



CONDITIONAL USE PERMIT

Permit info: CUPFY2024-0010

Application Date: 9/26/2024 Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

| APPLICANT | PROPERTY OWNER |
|--|--|
| Name: _____ | Name: _____ |
| Company: EquipmentShare.com Inc / Givens Pursley LLP (Representative) | Company: Chinden Properties Two LLC |
| Address: 4665 W Chinden Blvd | Address: 11661 San Vincente Blvd # 850 |
| City: Garden City | City: Los Angeles |
| State: ID | State: CA |
| Zip: 83714 | Zip: 90049 |
| Tel.: 208-388-1200 | Tel.: _____ |
| E-mail: Elizabeth Koeckeritz: eak@givenspursley.com kristenmcneill@givenspursley.com | E-mail: _____ |

PROPERTY AND DESIGN INFORMATION: [VISIT ADA COUNTY ASSESSOR'S SITE](#)

Site Address:
4665 W Chinden Blvd

| | | |
|---|-----------------|-------------------------------------|
| Subdivision Name: Randall Acres Subdivision No. 3 | Lot: _____ | Block: _____ |
| Tax Parcel Number: R7334140005 | Zoning: C-1 | Total Acres: 5.2 acres |
| Proposed Use: Equipment Rental and Sales | Floodplain: YES | NO <input checked="" type="radio"/> |

Describe the proposed use:

See narrative for details.

| | | |
|---|--|--------------------------|
| Will you be making changes to the structure(s)? If no, will you be changing the occupancies as defined by the IBC ? | YES <input checked="" type="radio"/> | NO <input type="radio"/> |
| Check any that are applicable to this application: <i>*If any of the first three boxes are checked, a Design Review Application is required*</i> | I will build a new structure | |
| | I will add 25% or more to the floor area of an existing building | |
| | I will alter, replace rehabilitate or restore 25% or more of a store façade. | |

How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?

See narrative.

Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?

See narrative.

How does the use affect the health, safety or welfare of the community?

See narrative.

How does the use support the goals of the Comprehensive Plan?

See narrative.

How far is the proposed use from a pedestrian/bicycle pathway?

See narrative.

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.



9/25/2024

Signature of the Applicant

(date)

Signature of the Owner

(date)

APPLICATION INFORMATION REQUIRED

**NOTE: AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- Compliance Statement and Statement of Intent
- Neighborhood Map
- Fire Flow / Ability to Serve
- 11"x17" Site Plan
- Irrigation/Ditch Company Authorization Letter
- Landscape Plan
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- Waiver Request of Application Materials
- Structural Documentation
(if previous Certificate of Occupancy has been issued and no change to IBC occupancy is anticipated)

**Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*

PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations

- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:

- Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

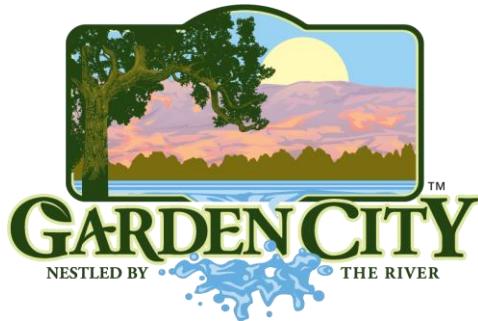
INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request

STRUCTURAL DOCUMENTATION (IF NO CHANGE TO STRUCTURE OR IBC OCCUPANCY):

- Industrial treatment compliance: a statement answering the following questions:
 - Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
 - Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
 - Do you or will you use fats, oils or greases in your business? If yes, do you have a grease trap/interceptor present
- One set of detailed current floor plans legibly drawn on minimum 8 1/2 X 11 plan sheet drawn to ¼"= 1' scale (with scale noted on plans) identifying:
 - Use and square footage per room (i.e. office, storage, restroom, etc.)
 - Primary Occupancy Classification (2018 IBC sec 303-312)
 - Occupancy Load (2018 IBC Sec 1004, table 1004.5)
 - Interior and exterior wall and opening dimensions, windows, doors, roll-up doors
 - Electrical panels interior and exterior
 - Gas meter location
 - Fire extinguisher locations and size
 - Emergency lighting locations
 - Illuminated exit sign locations
 - Fire sprinkler riser location
 - Fire alarm panel location
 - Commercial cooking operation location, including size and type of hoods and grease traps
 - Spray finishing operation location
 - Flammable or combustible product locations
 - Welding operation locations
 - Rack storage locations

Disclaimer Clause: X Denotes application information that may be waived depending on the nature of the request" found under table 8-6a-2 "required application information."



CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

March 31, 2021

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 4665 W Chinden Blvd

Fire hydrant serving this address: 1056

Fire flow Garden City is able to provide is 1500 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

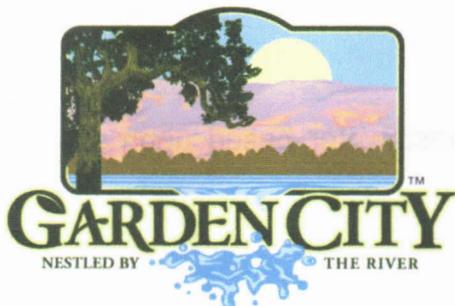
Minimum flow at residual pressure: 1500 gpm

For questions please contact the Garden City permitting desk at 208-472-2921.

Sincerely,

Garden City Public Works Water Division

cc:
Applicant
File



CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714
Phone 208/472-2900 • Fax 208/472-2996

5 April 2021

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **Equipment Share
4665 West Chinden Boulevard
Parcel Number R7334140005
Water and Sanitary Sewer Ability to Serve
ATSFY2021-0011**

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

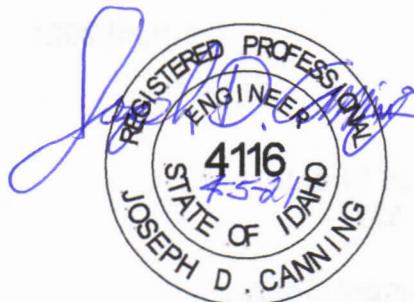
The city water system in the area provided a minimum fire flow of 1,500 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 31 March 2021 (fire hydrant 1056) from the Garden City Public Works Water Division. Said system is capable of providing fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Any new sanitary mainline extensions or sewer service connections must be coordinated, reviewed and approved by the city prior to installation. The applicant must verify location and available grade to the city sewer system. Design and installation is the responsibility of the applicant.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS
B & A Engineers, Inc.
Garden City Engineer

cc. Mr. Colin Schmidt
Public Works Director
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City

Mr. Chad Vaughn
Garden City Public Works Water Division

September 25, 2024

City of Garden City
Development Services
6015 N. Glenwood Street
Garden City, Idaho 83714

Dear Planning & Zoning Commissioners and Planning Staff,

On behalf of EquipmentShare (the “**Applicant**”), we are pleased to submit the enclosed application for a conditional use permit (“**CUP**”) to operate an Equipment Rental and Sales business in the C-1 zoning district. The Applicant previously applied for and received a CUP to operate this type of business at 4665 W. Chinden Boulevard in Garden City (APN R7334140005) (the “**Property**”) file number CUPFY2021-0010 on May 19, 2021(the “**Original Approval**”). Due to ongoing and lengthy discussions with ITD and ACHD, the Original Approval lapsed on May 19, 2023, prior to commencement of the use. The Applicant has now reached agreement with ITD and ACHD regarding Chinden Boulevard (State Highway 26) and 47th Street improvements so are resubmitting this application for a CUP.

EquipmentShare rents wheeled equipment such as generators, pumps, temporary temperature control machines, and similar equipment to contractors and individuals throughout the Treasure Valley region.¹ The Property was leased by the Applicant in 2021 with the intent to conduct their Garden City operations from it. The Property is approximately 5.2 acres and is ideally suited for the business. The Applicant proposes using the two existing buildings located on the Property - the front building will be used as an office, and the back building will be used as a storage facility for selected equipment and parts. In the future, the Applicant intend to construct additional improvements on the Property.

The Property is zoned C-1, Highway Commercial. Equipment Rental and Sales use requires a CUP within the C-1 zoning district. As discussed below, the proposed use previously met and continues to meet each of the Garden City requirements for conditional use permit approval.

The Development is Appropriate to the Location and is Compatible with the Neighborhood.

The Property is zoned C-1, which is highway commercial. The purpose of Garden City’s two commercial districts is to provide a full range of commercial uses and services for both the residence of Garden City and the region. “More intense commercial activities are intended to be

¹ The prior approval was for EquipmentShare’s Core Solutions division, which leases aerial work platforms, earthmovers, skid loaders, lifts, and similar equipment, which is a more intensive use than the new proposed use. The new proposed use is for the Advanced Solutions division, which focuses on longer-term, more-specialized equipment rentals.

located along arterial streets in the highway commercial (C-1) district.” GCC 8-2B-1.B. As construction equipment rental is a more intense commercial use, its location on the busy Chinden corridor is appropriate.

The use is appropriate to the location, the lot and the neighborhood.

- To the north-west across 47th street is Sunrise Hardwood Floors, a lot that contains parked, junked cars, and Terrativa Landscaping Company.
- To the north-east across Chinden is a fence company, a used car dealership, an autobody shop, the Chinden Motor Inn, and a car stereo and sound systems shop.
- To the south-east is an overnight dog kennel.
- To the south is the Thurman Mills canal and a future planned walking pathway.



The anticipated hours of operation are Monday through Friday, 7-5. The uses anticipated on the site create minimal noise, dust and vibration. The use is consistent with that of the adjacent properties. No negative impacts on neighbors are anticipated from the operations.

The Use is Supported by Adequate Public Facilities.

All public facilities are available to serve the Property, including sewer and water. Neither the Garden City police department nor North Ada Fire & Rescue have voiced any concerns about the project. The use will not impact local schools and, instead, will provide additional tax base in support of the Boise School District. A Valley Regional Transit bus stop is located at the corner of Chinden Boulevard and 47th street.

The Applicant has worked closely with ACHD and ITD over the past 2 years, and has agreed on the following roadway improvements:

- Chinden Boulevard: 7' wide detached sidewalk with 7' landscape buffer.

- 47th Street: 5' wide detached sidewalk with 8' landscape buffer.

The Project Enhances the Health, Safety and Welfare of Garden City.

The Property is currently vacant, which leads to the potential for increased crime and blight within the neighborhood. This use has the ability to transform the Property from an inactive lot to a safe, improved business site with employees, lighting, and street improvements. Activation of the Property results in less criminal behavior in and around the site, enhancing the overall health, safety, and welfare of Garden City.

The Project Aligns with Numerous Goals and Objectives of the Comprehensive Plan.

The Garden City Future Land Use Map (“FLUM”) designates the Property Mixed Use Commercial and Green Boulevard Corridor.

- The **mixed-use commercial designation** is for the area south of Adams Street. The intent is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in mixed-use residential area. Three story buildings and 40-60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.

The Applicant intends to phase development of the Property. Phase 1 includes reactivation of the buildings currently located on the Property; Phase 2 will include additional buildings and development, resulting in a higher lot coverage. A portion of property along the Thurman Mill Canal will be dedicated to the City which, when aggregated with other properties along the canal, will result in the City’s ability to develop a pathway system through this area of Garden City.

- The state highways and arterials throughout Garden City are identified as “**Green Boulevard corridors.**” The intent of the designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes.

Upon approval, the Applicant intends to (a) install detached sidewalks with landscape buffers along both Chinden Boulevard and 47th Street frontages and (b) dedicate a strip of land adjacent to the Thurman Mill Canal, which can be improved in the future with a pathway. An existing Valley Regional Transit (VRT) bus stop is located on the corner of Chinden Blvd. and 47th Street.

The development also meets the following Comprehensive Plan objectives

- **2.2 Objective. Uphold standards for private property maintenance with a focus on non-residential properties.** The Property has remained undeveloped and under-utilized for several years. The Applicant is incentivized to improve and reactivate the Property and to ensure that it meets or exceeds all private property maintenance requirements.
- **2.4. Objective. Create a vision for the design of all streets and highways consistent with the City’s urban setting.** The Applicant intends to improve Property frontages with

detached sidewalks and large sidewalk buffers, in conformance with ACHD, ITD and Garden City standards.

- **4.3. Objective. Beautify streets, sidewalks and gateways with landscaping, trees, and public art.** The Applicant will landscape the Property frontage on Chinden with Class II and Class III trees, as allowed by ITD. The Applicant is also dedicating a strip of land at the back (south) of the Property along the Thurman Mill Canal for use as a future pathway.
- **5.3 Objective. Restore and naturalize water systems, including canals, ditches, drains, river channels and creeks.** With the land that the Applicant is dedicating to the City, the City will be able to develop a walking pathway along the under-utilized Thurman Mill Canal.
- **7.4 Objective. Maintain and improve standards for sidewalks, curbs and gutters.** The Applicant will provide street improvements, including curb, gutter, and sidewalk, as required by ACHD, ITD, and Garden City.

Pedestrian/Bicycle Pathways will be Constructed Adjacent to the Property.

After approval of the CUP, the Applicant will install sidewalks and landscape buffers along both street frontages. The Applicant has further agreed to dedicate a strip of property along the Thurman Mills canal, which will be improved in the future as a pathway.

EquipmentShare is excited to bring their new business to this re-developing area of Garden City, and looks forward to discussing this application with you further.

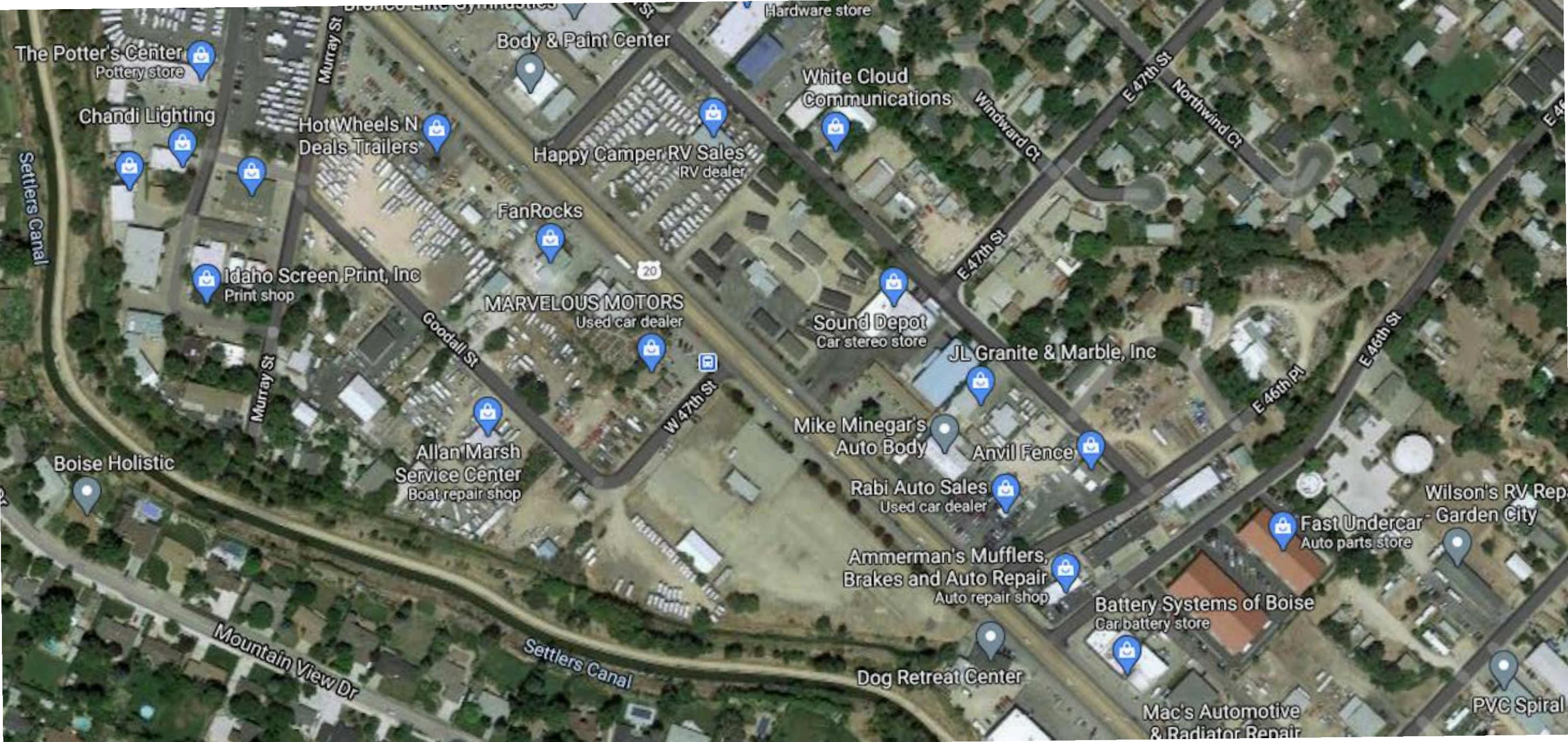
Sincerely,

Elizabeth Koeckeritz

Vicinity Map

4665 W. Chinden Boulevard







07/19/2024

Property Owner: EquipmentShare.com Inc

Property Address: 4665 W. Chinden Blvd, Boise, ID 83714

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss Equipmentshare.com's reapplication of a Conditional Use Permit for a rental facility near your property. The original Conditional Use Permit has expired. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: 8/05/2024

Meeting Time: 5:30 PM

Meeting Location: 4665 W. Chinden Blvd, Boise, ID 83714

Summary: Reapplication for a Conditional Use Permit for a rental facility because the previous Conditional Use Permit for the same use is expired.

If you would like to contact us ahead of the meeting, please feel free to reach us at (503) 890-4542 or ryan.sexton@equipmentshare.com. We look forward to hearing from you.

Thank you,

Ryan Sexton

HEADQUARTERS

5710 Bull Run Dr
Columbia, MO 65201

equipmentshare.com
(888) 80-RENTS

| PARCEL | Primary owner | Address | City/State |
|-------------|---|-------------------------------|----------------------------|
| R7334150887 | BENCHMARK AUTOMOTIVE PROPERTIES LLC | 104 E 46TH ST | GARDEN CITY, ID 83714-0000 |
| R7334140005 | CHINDEN PROPERTIES TWO LLC | 11661 SAN VINCENTE BLVD # 850 | LOS ANGELES, CA 90049-0000 |
| R7334150351 | JCF HOLDINGS LLC | 1230 W FRANCISCAN DR | EAGLE, ID 83616-7087 |
| R7334140550 | ASHLEY TOBY | 1286 W WILDSHEEP LN | MERIDIAN, ID 83642-0000 |
| R2734500315 | STANDARD LLC | 14523 WESTLAKE DR STE 17 | LAKE OSWEGO, OR 97035-0000 |
| R7334150277 | CHINDEN MOTOR INN LLC | 1717 E SENDERO LN | BOISE, ID 83712-0000 |
| R2734510030 | PHILLIPS ENTERPRISES INC | 210 MURRAY ST | GARDEN CITY, ID 83714-4615 |
| R7334150205 | EMBASSY INC | 210 S MURRAY ST | BOISE, ID 83714-0000 |
| R7334150356 | IDAHO AVVENTURA LIMITED LIABILITY COMPANY | 22551 SAN VINCENTE AVE | SAN JOSE, CA 95120-0000 |
| R7334140590 | PIRANFAR ALI | 2294 E BRIGANTINE DR | EAGLE, ID 83616-6627 |
| R7334140690 | MARSH ALLAN F | 2940 S MESA WAY | MERIDIAN, ID 83642-6678 |
| R7334150290 | BLACK DOG LLC | 3350 S TERRA DR | BOISE, ID 83709-0000 |
| R7334140300 | DONE RIGHT PROPERTIES LLC | 4735 W CHINDEN BLVD | GARDEN CITY, ID 83714-0000 |
| R7334150315 | THOMPSON FAMILY TRUST 11/20/18 | 944 S BRENTBROOK LN | EAGLE, ID 83616-0000 |
| R7334140250 | GILMORE FAMILY REVOCABLE TRUST 09/13/2005 | PO BOX 136 | KUNA, ID 83634-0000 |
| R2734510020 | SCHOENHOF ROBERT M & PAMELA J LIVING TRUST 10/20/2021 | PO BOX 140154 | BOISE, ID 83714-0154 |
| R7334150257 | SWINDELL REX & PHYLLIS FAMILY TRUST | PO BOX 190009 | BOISE, ID 83719-0000 |
| R7334150342 | GROVES KIMBERLY G | PO BOX 190749 | BOISE, ID 83719-0000 |
| R2734500335 | AMMERMAN TOM | PO BOX 793 | BAYVIEW, ID 83803-0000 |

Neighborhood Meeting Sign-In Sheet Template

Date:

Time:

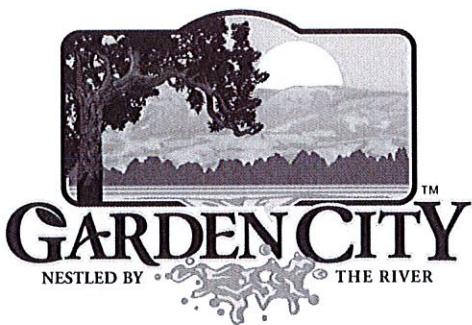
Day:

Project Synopsis:

Information must be written in block letters and in legible handwriting.

Example: Jane Doe, 6015 Glenwood St., Garden City, ID, 83714, planning@GARDENCITYIDAHO.ORG , YES

| Name | Address (house number, street, suit, studio, if applicable) | City/State/ZIP | Email | Are you interested in having standing to object to this project? (yes/no) |
|---------------------------------|---|----------------|---|--|
| Andrea Cattell Montie Poffen | 1605 W Chinden 4660 W Chinden | Garden City | Andrea@govctractcenter.com Montie.Poffen@gmail.com | No |



6015 Glenwood Street Garden City, Idaho 83714
Phone 208 - 472-2921 Fax 208 - 472-2926
www.gardencityidaho.org

Property Owner Permission (Affidavit of Legal Interest)

State of Idaho)
)SS

County of Ada)

I, Chinden Properties Two, LLC.
a Delaware Limited Liability Company

11661 San Vicente Blvd Suite 850

Name

Address of Owner

(must be primary owner as noted in Ada County Assessor's records.
If the primary owner is a business write the business name)

Los Angeles
City

CA. 90049
State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to EquipmentShare.com Inc. / Givens Pursley LLP,
Name of Applicant

to submit the accompanying application pertaining to 4665 W Chinden Blvd.
Garden City Idaho, 83714 property.

Address of Property Subject to this Affidavit

2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 19th day of September, 2024

Signature

Printed Name

(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

Subscribed and sworn to before me the day and year first above written.

Notary Public for Idaho

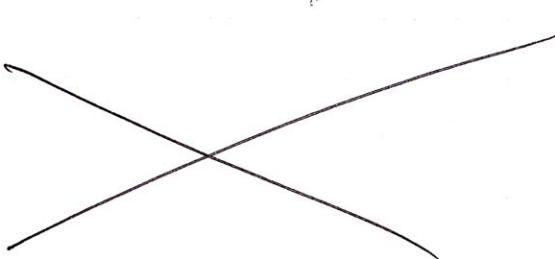
Residing at:

See Attached !

My Commission expires

CALIFORNIA JURAT WITH AFFIANT STATEMENT**GOVERNMENT CODE § 8202**

See Attached Document (Notary to cross out lines 1–6 below)
 See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

*Signature of Document Signer No. 1**Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

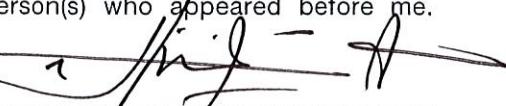
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 19th day of Sept, 2024,
by Patrick Tooley

(1) Patrick Tooley
(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature 

Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Permission Document Date: 9/19/24

Number of Pages: 1 Signer(s) Other Than Named Above: N/A



4665

DELIVERIES
USE
47th ST.



DELIVERIES
USE
47TH ST.





YOUR SPEED
SPEED
LIMIT
35





PRIVATE
PROPERTY
NO TRESPASSING



PRIVATE
PROPERTY
NO TRESPASSING





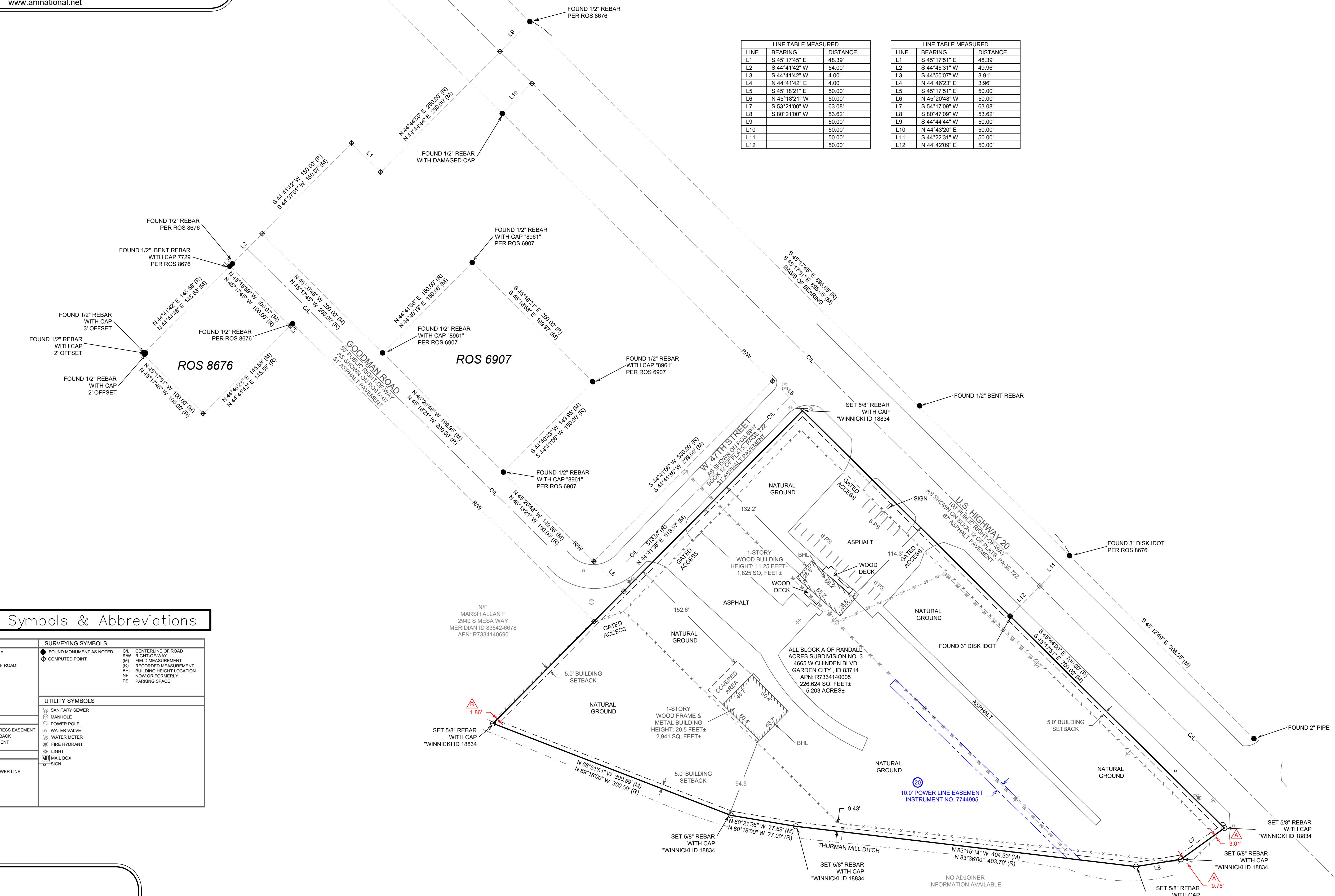


W 47th St.
Goodall St.





Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net



BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
479-443-4506
SURVEY@BLEWINC.COM
DRAWN BY: SS
JOB REF. # 20-6806

34 NO ADJOINED INFORMATION AVAILABLE

A graphic scale diagram. At the top, the text "1" = 60'" is centered above the word "GRAPHIC SCALE". Below this, a horizontal line represents a scale. The line is divided into four equal segments by tick marks. The first segment is labeled "0" at its left end. The second segment is labeled "30'" at its right end. The third segment is labeled "60'" at its right end. The fourth segment is labeled "120" at its right end.