

RESOLUTION NUMBER R-294668

ADOPTED ON MARCH 20, 2001

WHEREAS, Spruce 58-LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a Mid-City Development Permit No. 99-0799 to construct a sixty unit residential development known as the Spruce Canyon Townhomes project, located on the south side of Spruce Street easterly of Columbia Street, and legally described as Lots 1, 2, 3, 10, 11, and 12 of Block 122, and Lots 1 through 4 and 9 through 12 of Block 123 of Middletown Map No. 1434, in the Uptown Community Plan area, in the RM-2-5 and RS-1-11 zones (previously referred to as the MR-1500 and R1-10,000 zones, respectively); and

WHEREAS, on February 1, 2001, the Planning Commission of the City of San Diego considered Mid-City Development [MCD] Permit No. 99-0799, and pursuant to Resolution No. 3085-PC voted to recommend City Council approval of the permit; and

WHEREAS, the matter was set for public hearing on March 20, 2001, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that this Council adopts the following findings with respect to MCD Permit No. 99-0799:

I. MID CITY COMMUNITIES PLANNED DISTRICT FINDINGS:

A. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (San Diego Municipal Code [SDMC] section 103.1501), and the following documents, as may be applicable to the project site: the Mid-City

Community Plan; the Greater North Park Community Plan; the State University Community Plan; the Uptown Community Plan; the Mid-City Design Plan, Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area; the Design Study for the Commercial Revitalization of El Cajon Boulevard; the North Park Design Study, Volume 1, Design Concept, and Volume 2, Design Manual; Sears Site Development Program; and will not adversely affect the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan or the City's Progress Guide and General Plan.

The proposed project will subdivide the site into thirteen lots for the construction of sixty residential dwelling units. Fifty-eight apartments currently exist on the site and are to be demolished. The project is zoned RM-2-5 and RS-1-11 (previously referred to as the MR-1500 and R1-10,000 zones, respectively), a multi-family zone within the Mid-City Communities Planned District Ordinance. The site is designated for residential development in the Uptown Community Plan.

The purpose and intent of the multi-family zones is to provide for quality residential developments which relates in scale and character to the surrounding neighborhoods. The project will provide a variety of housing types, including attached and detached, single-family dwellings and townhomes in duplex, fourplex and eightplex structures.

The Uptown Community Plan identifies several goals and objectives for new development. These include a recommendation for a variety of housing types and the revitalization of depressed areas. The existing apartment buildings are in a state of disrepair with minimal landscaped areas and insufficient parking. The proposed new structures and site improvements will visually enhance the area with landscaping in conformance with current landscape requirements, as well as providing the required parking for the units.

The Urban Design and Middletown Neighborhood elements of the Uptown Community Plan suggest several design features for new multi-family developments including screened parking, improved parking access, and private open space. The proposed townhomes and single-family dwellings incorporate these features as well as the architectural features contained within the Mid-City Communities Planned District Ordinance. These include facade articulation, varied roof treatments, entry porches and balconies. Each of the units will contain these design elements.

Deviations to some of the development standards have been incorporated into the project design for lot dimensions, height, floor area ratio, coverage and driveway requirements. These deviations are not considered significant as the overall project is consistent with the purpose and intent of the Mid-City Communities Planned District Ordinance as a variety of housing product and ownership types will be provided within a quality residential development which relates in scale and character to the surrounding neighborhood.

As such, the project is consistent with the applicable land use plans, and the Mid-City Communities Planned District Ordinance.

B. The proposed development will be compatible with existing and planned land uses on adjoining properties and will not constitute a disruptive element to the surrounding neighborhood and community. Architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.

The surrounding area is zoned RM-2-5 and RS-1-11 (previously referred to as the MR-1500 and R1-10,000 zones, respectively) and improved with a mix of single-family dwellings and multi-family structures of various architectural styles. The proposed project is the construction of sixty new residential units with a variety of housing product types including detached, single-family dwellings and multi-family units. Fifty-eight units currently exist at this site. The proposed project will be compatible with existing land uses and will not constitute a disruptive element to the community.

C. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity of the project site.

The proposed use of the site will be a sixty unit multi-family development where currently fifty-eight residential units exist. These existing units will be demolished. These units are in various stages of disrepair and do not provide the required parking spaces and landscaped area. The proposed new development would serve to visually enhance the site with increased landscaping and required parking, which includes parking for guests. It is anticipated that on-street parking in the neighborhood will be reduced as a result of the new development.

Permit conditions for the project require several public right of way improvements including new curb and gutter, additional sidewalks, as well as upgrades to the existing water and sewer systems. The development is required to be constructed consistent with the Uniform Building Code and all applicable codes and regulations to ensure that the project would not be detrimental to the health, safety and general welfare of those residing or working in the area.

D. The proposed use will comply with the relevant regulations of the San Diego Municipal Code in effect for this site.

The proposed project complies with all of the relevant regulations of the SDMC except for deviations for height, minimum lot dimensions, floor area ratio, coverage and driveway standards. These deviations have been incorporated into the project design and are not considered significant as the overall project is consistent with the purpose and intent of the Mid-City Communities Planned District Ordinance.

Nine of the proposed structures are proposed to be built at 36 feet in height where the zone requires a 30 foot height limit. This is only a 20 percent deviation from the standard and is not considered significant as a portion of the ground floor of these buildings is taken up with garage parking. The additional height would accommodate pitched roofs and chimneys.

Additionally, facade offsets and varied roof treatments serve to reduce the bulk and scale of the proposed structures.

The project proposes to create fee simple lots for the attached and detached, single-family units on the upper easterly portion of the site. The proposal would subdivide the duplex units creating four lots of 1,792 square feet and one of 2,176 square feet where 6,000 square feet is required by the underlying RM-2-5 zone (previously referred to as the MR-1500 zone). Additionally, two of the single-family lots would be 2,114 square feet and 2,266 square feet in area. As a consequence, these lots and the units being developed upon them, do not meet the minimum lot dimensions of the zone, and, they exceed the maximum floor area ratio (55 percent) and coverage (35 percent) allowed.

The project is proposing to provide two, 24-foot-wide driveways at both the west and east end of the lower part of the project (Lots 1 and 3) where a maximum 20 feet is permitted, and to provide less than the required separation between two driveways. Additionally, Lot 1 has the 24-foot-wide driveway to serve the majority of the development and a 16-foot-wide driveway to serve Building 9 separated by only 21 feet. These are not considered significant deviations because, as previously stated, the 24-foot-wide driveways provide access to the majority of the development. With respect to the driveway separation requirement, the 16-foot-wide driveway serves the duplex units that front onto Spruce Street.

These deviations are not considered to be significant as similar development is often approved through the Planned Residential Development process and the end result is a variety of home ownership options in an attractive multi-family development.

The subject property contains site constraints in that it is a terraced site with three level building pads. The proposed new structures would be located in the same approximate footprint as the existing structures to avoid impacting sensitive hillside areas.

The project is in conformance with all other development regulations of the underlying zone including setbacks, parking, landscaping, off-setting plans and maximum diagonal dimensions requirements. The proposed deviations are consistent with the purpose and intent of the Mid-City Community Planned District which encourage projects which provide an attractive street environment, compatible with the pattern of the existing neighborhoods. The project relates in scale and character to other multifamily structures in the area.

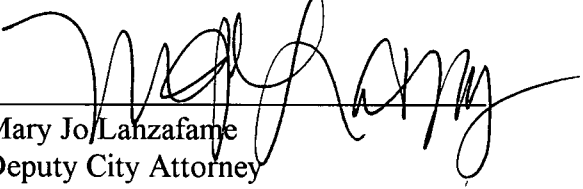
The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Mid-City Development Permit No. 99-0799 is granted to Spruce 58-LLC, a

California Limited Liability Company, Owner/Permittee, under the terms and conditions set forth
in the permit attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By



Mary Jo Lanzafame
Deputy City Attorney

MJL/mdw/lc

07/12/01

12/11/01 Cor.Copy (Resolution and Permit)

Or.Dept:Clerk

R-2001-1514

Form=permitr.frm

Reviewed by Sandra Teasley

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
PERMIT INTAKE, MAIL STATION 501

AND WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MID-CITY DEVELOPMENT PERMIT NO. 99-0799
SPRUCE CANYON TOWNHOMES

City Council

This Mid-City Development [MCD] Permit No. 99-0799 is granted by the Council of the City of San Diego to Spruce 58-LLC, a California Limited Liability Company, Owner/Permittee, pursuant to the regulations and ordinance provision in effect for the subject property in accordance with the San Diego Municipal Code [SDMC]. The 3.6 acre site is zoned RM-2-5 and RS-1-11 (previously referred to as zones MR-1500 and R1-10000, respectively) and is located on the south side of Spruce Street easterly of Columbia Street. (The current address for the existing development is 1101-1241 West Spruce Street.) The project site is legally described as Lots 1, 2, 3, 10, 11, and 12 of Block 122, and Lots 1 through 4 and 9 through 12 of Block 123 of Middletown Map No. 1434.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner and Permittee to vacate portions of Union and Spruce Streets, to demolish nine one-story and two-story structures containing fifty-eight apartments units, and to construct a total of sixty residential dwellings (fifty condominiums, six attached single-family and four detached single-family dwelling units) described and identified by size, dimension, quantity, type and location on the approved Exhibit "A," dated March 20, 2001, on file in the Development Services Department. The project includes deviations to the Mid-City Communities Planned District Ordinance development standards. The project shall include the following:

- a. The demolition of nine existing one-story and two-story apartment buildings;
- b. The construction of sixty residential units in fifteen buildings, totaling 123,991 square feet, consisting of the following:
 - (1) Four three-bedroom single-family dwelling units;
 - (2) Six two-bedroom and three-bedroom duplexes within three buildings;
 - (3) Twenty two-bedroom and three-bedroom fourplexes within five buildings;
 - (4) Six two-bedroom and three-bedroom units in one building; and
 - (5) Twenty-four two-bedroom and three-bedroom units in three buildings.
- c. Deviations to the Mid-City Communities Planned District Ordinance as follows and shown on Exhibit "A," dated March 20, 2001, and on file in the Development Services Department.

- (1) Minimum Lot Dimensions (Lots 4, 5, 6, 7, 8, 11, and 12)
 - (2) Height: 36'-0" where 30'-0" permitted (Townhome buildings on Lots 1, 2, and 3)
 - (3) Floor Area Ratio (Lots 1, 2, 5, 6, 7, 8, 11, and 12)
 - (4) Coverage (Lots 4, 5, 6, 7, 8, 11, and 12)
 - (5) Driveway number and width (Lots 1, 2, and 3)
- d. Landscaping (planting, irrigation and landscape related improvements);
 - e. Off-street parking facilities; and
 - f. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the SDMC in effect for this site.
1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
 2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the office of the Development Services Department; and
 - b. The Permit is recorded in the office of the San Diego County Recorder.
 3. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.
 4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
 5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.
 6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*)
 7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical, and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building permits, complete working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated March 20, 2001, on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate applications or amendment to this permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is entitled as a result of this Permit. It is the intent of the City that the Owner of the property, which is the subject of this Permit, either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove or modify the proposed permit and the condition(s) contained therein.

10. Prior to issuance of any building permits for this project, a final subdivision map shall be recorded on the subject property.

11. No fewer than 120 off-street parking spaces shall be provided and maintained at all times in the approximate locations shown on Exhibit "A," dated March 20, 2001, on file in the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

TRANSPORTATION DEVELOPMENT REQUIREMENTS:

12. The project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 769830, filed January 30, 1997) and the amendment to Council Policy 200-18 approved by City Council on January 10, 2000.

PLANNING REQUIREMENTS:

13. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

14. Prior to submitting building plans to the City for review, the applicant shall place a note on all building plans indicating that an avigation easement has been granted across the property. The note shall include the County Recorder's recording number for the avigation easement.

15. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

16. A topographical survey conforming to the provisions the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this permit or a regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

17. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

18. All signage associated with this development shall be consistent with sign criteria established by the Mid-City Development Planned District Ordinance.

19. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the SDMC for Citywide Storage Standards for Trash and Recyclable Materials to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," dated March 20, 2001, and on file in the Development Services Department.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Technical Manual (including planting and irrigation plans, details and specifications) shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated March 20, 2001, on file in the Development Services Department.

21. In the event that a foundation only permit is requested by the Permittee, or subsequent owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Concept Plan, dated March 20, 2001, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as landscaping area.

22. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way and median (if applicable) improvements shall be submitted to the City Manager for approval. Improvement plans shall identify a 40 square foot water permeable planting area for each street tree in the right-of-way. This area shall be identified as a rectangle with an "X" through it and labeled "planting area for street tree." Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. Location of street trees shall be identified and reserved during improvement activities and on all site plans prepared for subsequent building permit applications with actual installation taking place prior to issuance of a certificate of occupancy, for a specific building permit. The

construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated March 20, 2001, on file in the office of the Development Services Department.

23. Prior to issuance of any engineering permits for grading, construction documents for slope planting or revegetation and hydroseeding of all disturbed land including irrigation shall be submitted in accordance with the Landscape Technical Manual, section 7, and to the satisfaction of the City Manager. All plans shall be in substantial conformance to MCD Permit No. 99-0799 (including environmental conditions) and Exhibit "A," dated March 20, 2001, on file in the Development Services Department.

24. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees.

25. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

26. The Owner/Permittee shall be responsible for the maintenance of all street trees and landscape improvements (right-of-way and median landscaping) consistent with the standards of the Landscape Technical Manual unless long-term maintenance of street trees, right-of-way and median landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

27. If any required landscape (existing or new plantings, hardscape, and landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within thirty days of damage or Certificate of Occupancy.

28. Prior to the recordation of the (parcel/final map), the subdivider shall submit interim landscape, erosion control, and permanent irrigation (if applicable) construction documents for slope revegetation and hydroseeding of all disturbed land in accordance with the Landscape Technical Manual and to the satisfaction of the City Manager. The landscape construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated March 20, 2001, on file in the Development Services Department. The applicant shall assure by permit and bond the installation of landscaping per landscape construction documents.

WATER REQUIREMENTS:

29. Prior to the issuance of any building or grading permits, the developer shall assure, by permit and bond, the design and construction of a 10-inch public water main from Ibis Street to Horton Avenue in a manner satisfactory to the Director of the Water Department and the City Engineer.

30. Prior to the issuance of any building or grading permits, the developer shall assure, by permit and bond, the design and construction of an 8-inch main extension from the 10-inch main in Spruce Street southerly within the hammerhead adjacent to Lot 13, in a manner satisfactory to the Director of the Water Department and the City Engineer.

31. Prior to the issuance of any building or grading permits, the developer shall assure, by permit and bond, the design and construction of new water services and meters within the Spruce and Ibis Street rights-of-way to provide service to each lot and the removal of all existing unused services within or adjacent to the project site, in a manner satisfactory to the Director of the Water Department and the City Engineer. Service and meter installations as shown on Exhibit "A," dated March 20, 2001, and on file in the Development Services Department, will require modification consistent with City standards. Actual service and meter installations shall be determined at final engineering.

32. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the installation of fire hydrants at locations satisfactory to the Fire Chief, the Director of the Water Department, and the City Engineer.

33. All on-site water facilities shall be private. Prior to the issuance of any building or engineering permits, the developer shall provide Covenants, Conditions and Restrictions [CC&Rs] for the operation and maintenance of the on-site private water system that serves or traverses more than a single lot.

34. The developer agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide and City regulations, standards and practices pertaining thereto.

WASTEWATER REQUIREMENTS:

35. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of certain sewer facilities, identified in the accepted sewer studies, necessary to provide sewer services to the proposed development in a manner satisfactory to the Director of the Metropolitan Wastewater Department.

36. Prior to the issuance of any building permits, the applicant shall provide evidence satisfactory to the Director of the Metropolitan Wastewater Department, indicating that each dwelling unit will have its own sewer lateral or provide CC&Rs for the operation and maintenance of on-site private sewer facilities that serve more than one ownership.

37. The subdivider agrees to design all proposed public sewer facilities in accordance with the established criteria in the most current edition of the City of San Diego Sewer Design Guide.

APPROVED by the Council of the City of San Diego on March 20, 2001, by Resolution No. R-294668.

07/12/01; 12/11/01 Corrected

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AUTHENTICATED BY THE CITY MANAGER

By _____

The undersigned Permittees, by execution hereof, agree to each and every condition of this Permit and promise to perform each and every obligation of Permittees hereunder.

OWNER/PERMITTEE:

SPRUCE 58-LLC,
a California Limited Liability Company

By  _____

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

07/12/01; 12/11/01 Corrected

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Diego

} ss.

On 12-13-01

Date

before me, Nicole Mestler

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

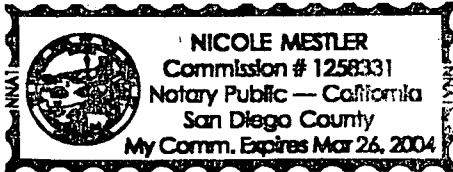
personally appeared

Dan Floit

Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

[Handwritten Signature]

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Resolution Number R-294668

Document Date: 12-11-01 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: Managing member

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

R-294668