



City of Portland  
**Bureau of Development Services**  
Land Use Services Division

1900 SW Fourth Ave. Suite 5000  
Portland, Oregon 97201  
Telephone: 503-823-7300  
TDD: 503-823-6868  
FAX: 503-823-5630  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** July 28, 2008  
**To:** Interested Person  
**From:** Rachael Hoy, Land Use Services  
503-823-0646 / [RachaelH@ci.portland.or.us](mailto:RachaelH@ci.portland.or.us)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

### **CASE FILE NUMBER: LU 08-130608 AD**

#### **GENERAL INFORMATION**

**Applicant:** Marilyn J Ford  
14370 SE Oregon Trail Dr #204  
Clackamas, OR 97015-6293

**Representative:** Monty Hurley  
Aks Engineering & Forestry  
13910 SW Galbreath Dr. Ste 100  
Sherwood, OR 97140

**Site Address:** Tax lot 3800, abutting 14044 SE Steele Street  
**Legal Description:** TL 3800 LOT 10, LAMARGENT HTS; , LAMARGENT TL 3500 LOT 10  
**Tax Account No.:** R465804220, P200182416  
**State ID No.:** 1S2E14AD 03800, 1S2E14AD 03500; **Quarter Section:** 3544  
**Neighborhood:** Powellhurst-Gilbert, contact James Chasse at 503-762-0863.  
**Business District:** None  
**District Coalition:** East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

**Plan District:** Johnson Creek Basin  
**Zoning:** R5- Residential 5,000  
**Case Type:** AD - Adjustment  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

#### **Proposal:**

The applicant owns both properties. The property located at 14044 SE Steele Street, TL 3500, is developed with a single-family residence. The existing lot size for the site known as Tract 1 with an address of 14044 SE Steele Street is 60,057 square feet in area. The abutting tax lot, known as Tract 2 is currently 5,249 sq. ft. in area. The proposal in this application is for an Adjustment (AD) to increase the maximum lot size allowed in the R5 zone (8,500 sq. ft.) as listed in Table 610-2. The proposed change is to increase lot area for the one property (Tract 2) from 5,249 sq. ft. to 58,443 sq. ft. and for the property identified as Tract 1 to decrease from 60,057 sq. ft. to 6,863 sq. ft. The applicant's intent is to have a Property Line Adjustment (PLA) processed to change the size of the two properties (08-130605 PR). A request to divide the 58,443 square foot lot may be submitted sometime in the future. The Adjustment request to

exceed the maximum lot size must be approved before the PLA can be completed. Therefore, the applicant has submitted this application for an Adjustment to Zoning Code Section 33.610.200.C to exceed the maximum allowed lot size from 8,500 to 58,443 square feet in area.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

**33.805.040 Approval Criteria - Adjustments****ANALYSIS**

**Site and Vicinity:** The site is located on south side of SE Steele Street. This tax lot has no development, but is adjacent to a large tax lot 3500 which has a single family home to remain. The tax lot with the existing house is under the same ownership as the tax lot 3800. There is a driveway that enters the site off of SE Steele Street to serve the existing house. Properties surrounding the site are developed with two story single family residences.

**Zoning:** The R5 designation is one of the City's single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

**Land Use History:** City records indicate that prior land use reviews include the following:

- MCF 11-84 – this partition addressed temporary access easements for parcels as SE 139<sup>th</sup> and SE 140<sup>th</sup> Avenues were being constructed. Staff did not identify any conditions of approval that would apply to tax lots 3500 or 3800.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **June 6, 2008**. The Service Bureaus have responded with no issues or concerns related to the Adjustment request to maximum lot area. Exhibits E.1-E.7 contain additional details.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on June 6, 2008. No written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

**ZONING CODE APPROVAL CRITERIA****33.805.010 Purpose of Adjustments**

**The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.**

**33.805.040 Adjustment Approval Criteria**

**Adjustment requests will be approved if the review body finds that the applicant has shown that either approval criteria A. through F.**

**A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and**

The purpose statement for Lot Dimension Standards in the single-dwelling zones related to the maximum lot size standard, found in Section 33.610.200 of the zoning code, states that:

- Each lot has enough room for a reasonably-sized house and garage;
- Lots are of a size and shape that development on each lot can meet the development standards of the zoning code;
- Lots are not so large that they seem to be able to be further divided to exceed the maximum allowed density of the site in the future;
- Each lot has room for at least a small, private outdoor area;
- Lots are compatible with existing lots;
- Lots are wide enough to allow development to orient toward the street;
- Lots don't narrow to an unbuildable width close to the street
- Each lot has adequate access from the street;
- Each lot has access for utilities and services; and
- Lots are not landlocked.

**Findings:** The existing lot size for the site known as Tract 1 with an address of 14044 SE Steele Street is 60,057 square feet in area. The abutting tax lot, know as Tract 2 is currently 5,249 sq. ft. in area. The proposal in this application is for an Adjustment (AD) to increase the maximum lot size allowed in the R5 zone (8,500 sq. ft.) as listed in Table 610-2. The proposed change is to increase lot area for the one property (Tract 2) from 5,249 sq. ft. to 58,443 sq. ft. and for the property identified as Tract 1 to decrease from 60,057 sq. ft. to 6,863 sq. ft. The Adjustment request to exceed the maximum lot size must be approved before the PLA can be completed. The applicant met with BDS and PDOT prior to submitting the Adjustment request to review his future plans for the property. Exhibit C.2 represents a conceptual site plan showing a future land division and street improvements which extend SE 140<sup>th</sup> Place through the site and expand SE Harold across the southern portion of the site. It is important to note that the applicant has configured the new southern property line for Tract 1, with the existing house, to meet the future requirements of PDOT for a public street through the property.

Tract 1 is developed with a single-family residence. The new lot after the approved PLA will be of a shape and size where the development standards for setbacks, building coverage, outdoor area, parking will still be maintained for the existing house(s) on the new lot configuration. As noted above, the applicant has also configured the new lot to comply with future PDOT street improvements should a land division request be submitted to further divide Tract 2.

The surrounding area also reflects homes being developed on lot sizes ranging between 5, 000 to 6,500, which are similar to this future new lot at 6,863 square feet. The driveway and sanitary sewer line for the new house will no longer be on the same lot with the existing house. Prior to the approval of the Property Line Adjustment the applicant will be required to provide a maintenance agreement and covenant for a future easement for access and utilities that are no longer on the new lot.

Tract 2 is not developed. The new lot will increase to 58,443 square feet which exceeds the maximum lot size. No land division is being proposed at this time, however, there is the potential to divide the property in the future and bring all new lots into compliance with the lot dimensional standards for the R5 zone. The density for the R5 zone is one unit per 5,000 square feet. The maximum density for this new lot, with the provision of a street, would be 10.

The purpose of the lot dimension standards is stated above, and consists of 10 bullet points. Nine of the bullet points are concerned with whether a lot will be large enough to accommodate development (i.e., "Each lot has enough room for a reasonably-sized house and garage"). This is not an issue for either of the two properties involved in this adjustment request. The

applicant's proposed PLA will create a tract 1 that is 6,863 sq. ft, which is within the range for lot sizes in the R5 zone. As discussed above Tract 2 will exceed the maximum lot size of 8,500 square feet. Thus, both Tracts 1 and 2 will be large enough to comply with the nine bullet points that are concerned with whether a lot will be sufficiently large.

The one bullet point that is concerned with a lot being too large reads, "Lots are not so large that they seem to be able to be further divided to exceed the maximum allowed density of the site in the future." The applicant has indicated in their submittal that the adjustment request to allow greater square feet is an interim step, and that the 58,443 square-foot lot could potentially be divided in the future for maximum of 10 lots. (A future land division request would require approval to proceed with the further division of this property).

The combined total size of the existing properties (approximately 65,306 square feet), has a maximum allowable density, with the provision for a street, of 11 lots. The adjustment request to Tract 2 will not allow the property to be further divided to exceed the maximum allowed density of the site in the future.

As a result, the applicant's proposal complies with the purpose statement's 10 bullet points. This criterion is met.

**B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

**Findings:** The lot is in a residential zone. The applicant notes that the lot with the existing house currently exceeds the maximum lot size requirement for the R5 zone. The requested PLA will bring the site further into conformance with the Zoning Code requirements. The surrounding lots are of a similar size to the new proposed lot with the existing house. It is true that the Tract 2 is going out of conformance with the maximum lot size requirements in the R5 zone however, for any future land division request the applicant will be required to meet lot dimensional standards for the zone. Therefore, the proposal will not detract from livability or appearance of the neighborhood and this criterion is met.

**C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

**Findings:** Only one adjustment is being requested, therefore this criterion is not applicable.

**D.** City-designated scenic resources and historic resources are preserved; and

**Findings:** There are no city-designated scenic resources or historic resources on the site, so this criterion is not applicable.

**E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

**Findings:** No impacts are expected to result from the adjustment, so no mitigation is warranted. This criterion is not applicable.

**F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

**Findings:** The subject property is not located in an environmental zone. This criterion is not applicable.

## DEVELOPMENT STANDARDS

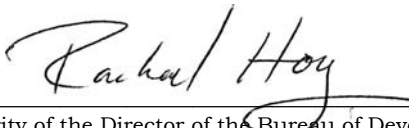
Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

In order to complete a proposed property line adjustment (PLA) at the site, an adjustment to increase the maximum lot area in the R5 zone is necessary. The request is to increase the maximum lot area from 8,500 square feet to 58,443 square feet in area. The increased lot area is compatible with existing lots within the surrounding residential neighborhood. This request is able to meet the relevant adjustment criteria and should be approved.

## ADMINISTRATIVE DECISION

Approval of an Adjustment to increase the maximum lot area (33.610.200.C) for tract 2 to be 58,443 square feet in area as indicated on the approved site plan, Exhibits C-1, signed and dated July 24, 2008.

Decision rendered by:  on July 24, 2008

By authority of the Director of the Bureau of Development Services

**Decision mailed: July 28, 2008**

**Staff Planner: Rachael Hoy**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on May 20, 2008, and was determined to be complete on June 2, 2008.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on May 20, 2008.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. The applicant requested that the 120-day review period be extended for 14 days as stated with Exhibit A.2. The 120<sup>th</sup> day is October 14, 2008.

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project

elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 11, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **August 12, 2008.**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034  
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

##### A.1 Applicant's Statement

2. Extension request of 14 days
3. Request for payment letter to applicant

##### B. Zoning Map (attached)

##### C. Plans/Drawings:

1. Site Plan (attached)
2. Conceptual plan of a future land division

##### D. Notification information:

1. Mailing list
2. Mailed notice

##### E. Agency Responses:

1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Fire Bureau
5. Site Development Review Section of BDS
6. Bureau of Parks, Forestry Division
7. Life Safety

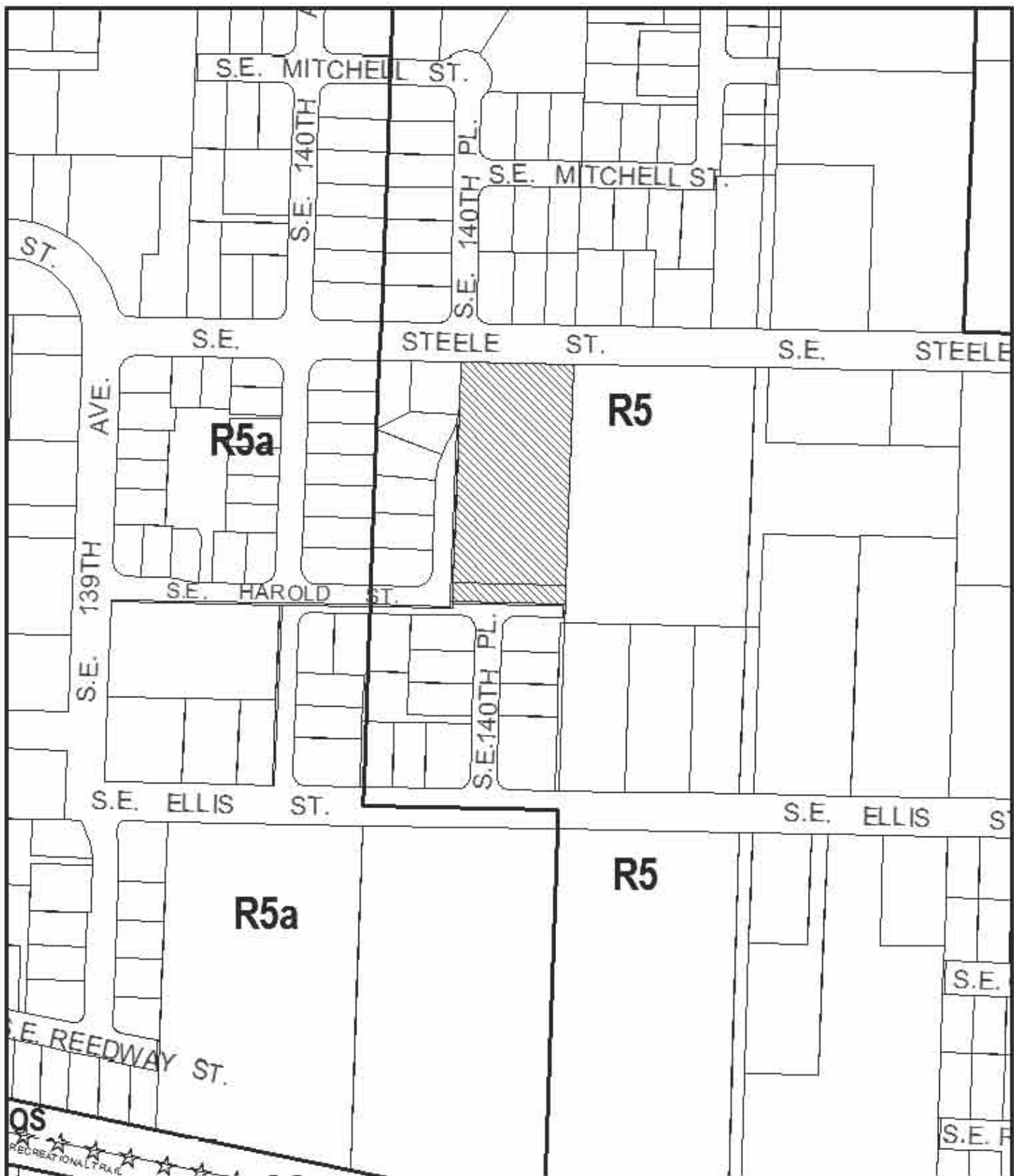
##### F. Correspondence: none

##### G. Other:

1. Original LU Application
2. Site History Research

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).**





# ZONING

 Site



This site lies within the:  
JOHNSON CREEK BASIN PLAN DISTRICT

File No. LU 08-130608 AD  
 1/4 Section 3544,3644  
 Scale 1 inch = 200 feet  
 State\_Id 1S2E14AD 3500  
 Exhibit B (May 28,2008)

# PROPERTY LINE ADJUSTMENT MAP

LOCATED IN THE NORTHEAST 1/4 OF SECTION 14,  
TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
MAY 19, 2008



**AREA ADJUSTMENTS**  
 PARCEL 1 BEFORE ADJUSTMENT 60,007 S.F.  
 PARCEL 1 AFTER ADJUSTMENT 6,863 S.F.  
 PARCEL 2 BEFORE ADJUSTMENT 5,749 S.F.  
 PARCEL 2 AFTER ADJUSTMENT 53,443 S.F.  
 EXCHANGE PORTION 53,194 S.F.

**ZONING**  
 SUBJECT PROPERTY IS IN ZONE RS - SINGLE  
 FAMILY RESIDENTIAL 5,000 SQUARE FEET

**SITE DESCRIPTION**  
 ADDRESS 1404 SE STEELE STREET  
 TAX LOTS 3500 AND 3800 ON MAP 15 SE 1440  
 VESTING DOCUMENT NO. 2007-174777

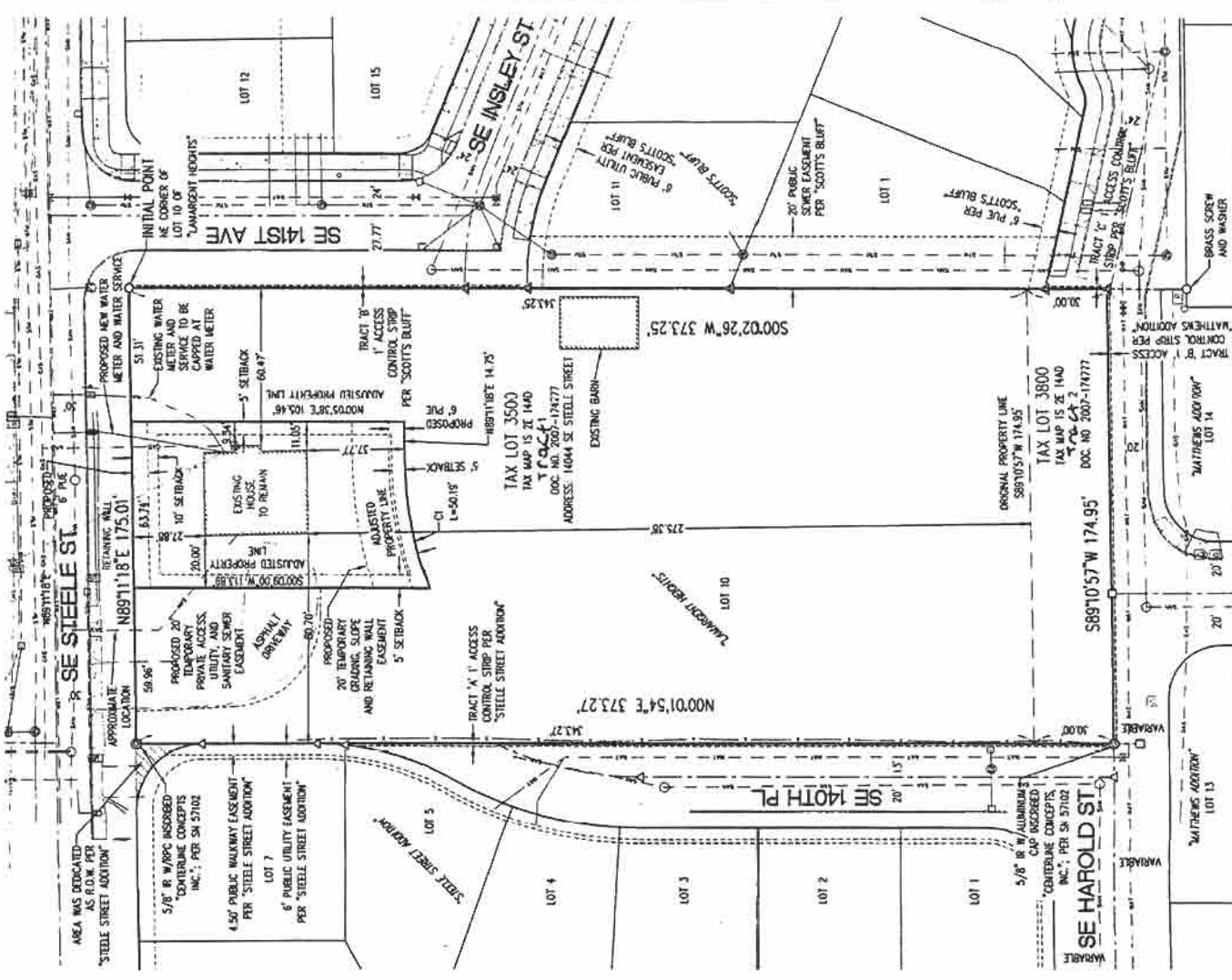
## LEGEND

□	RIGHT-OF-WAY LINE	DOC. NO.	DOCUMENT NUMBER PER MULTNOMAH COUNTY DEED RECORDS
□	BOUNDARY LINE	P	IRON PIPE
□	PROPERTY LINE	IR	IRON ROD
□	CENTERLINE	W/PPC	W/PPC WITH A RED PLASTIC CAP
□	CURB	W/PPC	W/PPC WITH A YELLOW PLASTIC CAP
□	EDGE OF PAVEMENT	PP	PARTITION PLAT NUMBER PER MULTNOMAH COUNTY SURVEY RECORDS
□	EASEMENT	SN	SURVEY NUMBER PER MULTNOMAH COUNTY SURVEY RECORDS
□	STORM SEWER CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
□	STORM SEWER MANHOLE	⊙	BOUNDS FOUND UNMARKED AS NOTED; HELD UNLESS NOTED OTHERWISE
□	GAS METER		
□	OUT WIRE ANCHOR		
□	POWER POLE		
□	POWER WALL		
□	POWER JUNCTION BOX		
□	TELEPHONE/TELEVISION POLE		
□	WATER LINE		
△	5/8" IRON ROD W/PPC INScribed "ANS ENGR." TO BE SET PER PLAT OF "SCOTT'S BLUFF"		
□	5/8" IRON ROD WITH AN ALUMINUM CAP INScribed "ANS ENGR." TO BE SET PER PLAT OF "SCOTT'S BLUFF"		
□	FOUND 5/8" IRON ROD W/ALUMINUM CAP INScribed "CONTINUUM CONCEPTS INC." PER PLAT OF "MATHIAS ADDITION"; HELD UNLESS NOTED OTHERWISE		
□	FOUND 5/8" IRON ROD W/PPC OR NOTED OTHERWISE; ESCAVED 1/4" AND TECH INC.; PER SN 52828; HELD UNLESS NOTED OTHERWISE		
△	FOUND 5/8" IRON ROD W/PPC INScribed "CONTINUUM CONCEPTS INC." PER PLAT OF "SCOTT'S BLUFF"; HELD UNLESS NOTED OTHERWISE		

**REVIEW COPY**

**PREPARED FOR**  
 JON BONSER  
 4715 SE 28TH AVE  
 PORTLAND, OR 97202

**AKS**  
 ENGINEERING & PLANNING  
 FORESTRY & SURVEYING  
 LICENSED IN OR & WA  
 13910 SW CALBREATH DRIVE, SUITE 100  
 SHERWOOD, OR 97140  
 PHONE: (503) 925-8799  
 FAX: (503) 925-8869  
 OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA



**NOTES**

- SUBJECT PROPERTY IS IN "ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER COMMUNITY MAP PANEL 410183.000E.
- SUBJECT PROPERTY HAS NO EASEMENTS OF RECORD.

**REGISTERED PROFESSIONAL LAND SURVEYOR**

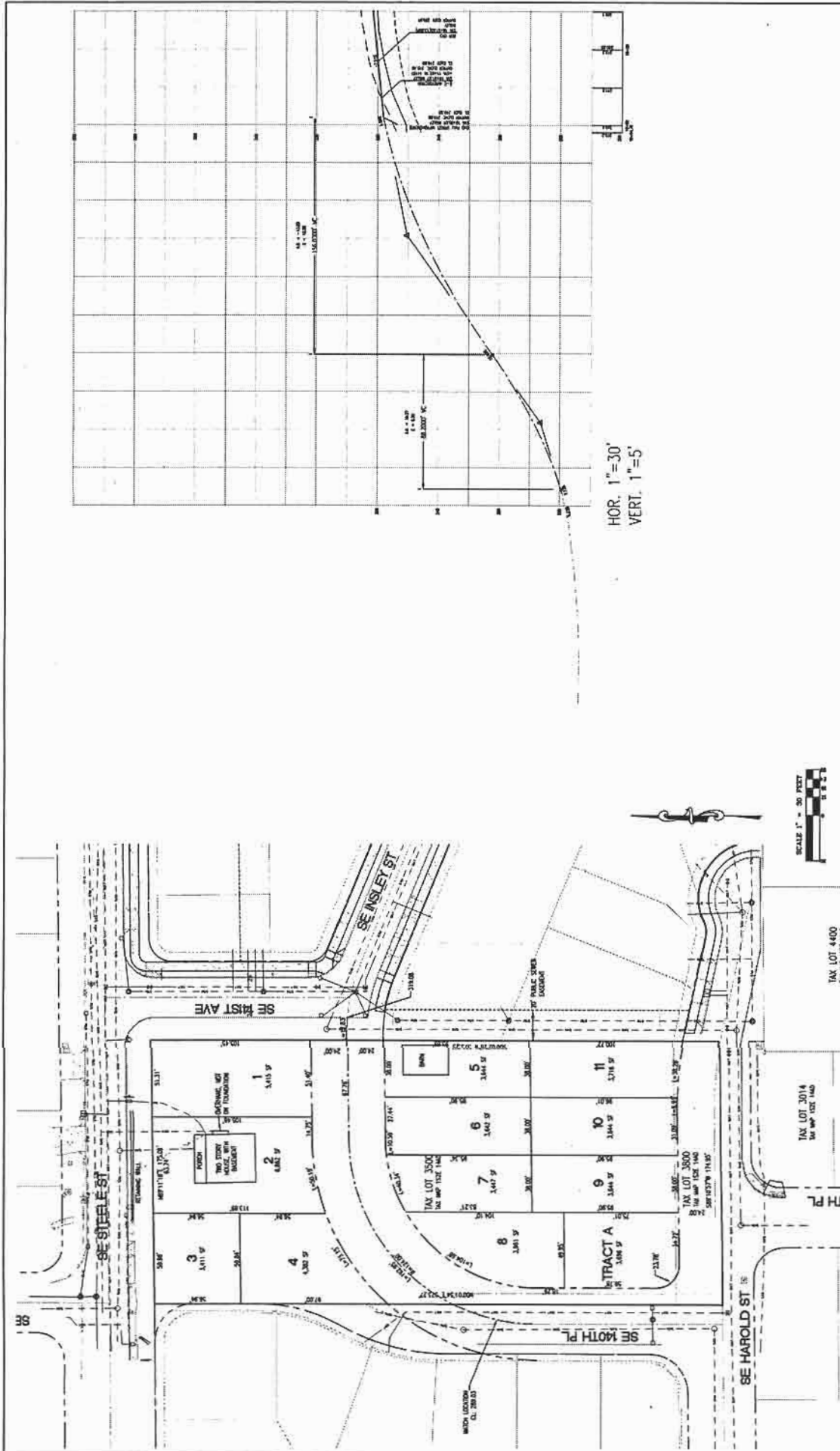
*Mark White*

OREGON  
 MCK WHITE  
 7052515  
 REMOVAL DATE: 6/30/08

JOB NAME: SE STEELE ST  
 JOB NUMBER: 2002  
 DRAWN BY: MSK  
 CHECKED BY: NSW  
 DRAWING NO.: 2052R05-P.L.A.

CASE NO. 08-130608AD  
 EXHIBIT C.1

4408-130608AD



HOR. 1"=30'  
VERT. 1"=5'



REVISIONS:    	<b>PRELIMINARY SUBDIVISION LAYOUT 5</b>	 ENGINEERING • PLANNING LICENSED IN OR, WA, & AK 1400 SW GALELARIO BL, SUITE 100 PORTLAND, OREGON 97205 PHONE: (503) 251-2796 FAX: (503) 251-8888	PREPARED FOR JIM BUCKER 2015 SE 27TH ST PORTLAND, OR 97212	DATE: 03/07/20 PREPARED BY NOT FOR CONSTRUCTION	JOB NUMBER 2052 SHEET 1 OF 1
			PROJECT: 14044 SE STEELE ST DATE: 03/07/20 SCALE: AS SHOWN DRAWN BY: J.S. / J.S. CHECKED BY: J.S. / J.S. OREGON PORTLAND 140' WIDE, 140' WIDE, 140' WIDE		

CASE NO. 08-130608 A0  
EXHIBIT C.2