

**TOWN OF ADDISON, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REZONE 2.034 ACRES OF PROPERTY LOCATED AT 3820 BELT LINE ROAD FROM PLANNED DEVELOPMENT DISTRICT O93-018, AS AMENDED BY ORDINANCE O15-030, TO A NEW PLANNED DEVELOPMENT DISTRICT \_\_\_\_\_ BASED ON BELT LINE (BL) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Addison, Texas (the “City”) is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

**WHEREAS**, at its regular meeting held on May 21, 2019 the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1795-Z); and

**WHEREAS**, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS THAT:**

**Section 1.** The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

**Section 2.** Planned Development District \_\_\_\_\_ is hereby established for the 2.034 acres of land located at 3820 Belt Line Road, and more specifically described in **Exhibit A** attached hereto and incorporated herein (the “Property”), in accordance with all Belt Line (BL) zoning district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. The property may be developed with modifications to the BL (BL) permitted uses and design standards for block length and external façade glazing as shown in **Exhibit B** attached hereto and incorporated herein.
- B. The minimum lot size for this Planned Development shall be 2.034 acres.

**Section 3.** The property shall be improved in accordance with the site plan, floor plans, landscape plans, and building elevations set forth in **Exhibit B.**

**Section 4.** Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

**Section 5.** The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

**Section 6.** All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 7.** This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS,**  
on this the 11<sup>th</sup> day of June, 2019.

\_\_\_\_\_  
Joe Chow, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Brenda N. McDonald, City Attorney

\_\_\_\_\_  
Irma Parker, City Secretary

PUBLISHED ON:

CASE NO: 1796-Z/3820 Belt Line Road

Ordinance No. \_\_\_\_\_

**EXHIBIT A**

Being part of Lot 1-R, Block A, of Printemps Addition No. 2, an addition to the Town of Addison, according to the plat thereof, recorded in Volume 92162, Page 2251, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the South line of Belt Line Road, a variable width right-of-way, at the Northwest corner of Lot 1, Block E, of the Replat of Asbury Circle, an addition to the Town of Addison, according to the plat thereof, recorded In Instrument No. 200900017267, Official Public Records, Dallas County, Texas;

Thence South 00°59'34" West, a distance of 30.50' to a 1/2" iron rod found at an interior corner of said Asbury addition;

Thence South 39°49'52" West, passing at a distance of 262.96' the West corner of said Lot 1, same being a Northerly corner of Lot 3C-1, Block D, of the Replat of Lots 3A, 3B, 3C-1, 4R-1 and 5, an addition to the Town of Addison, Dallas County, Texas, and continuing a total distance of 324.75' to an "X" found in concrete, at an interior corner of said Replat, said point being the in a curve to the left having a central angle of 38°50'18", a radius of 184.12' and a chord bearing and distance of North 69°35'17" West, 122.43';

Thence Northwesterly, along said curve to the left, an arc distance of 124.81' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the interior North line of said Lot 3C-1;

Thence North 89°00'26" West, a distance of 101.42' to an "X" cut set in concrete at an interior corner of said Lot 3C-1;

Thence North 00°59'34" East, a distance of 212.25' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the most Northerly East line of said Lot 3C-1;

Thence North 45°59'34" East, a distance of 56.57' to a to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 531 0" set in the said South line of Belt Line Road;

Thence South 89°00'26" East, along said South line, a distance of 256.29' to an "X" set in concrete for corner;

Thence South 83°34'49" East, continuing along said South line, a distance of 100.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 531 0" set for corner;

Thence South 89°00'26" East, continuing along said South line, a distance of 24.25' to the PLACE OF BEGINNING and containing 88,597 square feet or 2.034 acres of land.

[illegible]

[illegible]

**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**SECTION CUT**  
1982-1983 ADDITION

**SITE PLAN**

**MATERIAL LIST**

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
2	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
3	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
4	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
5	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
6	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
7	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
8	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
9	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
10	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
11	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
12	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
13	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
14	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
15	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
16	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
17	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
18	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
19	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
20	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
21	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
22	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
23	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
24	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
25	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
26	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
27	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
28	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
29	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
30	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
31	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
32	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
33	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
34	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
35	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
36	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
37	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
38	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00
39	STONE, 12" x 12" x 8"	500	SQ. YD.	2.00	1,000.00
40	BRICK, RED, 2 1/2" x 3 1/2" x 8"	1,200	SQ. YD.	1.20	1,440.00
41	CONCRETE, 4" THICK, 12" x 12" x 8"	1,000	SQ. YD.	1.00	1,000.00



## NORTHEAST CORNER PERSPECTIVE



<b>BUILDING PERSPECTIVES</b>	149-32 KAYSON, JAMES, LLC 3005 DE LANE RD ADDISON, TX 76011 DALLAS COUNTY KAYSON GROUP INC 149-32 DATE: 01/01/19	<b>OB</b> ARCHITECTS 5501 W. LBJ FRI SUITE 100, LBJ 101 DALLAS, TX 76201 PHONE: (972) 794-1010 CONTACT: GUYTON ANDERSON	<b>OWNER AND APPLICANT</b> US DIST. COURT, COURT 32 1000 CENTER, LBJ 100 DALLAS, TX 76201 PHONE: (972) 766-0991 CONTACT: SHERRILL DUBOIS II
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EXHIBIT B





**EXHIBIT B**

**NORTHWEST CORNER PERSPECTIVE**

**BUILDING PERMIT**

**1796-Z**

**ADDISON RETAIL LLC**

**3820 BELT LINE ROAD**

**ADDISON, TX 76010**

**PROJECT NO. 1796-Z**

**DATE: 10/15/2019**

**ARCHITECT**

**OSBORN ARCHITECTS**

**5510 WINTERSTREET**

**ADDISON, TX 76010**

**CONTACT: OSBORN ARCHITECTS**

**OWNER AND APPLICANT**

**ADDISON RETAIL LLC**

**3820 BELT LINE ROAD**

**ADDISON, TX 76010**

**CONTACT: ADDISON RETAIL LLC**

**BOHLER**

**ENGINEERS**

**1796-Z**

**3820 BELT LINE ROAD**

**ADDISON, TX 76010**

**CONTACT: BOHLER ENGINEERS**

**NOT APPROVED FOR CONSTRUCTION**

**KNOW WHAT'S BELOW**

**ALWAYS CALL 811**

**BEFORE YOU DIG**

**1-800-4-A-HEAD**

**PROPOSED REZONING & SUB PERMIT**

**ADDISON RETAIL LLC**

**3820 BELT LINE ROAD**

**ADDISON, TX 76010**

**CONTACT: ADDISON RETAIL LLC**

**BOHLER**

**ENGINEERS**

**1796-Z**

**3820 BELT LINE ROAD**

**ADDISON, TX 76010**

**CONTACT: BOHLER ENGINEERS**

**NOT APPROVED FOR CONSTRUCTION**

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**3820 BELT LINE ROAD**

**ADDISON, TX 76010**

**CONTACT: ADDISON RETAIL LLC**

**BOHLER**

**ENGINEERS**

**1796-Z**

**3820 BELT LINE ROAD**

**ADDISON, TX 76010**

**CONTACT: BOHLER ENGINEERS**

**NOT APPROVED FOR CONSTRUCTION**

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**1-800-4-A-HEAD**

**PROPOSED REZONING & SUB PERMIT**

**ADDISON RETAIL LLC**

**3820 BELT LINE ROAD**

**ADDISON, TX 76010**

**CONTACT: ADDISON RETAIL LLC**

**EXHIBIT B**

**SOUTHWEST CORNER PERSPECTIVE**

**REVISIONS**

NO.	DATE	BY	REVISION
1	06/01/2017	CS	ISSUED FOR PERMIT
2	06/01/2017	CS	REVISED PER CITY COMMENTS

**BUILDING PERMITTEES**

1796Z  
ADDISON RETAIL LLC  
15000 BELT LINE ROAD  
ADDISON, TX 76010  
PH: 972.440.1111  
WWW.ADDISONRETAIL.COM  
BLOCK 6 LOT 13B  
DATE: 06/01/17

**ARCHITECT**

O'BRIEN ARCHITECTS  
1500 JACKSONVILLE RD.  
DALLAS, TX 75206  
PH: 214.420.1111  
CONTACT: JOSHUA BROWN

**OWNER AND APPLICANT**

LEGION REDEVELOPMENT  
1500 JACKSONVILLE RD.  
DALLAS, TX 75206  
PH: 214.420.1111  
CONTACT: JOSHUA BROWN

**BUILDING PERMIT**

1796Z  
BLOCK 6 LOT 13B

**BOHLER ENGINEERING**

1500 JACKSONVILLE RD.  
DALLAS, TX 75206  
PH: 214.420.1111  
CONTACT: JOSHUA BROWN

**PROPOSED REZONING & SUB PERMIT**

1796Z  
ADDISON RETAIL LLC  
15000 BELT LINE ROAD  
ADDISON, TX 76010  
PH: 972.440.1111  
WWW.ADDISONRETAIL.COM  
BLOCK 6 LOT 13B  
DATE: 06/01/17

**BOHLER ENGINEERING**

1500 JACKSONVILLE RD.  
DALLAS, TX 75206  
PH: 214.420.1111  
CONTACT: JOSHUA BROWN

**PROPOSED REZONING & SUB PERMIT**

1796Z  
ADDISON RETAIL LLC  
15000 BELT LINE ROAD  
ADDISON, TX 76010  
PH: 972.440.1111  
WWW.ADDISONRETAIL.COM  
BLOCK 6 LOT 13B  
DATE: 06/01/17

**BOHLER ENGINEERING**

1500 JACKSONVILLE RD.  
DALLAS, TX 75206  
PH: 214.420.1111  
CONTACT: JOSHUA BROWN

## EAST CORNER PERSPECTIVE



#### BUILDING PERSPECTIVES

ADDISON RETAIL LLC  
3630 SETTLER RD  
ADDISON, TX 75001  
DALLAS COUNTY  
PRINTING 2 REP  
BLOCK A, LOT 18, 2.034 AC  
DATE: 05/10/19

ARCHITECT

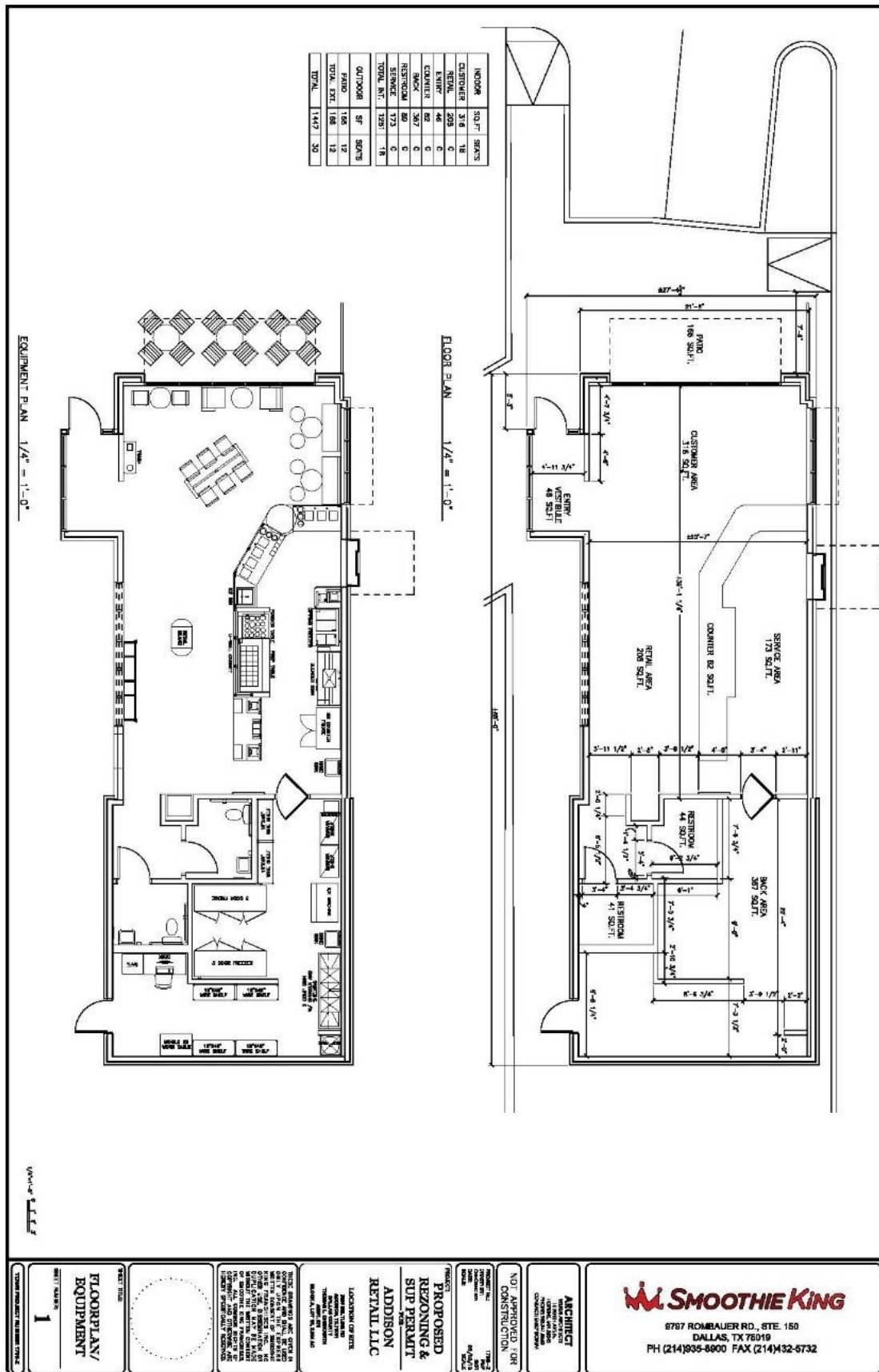
5310 HARVEST HILL RD.  
SUITE 130 LB 101  
DALLAS, TX 75220  
PHONE (972) 782-1010  
CONTACT GEOFFREY BROWN

OWNER AND APPLICANT

83 ORCHARD HILL PARK DRIVE  
LEONISTETER, NY 01453  
PHONE (978) 405-5051  
CONTACT GREGG LISCIOTTI

[illegible]



**DRAFT****EXHIBIT B**





**EXHIBIT B**



SCENE 1



SCENE 2

<p><b>ARCHITECT</b>                  WILSON ARCHITECTS                  9797 ROMBAUER RD., STE. 150                  DALLAS, TX 75019                  PH (214)935-8900 FAX (214)432-5732</p>	<p><b>NOT APPROVED FOR CONSTRUCTION</b></p> <p>PROJECT NO. 1796-Z/3820                  DRAWING NO. 09/02/19                  DATE 09/02/19</p>	<p><b>PROPOSED REZONING &amp; SUP PERMIT</b>                  ADDISON                  RETAIL LLC</p> <p>LOCATION OF SITE                  9797 ROMBAUER RD., STE. 150                  DALLAS, TX 75019                  MAP NO. 1796-Z/3820</p>	<p>THESE DRAWINGS AND SPECIFICATIONS SHALL BE THE PROPERTY OF WILSON ARCHITECTS AND SHALL BE KEPT IN THE OFFICE OF WILSON ARCHITECTS. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILSON ARCHITECTS.</p>
<p>3</p>			

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA: 20,000 SQ. FT.  
 TOTAL PLANTING AREA: 10,000 SQ. FT.  
 TOTAL PLANTING QUANTITY: 1,000 PLANTS

**PLANT SCHEDULE**

SYMBOL	PLANT NAME / COMMON NAME	CONT.	QTY.
1	DOGWOOD (Cornus florida)	12" DBH	10
2	DOGWOOD (Cornus florida)	12" DBH	10
3	DOGWOOD (Cornus florida)	12" DBH	10
4	DOGWOOD (Cornus florida)	12" DBH	10
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81	DOGWOOD (Cornus florida)	12" DBH	10
82	DOGWOOD (Cornus florida)	12" DBH	10
83	DOGWOOD (Cornus florida)	12" DBH	10
84	DOGWOOD (Cornus florida)	12"	

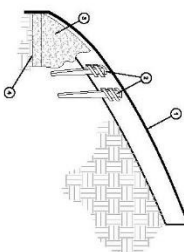


**EXHIBIT B**

## PLANTING SPECIFICATIONS

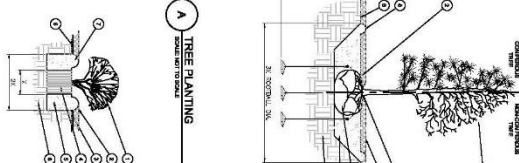
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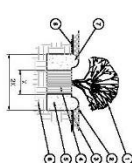
- ① MOLDED TOP EITHER COGNAC OR PLAIN.
  - ② TAPERED STEEL STALK.
  - ③ MATEL TYPE AND NORTH HORN PLAIN.
  - ④ PIERCE GRADE.
- NOTE:  
1. BOTTLE CLOSING TO THAT DESIGN WILL BE ON BASIS OF PLANTING REG.  
2. DESIGN OF CLOSING SHALL BE SUBMITTED SEPARATELY OR 1" BELOW PLANTING DESIGN.  
3. TOP OF BOTTLE SHALL BE 1/8" LOWER THAN TOP OF CLOSING.

**STEEL EDGING**  
DO NOT TO SCALE



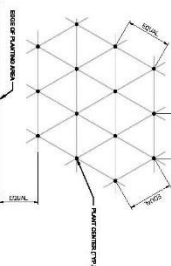
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**A** **TREE PLANTING**  
SHOULD NOT TO SCALE



1. S-EAL, PTERIDIAL, ON ORNAMENTAL GRASS.
2. S-EAL, TYPE IV, AND SPORE WITH 14-15, 15-16 & MORE THAN 1° OF S-EAL WITHIN 8° OF PLANT CENTER.
3. FRESH GRADE.
4. ROOT BALL.
5. SUBCELL, AROUND AND WITHIN, ONLY AS INCORPORATIONS IN SOIL, FERTILIZER AND VEG.
6. UNDOE UNBUILT NAT'L. SOIL.
7. FRESH EXHIBITION AND GROUND SOIL.
8. WOOD, PLANT, UNDOE NAT'L. SOIL.

**B** SHRUB AND PERENNIAL PLANTING  
SCALE: 1/8" = 1'



- WHILE SPACING PLANTS AS INFORMAL OBJECTS, REFER TO PLANT LENGTH FOR BRACING DISTANCE BETWEEN PLANTS.

**C** PLANT SPACING



PROPOSED SUBMITTER NAME: VA LEGAL DESCRIPTION: PARCELS 2 & 3, 2757 BLOCK A LOT 1 IN STREET NAME: HOWARD CROWNTHORN STREET, ASST. 2757	APPLICANT HMK, INC. AND ADDISON SHAWLIT, LLC 1644 ADDISON RD. ADDISON, TX 75001 PHONE: (972) 225-2525 EMAIL: info@hmk.com	OWNER HMK, INC. AND ADDISON SHAWLIT, LLC 1644 ADDISON RD. ADDISON, TX 75001 PHONE: (972) 225-2525 EMAIL: info@hmk.com
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**SHEET NUMBER:**  
**LP-2**

 **BOHLER**  
ENGINEERING

6017 MAIN STREET  
FRISCO, TX 75034  
PHONE: (469) 450-7300  
TX@BohlerEng.com

LOCATION OF SITE:  
3820 BELTLINE RD  
ADDISON, TX 75001  
DALLAS COUNTY  
THOMAS L. CHENOWETH ABST. 2  
BLOCK A LOT 1R, 2.034 AC

PROPOSED  
REZONING &  
SUP PERMIT  
FOR  
ADDITION

NOT APPROVED FOR  
CONSTRUCTION

**KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG**

REV	DATE	COMMENT
1	4/30/13	FIRST CITY COMMENTS
1	6/27/16	SECOND CITY COMMENTS



**LAND SURVEYING**  
**SUSTAINABLE DESIGN**

- UPTOWN NEW YORK
- NEW ENGLAND
- BOSTON, MA
- NEW YORK, NY
- NEW YORK, NY
- NORTH BETH NEW J

**BOH**  
**ENGINEERING**  
CIVIL AND CONSULTING  
PROGRAM MANAGEMENT  
PERMITTING SERVICE

\* SOUTHERN NEW JERSEY \*  
\* PHILADELPHIA, PA \*  
\* PITTSBURGH, PA \*  
\* LEHIGH VALLEY, PA \*  
\* SOUTHEASTERN PA \*  
\* ROXBOROUGH BEACH, NJ \*

**LER**  
**ERING**  
INTERIOR  
ANTHROPARCHITECT  
TRANSPORTATION RE  
MORE, MD      • CHASLE  
SPRING MARYLAND • ATLANTA  
THUR VIRGINIA      • TAMPA, FL  
TRAIL, VIRGINIA      • SEATTLE, WA  
DOUG, MD      • DALLAS, TX  
• NEWTON, CO

1. ☐ **YES**

## EXHIBIT B

[illegible]



**EXHIBIT B**