



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.1.

10/27/2020

Subject:

Final Plat and Contract Approval, Re: Sendero Cove and Sierra Cove at Addison Village - Phase 2 (20FM00003)
(District 4)

Developer: The Viera Company

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-2841(i) and Section 62-2844, it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat and contract for Sendero Cove & Sierra Cove at Addison Village Phase 2.

Summary Explanation and Background:

There are three stages of review for subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on May 3, 2018. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on October 1, 2018. The third stage of review is the final plat approval for recordation. The applicant is posting a performance bond and contract for guarantee of the completion of the infrastructure improvements.

Staff has reviewed the final plat and contract for the Sendero Cove & Sierra Cove at Addison Village - Phase 2 subdivision, and has determined that it is in compliance with the applicable ordinances.

Sendero Cove & Sierra Cove at Addison Village - Phase 2 is located within the Viera DRI, south of Addison Drive on the east side of Pineda Boulevard. The proposed subdivision contains 150 single-family units on 58.30 acres.

This approval is subject to minor engineering changes as applicable. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: 11SP00152, 18SD00010, 20FM00003

Contact: Amanda Elmore, Interim Assistant Director, Ext. 58996

Clerk to the Board Instructions:

Please have the contract signed and return the original and a certified copy to Planning and Development.



October 28, 2020

MEMORANDUM

TO: Tad Calkins, Planning and Development Director

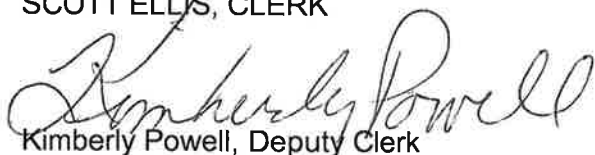
RE: Item F.1., Final Plat and Contract Approval for Sendero Cove and Sierra Cove at Addison Village Phase 2 - The Viera Company

The Board of County Commissioners, in regular session on October 27, 2020, granted final plat approval; and authorized the Chair to execute the Contract with Viera Company for Sendero Cove and Sierra Cove at Addison Village Phase 2, subject to minor engineering changes, as applicable, and project does not relieve the developer from obtaining all other jurisdiction permits. Enclosed are the fully-executed original and certified copy of the Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK


Kimberly Powell, Deputy Clerk

/cld

Encls. (2)

Subdivision No. 18SD00010/19ER00007

Project Name Sierra Cove & Sendero Cove at Addison

Village Neighborhood 7, Phase 2

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 27th day of October, 2020, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and The Viera Company, hereinafter referred to as "PRINCIPAL."

WITNESSETH:

IN CONSIDERATION of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. The PRINCIPAL agrees to construct the improvements described below:

and all other improvements depicted in subdivision number 18SD00010/19ER00007. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

2. Principal agrees to construct the improvements strictly in accordance with the plans and specifications on file in the Land Development Division (which construction is hereinafter referred to as the "Work"). Such plans and specifications (hereinafter referred to as the "Plans") are hereby incorporated into this Agreement by reference and made a part hereof. Principal warrants to County that the Work will conform to the requirements of the Plans and other requirements specified in the County's approval of the Work. Principal also warrants to County that the Work will be free from faults and defects. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered to be defective. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this paragraph 2.

If within two (2) years after approval and acceptance of the improvements by County, any Work is found to be defective, Principal shall promptly, without cost to County, either correct such defective Work, or, if it has been rejected by County, remove it from the site and replace it with nondefective Work. If Principal does not promptly comply with the terms of such instructions, County may elect any of the remedies provided for in paragraph 6 herein below. Corrective Work shall be warranted to be free from defects for a period of six (6) months. Any defect in such Work shall be corrected again by Principal promptly upon notice of the defect from County. In the event the maintenance bond given by Principal in connection with County's acceptance of the improvements is extended, the two (2) year warranty period provided for herein shall be extended for a like period.

To the extent assignable, Principal assigns to County all of Principal's warranty rights under its construction contract with the contractor constructing the improvements (including all warranties provided by law of in equity with respect to such construction contract), which warranties may be asserted by County on behalf of Principal in the event Principal fails to perform its warranty obligations hereunder. Where warranties granted hereunder overlap, the more stringent requirement shall control."

3. The PRINCIPAL agrees to complete said construction on or before the 25th day of September, 2021.

4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of \$ 5,945,365.69 . If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners within five (5) business days of the County's acceptance of this contract. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
 - A. Vacate all or part of such recorded plat where improvements have not Been completed in accordance with the plans and specifications,
 - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
 - C. Request the surety on said performance bond to complete such improvements, or
 - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

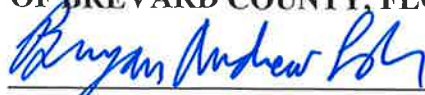
IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

ATTEST:



Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



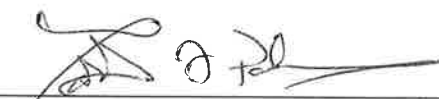
Bryan Andrew Lober, Chairman

As approved by the Board on: Oct. 27, 2020.

WITNESSES:

PRINCIPAL: The Viera Co.





Todd J. Pokrywa, as President



9-25-90
DATE

State of: Florida

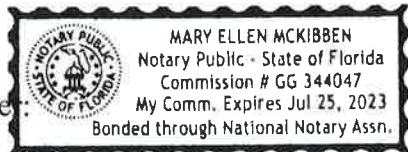
County of: Brevard

The foregoing instrument was acknowledged before me this 25th day of Sept 2020, by Todd J. Pokrywa, Pres who is personally known to me ~~or who has produced~~ as identification and who did (did not) take an oath.

My commission expires:

S E A L

Commission Number:





Notary Public

Mary Ellen McKibben

Notary Name printed, typed or stamped

SURETY PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, THE VIERA COMPANY, hereinafter referred to as "Owner" and, TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of \$5,945,365.69 for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the 27th day of October, 2020, which contract is made a part hereof by reference.

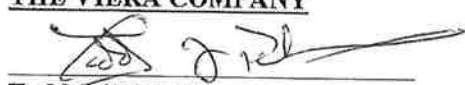
NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by September 25, 2021 then this obligation shall be null and void, otherwise it shall remain in full force and effect.

If the Owner shall be declared in default of said contract by the County, the Surety shall have sixty (60) days from the date of said default within which to take whatever action it deems necessary in order to insure performance. If, at the expiration of sixty (60) days from the date of said default, no arrangements have been made by the Owner or surety satisfactory to the County for the completion of said contract, then the County shall have the right to complete said contract and the Owner and Surety jointly and severally, shall pay all costs of completing said contract to the County, including but not limited to engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of the Owner's default of said contract. After the expiration of the aforesaid grace period, the County shall have the additional right to contract for the completion of said contract upon which the Owner has defaulted and upon the County's acceptance of the lowest responsible bid for the completion of said contract, the Owner and Surety shall become immediately liable for the amount of said bid and in the event the County is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of six percent (6%) per annum beginning with the commencement of such legal proceedings. The County, in its discretion, may permit the Surety to complete said contract, in the event of Owner's default.

In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 24th day of September, 2020.

OWNER: THE VIERA COMPANY


Todd J. Pokrywa, President

SURETY:


Christine Payne, Attorney-in-Fact





Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Christine Payne** of **ORLANDO Florida**, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **17th** day of **January**, 2019.



State of Connecticut

City of Hartford ss.

By: _____

Robert L. Raney
 Robert L. Raney, Senior Vice President

On this the **17th** day of **January**, 2019, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2021



Anna P. Nowik
 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **24th** day of **September**, 2020



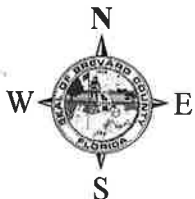
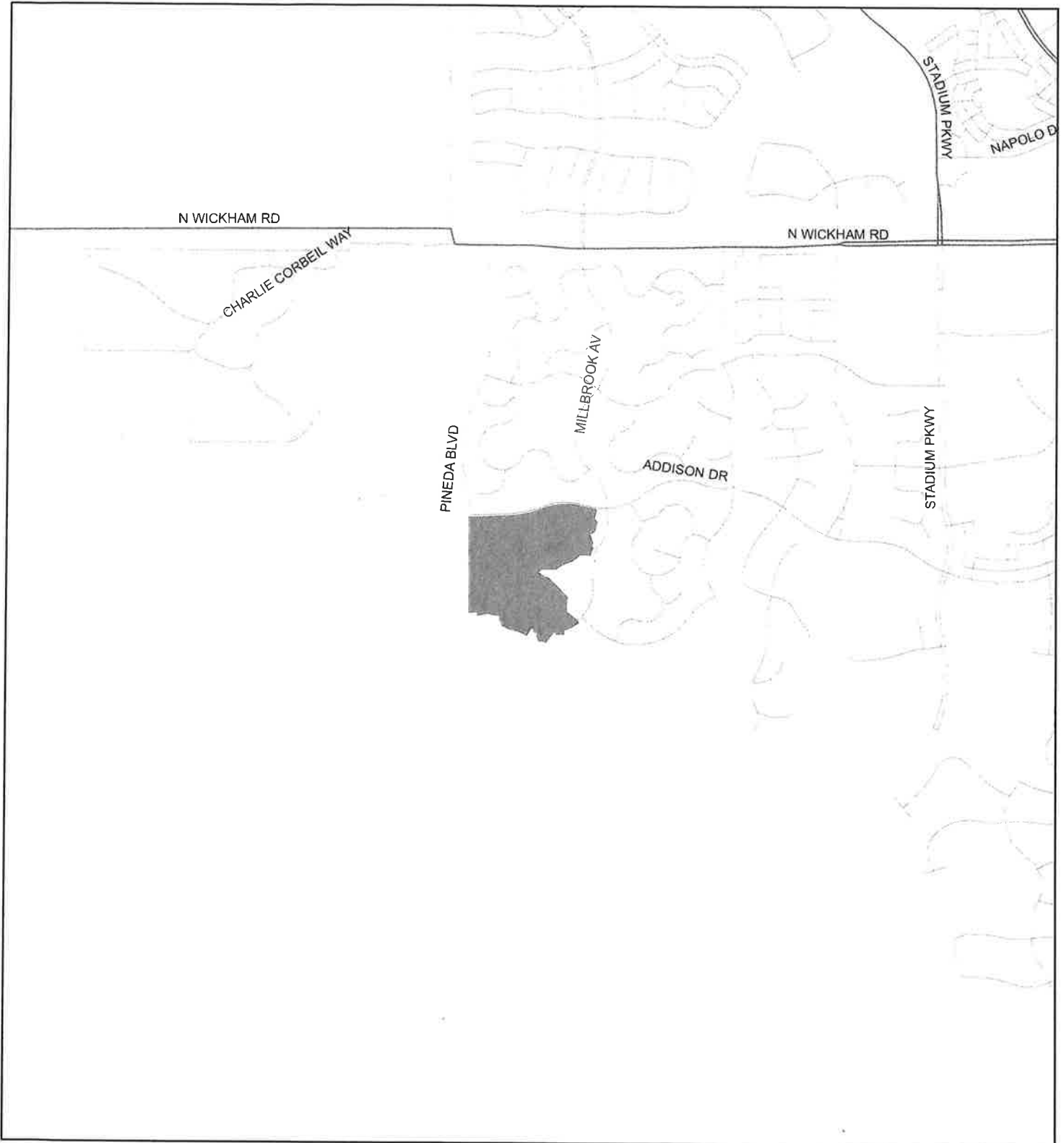
Kevin E. Hughes
 Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which this Power of Attorney is attached.

LOCATION MAP

SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2

20FM00003



1:24,000 or 1 inch = 2,000 feet

 Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/29/2020

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____

SHEET 2 OF 13
SECTIONS 17 AND 20, TOWNSHIP 28 SOUTH, RANGE 50 EAST



SURVEY SYMBOL LEGEND

SECTION CORNER, MARKED AS NOTED

PERMANENT REFERENCE MONUMENT
(PRM1) TO 3/4 INCH CONCRETE
MONUMENT WITH DISK STAMPED PRM
LB4692, UNLESS OTHERWISE NOTED

PERMANENT REFERENCE MONUMENT
(PRM1) SET 4/4 INCH CONCRETE
MONUMENT WITH DISK STAMPED PRM
LB4693, UNLESS OTHERWISE NOTED

PERMANENT CONTROL POINT (PCP) SET
MAG NAIL AND DISK STAMPED PCP LB4694
UNLESS OTHERWISE NOTED

SET 5/8" IRON ROD AND CAP STAMPED
"PRM LB4695" UNLESS OTHER WISE NOTED

SET 5/8" IRON ROD AND CAP STAMPED "PRM
LB4696" UNLESS OTHERWISE NOTED

SET 5/8" IRON ROD AND CAP STAMPED "PRM
LB4697" UNLESS OTHERWISE NOTED

SEE SHEET 3 FOR TRACT TABLE.

SEE SHEET 9 - 13 FOR PUBLIC
SIDEWALK EASEMENT DETAILS

ABBREVIATIONS

1 MILLIFEET
* SECONDS INCHES
DEGREES
A. ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CH CHORD LENGTH
CM CHORD CENTER MOVEMENT
DC PUBLIC CHAIRMAN ELEMENT
DEL DELTA-OMEGA ANGLE
E EAST
EL ELEVATION
EOC END OF CURVE
EA EASTING
FALL POINT BUILDING RESTRICTION LINE

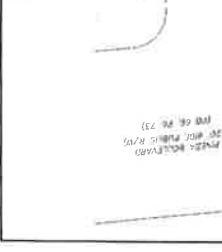
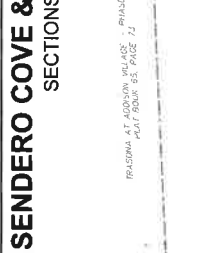
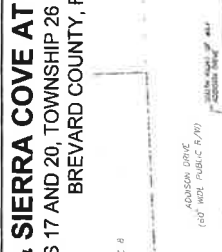
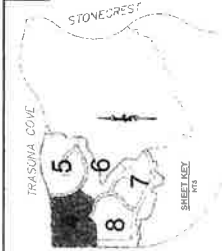
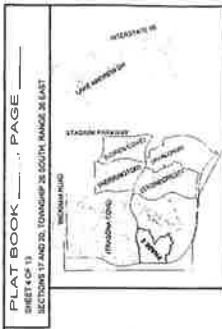
[illegible]

(25.35') = DIMENSION FROM THE LOT CORNER TO THE BUILDING EASEMENT! INF: SEE PLAT NOTE 77

THIS PLAY PREPARED BY

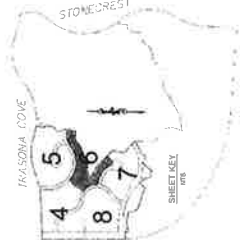
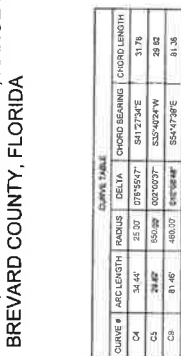
B.S.E. CONSULTANTS, INC.
 (CORPORATE TRADING COMPANY) - 10000 10th Avenue
 New York, New York 10020-1000
 Tel: (212) 696-1000
 Fax: (212) 696-1001
 E-Mail: bsc@bsc.com
 Web: www.bsc.com

SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2 SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA



SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 8 OF 13
SECTIONS 17 AND 20, TOWNSHIP 28 SOUTH, RANGE 36 EAST



NOTE: DIMENSIONS FOR RIGHT-OF-WAY & LOT LINES SHOWN HEREON DO NOT TAKE INTO ACCOUNT INTERSECTIONS WITH THE SIDEWALK EASEMENT LINES; FOR SIDEWALK EASEMENT GEOMETRY,

ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AL ARC LENGTH
- CC CURVING OF CURVE
- CS CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MOUNT
- DE PRIVATE DRAINAGE EASE
- DEL CENTRAL/DELTA ANGLE
- E EAST
- EL ELEVATION
- LOC END OF CURVE

ABBREVIATIONS

EA EXISTING
FBI, FBI BUILDING RESTRICTION LINE
F3 FOUND
FT FOOTFEET
N NORTH
NTS NOT TO SCALE
NTI NON-TANGENT INTERSECTION
NTL NON-TANGENT LINE
RFD RECORDS OFFICIAL RECORDS BOOK
PB PLAT BOOK
PC POINT OF COMPOUND CURVATURE
PFI PERMANENT CONTROL POINT
PMSI PLAT/MSI

ABBREVIATIONS
 PARKER-SEWELL MAIL AND DISK
 END POINT OF BEGINNING
 END POINT OF CURVATURE
 END POINT OF REVENUE CURVATURE
 U.S. PUBLIC SIDEWALK EQUIPMENT
 U.S. PLANNED UNIT DEVELOPMENT
 U.S. PUBLIC UTILITY EQUIPMENT
 IN SQUARE
 (R) INDICATES RADIAL LINE
 END POINT OF SIDEWALK
 END POINT OF SANITARY SEWER EQUIPMENT
 TYPICAL

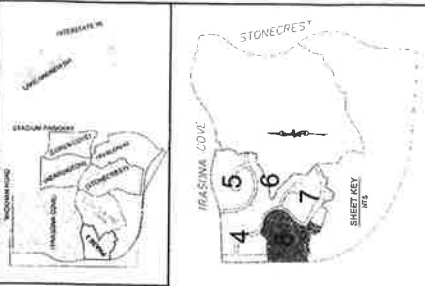


THIS PLAN PREPARED BY:
B.E. CONSULTANTS, INC.
 (ENCL. 100) (ENCLOSURE) AND SIGNED THIS
 10/10/2000 BY: **DAVID M. BROWN**, P.E.
 10/10/2000 BY: **DAVID M. BROWN**, P.E.
 10/10/2000 BY: **DAVID M. BROWN**, P.E.

SENDERO COVE & SIERRA COVE AT ADDISON VILLAGE - PHASE 2 SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

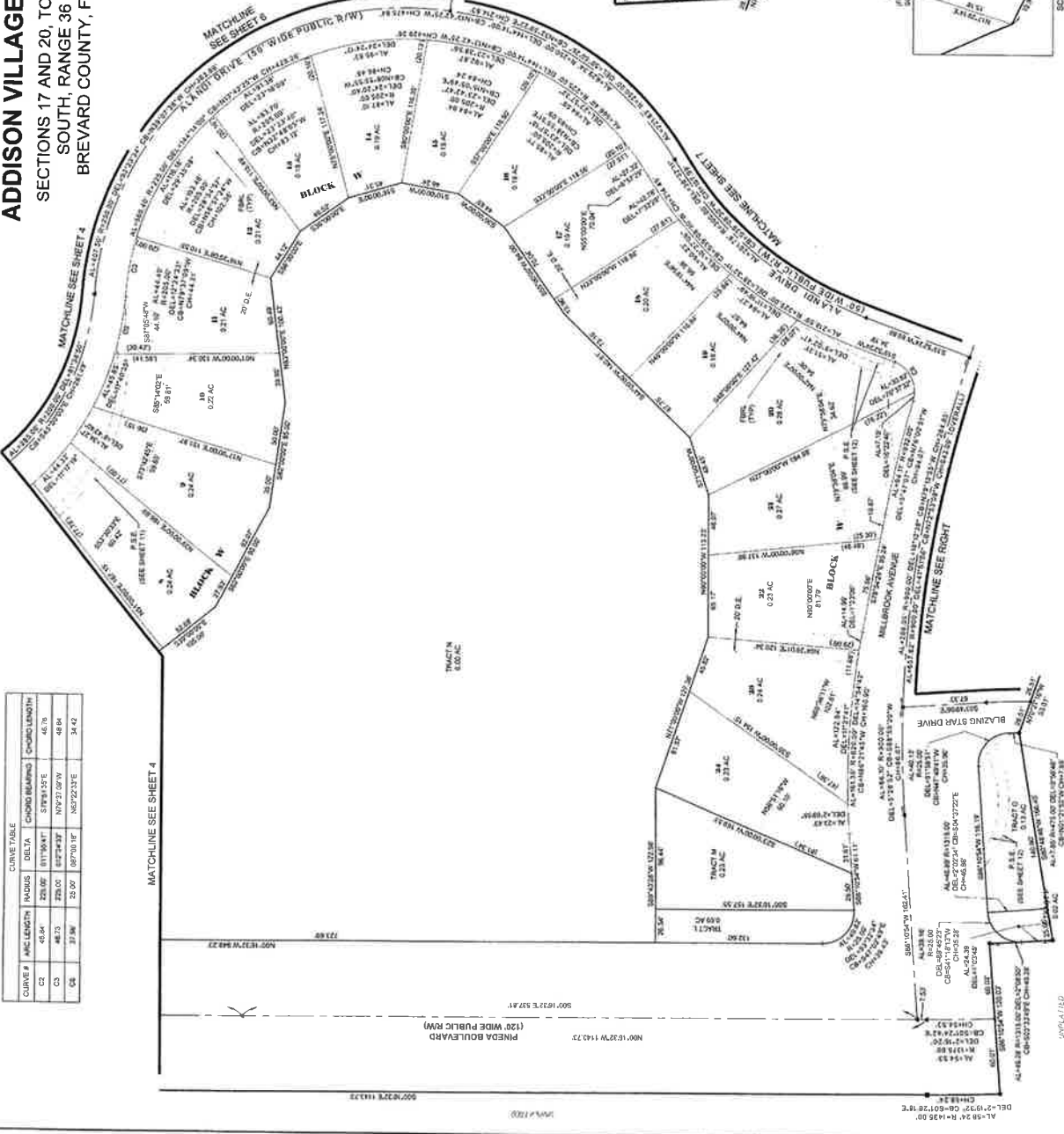
CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING
C2	45.84'	229.00'	81°19'41"
C3	48.73'	239.00'	82°22'33"E
C4	39.86'	200.00'	80°22'33"E

NOTE:
DIMENSIONS FOR RIGHT-OF-WAY & LOT
DIMENSIONS ARE TO BE SHOWN
ON THE PLAT. DIMENSIONS ARE
TO BE SHOWN ON THE PLAT TO
THE SIDELINE EASEMENT LINES.
FOR SIDELINE EASEMENT GEOMETRY,
SEE SHEET 151.



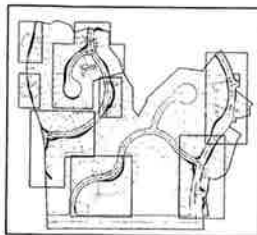
- ABBREVIATIONS**
- MT: NON-TANGENT INTERSECTION
 - NT: TANGENT INTERSECTION
 - PC: POINT OF CURVATURE
 - PCC: POINT OF COMPOUND CURVATURE
 - PT: POINT OF TANGENCY
 - PI: POINT OF INTERSECTION
 - POB: POINT OF BEGINNING
 - POE: POINT OF END
 - POC: POINT OF CURVATURE
 - PRC: POINT OF REVERSE CURVATURE
 - PUE: PUBLIC UTILITY EASEMENT
 - PUE: PUBLIC UTILITY EASEMENT
 - R: RADIUS
 - R: RADIUS
 - R/W: RIGHT-OF-WAY
 - SE: SEAMLESS SEAM
 - TYP: TYPICAL

- ABBREVIATIONS**
- MT: NON-TANGENT INTERSECTION
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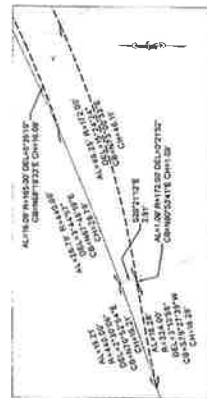
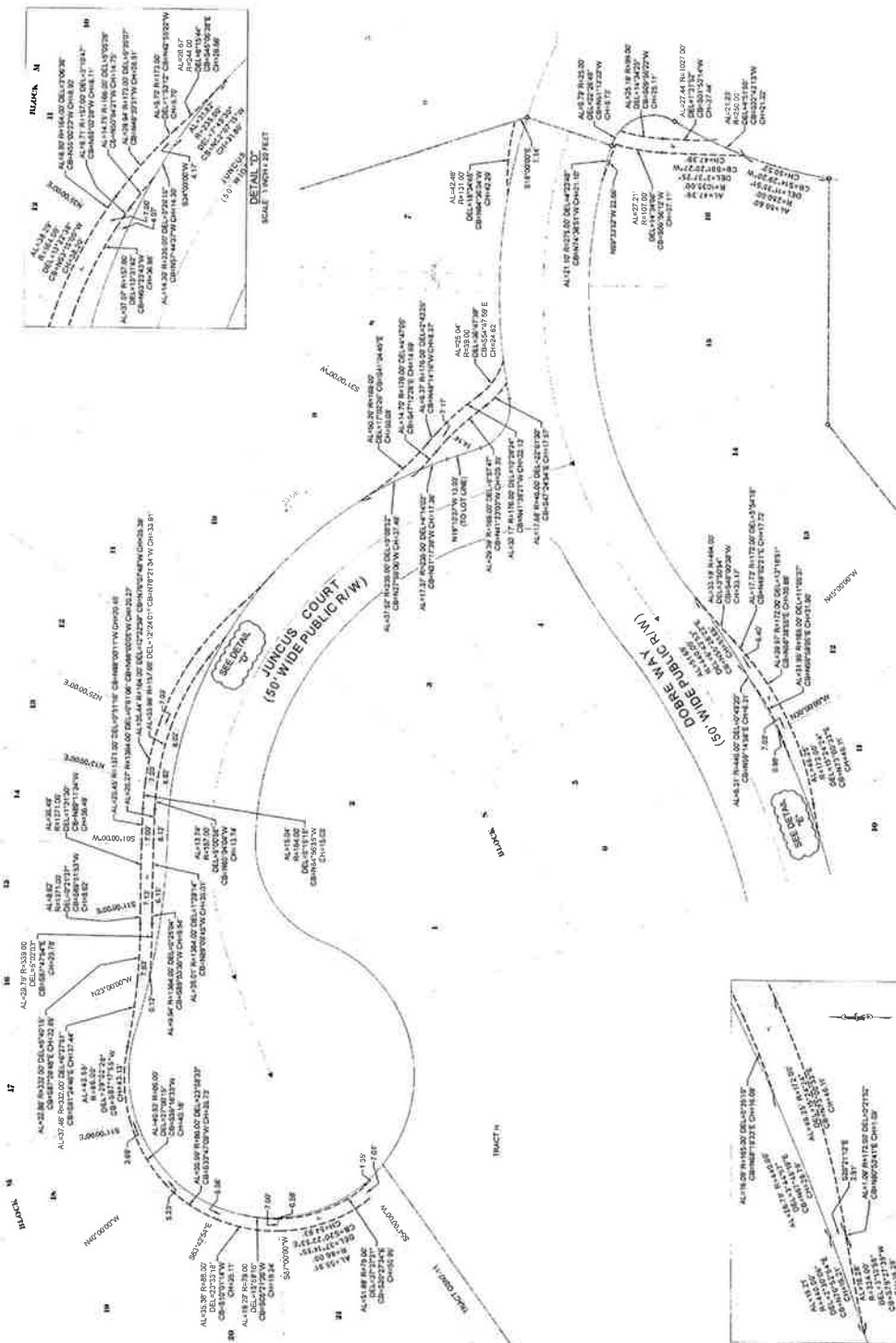
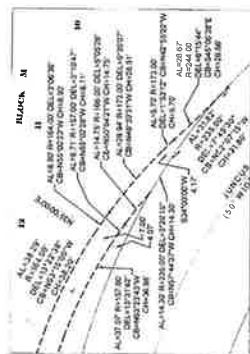
BREVARD COUNTY, FLORIDA

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 26 EAST



ABBREVIATIONS

- [illegible]



DETAIL "E"
SCALE: 1 INCH = 10 FEET

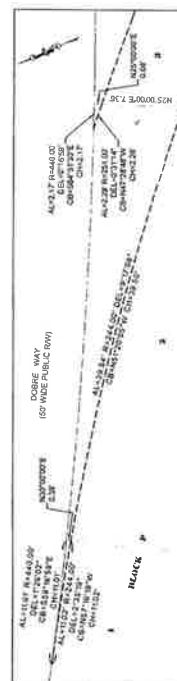
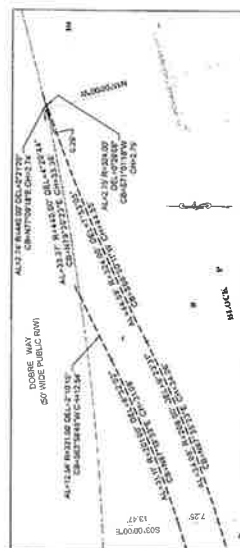
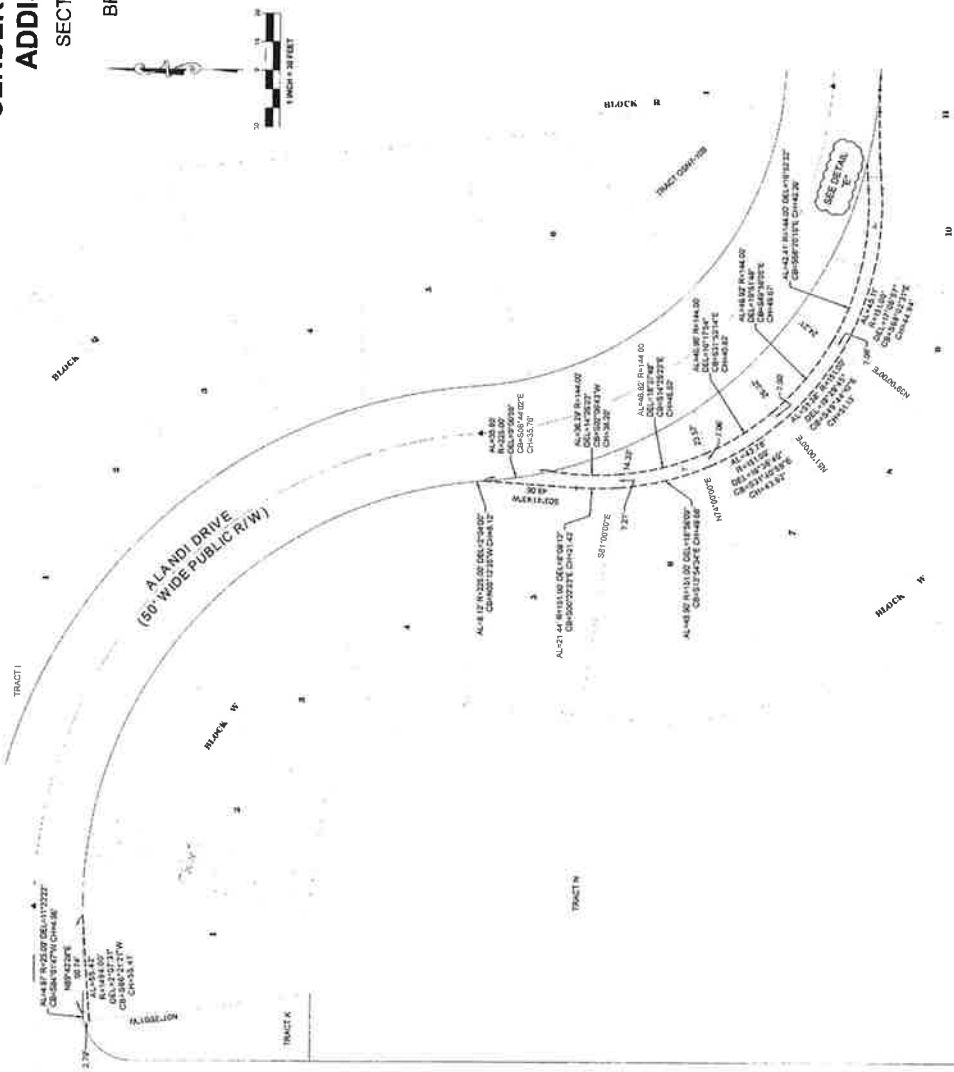
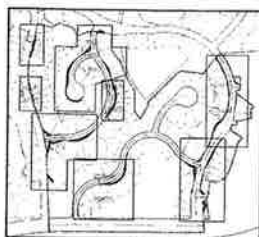


That is, $\mathbf{A}^T \mathbf{A}$ is symmetric.

B.E.E. CONSULTANTS, INC.
 10001 The Woodlands, Houston, Texas 77060
 (713) 462-1000
 DATE: 10/20/82
 DESIGNATION: HAKIRUL
 DRAWINGS: 11/20/82, 200, 210

**SENDERO COVE & SIERRA COVE AT
ADDISON VILLAGE - PHASE 2**

SECTIONS 17 AND 20, TOWNSHIP 26
SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

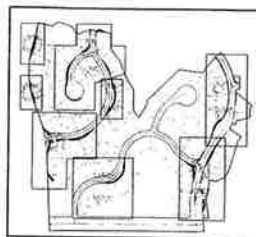


DETAIL "G"
SCALE 1 INCH = 10 FEET

DETAIL F

DETAIL "E"

	B.S.E. CONSULTANTS, INC. CONSULTING ENGINEERS - ARCHITECTS 10000 BAYVIEW AVENUE, SUITE 1000, BAYVIEW, ONTARIO M2H 3M2, CANADA TEL: (416) 491-1111 FAX: (416) 491-1112	DATE: 10/20/00 DESIGNED BY: H. H. H. H. H. DRAWN BY: H. H. H. H. H.
	THIS PLAN PREPARED BY -	



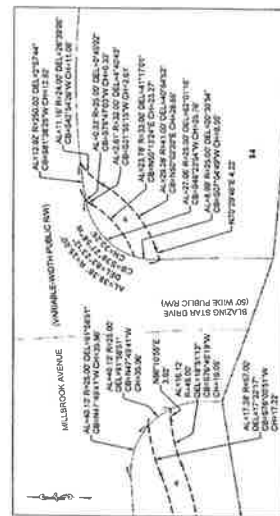
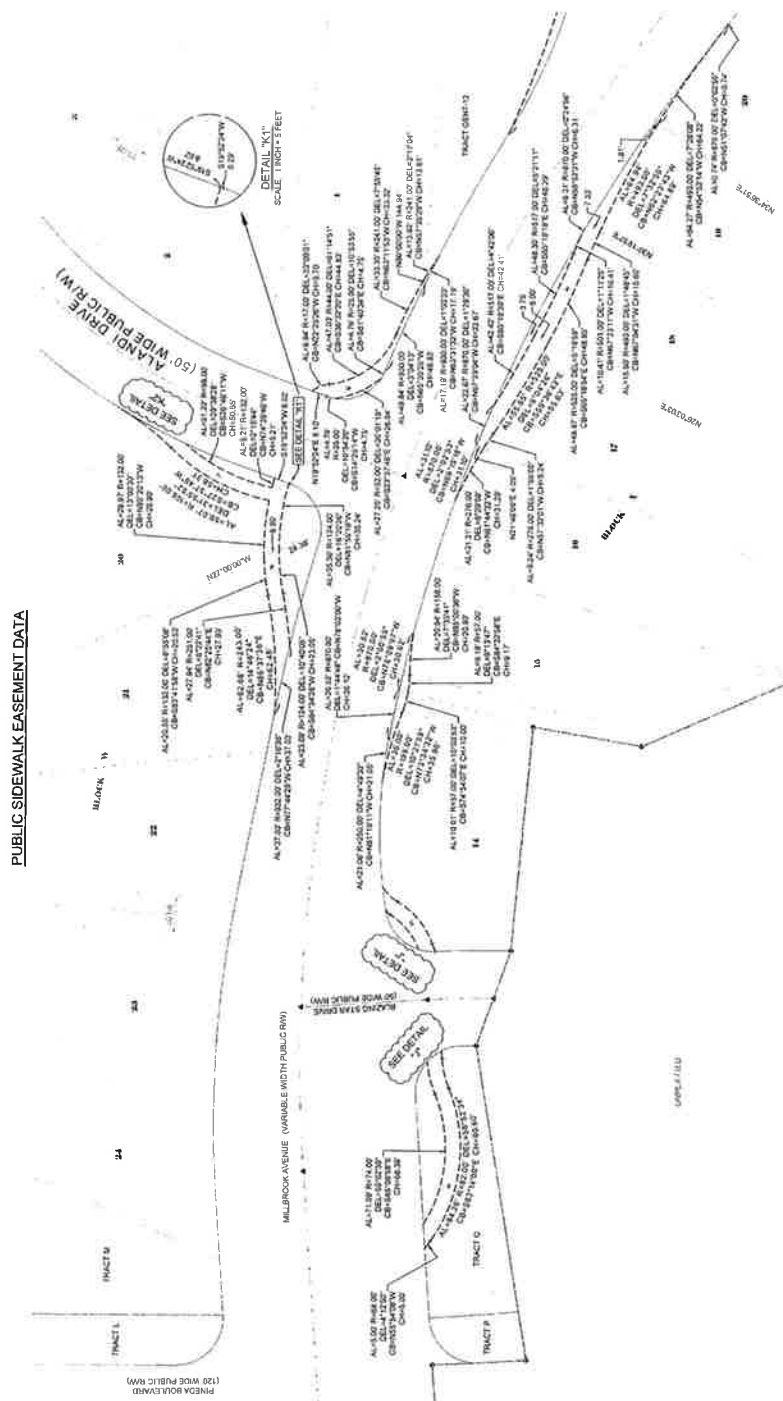
ABBREVIATIONS

- [illegible]

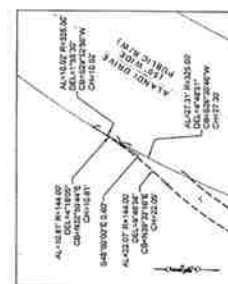


THIS PLAN PREPARED BY:

 B.E. CONSULTANTS, INC. 10000 Sand - Dallas, Texas 75243 Tel: (214) 343-1100 Telex: 730000 Cable: B.E. CONSULTANTS INC.	DATE: 1/25/82 DESIGNED BY: HAKRLR DRAWING: 112203-200-012
--	--



DETAIL "F"



DETAIL "K2"

