Grandview Commons
0710-112-0717-5	511	Grandview Commons
0710-112-0718-3	512	Grandview Commons
0710-112-0719-1	513	Grandview Commons
0710-112-0720-8	514	Grandview Commons
0710-112-0721-6	515	Grandview Commons
0710-112-0722-4	516	Grandview Commons
0710-112-0723-2	517	Grandview Commons
0710-112-0724-0	518	Grandview Commons
0710-112-0601-0	519	Grandview Commons
0710-112-0602-8	520	Grandview Commons
0710-112-0603-6	521	Grandview Commons
0710-112-0604-4	522	Grandview Commons
0710-112-0605-2	523	Grandview Commons
0710-112-0606-0	524	Grandview Commons
0710-112-0607-8	525	Grandview Commons
0710-112-0608-6	526	Grandview Commons
0710-112-0609-4	527	Grandview Commons
0710-112-0610-1	528	Grandview Commons
0710-112-0611-9	529	Grandview Commons
0710-112-0612-7	530	Grandview Commons
0710-112-0613-5	531	Grandview Commons
0710-112-0614-3	532	Grandview Commons
0710-112-0901-4	533	Grandview Commons
0710-112-0902-2	534	Grandview Commons
0710-112-0903-0	535	Grandview Commons

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-112-0904-8	536	Grandview Commons
0710-112-0905-6	537	Grandview Commons
0710-112-0906-4	538	Grandview Commons
0710-112-0907-2	539	Grandview Commons
0710-112-0908-0	540	Grandview Commons
0710-112-1001-1	541	Grandview Commons
0710-112-1002-9	542	Grandview Commons
0710-112-1003-7	543	Grandview Commons
0710-112-1004-5	544	Grandview Commons
0710-112-1005-3	545	Grandview Commons
0710-112-1006-1	546	Grandview Commons
0710-112-1007-9	547	Grandview Commons
0710-112-1008-7	548	Grandview Commons
0710-112-1009-5	549	Grandview Commons
0710-112-1010-2	550	Grandview Commons
0710-112-1011-0	551	Grandview Commons
0710-112-1012-8	552	Grandview Commons
0710-112-1013-6	553	Grandview Commons
0710-112-1014-4	554	Grandview Commons
0710-112-1015-2	555	Grandview Commons
0710-112-1016-0	556	Grandview Commons
0710-112-1017-8	557	Grandview Commons
0710-112-1018-6	558	Grandview Commons
0710-112-1019-4	559	Grandview Commons
0710-112-1101-9	560	Grandview Commons
0710-112-1102-7	561	Grandview Commons
0710-112-1103-5	562	Grandview Commons
0710-112-1104-3	563	Grandview Commons
0710-112-1105-1	564	Grandview Commons
0710-112-1106-9	565	Grandview Commons
0710-112-1107-7	566	Grandview Commons
0710-112-1108-5	567	Grandview Commons
0710-112-1109-3	568	Grandview Commons
0710-112-1110-0	569	Grandview Commons
0710-112-1111-8	570	Grandview Commons
0710-112-1112-6	571	Grandview Commons
0710-112-1113-4	572	Grandview Commons
0710-112-1114-2	573	Grandview Commons
0710-112-1115-0	574	Grandview Commons
0710-112-1116-8	575	Grandview Commons
0710-112-1117-6	576	Grandview Commons
0710-112-1118-4	577	Grandview Commons
0710-112-1119-2	578	Grandview Commons
0710-112-1201-7	579	Grandview Commons
0710-112-1202-5	580	Grandview Commons
0710-112-1203-3	581	Grandview Commons

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-112-1204-1	582	Grandview Commons
0710-112-1205-9	583	Grandview Commons
0710-112-1206-7	584	Grandview Commons
0710-112-1207-5	585	Grandview Commons
0710-112-1208-3	586	Grandview Commons
0710-112-1209-1	587	Grandview Commons
0710-112-1210-8	588	Grandview Commons
0710-112-1211-6	589	Grandview Commons
0710-112-1212-4	590	Grandview Commons
0710-112-1213-2	591	Grandview Commons
0710-112-1214-0	592	Grandview Commons
0710-112-1215-8	593	Grandview Commons
0710-112-1216-6	594	Grandview Commons
0710-112-1217-4	595	Grandview Commons
0710-112-1218-2	596	Grandview Commons
0710-112-1219-0	597	Grandview Commons
0710-112-1220-7	598	Grandview Commons
0710-112-1301-5	599	Grandview Commons
0710-112-1302-3	600	Grandview Commons
0710-112-1303-1	601	Grandview Commons
0710-112-1304-9	602	Grandview Commons
0710-112-1305-7	603	Grandview Commons
0710-112-1306-5	604	Grandview Commons
0710-112-1307-3	605	Grandview Commons
0710-112-1308-1	606	Grandview Commons
0710-112-1309-9	607	Grandview Commons
0710-112-1310-6	608	Grandview Commons
0710-112-1311-4	609	Grandview Commons
0710-112-1312-2	610	Grandview Commons
0710-112-1313-0	611	Grandview Commons
0710-112-1314-8	612	Grandview Commons
0710-112-1401-3	613	Grandview Commons
0710-112-1402-1	614	Grandview Commons
0710-112-1403-9	615	Grandview Commons
0710-112-1404-7	616	Grandview Commons
0710-112-1405-5	617	Grandview Commons
0710-112-1406-3	618	Grandview Commons
0710-112-1407-1	619	Grandview Commons
0710-112-1408-9	620	Grandview Commons
0710-111-2422-0	621	Grandview Commons First Addition
0710-111-2421-2	622	Grandview Commons First Addition
0710-111-2408-0	623	Grandview Commons First Addition
0710-111-2407-2	624	Grandview Commons First Addition
0710-111-2406-4	625	Grandview Commons First Addition
0710-111-2405-6	626	Grandview Commons First Addition
0710-111-2404-8	627	Grandview Commons First Addition

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-111-2403-0	628	Grandview Commons First Addition
0710-111-2402-2	629	Grandview Commons First Addition
0710-111-2523-6	636	Town Center Addition to Grandview Commons
0710-111-2524-4	637	Town Center Addition to Grandview Commons
0710-111-2525-2	638	Town Center Addition to Grandview Commons
0710-111-2526-0	639	Town Center Addition to Grandview Commons
0710-111-2607-8	640	Town Center Addition to Grandview Commons
0710-111-2608-6	641	Town Center Addition to Grandview Commons
0710-111-2609-4	642	Town Center Addition to Grandview Commons
0710-111-2610-1	643	Town Center Addition to Grandview Commons
0710-111-2611-9	644	Town Center Addition to Grandview Commons
0710-111-2612-7	645	Town Center Addition to Grandview Commons
0710-111-2613-5	646	Town Center Addition to Grandview Commons
0710-111-2614-3	647	Town Center Addition to Grandview Commons
0710-024-3401-8	653	Grandview Commons Replat No. 1
0710-024-3402-6	654	Grandview Commons Replat No. 1
0710-024-3403-4	655	Grandview Commons Replat No. 1
0710-024-3404-2	656	Grandview Commons Replat No. 1
0710-024-3406-8	657	Grandview Commons Replat No. 1
0710-024-3407-6	658	Grandview Commons Replat No. 1
0710-024-3408-4	659	Grandview Commons Replat No. 1
0710-024-3409-2	660	Grandview Commons Replat No. 1
0710-024-3410-9	661	Grandview Commons Replat No. 1
0710-024-3411-7	662	Grandview Commons Replat No. 1
0710-024-3506-6	663	Grandview Commons Replat No. 1
0710-024-3507-4	664	Grandview Commons Replat No. 1
0710-024-3508-2	665	Grandview Commons Replat No. 1
0710-024-3509-0	666	Grandview Commons Replat No. 1
0710-024-3510-7	667	Grandview Commons Replat No. 1
0710-024-3511-5	668	Grandview Commons Replat No. 1
0710-024-3512-3	669	Grandview Commons Replat No. 1
0710-024-3513-1	670	Grandview Commons Replat No. 1
0710-024-3514-9	671	Grandview Commons Replat No. 1
0710-024-3501-6	672	Grandview Commons Replat No. 1
0710-024-3502-4	673	Grandview Commons Replat No. 1
0710-024-3503-2	674	Grandview Commons Replat No. 1
0710-024-3504-0	675	Grandview Commons Replat No. 1
0710-024-3505-8	676	Grandview Commons Replat No. 1
0710-024-3606-4	677	Grandview Commons Replat No. 1
0710-024-3607-2	678	Grandview Commons Replat No. 1
0710-024-3608-0	679	Grandview Commons Replat No. 1
0710-024-3609-8	680	Grandview Commons Replat No. 1
0710-024-3610-5	681	Grandview Commons Replat No. 1
0710-024-3611-3	682	Grandview Commons Replat No. 1
0710-024-3612-1	683	Grandview Commons Replat No. 1
0710-024-3613-9	684	Grandview Commons Replat No. 1

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-024-3614-7	685	Grandview Commons Replat No. 1
0710-024-3601-4	686	Grandview Commons Replat No. 1
0710-024-3602-2	687	Grandview Commons Replat No. 1
0710-024-3603-0	688	Grandview Commons Replat No. 1
0710-024-3604-8	689	Grandview Commons Replat No. 1
0710-024-3605-6	690	Grandview Commons Replat No. 1
0710-024-0522-5	691	Grandview Commons Replat No. 1
0710-024-0523-3	692	Grandview Commons Replat No. 1
0710-024-0524-1	693	Grandview Commons Replat No. 1
0710-024-0525-9	694	Grandview Commons Replat No. 1
0710-024-0526-7	695	Grandview Commons Replat No. 1
0710-024-0527-5	696	Grandview Commons Replat No. 1
0710-024-0528-3	697	Grandview Commons Replat No. 1
0710-024-0529-1	698	Grandview Commons Replat No. 1
0710-024-0530-8	699	Grandview Commons Replat No. 1
0710-024-0531-6	700	Grandview Commons Replat No. 1
0710-024-0532-4	701	Grandview Commons Replat No. 1
0710-024-0533-2	702	Grandview Commons Replat No. 1
0710-024-0534-0	703	Grandview Commons Replat No. 1
0710-024-0535-8	704	Grandview Commons Replat No. 1
0710-024-0536-6	705	Grandview Commons Replat No. 1
0710-024-0537-4	706	Grandview Commons Replat No. 1
0710-024-0636-4	707	Grandview Commons Replat No. 1
0710-024-0635-6	708	Grandview Commons Replat No. 1
0710-024-0634-8	709	Grandview Commons Replat No. 1
0710-024-0633-0	710	Grandview Commons Replat No. 1
0710-024-0632-2	711	Grandview Commons Replat No. 1
0710-024-0631-4	712	Grandview Commons Replat No. 1
0710-024-0630-6	713	Grandview Commons Replat No. 1
0710-024-0629-9	714	Grandview Commons Replat No. 1
0710-024-0628-1	715	Grandview Commons Replat No. 1
0710-024-0627-3	716	Grandview Commons Replat No. 1
0710-024-0626-5	717	Grandview Commons Replat No. 1
0710-024-0625-7	718	Grandview Commons Replat No. 1
0710-024-3912-5	719	Grandview Commons Replat No. 1
0710-024-3911-7	720	Grandview Commons Replat No. 1
0710-024-3910-9	721	Grandview Commons Replat No. 1
0710-024-3909-2	722	Grandview Commons Replat No. 1
0710-024-3908-4	723	Grandview Commons Replat No. 1
0710-024-3907-6	724	Grandview Commons Replat No. 1
0710-024-3906-8	725	Grandview Commons Replat No. 1
0710-024-3905-0	726	Grandview Commons Replat No. 1
0710-024-3904-2	727	Grandview Commons Replat No. 1
0710-024-3903-4	728	Grandview Commons Replat No. 1
0710-024-3902-6	729	Grandview Commons Replat No. 1
0710-024-3901-8	730	Grandview Commons Replat No. 1

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-024-3801-0	731	Grandview Commons Replat No. 1
0710-024-3802-8	732	Grandview Commons Replat No. 1
0710-024-3803-6	733	Grandview Commons Replat No. 1
0710-024-3804-4	734	Grandview Commons Replat No. 1
0710-024-3805-2	735	Grandview Commons Replat No. 1
0710-024-3806-0	736	Grandview Commons Replat No. 1
0710-024-3807-8	737	Grandview Commons Replat No. 1
0710-024-3808-6	738	Grandview Commons Replat No. 1
0710-024-3809-4	739	Grandview Commons Replat No. 1
0710-024-3810-1	740	Grandview Commons Replat No. 1
0710-024-3811-9	741	Grandview Commons Replat No. 1
0710-024-3812-7	742	Grandview Commons Replat No. 1
0710-024-3711-1	746	Grandview Commons Replat No. 1
0710-024-3710-3	747	Grandview Commons Replat No. 1
0710-024-3709-6	748	Grandview Commons Replat No. 1
0710-024-3708-8	749	Grandview Commons Replat No. 1
0710-024-3707-0	750	Grandview Commons Replat No. 1
0710-024-3706-2	751	Grandview Commons Replat No. 1
0710-024-3705-4	752	Grandview Commons Replat No. 1
0710-024-3704-6	753	Grandview Commons Replat No. 1
0710-024-3703-8	754	Grandview Commons Replat No. 1
0710-024-3702-0	755	Grandview Commons Replat No. 1
0710-024-3701-2	756	Grandview Commons Replat No. 1
0710-023-0906-3	857	Grandview Commons North
0710-023-0907-1	858	Grandview Commons North
0710-023-0908-9	859	Grandview Commons North
0710-023-0909-7	860	Grandview Commons North
0710-023-1008-6	868	Grandview Commons North
0710-023-1010-1	870	Grandview Commons North
0710-023-1011-9	871	Grandview Commons North
0710-023-1012-7	872	Grandview Commons North
0710-023-1107-6	887	Grandview Commons North
0710-023-1108-4	888	Grandview Commons North
0710-023-1109-2	889	Grandview Commons North
0710-023-1110-9	890	Grandview Commons North
0710-023-1111-7	891	Grandview Commons North
0710-023-1211-5	910	Grandview Commons North
0710-02301212-3	911	Grandview Commons North
0710-111-2034-3	997	Grandview Commons Replat No. 2
0710-111-2033-5	998	Grandview Commons Replat No. 2
0710-111-2032-7	999	Grandview Commons Replat No. 2
0710-111-2031-9	1000	Grandview Commons Replat No. 2
0710-111-2030-1	1001	Grandview Commons Replat No. 2
0710-111-2029-4	1002	Grandview Commons Replat No. 2
0710-024-3720-2	1003	Grandview Commons Replat No. 2
0710-024-3719-5	1004	Grandview Commons Replat No. 2

**Appendix
Grandview Commons Plat**

Parcel No.	Lot No.	Subdivision
0710-024-3718-7	1005	Grandview Commons Replat No. 2
0710-024-3717-9	1006	Grandview Commons Replat No. 2
0710-024-3716-1	1007	Grandview Commons Replat No. 2
0710-024-3715-3	1008	Grandview Commons Replat No. 2
0710-111-0306-8	1	CSM 12110
0710-112-0108-6	2	CSM 11948
0710-112-0305-8	1	CSM 11038
0710-112-0306-6	2	CSM 11038
0710-112-0301-6	1	CSM 11041
0710-112-0301-6	2	CSM 11041
0710-112-0806-6	1	CSM 11417
0710-112-0831-3	2	CSM 11417
0710-112-0805-8	3	CSM 11417
0710-112-0832-1	4	CSM 11417
0710-112-0808-2	1	CSM 11416
0710-112-0833-9	2	CSM 11416
0710-112-0807-4	3	CSM 11416
0710-112-0834-7	4	CSM 11416
0710-112-0810-7	1	CSM 11667
0710-112-0835-5	2	CSM 11667
0710-112-0809-0	3	CSM 11667
0710-112-0836-3	4	CSM 11667
0710-112-0812-3	1	CSM 11921
0710-112-0838-9	2	CSM 11921
0710-112-0811-5	3	CSM 11921
0710-112-0837-1	4	CSM 11921
0710-112-0839-7	1	CSM 11922
0710-112-0813-1	2	CSM 11922
0710-112-0814-9	1	CSM 12062
0710-112-0840-4	2	CSM 12062
0710-112-1504-5	1	CSM 13993
0710-112-1702-5	2	CSM 11777
0710-112-1701-7	1	CSM 12324
0710-112-1706-7	2	CSM 12324
0710-112-1605-1	1	CSM 13466
0710-112-1911-2	1	CSM 11887
0710-112-1906-3	2	CSM 11887
0710-112-1907-1	2	CSM 11413
0710-112-1802-3	1	CSM 14315
0710-112-1801-5	2	CSM 14315
0710-112-1805-7	1	CSM 11827
0710-112-1804-9	1	CSM 12933
0710-112-1803-1	2	CSM 12933