

RESOLUTION NO. 13-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER INITIATING PROCEEDINGS FOR THE FORMATION OF THE "LANCASTER BUSINESS PARK LANDSCAPE MAINTENANCE DISTRICT", AN ASSESSMENT DISTRICT TO BE ESTABLISHED PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND CALIFORNIA CONSTITUTION ARTICLE XIID

WHEREAS, the City of Lancaster, California (the "City") is a charter city and municipal corporation duly organized and existing under the Constitution and laws of the State of California; and

WHEREAS, the City desires to initiate proceedings pursuant to and in accordance with the provisions of the "Landscaping and Lighting Act of 1972" as set forth in Part 2 of Division 15 (Sections 22500 et seq.) of the Streets and Highways Code of the State of California and Article XIID of the California Constitution, to form a District in order to provide for the continued maintenance, operation and servicing of the Landscaped Areas, and all improvements thereto, and for the payment of all costs and expenses incurred for the same; and

WHEREAS, the Utility Services Manager has caused the preparation of the Engineer's Report and filed the same with the City Clerk, and the City Clerk has presented the Engineer's Report to the City Council for consideration.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. The City Council hereby specifically finds and declares that the actions authorized hereby constitute and are with respect to public affairs of the City, and that the statements, findings and determinations of the City set forth in the preambles above and of the documents approved herein are true and correct.

Section 2. Pursuit to Section 22585 and 22605 of the Street and Highways Code of the State of California, the City hereby proposes to form, and does initiate proceedings for the formation of a District, to provide for the continued maintenance, operation and servicing of the Landscaped Areas, and all landscape improvements thereon as defined in Section 3 below and for the payment of all costs and expenses incurred for such maintenance, operation and servicing.

Section 3. The improvements to the Landscape Areas shall include such ground cover, shrubbery, trees, and other landscaping, irrigation and equipment, raised medians with stamped concrete (hereinafter referred to as "Landscape Improvements") as were required by the City.

Section 4. To ensure that the costs and expenses of maintaining, operating and servicing the Landscape Areas and the Landscape Improvements hereon, are borne by the owners of the property to be benefited thereby, the City resolves that the proposed District shall consist of the Property referenced in Exhibit "B".

Section 5. The improvements shall consist of the cost and expenses of maintaining, operating and servicing the Landscape Areas and the Landscape Improvements thereon.

Section 6. The distinctive designation for the proposed assessment district to be formed pursuant to this Resolution shall be "Lancaster Business Park Landscape Maintenance District."

Section 7. The City hereby approves the preliminary "Engineer's Report" and the Utility Services Manager is directed to file the diagram and assessment with the City Clerk.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

---

GERI K. BRYAN, CMC  
City Clerk  
City of Lancaster

---

R. REX PARRIS  
Mayor  
City of Lancaster

STATE OF CALIFORNIA            }  
COUNTY OF LOS ANGELES       }ss  
CITY OF LANCASTER            }

CERTIFICATION OF RESOLUTION  
CITY COUNCIL

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 13-66, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(seal)

\_\_\_\_\_

EXHIBIT "B"

Customer #	Company Name	Lot #	APN	Benefit & proposed Assessment
9514	Asher, Chuck (Thermal Research & Dev)	32	3126-027-123	\$1,158.64
9744	Atkinson, Sue	74	3126-009-136	\$899.08
9524	B & M Green Enterprises, Inc	25	3126-027-120	\$769.32
13967	Fraber Properties II, LLC	73	3126-009-132	\$1,473.76
13786	Kukuczka Trust	17	3126-027-131	\$963.96
9435	Deluxe Corporation	22	3126-009-124	\$10,223.72
9437	Rami Darghalli Corp	2	3126-009-146	\$954.72
13500	Bank of America (AKA-CountryWide)	1,2 of 26467	3126-027-144	\$7,452.28
			3126-027-145	
			3126-027-143	
9754	Justin Urcis Trust	35	3126-027-119	\$2,669.48
9587	Frank A Visco	21,26	3126-027-155	\$1,260.60
9677	AVENUE K1753 LLC	5	3126-009-147	\$5,033.08
1335				
9505	Yoram & Yael Hassid	4	3126-009-145	\$3,336.84
10920	Jenn Morr, LLC	6-9	3126-009-138	\$2,604.60
			3126-009-139	
			3126-009-140	
			3126-009-141	
9434	Lance Campers	39,46	3126-027-140	\$1,177.16
9434	Lance Campers	51-72,1-4 of 24076	3126-027-084	\$9,769.52
			3126-027-085	
			3126-027-086	
			3126-027-093	
			3126-027-094	
			3126-097-095	
			3126-027-105	
			3126-027-115	
			3126-027-109	
			3126-027-113	
			3126-027-114	
13967	Fraber Properties II, LLC	34,37-8	3126-027-132	\$6,451.24
			3126-027-150	
13945	Arnold Parnell	33	3126-027-129	\$611.76
9555	Radford, Steve	16	3126-027-124	\$426.36
9520	Rhoten, John (Deutrel)	31,36	3126-027-135	\$2,734.36
			3126-027-136	
9630	Rockey, John	23,24	3126-027-142	\$1,093.76
9582	Rodio, Arnold	13	3126-027-138	\$6,145.36
9437	Rami Darghalli Corp	3	3126-009-116	\$2,901.20
9506	Robert F. Chapman Inc. (Mitchell)	40-45	3126-027-127	\$3,207.08
9802				
9436	TARACI LP	18	3126-027-055	\$1,130.80
13953	Campus Business Park LLC	14-15	3126-027-153	\$8,629.44
			3126-027-154	
9722				
	Breakdown for development in Lots 48-50	48-50		\$5,065.32
13893	ARRACHE RONALD B & NANCY A	3126-009-155	3126-009-155	\$241.20
13894	BOWER WILLIAM D & SABRINA	3126-009-154	3126-009-154	\$241.20
13895	CAGLE JOY JR	3126-009-168	3126-009-168	\$241.20
13895	CAGLE JOY JR	3126-009-169	3126-009-169	\$241.20
13896	FIELDEN JAMES M III	3126-009-165	3126-009-165	\$241.20
13897	GUNN CYNTHIA	3126-009-173	3126-009-173	\$241.20
13898	ISAMAN PROPERTIES LLC	3126-009-170	3126-009-170	\$241.20
13899	LEVEN WILLIAM L	3126-009-160	3126-009-160	\$241.20
13900	MARROQUIN HERNANDO	3126-009-156	3126-009-156	\$241.20
13900	MARROQUIN HERNANDO	3126-009-174	3126-009-174	\$241.20
13914	JOHN B CALVERT	3126-009-161	3126-009-161	\$241.20
9723	MCGARREY DEVELOPMENT COMPANY	3126-009-167	3126-009-167	\$241.20
9723	MCGARREY DEVELOPMENT COMPANY	3126-009-172	3126-009-172	\$241.20
13901	MCGOWAN ROBERT L & CHRISTINE M	3126-009-158	3126-009-158	\$241.20
13901	MCGOWAN ROBERT L & CHRISTINE M	3126-009-171	3126-009-171	\$241.20

**EXHIBIT "B"**

13902	MONGE MIGUEL A & MAGDELANA	3126-009-157	3126-009-157	\$241.20
14006	GREEN, AVID G & BRENDA J	3126-009-166	3126-009-166	\$241.20
9437	RAMI DARGHALLI	3126-009-159	3126-009-159	\$241.20
13905	THOMPSON CHARLES L & ELLA	3126-009-163	3126-009-163	\$241.20
13906	THOMPSON LARRY L & IRENE K	3126-009-164	3126-009-164	\$241.20
13907	VANDER WEERD RON A	3126-009-162	3126-009-162	\$241.20
	<b>Total Billed</b>			<b>\$88,166.72</b>
	<b>ADDITIONAL LANDSCAPE AREA</b>			
	City of Lancaster	1	3126-009-974	\$2,128.62
	City of Lancaster	2	3126-009-975	\$2,179.72
	City of Lancaster	3	3126-009-976	\$1,883.80
	Morton	4	3126-009-175	\$2,104.35
	City of Lancaster	5	3126-009-978	\$2,036.92
	Bank of America (rear Parcel no landscape	10	3126-009-148	\$0.00
				<b>\$10,333.41</b>
			<b>NEW TOTAL TO BE COLLECTED</b>	<b>\$98,500.13</b>

RESOLUTION NO. 13-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING THE ENGINEER'S REPORT AND THE TIME AND PLACE FOR A PUBLIC HEARING, DECLARING ITS INTENTION TO FORM AN ASSESSMENT DISTRICT (LANCASTER BUSINESS PARK LANDSCAPE MAINTENANCE DISTRICT) AND TO LEVY AND COLLECT ASSESSMENTS PURSUANT TO PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

WHEREAS, the City of Lancaster, California (the "City") is a charter city and municipal corporation duly organized and existing under the Constitution and the laws of the State of California; and

WHEREAS, the City Council has by Resolution No. 13-66, initiated proceedings for the formation of Lancaster Business Park Landscape Maintenance District pursuant to the Landscaping and Lighting Act of 1972 being Part 2 of Division 15 of the California Streets and Highways Code (hereinafter referred to as "the Act"); and

WHEREAS, the Utility Services Manager has caused the preparation of the Engineer's Report and filed the same with the City Clerk, and the City Clerk has presented the Engineer's Report to the City Council for consideration; and

WHEREAS, the diagram and assessment have been filed with the City Clerk and are open to public inspection, and may be referred to for all details regarding the improvements, the boundary of the district, the assessments, total costs, and description of the parcels to be assessed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANCASTER AS FOLLOWS:

Section 1. The City Council hereby specifically finds and declares that the actions authorized hereby constitute and are with respect to public affairs of the City, and that the statements, findings and determinations of the City set forth in the preambles above and of the documents approved herein are true and correct.

Section 2. The City Council hereby declares its intention to form Lancaster Business Park Landscape Maintenance District pursuant to and in accordance with the provisions of the "Landscaping and Lighting Act of 1972," as set forth in Part 2 of Division 15 (Sections 22500 et seq.) of said Code, to provide for the continued maintenance, operation and servicing of the Landscape Areas, and all landscape improvements thereto. Further, this Council hereby declares its intention to levy and collect assessments to pay all costs and expenses incurred pursuant to and in accordance with said Act. The proposed assessments are more particularly described in the Assessment for the District on file with the City Clerk.

Section 3. The improvements shall include the maintenance, servicing and energy costs including all incidental expenses thereof of the landscaping improvements installed by the Lancaster Redevelopment Agency, within the Lancaster Business Park Landscape Maintenance District.

Section 4. At least 45 days prior to the public hearing, the City Clerk shall cause a notice of the adoption of the Resolution of Initiating Proceedings, the filing of the preliminary Engineer's Report, a ballot for voting and the setting of time and place for said public hearing hereof to be mailed, postage prepaid, to all persons owning real property proposed to be assessed and whose names and addresses appear on the last equalized County of Los Angeles assessment roll or the State Board of Equalization assessment roll, as the case may be, or who are known to the City Clerk. Such notice shall conform in all respects to the provisions of Section 53753 of the California Government Code.

Section 5. A public hearing shall be held on January 28, 2014 at 5:00 p.m., or as soon thereafter as possible, at the regular meeting place of the City Council, City Hall, 44933 N. Fern Avenue, Lancaster, California, to hear and consider protests and objections to the formation of the Assessment District and the Engineer's Report and to receive and count the ballots for and against the formation of the Assessment District.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
GERI K. BRYAN, CMC  
City Clerk  
City of Lancaster

\_\_\_\_\_  
R. REX PARRIS  
Mayor  
City of Lancaster

STATE OF CALIFORNIA            }  
COUNTY OF LOS ANGELES    }ss  
CITY OF LANCASTER            }

CERTIFICATION OF RESOLUTION  
CITY COUNCIL

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 13-67, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(seal)

\_\_\_\_\_



ENGINEER'S REPORT  
RELATIVE TO  
LANCASTER BUSINESS PARK LANDSCAPE MAINTENANCE DISTRICT  
FOR FISCAL YEAR 2014-2015

ENGINEER'S REPORT  
REGARDING LANCASTER BUSINESS PARK LANDSCAPE DISTRICT

FOR LANDSCAPE MAINTENANCE PURPOSES PURSUANT TO  
PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972  
PART 2, DIVISION 15 (SECTION 22500 ET SEQ.)  
OF THE STREETS AND HIGHWAYS CODE  
STATE OF CALIFORNIA  
AND  
ARTICLE XIID OF THE CALIFORNIA CONSTITUTION

Prepared by

UTILITY SERVICES MANAGER  
CARLYLE S. WORKMAN, P.E. 45024

City of Lancaster  
44933 Fern Avenue  
Lancaster, California 93534

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ATTEST

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GERI K. BRYAN, CMC, City Clerk  
City of Lancaster

ENGINEER'S REPORT  
RELATIVE TO  
LANCASTER BUSINESS PARK LANDSCAPE MAINTENANCE DISTRICT  
FOR FISCAL YEAR 2014-2015

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IMPROVEMENTS  
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RELATIVE TO  
LANCASTER BUSINESS PARK LANDSCAPE MAINTENANCE DISTRICT  
FOR FISCAL YEAR 2014-2015

PURPOSE

This report is submitted to request that the City Council declare its intention to initiate and conduct special assessment proceedings pursuant to provisions of the Landscaping and Lighting Act of 1972 being Part 2, Division 15 (Section 22500 et seq.) of the Streets and Highways Code of the State of California.

COST ESTIMATE

Previously the owners in the Lancaster Business Park were billed annually for the maintenance of landscaping in front of their properties and the Business Center Parkway median, which involves labor and equipment, repair and irrigation supplies, fertilizer, utilities, etc.

Based on the landscape maintenance contract, the cost associated with maintaining the 370,066 square feet of assessment area is \$52,035.00. Based on this figure and previous operating costs, the annual budget has been calculated as follows:

<b>Description</b>	<b>Cost</b>
Landscape Maintenance	\$52,035.00
Irrigation System Supplies	\$ 1,200.00
Plant Replacement	\$ 1,395.00
Tree Trimming	\$ 3,250.00
Electricity	\$ 3,120.00
Water	\$37,500.00
<b>Total</b>	<b>\$98,500.00</b>

The formula used to calculate the owner's assessment is as follows: The total cost of landscape maintenance divided by the total landscape assessment district area, multiplied by the landscaped area associated with each owner's property, adjusted annually based on the Consumer Price Index.

$$\begin{aligned} \text{Assessment} &= ((\$98,500/370,066 \text{ SF}) (\text{Landscaped Area at each property})) \\ &= ((\$0.266/\text{SF}) (\text{Landscaped Area at each property})) \end{aligned}$$

The new assessments have been tabulated for each property owner indicating the specific costs for the maintenance of landscaping at each property (See Exhibit "B"). The cost to maintain the landscaping for each property will stay the same as the previous agreement in fiscal year 2014-2015. The assessment may be adjusted annually based on the Consumer Price Index in subsequent years.

ENGINEER'S REPORT  
RELATIVE TO  
LANCASTER BUSINESS PARK LANDSCAPE MAINTENANCE DISTRICT  
FOR FISCAL YEAR 2014-2015

IMPROVEMENTS

This scope of work establishes the standards for maintenance of the landscaped areas for the City of Lancaster's Landscape Maintenance District encompassing the 74 lots (370,066 square feet of landscaped area) in the Lancaster Business Park, including areas immediately in front of business owner's properties and the Business Center Parkway median.

The highest standards of quality and maintenance will be adhered to and include maintenance of plant material and irrigation systems. Maintenance of plant material shall include, but not be limited to, mowing, trimming, tumbleweed and trash removal, aeration, weed control, cultivation, pest control, tree staking and tying, thatching, hedge pruning, and cleanup of drainage facilities. It is the intent to provide plant material maintenance methods to keep the site in a state of growth and repair. Irrigation maintenance shall include operation of system, adjustment, the reporting of needed repairs, and programming of irrigation schedules.

ASSESSMENT DISTRICT FORMATION

By action of the City Council of the City of Lancaster, a Resolution was adopted initiating proceedings for formation of Lancaster Business Park Landscape Maintenance District (hereinafter referred to as the "District") for the payment of all costs required to provide for the continued maintenance, operation and servicing of landscape improvements pursuant to provisions of the Landscaping and Lighting Act of 1972 being Part 2, Division 15 (Section 22500 et seq.) of the Streets and Highways Code of the State of California and in addition, the Utility Services Manager was directed to prepare a written Engineer's Report and file it with the City Clerk pursuant to Section 22565 of the Streets and Highways Code and Article XIID of the California Constitution. This report was prepared in response to that directive.

Plans and Specifications indicating the general nature, location and extent of improvements are, or will be, on file with the City Clerk of the City of Lancaster and are hereby made a part hereof by reference. The attached Exhibit "A" identifying the boundary of the property forming the new Landscape Maintenance District to be assessed is attached hereto and made a part hereof.

The revenue derived from the proposed assessment will be used to maintain, operate and service the landscape improvements within the District.

State Law indicates that an assessment district shall consist of all territory which, as determined by the legislative body, will receive special benefit from the improvements and is to be assessed to pay the costs thereof.

All of the area within the District receives special benefit by the landscape improvements installed within the District. The cost of maintenance, operation and servicing of the improvements in the District is to be assessed according to the Basis of Benefit Proportioning approved by the City Council. The amount of the proposed assessment for each parcel is as shown on Exhibit "B" which is attached hereto and which is made a part hereof.

ENGINEER'S REPORT  
RELATIVE TO  
LANCASTER BUSINESS PARK LANDSCAPE MAINTENANCE DISTRICT  
FOR FISCAL YEAR 2014-2015

The annual aggregate amount of the assessment and the estimated annual cost of providing maintenance, operation and servicing of the landscape improvements is shown on Exhibit "B" which is attached hereto and which is made a part hereof. All revenue derived from the assessment will not be used to pay the cost of any service other than the service for which the assessment is levied.

ENGINEER'S REPORT  
RELATIVE TO  
LANCASTER BUSINESS PARK LANDSCAPE MAINTENANCE DISTRICT  
FOR FISCAL YEAR 2014-2015

**EXHIBIT "B"**

Attached is a complete list of each lot or parcel to be included in the special assessment district identified by Assessor's Parcel Number.

**EXHIBIT "B"**

Customer #	Company Name	Lot #	APN	Benefit & proposed Assessment
9514	Asher, Chuck (Thermal Research & Dev)	32	3126-027-123	\$1,158.64
9744	Atkinson, Sue	74	3126-009-136	\$899.08
9524	B & M Green Enterprises, Inc	25	3126-027-120	\$769.32
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9506	Robert F. Chapman Inc. (Mitchell)	40-45	3126-027-127	\$3,207.08
9802	Signature Fundraising	1,75	3126-009-137	\$1,177.16
9436	TARACI LP	18	3126-027-055	\$1,130.80
13953	Campus Business Park LLC	14-15	3126-027-153	\$8,629.44
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**EXHIBIT "B"**

13902	MONGE MIGUEL A & MAGDELANA	3126-009-157	3126-009-157	\$241.20
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13906	THOMPSON LARRY L & IRENE K	3126-009-164	3126-009-164	\$241.20
13907	VANDER WEERD RON A	3126-009-162	3126-009-162	\$241.20
	<b>Total Billed</b>			<b>\$92,690.00</b>
	<b>ADDITIONAL LANDSCAPE AREA</b>			
	City of Lancaster	1	3126-009-974	\$1,845.92
	City of Lancaster	2	3126-009-975	\$766.20
	City of Lancaster	3	3126-009-976	\$470.28
	Morton	4	3126-009-175	\$2,104.35
	City of Lancaster	5	3126-009-978	\$623.40
	Bank of America (rear Parcel no landscape	10	3126-009-148	\$0.00
				<b>\$5,810.15</b>
			<b>NEW TOTAL TO BE COLLECTED</b>	<b>\$98,500.15</b>



ENGINEER'S REPORT  
RELATIVE TO  
LANCASTER BUSINESS PARK LANDSCAPE MAINTENANCE DISTRICT  
FOR FISCAL YEAR 2014-2015

**DIAGRAM OF DISTRICT BOUNDARIES (EXHIBIT "A")**

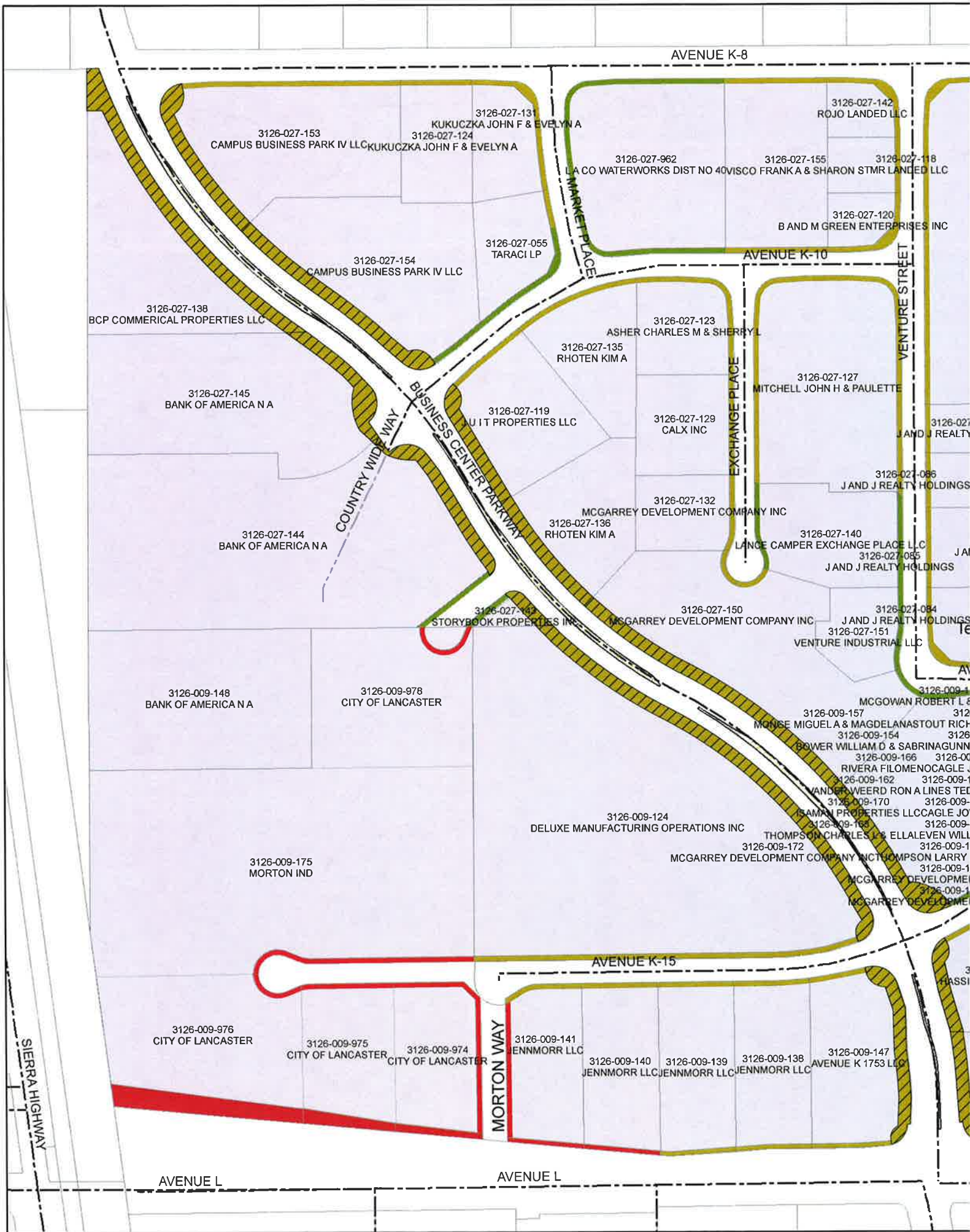
Exhibit "A" provides a graphic description of the boundaries of the District and is known as the Diagram. For a complete description of the Improvement Areas and the lines and dimensions of any lot or parcel within the District, refer to the Final Map recorded with the County Recorder which shall govern for all details of the description.

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ATTEST

---

GERI K. BRYAN, CMC, City Clerk  
City of Lancaster



AVENUE K-8

3126-027-142  
ROJO LANDED LLC

3126-027-153  
CAMPUS BUSINESS PARK IV LLC

3126-027-131  
KUKUCZKA JOHN F & EVELYN A  
3126-027-124  
KUKUCZKA JOHN F & EVELYN A

3126-027-962  
LA CO WATERWORKS DIST NO 40  
3126-027-155  
VISCO FRANKA & SHARON STMR LANDED LLC

3126-027-118  
3126-027-120  
B AND M GREEN ENTERPRISES INC

3126-027-154  
CAMPUS BUSINESS PARK IV LLC

3126-027-055  
TARACI LP

AVENUE K-10

3126-027-138  
BCP COMMERCIAL PROPERTIES LLC

3126-027-123  
ASHER CHARLES M & SHERRY L

3126-027-135  
RHOTEN KIM A

3126-027-145  
BANK OF AMERICA NA

3126-027-119  
UNIT PROPERTIES LLC

3126-027-129  
CALX INC

3126-027-127  
MITCHELL JOHN H & PAULETTE

3126-027-144  
BANK OF AMERICA NA

3126-027-136  
RHOTEN KIM A  
3126-027-132  
MCGARREY DEVELOPMENT COMPANY INC

3126-027-086  
J AND J REALTY HOLDINGS

3126-027-137  
STORYBOOK PROPERTIES INC

3126-027-150  
MCGARREY DEVELOPMENT COMPANY INC

3126-027-140  
LANCE CAMPER EXCHANGE PLACE LLC  
3126-027-085  
J AND J REALTY HOLDINGS

3126-009-148  
BANK OF AMERICA NA

3126-009-978  
CITY OF LANCASTER

3126-027-084  
J AND J REALTY HOLDINGS  
3126-027-151  
VENTURE INDUSTRIAL LLC

3126-009-175  
MORTON IND

3126-009-124  
DELUXE MANUFACTURING OPERATIONS INC

3126-009-157  
MONISE MIGUEL A & MAGDELANASTOUT RICH  
3126-009-154  
3126-009-166  
BOWER WILLIAM D & SABRINAGUNN  
3126-009-162  
RIVERA FILOMENO CAGLE  
3126-009-170  
VANDERWEERD RON A LINES TED  
3126-009-172  
THOMPSON CHARLES L & ELLALEVEN WILL  
3126-009-171  
MCGARREY DEVELOPMENT COMPANY INC  
3126-009-170  
MCGARREY DEVELOPMENT COMPANY INC  
3126-009-171  
MCGARREY DEVELOPMENT COMPANY INC

3126-009-976  
CITY OF LANCASTER

3126-009-975  
CITY OF LANCASTER

3126-009-974  
CITY OF LANCASTER

3126-009-141  
JENN MORR LLC

3126-009-140  
JENN MORR LLC  
3126-009-139  
JENN MORR LLC  
3126-009-138  
JENN MORR LLC

3126-009-147  
AVENUE K 1753 LLC

SIERRA HIGHWAY

MORTON WAY

AVENUE L

AVENUE L

AVENUE K-15

VENTURE STREET

MARKET PLACE

EXCHANGE PLACE