

Letter of Intent

Certified Survey Map for property at 4512 and 4522 East Washington Avenue

The purpose of this CSM is to reconfigure Lots 1, 2 and 3 of existing CSM 5098 into 2 lots and amend easements for ingress/egress and stormwater drainage accordingly.

The buildings at 4512 and 4522 East Washington Avenue are currently in multi-tenant commercial use.

The building at 4512 East Washington Avenue, on the former Lot 2, was expanded years ago and now the building extends across Lots 2 and 3 of CSM 5098. The new Lot 2 will encompass the entire building and better follow the as-built adjoining parking areas.

The new Lot 1 will encompass the building at 4522 East Washington Avenue and include the adjoining driveways and parking areas.

The former driveways easements will be released and the new Lot 2 will be provided an ingress/egress easement over a portion of the new Lot 1 to Columbus Lane at the existing driveway opening. A stormwater drainage easement will be provided over the West 25 feet of the new Lot 1 for the benefit of the new Lot 2 as the stormwater currently flows.

A draft of the proposed "Declaration of Access and Stormwater Drainage Easements" is attached for review.

Property Owner:	Michael Elkind – ARMMS Investment Co., LLC
Owner's local Representative:	Michael Osborne – Advantage Osborne, LLC
Surveyor/Engineer:	Matthew Hoglund, PLS – Quam Engineering, LLC