

PLAT NO. S/D 79-77 MAP NO. 5047

NAME WILLO-ESQUE FOURTH

LOCATION: East of Ridge Road approximately 1/2 mile north of Maple

ENGINEER Delamater, Freund & Assoc.

OWNER L. C. Investment, Inc.

APPLICATION FILED 6-18-79

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 6-18-79

S/D ACTION 6-28-79 defer subs; 7-12-79 defer subs

MAPC ACTION 8-2-79 approve

BCC ACTION 12-18-79 approve

RECORDED 12/21/79

REMARKS Associated DP-42

S/D (final) 7-26-79 approve

S/D 79-77 - WILLO-ESQUE FOURTH -
East of Ridge Rd., approx. 1/2 mile
north of Maple. Delamater, Freund &
Associates.

FOOTED
6-25-79

ACTION

	DATE
S/D COMMITTEE (final) after books	6-28-79
S/D (final) after drawings	7-12-79
M.A.P.C. <u>approve</u>	8-2-79
B.C.C./B.C.O.C. <u>approve</u>	12-18-79
S/D (final) <u>approve</u>	7-26-79

Bcc Ginter 80 photos for \$ 11-6-79
photo - to Feb 6, 1980

IMPORTANT MESSAGE

FOR Barbara
DATE 8-25 TIME 11:13 A.M.
P.M.

WHILE YOU WERE AWAY

Annice Lane

OF _____
PHONE No. 267-5558

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RETURNED YOUR CALL	

MESSAGE He said that there is
one section ^{of sidewalk} that will be repaired
b/c of rain and another b/c
of damage from premature use
by kids. ^{He} said he will contact

SIGNED Deane The H.O.A. & also
that an amendment

FORM 000-017

probably wouldn't be given by bank.

THE CITY OF WICHITA
OFFICE OF CITY TREASURER

DATE August 18, 1987

TO Jack Galbrath, Planning

FROM Ralph A. Klose, City Treasurer

SUBJECT Letter of credit guaranteeing the construction of private sidewalks in the Willo-Esque 4th Addition, generally located east of Ridge Road, approximately on-half mile north of Maple. S/D 79-77 (Credit Number 5; Updated Dollar Amount \$39,600.00)

This afternoon I received a phone call from Tom Powell instructing me to exercise this irrevocable letter of credit on Fidelity Savings Association of Kansas, 229 S. Market, Wichita, KS. This letter is dated October 30, 1985 in the amount of \$39,600.00 and has attached to it a letter dated January 13, 1987 from Irene Johnson, Vice President of Fidelity Savings, addressed to Barbara Harris, Senior Planner regarding L.C. Investment, Inc. extending the customer's letter of credit from December 18, 1987 to June 18, 1987.

I served this letter of credit to Mr. Bill Suter, President of Fidelity Savings. Upon his examination of this letter dated October 30, and Irene Johnson's letter of January 13, he stated that he would not honor this letter of credit because the performance date had passed and he had no letter in his file extending the expiration date to August 18, 1987. Mr. Suter did say he would be happy to pay this amount on a court order and that since he does not now know the legal approach of this letter, he does not want to act on the evidence he presently has.


Ralph A. Klose,
City Treasurer

RAK:cm

cc: Doug Mosher, Law
Tom Powell, Law

RECEIVED

AUG 19 1987

METROPOLITAN PLANNING
ROUTE _____

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: August 18, 1987

TO: Ralph Klose, City Treasurer
FROM: Jack Galbraith, Chief Planner

SUBJECT: Letter of credit guaranteeing the construction of private sidewalks in the Willo-Esque 4th Addition, generally located east of Ridge Road, approximately one-half mile north of Maple. S/D 79-77 (Credit Number 5; Updated Dollar Amount: \$39,600.00)

When Willo-Esque 4th Addition was platted in December 1979, a requirement was made for private sidewalks to be constructed in the open space reserve area. This private system was to connect with the existing private sidewalk system in the other Willo-Esque additions. On December 7, 1979, a letter of credit for the account of L.C. Investment, Inc. in the amount of \$27,000.00 was submitted as guarantee that the private sidewalk system in the reserve area would be constructed. The City has monitored the letter of credit since it was submitted and several amendments, including updates of the dollar amount, have occurred. The present dollar amount is \$39,600 and the expiration date is August 18, 1987.

We have been advised, that even though the sidewalks have been built in the required locations, the construction of the sidewalks is of poor quality as proper expansion joints have not been placed in the sidewalks and, although completed approximately two weeks ago, neighbors in the area have already reported cracks and sinking of sidewalks in several areas.

Due to unacceptable construction of the sidewalks in the reserve area of Willo-Esque 4th Addition, and therefore the unfulfilled requirement of platting, collection of the \$39,600 letter of credit should proceed immediately.

JG:BH:dlk

cc: Mike Lindebak, City Engineer
Dale Rea, Deputy City Clerk

Aug 6, 1987

mobile phone -

651-

~~777~~ 7295

~~Bob Green~~

Bob Green - Willie

(Willoughby
Home Owners
Association U.P.)

~~Mc Donnelly~~

first 15' near street

drainage ditch - within one foot

Thurs. or Fri. - field checked by C.I.D.

Connie

4450 Sidewalk inspect.



Elton Vaughn mobile phone
651-7342

contacted: Mike Hampel -

(under Gene Rath.)

- 1) Cerok Drwg.
- 2) phone # of Homeowner's Assoc. U.P.
- 3) my phone #

8-7-87

Mike Hampel advised Sidewalks in, but not to city standards.

Aug. 10, 1987

I spoke to Tom Powell regarding the legal ramifications of releasing the letter of credit for the sidewalks even though they were not constructed to city standards. He said, since they were private sidewalks on private property that the file never states the improvement guaranteed by this letter of credit needs to be done to city standards. He said to release the l.o.c. & call the H.O.A. (Bob Green) regarding the release. →

July 10, 1987

Ronnie Lane
L. C. Investments, Inc.
2277 S. Grove
Wichita, Kansas 67211

Re: Letter of Credit guaranteeing the construction of private sidewalks in Willo-Esque 4th Addition. S/D 79-77 (Credit Number 5; Updated dollar amount - \$39,600).

Dear Mr. Lane:

When you platted Willo-Esque 4th Addition, in December, 1979, you submitted a Letter of Credit from Fidelity Savings Association as guarantee that the above-referenced improvement would be made.

Since the required sidewalks are not complete, we can authorize a one-year extension of time to complete the required improvement provided an amendment is submitted from the bank which references the following:

1. A new project completion or default date of June 18, 1988.
2. A new negotiation or expiration date of August 18, 1988.
3. The unchanged dollar amount of \$39,600.

The amendment should be submitted to this office no later than August 3, 1987, and addressed to my attention. Please contact the bank and authorize the amendment.

Should you have any questions about what is needed, please call me at 268-4421. Action on your part is imperative in order to avoid default on your guarantee and damage to your credit rating.

Sincerely,

Barbara R. Harris
Senior Planner

BRH:le

cc: Irene Johnson, Vice-President, Fidelity Savings Association of Kansas,
229 S. Market, Wichita, Kansas 67201
Mike Lindebak, City Engineer

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: February 2, 1987

TO: Dale Rea, Deputy City Clerk

FROM: Barbara R. Harris, Senior Planner

SUBJECT: Forwarding of amendment to letter of credit guaranteeing the construction of private sidewalks in Willo-Esque 4th Addition. Generally located east of Ridge Road, approximately one-half mile north of Maple.

The attached above-referenced document is for your files. This instrument should be held until its release is authorized by the City Engineer's office or the Planning Department. The new default date is June 18, 1987 and the new expiration date is August 18, 1987.

BRH:dlk

Attachment

cc: Mike Lindebak, City Engineer

FIDELITY SAVINGS ASSOCIATION OF KANSAS



January 13, 1987

Barbara R. Harris, Senior Planner
Metropolitan Area Planning Dept.
455 N. Main - 10th Floor
Wichita, Kansas 67202

Re: Ronnie Lane - L. C. Investments, Inc.
S/D-79-77 Credit Number 5

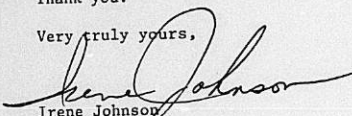
Dear Ms. Harris:

Fidelity Savings Association of Kansas hereby extends the above letter
of cred to June 18, 1987, in the amount of \$39,600.00.

If any other information is required, please contact our office.

Thank you.

Very truly yours,


Irene Johnson
Vice President

IJ/hs

RECEIVED

JAN 14 1987

METROPOLITAN PLANNING

ROUTE

December 29, 1986

Ronnie Lane
L. C. Investments, Inc.
2277 South Grove
Wichita, Kansas 67211

Re: Letter of Credit guaranteeing the construction of private sidewalks in Willo-Esque 4th Addition. S/D-79-77 (Credit Number 5; Updated dollar amount - \$39,600).

Dear Mr. Lane:

When you platted the Willo-Esque 4th Addition in December, 1979, requirements were made for the completion of the above-referenced improvements. You chose to meet these requirements by submitting a Letter of Credit from Fidelity Savings Association, as guarantee that the improvements would be completed by December 18, 1986.

Since the required sidewalks are not completed, City Engineering has advised that a six-month extension of time is needed to complete the required improvement provided an amendment is submitted from the bank which references the following:

1. A new project completion or default date of June 18, 1987.
2. A new negotiation or expiration date of August 18, 1987.
3. The unchanged dollar amount of \$39,600.

The amendment should be submitted to this office and addressed to my attention. Please contact the bank and authorize the amendment prior to January 20, 1986.

Should you have any questions about what is needed, please call me at 268-4421. Action on your part is imperative in order to avoid default on your guarantee and damage to your credit rating.

Sincerely,

Barbara R. Harris
Senior Planner

BRH/lw

cc: Irene Johnson, Vice-President, Fidelity Savings Assn. of KS, 229 S.
Market, Wichita, KS 67201
Mike Lindebak, City Engineer

IMPORTANT MESSAGE

FOR BART

DATE _____ TIME _____ A.M.
P.M.

WHILE YOU WERE AWAY

OF _____

PHONE No. _____

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE Bob Green 943 9074 '86

Don Dose Homeowners Assoc.

942 0977

Willis Esque 4th

asked about ROC

SIGNED [Signature]

FORM 000-017

Res. ~~to~~ Willis Esque 4th
Owner:

H.A. - Res. C

H.A. - Res. A

~~we~~ we'll collect on guarantee
~~in~~ after I write a letter
requesting sidewalks
be done.

we'll ask H.A. to grant
temp. const. permits so
we can go in + build them

November 1, 1985

Mr. Ronnie Lane
L. C. Investment, Inc.
2458 South Minneapolis
Wichita, KS 67216

*2277 S. Grove
67211*

*Kenora Foubke
Chown Realty*

Re: Letter of Credit guaranteeing the construction of private sidewalks in Willo-Esque 4th Addition. S/D 79-77 (Credit No. 5; Revised default date: December 18, 1986).

Dear Mr. Lane:

We have received and filed your updated Letter of Credit in the amount of \$39,600, and appreciate your attendance in providing us with this document. This new Letter of Credit will suffice as your guarantee for the required sidewalk construction in Willo-Esque 4th Addition until December 18, 1986.

Given the amount of time since the plat was approved by the Board of City Commissioners, and the fact that the streets are in and the subdivision is nearly built out, this office cannot authorize any further extensions of time for the sidewalk construction. Every effort should be made by L. C. Investments to provide sidewalks as promised in this subdivision by December 18, 1986.

Sincerely,

Barbara Bonanni
Junior Planner

BRB:mlh

cc: Irene Johnson, Vice President, Fidelity Savings Association of Kansas,
229 South Market, Wichita, KS 67201
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

Date: November 1, 1985

To: Donald C. Gisick, City Clerk

From: Barbara Bonanni, Junior Planner

Subject: Release of original Letter of Credit with associated amendments and forwarding of revised Letter of Credit guaranteeing the construction of private sidewalks in Willo-Esque 4th Addition. S/D 79-77 (Credit No. 5).

An updated Letter of Credit has been received for the above-referenced construction. Therefore, the original Letter of Credit and associated amendments may be released and returned to the Fidelity Savings Association with their copy of this memorandum.

The revised Letter of Credit, referencing a new dollar figure of \$39,600.00, is attached. It should be held in your files until its release is authorized by Planning.

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Irene Johnson, Vice President, Fidelity Savings Association of Kansas,
229 South Market, Wichita, KS 67201
Ronnie Lane, L. C. Investment, Inc., 2458 South Minneapolis, Wichita,
KS 67216
Mike Lindebak, City Engineer

IRREVOCABLE LETTER OF CREDIT

FIDELITY SAVINGS ASSOCIATION OF KANSAS

229 S. Market, Wichita, Kansas

(Name and address of bank)

Date: 10-30-85

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 39,600.00 for the account of L. C. Investment, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before December 18, 1986: (6)

1. Private sidewalk system in Reserve areas.
- 2.
- 3.

in Willo-Esque Fourth Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____
FIDELITY SAVINGS ASSOCIATION OF KANSAS Credit No. 5, dated 10-30-85."
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before February 18, 1987.
(Insert a date at least 60 days from the date on line 6.)

Very truly yours,

FIDELITY SAVINGS ASSOCIATION OF KANSAS
(Name of bank)

By Irene Johnson
(Authorized signature)
(Also type or print name below)
Irene Johnson, Vice President



October 22, 1985

Mr. Ronnie Lane
L. C. Investment, Inc.
2458 South Minneapolis
Wichita, KS 67216

Re: Letter of Credit guaranteeing the construction of
private sidewalks in Willo-Esque 4th Addition,
S/D 79-77 (Credit Number 5.)

Dear Mr. Lane:

This letter is written as follow-up to our previous letters to you dated August 8, 1985 and October 8, 1985. In both of these earlier letters, we advised you that L. C. Investments was nearing default on their Letter of Credit and asked that the private sidewalks be completed by October 18, 1985. We have no record of you responding to either of our letters.

By copy of this letter, you are hereby notified that you are in default of your guarantee and that the City of Wichita will proceed to collect on L. C. Investments' \$33,000.00 Letter of Credit unless you provide us with a new Letter of Credit which references the following:

1. A new dollar figure of \$39,600.00.
2. A new default date of December 18, 1986.
3. A new negotiation date of February 18, 1987.

To assist you, I have attached a partially completed Letter of Credit form to this letter. This form has also been attached to the bank's copy of this letter.

Mr. Ronnie Lane
L. C. Investment, Inc.
Re: Letter of Credit No. 5 for S/D 79-77
October 22, 1985
Page 2

The new Letter of Credit must be received by this office no later than Monday, November 4, 1985. If the new Letter of Credit is not provided by this date, we will begin the process necessary for collection on L. C. Investments' Letter of Credit. As we have advised you twice before, action on your part is imperative in order to avoid collection on L. C. Investments' guarantee and damage to the company's credit rating.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

Attachment

cc.: Bill Suter, President, Fidelity Savings Association of Kansas,
229 South Market, P. O. Box 1007, Wichita, KS 67201
Mike Lindebak, City Engineer

IRREVOCABLE LETTER OF CREDIT

(Name and address of bank)

Date: _____

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 39,600.00 for the account of _____

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before December 18, 1986: (6)

1. Private sidewalk system in Reserve areas.
- 2.
- 3.

in Willo-Esque Fourth Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____, Credit No. _____, dated _____."
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before February 18, 1987.

(Insert a date at least 60 days from the date on line 6.)

Very truly yours,

(CORPORATE SEAL)

(Name of bank)

By _____
(Authorized signature)
(Also type or print name below)

\$39,600
new dollars amt
for extension

October 8, 1985

Mr. Ronnie Lane
L. C. Investment, Inc.
2458 South Minneapolis
Wichita, KS 67216

Re: Letter of Credit guaranteeing the construction of private
sidewalks in Willo-Esque 4th Addition. S/D 79-77 (Credit
Number 5.)

Dear Mr. Lane:

This letter is written as follow-up to my previous letter to you dated August 8, 1985, regarding the above-referenced matter. As you are aware, the subject Letter of Credit reference a project completion or default date of October 18, 1985. As of this date, the required improvements have not been completed.

Please make the necessary arrangements to have the construction of private sidewalks completed by October 18, 1985. Should you chose not to complete the required improvements, we have no choice but initiate the process for collection on the guarantee.

Should you have any questions about this matter, please call me at 268-4421. Action on your part is imperative in order to avoid collection on your guarantee and damage to your credit rating.

Sincerely,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Bill Suter, President, Fidelity Savings Association of Kansas, 229
South Market, P. O. Box 1007, Wichita, KS 67201
Mike Lindebak, City Engineer

August 8, 1985

L. C. Investment, Inc.
2458 South Minneapolis
Wichita, KS 67216

Re: Letter of Credit guaranteeing the construction of private
sidewalks in Willo-Esque 4th Addition. S/D 79-77
(Credit Number 5).

Gentlemen:

When you platted the Willo-Esque 4th Addition in December 1979, requirements were made for the completion of the above-referenced improvements. You chose to meet these requirements by submitting a Letter of Credit from the Fidelity Savings Association of Kansas, in the amount of \$33,000, as guarantee that the improvements would be completed by October 18, 1985. Any further extension of time will require the updating of the dollar amount to reflect inflation costs.

A recent field inspection shows that, as of this date, the required improvements have not been completed. The purpose of this letter is to remind you of your obligation to complete the construction of private sidewalks by October 18, 1985. Action on your part is imperative if you wish to avoid default on your Letter of Credit.

Once you have completed the work, please notify me so I may release your guarantee. Should you have any questions, please call me at 268-4421.

Sincerely,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Bill Suter, President, Fidelity Savings Association of Kansas, 229 South
Market, P. O. Box 1007, Wichita, KS 67201
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

To: Donald C. Gisick, City Clerk

Date: December 13, 1984

From: Barbara R. Bonanni, Planning Analyst

Subject: Forwarding of letter extending the time of a Letter of Credit
associated with the platting of Willo-Esque Fourth Addition.
(Credit Number 5) - S/D 79-77

Attached please find the above-referenced document for your files. It should
be held in your files until its release is authorized by Planning.

Barbara R. Bonanni
Planning Analyst

BRB:mlh

Attachment

cc: Fidelity Savings, 229 S. Market, Wichita, KS 67202, Attn: Bill Suter
L. C. Investment, Inc., 2458 S. Minneapolis, Wichita, KS 67216,
Attn: Ronnie Lane

*not done or
started.*

*field inspector
8-8-85^{AB}*

new dollar

amount

needed if

revised

12%

39,600

FIDELITY SAVINGS ASSOCIATION OF KANSAS



*default:
October 18, 1985*

December 11, 1984

Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Ks. 67202

Attention: Barbara R. Bonanni, Planning Analyst

Re: Letter of Credit guaranteeing the construction of
private sidewalks in Willo-Esque 4th Addition
S/D 79-77 (Credit Number 5)

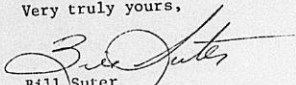
Gentlemen:

This letter will confirm that Fidelity Savings Association is willing to extend the above letter of credit in the amount of \$33,000.00. This letter of credit will expire December 18, 1985.

If any other information is required, please contact our office.

Thank you.

Very truly yours,


Bill Suter
President

BS:ij

RECEIVED
DEC 12 1984
METRO. PLAN. DEPT.
ROUTE _____

December 4, 1984

L. C. Investment, Inc.
2458 South Minneapolis
Wichita, KS 67216

Re: Letter of Credit guaranteeing the construction of
private sidewalks in Willo-Esque 4th Addition -
S/D 79-77 (Credit No. 5)

Dear Sir:

Since the construction season is almost over as is your time limit to complete the above-referenced work, we need to know the status of this project immediately. Your Letter of Credit references a project completion date of December 18, 1984. Therefore, please advise this office regarding this matter.

Sincerely,

Barbara R. Bonanni
Planning Analyst

BRB:mlh

cc: Bill Sutter, President, Fidelity Savings Association of Kansas,
229 South Market, Wichita, KS 67202
Mike Lindebak, City Engineer

September 26, 1984

L. C. Investment, Inc.
2458 S. Minneapolis
Wichita, KS 67216

Re: Letter of Credit guaranteeing the construction of private
sidewalks in Willo-Esque 4th Addition - S/D 79-77 (Credit
No. 5).

Dear Sir:

This letter serves as a reminder of the upcoming due date on your Letter of
Credit for the case referenced above. According to the terms of the
guarantee, you must complete the work by December 18, 1984 in order to
avoid default. Action on your part is imperative.

Please notify this office when the work is completed, and call me at 268-4421
if you have any questions.

Sincerely,

Barbara R. Bonanni
Planning Analyst

BRB:mlh

cc: Bill Sutter, President, Fidelity Savings Association of Kansas,
229 S. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

February 14, 1984

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Forwarding of letter extending the time of a letter of credit associated with the platting of Willo-esque Fourth Addition. (Credit Number 5).

Attached please find the above-referenced document. It should be held in your files until its release is authorized by Planning.

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Fidelity Savings, Attention: Bill Suter, 229 S.
Market, 67202

Attachment



February 9, 1984

Metropolitan Area Planning Department
City Hal - Tenth Floor
455 N. Main
Wichita, Ks. 67202

Attn: Forrest L. Nagley, Junior Planner

Re: Letter of Credit guaranteeing the construction of
private sidewalks in Willo-Esque 4th Addition
S/D 79-77 (Credit Number 5).

Gentlemen:

This letter will confirm that Fidelity Savings Association is willing to extend the above letter of credit in the amount of \$33,000.00. This letter of credit to be renegotiated February 18, 1985 and the new expiration date will be December 18, 1984.

If any other information is required, please contact our office.

Thank you.

Very truly yours,

A handwritten signature in cursive script that reads 'Bill Suter'.

Bill Suter
President

BS:lj

Fidelity Savings Association of Kansas
Home office: 229 South Market / (316) 265-2261
P.O. Box 1007 / Wichita, Kansas 67201



Branch offices:
3832 East Harry / 10th & Woodlawn / 1981 West 21st
3101 South Seneca / 9300 West Central

January 25, 1984

L. C. Investment, Inc.
2458 S. Minneapolis
Wichita, Kansas 67216

Re: Letter of credit guaranteeing the construction of private
sidewalks in Willo-Esque 4th Addition - S/D 79-77 (Credit
Number 5).

Gentlemen:

This letter acts as a follow up to my letter to you dated
January 12, 1984. In that earlier letter I advised you that
the above-referenced platting guarantee was nearing expiration
and that we could accept a one year extension of time to
complete the improvements provided an amendment to your letter
of credit was submitted which references the following:

- A. A new default or completion date of December 18, 1984;
- B. A new expiration or negotiation date of February 18, 1985.

To date, I have not received the necessary amendment. If I have
not received this revised guarantee by February 10, 1984, with
the above items referenced, I will have no choice but to contact
the City Engineer's Office relative to collection on your
\$33,000.00 guarantee. You defaulted on the terms of the guarantee
on December 18, 1983.

Should you have any questions, please do not hesitate to call me
at 268-4421. It is imperative that you take action on this
matter as soon as possible.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Mike Lindebak, City Engineer
Bill Suter, President, Fidelity Savings Association of
Kansas, 229 S. Market, 67202

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1699
(316) 268-4561

January 12, 1984

L. C. Investment, Inc.
2458 South Minneapolis
Wichita, Kansas 67216

Re: Letter of Credit Guaranteeing
the Construction of Private
Sidewalks in Willo-Esque 4th
Addition - S/D 79-77 (Credit
Number 5)

Gentlemen:

Your letter of credit from Fidelity Savings Association of Kansas in the amount of \$33,000.00 guaranteeing the construction of private sidewalks in the above referenced Addition is nearing expiration. These sidewalks were to have been constructed by December 18, 1983.

A recent field check of the plat indicates that the property is in the process of being developed and that all public sidewalks, required by the sidewalk plan, have been completed. With these facts in mind, we can authorize a one year extension of time to complete the private sidewalk system provided an amendment to your letter of credit is submitted. The amendment needs to reference the following:

1. A new default or completion date of December 18, 1984.
2. A new expiration or negotiation date of February 18, 1985.

This amendment needs to be submitted to this office, directed to my attention, as soon as possible. Should you have any questions, please call me at 268-4421. Action on your part is imperative in order to avoid default on your guarantee.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:jps

WICHITA - SEDGWICK COUNTY

L. C. Investment, Inc.
Page Two
January 12, 1984

cc: Bill Suter, President, Fidelity Savings Association of
Kansas, 229 South Market, Wichita, Kansas 67202
Mike Lindebak, City Engineer

February 18, 1982

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Forwarding of Revised Letter of Credit and Release of
Superceded Letter of Credit for Willo-esque 4th Addition

Attached please find the above referenced revised letter of credit for \$33,000.00. The superceded guarantee for \$27,000.00 may now be released and is being returned to Bill Suter of Fidelity Savings Association of Kansas with a copy of this memorandum.

Forrest L. Nagley
Junior Planner

FLN:jps

Attachment

cc: Mike Lindebak, Project Development Engineer, City Engineering
Bill Suter, President, Fidelity Savings Association of
Kansas, 229 South Market, Wichita, 67202
L.C. Investment Inc., Attention: Ronnie Lane, 2458 South
Minneapolis, Wichita, 67216

IRREVOCABLE LETTER OF CREDIT

Fidelity Savings Association of Kansas
(Name and address of bank)

DATE: _____

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 33,000.00 for the account of L. C. Investment, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before December 18, 1983 (6)

1. Private Sidewalk system in the Reserve areas.
- 2.
- 3.

in Willo-Fague Fourth Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

Fidelity Savings Assoc. of Kansas, Credit No. _____, dated 2/17/82.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before February 18, 1984
(insert a date at least 60 days from the date on line 6)

(CORPORATE SEAL)

Very truly yours,

FIDELITY SAVINGS ASSOCIATION OF
(Name of bank) KANSAS

By B. C. Suter
(Authorized signature)
(Also type or print name below)

January 29, 1982

L. C. Investment, Inc.
2458 South Minneapolis
Wichita, Kansas 67216

Re: Letter of Credit Guaranteeing the
Construction of Private Sidewalks in
Willo-Esque 4th Addition - S/D 79-77
(Credit Number 5)

Gentlemen:

This letter acts as a follow up to my letter to you dated December 16, 1981. In that earlier letter I advised you that the above-referenced platting guarantee was nearing expiration and that we could accept a two year extension of time to complete the improvements provided a revised letter of credit was submitted which references the following:

- A. A new dollar amount of \$33,000.00;
- B. A new default date of December 18, 1983;
- C. A new negotiation date of February 18, 1984.

To date, I have not received the revised letter of credit. I am once again providing you with a new letter of credit form. If I have not received this revised guarantee by February 10, 1982, with the above items referenced, I will have no choice but to contact the City Engineer's office relative to collection on your existing \$27,000.00 guarantee. You defaulted on the terms of the original guarantee on December 18, 1981.

Should you have any questions, please do not hesitate to call me at 268 4421. It is imperative that you take action on this matter as soon as possible.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:jps
Enclosure

cc: Mike Lindebak, Project Development Engineer, City Engineering
Bill Suter, President, Fidelity Savings Association of Kansas,
229 South Market, Wichita, 67202

December 16, 1981

L. C. Investment, Inc.
2458 S. Minneapolis
Wichita, Kansas 67216

Re: Letter of credit guaranteeing the construction of private sidewalks in Willo-Esque 4th Addition - S/D 79-77 (Credit Number 5)

Gentlemen:

Your letter of credit from Fidelity Savings Association of Kansas in the amount of \$27,000.00 guaranteeing the construction of private sidewalks in the above-referenced Addition is nearing expiration. These sidewalks were to have been constructed by December 18, 1981.

A recent field check of the site shows that development is only just beginning on a portion of the site. With this fact in mind, we can accept a two year extension of time to complete the sidewalk system provided a revised letter of credit is submitted which references the following:

- A. A new dollar amount of \$33,000.00;
- B. A new default date of December 18, 1983;
- C. A new negotiation date of February 18, 1984.

I have enclosed a new letter of credit form with this letter. The existing \$27,000.00 guarantee will be released after receipt of the new guarantee.

Should you have any questions, please do not hesitate to call me at 268-4421. I have attached a copy of your letter of credit for your reference and information.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh
Attachments (2)

cc: Mike Lindabak, Project Development Engineer, City Engineering
Bill Sutar, President, Fidelity Savings Association of Kansas,
229 S. Market, 67202

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 79-77 Name Willo-Esque Fourth
Application & Sketch Filed: 6-18-79
Preliminary Plat Filed: -- Approved by S/D: --
Final Plat Filed: 6-18-79 Approved by S/D: 7-26-79
Approved by Metropolitan Area Planning Commission: 8-2-79

DESCRIPTION

General Location: East of Ridge Road, approximately 1/2 mile north of Maple.

Surveyor or Engineer: Delamater, Freund and Associates

Owner: L.C. Investment, Inc.

Address: 2458 S. Minneapolis, 67216

- | | | |
|--------------------------------------|-----------------------|--------------------|
| 1. Gross Acreage of Plat 37.2 | 6. Access Control | |
| 2. Number of Lots | St. _____ | No. Openings _____ |
| Residential 126 | St. _____ | No. Openings _____ |
| Commercial _____ | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving X | Water X |
| Total Number of Lots: 126 | Sidewalk X | Drainage _____ |
| 3. Minimum Lot Area: 0.16 acres | Sewer X | Other _____ |
| 4. Existing Zoning: AA | | |
| 5. Special Problems Discussed: _____ | | |

100% petitions have been submitted guaranteeing the paving of all streets; installation of a public sidewalk on the north side of O'Neil adjacent to Lots 1-11 in Block B and on the south side of O'Neil adjacent to Lot 27, Block C; and the extension of sanitary sewer and City water to serve all lots. A letter of credit in the amount of \$27,000 has been submitted guaranteeing installation of a private sidewalk system within the Reserves. This private system will connect with the existing private sidewalk system in the other Willo-Esque Additions. A certificate has been submitted certifying the petitions.

Planning Commission Recommendation: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Hennessy moved, Cole seconded and it carried unanimously.
Barrier and Taylor were absent.

ACTION: Receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; approve the petitions and instruct the Director of Law to prepare the necessary resolutions; instruct the City Clerk to file the certificate with the Register of Deeds, the recording cost of which shall be billed to the applicant; receive and file the letter of credit; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

IRREVOCABLE LETTER OF CREDIT

Fidelity Savings Association of Kansas
(Name and address of bank)

Date: 12-7-79

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 27,000.00 for the account of L. C. Investment, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before December 18, 1981 (Insert date two years from MAPC approval of plat) (6)

1. Private sidewalk system in the Reserve areas
- 2.
- 3.

in Willo-Esque Fourth Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

FIDELITY SAVINGS ASSOCIATION OF KANSAS, Credit No. 5, dated 12-7-79.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

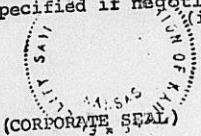
We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before February 18, 1982 (insert a date at least 60 days after the date on line 6).

Very truly yours,

FIDELITY SAVINGS ASSOCIATION OF KANSAS

(Name of bank)

By: Bill Suter
(Authorized signature) Bill Suter, Pres.



CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, Archie D. Conduff, Sec., LC Investment, Inc., owner of
(give name of proposed plat, if appropriate) Lots 1 thru 30, Block A,
Lots 1 thru 49, Block B, and Lots 1 thru 47, Block C, Willo-Esque Fourth,
Wichita, Sedgwick County, Kansas,


do hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. street paving
2. sanitary sewer
3. water
4. sidewalks
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within _____
Willo-Esque Fourth Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 20th. day of November, 1979.

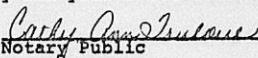
LC Investment, Inc.

By 
Archie D. Conduff, Secretary

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 20 day of November,
1979, before me, a notary public in and for said County and State,
came Archie D. Conduff, to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.


Notary Public

My Commission Expires:

November 14, 1983

T9-207

CATHY ANN TRULOVE
STATE NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
My Appt. Exp. 11-14-83

SEDGWICK COUNTY TREASURER,
COURTHOUSE, WICHITA, KS. 67203

TAX RECEIPT

THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:
1. INFORMATION ON ITEMS TAXED

VALUATION	MILL LEVY	GENERAL TAX	OTHER TAX	TOTAL TAX	AMOUNT PAID				
3,020	105.150	317.55	832.89	1,150.44	1,333.24				
STATE		COUNTY	COUNTY FIRE DISTRICT	SCHOOL	OLD SCHOOL BOND	CITY	TOWNSHIP	OTHER LEVIES	BREAK DOWN

1977 REAL ESTATE
SW 1/4 EXC W 1350 FT S 1350 FT & EXC E B04.21 FT S 1575.98 FT & EXC
WILLO-ESQUE ADD SEC 22-27-1W

2. RECEIPT VALIDATION R020 KJG C304 C018131 3K 11-09-9 1,150.44 182.80
REDEMPTION 04138

BALANCE DUE: .00

77-0 D-00416-00UP 6705
L.C. INVESTMENT INC
6500 W MAPLE
WICHITA KS

SEDGWICK COUNTY TREASURER,
COURTHOUSE, WICHITA, KS. 67203

TAX RECEIPT

THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:
1. INFORMATION ON ITEMS TAXED

VALUATION	MILL LEVY	GENERAL TAX	OTHER TAX	TOTAL TAX	AMOUNT PAID				
3,020	113.370	342.38	806.83	1,149.21	1,223.82				
STATE		COUNTY	COUNTY FIRE DISTRICT	SCHOOL	OLD SCHOOL BOND	CITY	TOWNSHIP	OTHER LEVIES	BREAK DOWN

1978 REAL ESTATE
SW 1/4 EXC W 1350 FT S 1350 FT & EXC E B04.21 FT S 1575.98 FT & EXC
WILLO-ESQUE ADD SEC 22-27-1W

2. RECEIPT VALIDATION R020 KJG C304 C018133 3K 11-09-9 1,149.21 74.61
REDEMPTION 05070

BALANCE DUE: .00

78-0 D-00416-00UP 6705
L.C. INVESTMENT INC
6500 W MAPLE
WICHITA KS

SEDGWICK COUNTY TREASURER,
COURTHOUSE, WICHITA, KS. 67203

TAX RECEIPT

THIS IS YOUR RECEIPT FOR TAXES PAID AS INDICATED BELOW:
1. INFORMATION ON ITEMS TAXED

VALUATION	MILL LEVY	GENERAL TAX	OTHER TAX	TOTAL TAX	AMOUNT PAID				
3,020	104.360	315.17	780.77	1,095.94	1,095.94				
4.53	52.01	135.72	1.15	117.25	4.53				
STATE		COUNTY	COUNTY FIRE DISTRICT	SCHOOL	OLD SCHOOL BOND	CITY	TOWNSHIP	OTHER LEVIES	BREAK DOWN

1979 REAL ESTATE
SW 1/4 EXC W 1350 FT S 1350 FT & EXC E B04.21 FT S 1575.98 FT & EXC
WILLO-ESQUE ADD SEC 22-27-1W

2. RECEIPT VALIDATION 4002 KJG C304 C018134 3K 11-09-79 1,095.94 .00

BALANCE DUE: .00

79-0 D-00416-00UP 6705
L.C. INVESTMENT INC
6500 W MAPLE

THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE December 6, 1979

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer-Water Engineering
SUBJECT Willo-Esque Fourth Addition

The plattors of Willo-Esque Fourth Addition have submitted valid 100% petitions for water benefit districts to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval on or about December 18, 1979.

Bill H. Otten

Bill H. Otten
Chief Engineer-Water Engineering

BHO/b



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

RECEIVED

November 20, 1979

Mr. Robert A. Lakin
Director, Metropolitan Area Planning Department
10th. Floor - City Hall
455 North Main
Wichita, Kansas 67202

NOV 28 1979
METROPOLITAN PLANNING
ROUTE *Louise*

Attention: Louise Olivarez

In Re: S/D 79-77 Final Plat of Willo-Esque Fourth

Dear Ms. Olivarez:

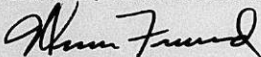
Under separate cover we have handed the mylar tracing of Willo-Esque Fourth to you along with a title binder for same, tax receipts showing taxes paid in full for years 1977, 1978 and 1979, a letter from Derby Refining Company agreeing to the use of the west ten feet of their thirty foot easement for utility purposes, and a certificate enumerating petitions in the referenced subdivision for improvements.

It is our understanding that the owners will satisfy requirements for either guaranteeing or petitioning for municipal water along with a guarantee of the sidewalks in the reserve areas.

We will appreciate it if this matter can be placed on the City Commission agenda for their approval on December 18, 1979. This should allow us time to process the plat through the County Treasurer, the County Engineer's Office and the County Commissioner's office for recording with the Register of Deeds, after it has completed its process through the city and has been properly executed by the Planning Commission and the City Commission.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.


Wilmer Freund, P.E.

cc: Mr. Ronnie Lane
Mr. Archie Conduff

237-F

WF:ct

DERBY REFINING COMPANY

J. F. BEARDSLEE
VICE PRESIDENT

P. O. BOX 1030 - WICHITA, KANSAS 67201 (316) 267-0361



August 23, 1979

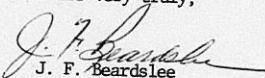
Mr. Wilmer Friend
412 Century Plaza
Wichita, KS 67202

Dear Sir:

In connection with the plot of Willow-Esque Fourth, located in the SW/4 of Section 22-27S-1W, Sedgwick County, Kansas, Derby Refining Company has no objection to the use of the west 10 feet of a 30 foot pipeline right of way easement, adjacent to the west line of the flood control right of way, for use as a utility easement.

Further, there are no set back requirements from this easement.

Yours very truly,


J. F. Beardslee

JFB:abc

237-F

RECEIVED

AUG 24 1979
DELAMATER, FREUND
& ASSOCI
Engineers & Architects

Commitment No. Y-82,485

St. Paul Title Insurance Corporation

ST. PAUL TITLE INSURANCE CORPORATION, a Missouri corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate THREE MONTHS after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, ST. PAUL TITLE INSURANCE CORPORATION has caused this commitment to be signed and sealed by its duly authorized officers, the commitment to become valid when countersigned by an authorized signatory as of Effective Date shown in Schedule A.

ST. PAUL TITLE INSURANCE CORPORATION



BY:

James W. Jones
PRESIDENT

COUNTERSIGNED:

BY:

David D. Deacon
AUTHORIZED SIGNATURE

ATTEST:

Robert H. Manville
SECRETARY



Affiliate of The St. Paul Companies Inc.

SCHEDULE A

Commitment No. Y-82,485

1. Effective date: September 17, 1979 @ 7:00 A.M.

Amount
Limited to
\$ 250.00

2. Policy or Policies to be issued:
 ALTA Owner's Policy Form A-1970 (Amended 10-17-70)
(a) ALTA Owner's Policy Form B-1970 (Amended 10-17-70)

 Proposed Insured: The City of Wichita, a Municipal Corporation

 ALTA Loan Policy (Amended 10-17-70)
(b)

 Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a
fee simple

4. Title to the fee simple estate or interest in said land is at the effective date hereof
vested in:
L. C. Investment, Inc.

5. The land referred to in this Commitment is situated in the County of Sedgwick,
State of Kansas, and is described as follows:

See SCHEDULE A-5 (continued)

FIDELITY TITLE COMPANY, INC.

Schedule A consists of 2 pages.
TSP-113A:9/77

Page 1



SCHEDULE X A-5
(continued)

Commitment
Number: Y-82,485

Legal Description:

Beginning at a point on the North line of the Southwest Quarter, Section 22, Township 27 South, Range 1 West, 387.00 feet East of the Northwest Corner of said Southwest Quarter, said point being the Northeast Corner of Willo-Esque Third; thence South along the East line of said Willo-Esque Third a distance of 295.00 feet; thence East-Southeasterly with a deflection angle to the left of $68^{\circ} 24' 58''$ a distance of 489.31 feet; thence Southeasterly with a deflection angle to the right of $16^{\circ} 44' 09''$ a distance of 654.36 feet; thence East-Southeasterly with a deflection angle to the left of $17^{\circ} 36' 31''$ a distance of 526.36 feet to a point 1057.84 feet South and 804.21 feet West of the Northeast Corner of said Southwest Quarter, and being the Northeast Corner of Willo-Esque Second; thence Easterly a distance of 804.21 feet to a point on the East line of the said Southwest Quarter, said point being 1057.84 feet South of the Northeast Corner of said Southwest Quarter; thence Northerly on the East line of said Southwest Quarter a distance of 1057.84 feet to the Northeast Corner of said Southwest Quarter; thence Westerly on the North line of said Southwest Quarter a distance of 2268.52 feet to the point of beginning, all in the Southwest Quarter, Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas

TO BE PLATTED AS: WILLO-ESQUE FOURTH, Wichita,
 Sedgwick County, Kansas

FIDELITY TITLE COMPANY, INC.



James M. Lawrence
Authorized Signatory

Page 2

SCHEDULE B-1
(REQUIREMENTS)Commitment No. Y-82,485

1. The following are the requirements to be complied with:

A. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.

B. Instruments in insurable form which must be executed, delivered and duly filed for record.

- (1) Procure and file and record a properly approved and satisfactorily executed Plat of WILLO-ESQUE FOURTH, Wichita, Sedgwick County, Kansas, executed by L.C. Investment, Inc., as fee owner.
- (2) Proposed Plat must be consented to by the holder of the following mortgage:

Mortgage by L. C. Investment, Inc. to The Fidelity Savings Association of Kansas, dated February 14, 1977, in the amount of \$346,000.00, filed Feb. 17, 1977 @ 4:05 P.M., recorded in Film 230 at page 751.
- (3) 1977 real estate taxes show unpaid in the amount of \$1,197.39 plus interest; Key #D-416-UP.
1978 real estate taxes show unpaid in the amount of \$1,149.21 plus interest; Key #D-416-UP.
- (4) Company has been furnished with a copy of the proposed plat which includes utility easements, reserves for utility easements and open space uses subject to the terms of the Willo-Esque Homeowner's Association, Derby Pipeline Easement and Building Setbacks.

FIDELITY TITLE COMPANY, INC.

Schedule B-1 consists of 1 pages.

TSP-113B-1:9/77



Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. (A) Rights of dower, curtesy, homestead or other marital rights of spouse, if any, of any individual insured. (B) Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished imposed by law and not shown by the public records. (C) Survey: Any encroachments, measurements, party walls, or other facts which a correct survey of the premises would show. (D) Easements, or claims of easements, not shown by the public records. (E) Rights or claims of parties in possession not shown by the public records.
3. All assessments and taxes for the year 19 ____ and all subsequent years.
4. Any restrictions, covenants and conditions to be imposed subsequent to the recordation of the title.
5. Any easements, streets or right-of-ways to be dedicated to the public including but not limited to all abutter's rights or access to any streets, drainage rights of way, public utilities, approval of elevation or other restrictive matters that may be reserved, dedicated or granted in the recorded Plat.
6. Easement for Air Space as granted and shown in instrument recorded in Book 7 at page 1431.
7. Home Owner's Association Agreement as recorded in instrument recorded in Book 7 at page 1439, which inter-alia contains the authority to levy and collect assessments.
8. Assessments by the Home Owner's Association, if any, authorized by Home Owner's Association Agreement.
9. Described property may be and/or is subject to Special Assessments as disclosed by various instruments.
10. Right of Way granted to Derby Refining Company in instrument recorded in Misc. Book 358 at page 229 over a strip 30 feet in width adjacent and parallel to the West line of the Wichita-Valley Center Floodway. (Shown on proposed Plat)
11. Guy and Anchor Easement granted to Kansas Gas and Electric Company in instrument recorded in Misc. Book 448 at page 235, anchor to be located 1720 feet East and 10 feet South of the Northwest corner of the Southwest Quarter, Section 22, Township 27, Range 1 West. (Located in proposed utility easement)

FIDELITY TITLE COMPANY, INC.

Schedule B-II consists of 1 pages.
TSP-113 B-II-9/77



Conditions and Stipulations

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to Paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations, and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest or the lien of the insured mortgage covered hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this commitment.

**St. Paul
Title
Insurance
Corporation**

**Commitment
For Title
Insurance**

October 17, 1979

E. H. Denton, City Manager

Jack H. Galbraith, Chief Planner

DP-42 Willo-Esque Residential C.U.P. Generally located at the northeast corner of Maple and Ridge Road.

We are in receipt of a copy of a letter to you from Mr. Wilmer Freund, P.E., requesting a 90 day extension of the platting time requirement of the above referenced Residential Community Unit Plan.

Our files indicate that this is the second request for extension of the platting time involving the final phase of the C.U.P. to be platted. The plat of this final phase, Willo-Esque 4th Addition has been approved by the Metropolitan Area Planning Commission and should be ready for City Commission approval within the next two or three weeks. We would, therefore, concur in the requested 90 day extension with the new date for completing the plat being December 27, 1979. Also, we would recommend that no further extensions be granted as the requested 90 day extension is more than enough time to complete the plat.

As this is the second request for platting time extension, in accordance with MAPC Policy Statement #5, the request will have to be considered by the City Commission. This matter should be placed on the agenda for the October 23, City Commission meeting when the planning items will be discussed. If you have any questions concerning this matter, please call.

Robert A. Lakin
Director of Planning

Jack H. Galbraith
Chief Planner

RAL:JHG:CLN:bh

cc: Wilmer Freund, P.E., Delamater, Freund & Associates, 412 Century Plaza, 111 W. Douglas, 67262

*BCC 11-6-79
Granted 90 day extension to Feb 6, 1980*



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

October 10, 1979

RECEIVED

OCT 11 1979

METROPOLITAN PLANNING

ROUTE Newby

Mr. Gene Denton
City Manager
City Hall
Wichita, Kansas 67202

Re: CUP DP-42
Willis-Esque. Fourth

Dear Mr. Denton:

We have been advised that the requirement for platting in connection with the above reference CUP expired September 27, 1979. We have been in communication with Mr. Curtis Newby of the Platting Department this date regarding this matter.

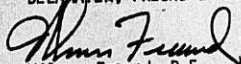
The reason for missing the planning deadline is that we are having difficulty in arriving at cost breakdowns and distribution for improvements in the area. There has also been a minor problem in connection with the tax receipts. This has caused a delay in securing the title binder. The plat itself, however, is complete and ready for submission as soon as these problems are resolved.

For the above reasons, we are requesting a 90 day extension to the above date to complete this matter. We are most certain this much time will not be necessary and will do our best to expedite this matter.

Should you have questions, please do not hesitate to call.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.


Wilmer Freund, P.E.

cc: Mr. Curtis Newby, Jr. Planner
Mr. Ronnie Lane
Mr. Archie Conduff

237-F

WF:dpm

October 3, 1979

L.C. Investments, Inc.
2458 S. Minneapolis
Wichita, Ks. 67216

Subject: DP-42 Willo-Esque Residential C.U.P. Generally
located at the northeast corner of Maple and
Ridge Road

Gentlemen:

As you will recall, you had until September 27, 1979, to complete the platting of all the property involved in the Willo-Esque C.U.P. As the deadline for the platting has expired and the platting has not been completed, we would appreciate your contacting us as soon as possible regarding this matter.

If we have not heard from you by October 10, 1979, we will have to mark the Case DP-42 "Denied and Closed" as instructed by the Board of City Commissioners. If you have any questions, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh

cc: Delamater, Freund and Associates, 412 Century Plaza Bldg.,
67202

August 2, 1979

Dalamater, Freund and Associates
412 Century Plaza Bldg.
Wichita, Ks. 67202

Re: S/D 79-77 - Final plat of Willo-Esque Fourth Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, August 2, 1979, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 27, 1979.

In addition to complying with those conditions, it is necessary that you meet the following requirements before the plat can be forwarded to the Board of City Commissioners for consideration:

- 11-20 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: L.C. Inv., Inc. 2458 S. Minneapolis, 67216

July 27, 1979

Dalamater, Freund and Associates
412 Century Plaza Bldg.
Wichita, Ks. 67202

Re: S/D 79-77 - Final plat of Willo-Esque Fourth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 26, 1979, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- OK
- A. Additional easements required by the applicant's drainage plan and sanitary sewer layout plan shall be shown on the final plat tracing. *12-14 Mike requested rewording in plat's text regarding use of reserves DFA made changes 12-14*
 - B. Storm sewers and other drainage improvements (if any) shall be guaranteed by the applicant.
 - C. Both telephone and electric utilities shall be installed underground. *included in street petitions*
 - D. The applicant shall guarantee the paving of all interior streets. *10 petitions Phase I & Phase II*
 - E. The applicant shall guarantee the extension of sanitary sewer to service each lot. *2 100% petitions*
 - F. The applicant shall guarantee the extension of city water to serve each lot. *100% petition*
 - G. The applicant shall guarantee construction of a public sidewalk along the north side of O'Neil adjacent to Lots 1 thru 11, Block B and along the south side of O'Neil adjacent to Lot 27, Block C. The private sidewalks proposed for the Reserve areas shall also be guaranteed. *petition - letter of credit \$57,000*
 - H. It should be noted that the east 10 feet of the 20 foot north-south utility easement along the east side of the plat is located on the west 10 feet of the existing 30 foot wide Derby pipeline easement. Approval from Derby shall be obtained for this overlapping easement and setback requirements (if any) shall be noted on the plat. *see letter from Derby*

NONE see letter

Dalamater, Freund and Associates
Page 2
July 27, 1979

- I. All lot line dimensions shall be shown on the final tracing.
- J. Platted setbacks shall be deleted from the final tracing. Setbacks as specified on the C.U.P. will prevail.
- K. If the reserves are for utility easement purposes it shall be so stated in the plattor's text.
- L. *OK* Both Willo-Esque Circles and O'Neil Circle shall be changed to Willo-Esque Court and O'Neil Court. LaParque shall be changed to O'Neil Circle. Maranique and Maranique Circle shall be changed to 1st Street and 1st Street Court, or to Renee and Renee Court. *Caution*
- M. The utility easements between Lots 18 and 19, Block C; between Lots 48 and 49, Block B, and the drainage easement in the northeast corner of the plat shall be relabeled as "reserves".
- N. A copy of the approved drainage plan shall be provided to the Flood Control Office. *12-7-79 Johnston has*
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 2, 1979, at 1:00 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: L.C. Investment, Inc., 2458 S. Minneapolis, 67216
Dean Sellers, Assistant City Engineer

July 13, 1979

Delamater, Freund and Associates
412 Century Plaza Bldg.
Wichita, Ks. 67202

Re: S/D 79-77 - Final plat of Willo-Esque Fourth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 12, 1979, the above referenced item was considered. At your request, this matter was deferred for two weeks, and will be scheduled for the Subdivision Committee meeting of July 26, 1979.

If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: L. C. Investment, Inc., 2458 S. Minneapolis, 67216

June 29, 1979

Delamater, Freund and Associates
412 Century Plaza Bldg.
Wichita, Ks. 67202

Re: S/D 79-77 - Final plat of Willo-Esque Fourth Addition

Gentlemen:

At the June 28th meeting of the Subdivision Committee of the Metropolitan Area Planning Commission the above referenced plat was considered. Upon recommendation of the Public Works Department, consideration of this plat was deferred for two weeks so that a number of details about drainage, sanitary sewer locations, and utility easements could be worked out. If there are a number of changes in dimensions and easements, you will probably want to submit at least 15 revised copies of the plat for distribution to the Committee members who attend the meeting.

Regarding the building setbacks on the lots, you can either delete all setback lines from the face of the plat and simply note that setbacks are governed by the C.U.P., or you may label the setbacks as "minimum" setbacks (as was done on the first addition) and place an asterisk after the word "setback". A legend below the plat could explain the setback variables.

This plat will be rescheduled for Subdivision Committee review at their next meeting on July 12, 1979. Please call if you have any question.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: L. C. Investment, Inc., 2458 S. Minneapolis, 67216

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-71 Name Willo-Esgue Fourth Addition
Date Application Rec'd. 6-18-79 Preliminary Approval 6-16-77
Scheduled S/D Meeting 6-28-79

DESCRIPTION

General Location East of Ridge Road approximately 1/4 mile north of Maple

Owner L. C. Investment, Inc.
Surveyor/Engineer Delamater, Freund and Associates
Address 412 Century Plaza Building Phone 263-6121

- | | |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>37.2</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>1800</u> ft. |
| Residential <u>127</u> | b. <u>64</u> R/W <u>3800</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>127</u> | TOTAL <u>5600</u> ft. |
| 3. Minimum Lot Frontage <u>44.29</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area _____ ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"AA" with C.U.P. (DP-42)</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The preliminary plat of this area was approved by the Subdivision Committee 6-16-77 as part of Willo-Esque Third Addition

- A. A Homeowners' Association has already been established for the maintenance of the reserves and all common open spaces and facilities.
- B. Both telephone and electric utilities shall be installed underground.
- C. The applicant shall guarantee the paving of all interior streets.
- D. The applicant shall guarantee the extension of sanitary sewer to service each lot.
- E. The applicant shall guarantee the extension of city water to serve each lot.
- F. The applicant or his agent should be prepared to discuss the status of the proposed private sidewalk system. A guarantee for a public sidewalk on the north and east sides of the collector street (O'Neil and Willo-Esque Drive) will be required.
- G. It should be noted that the east 10 feet of the 20 foot north-south utility easement along the east side of the plat is located on the west 10 feet of the existing 30 foot wide Derby pipeline easement. Approval from Derby shall be obtained for this overlapping easement.

- H. Show all lot line dimensions on the final tracing.
- I. The C.U.P. states that front yard setbacks are variable from 15 feet to 30 feet with garages being a minimum of 20 feet back from the property line. To clarify requirements and to avoid confusion at the building permit stage, it is recommended that minimum front yard setbacks of 20 feet be designated on the plat.
- J. If the reserves are for utility easement purposes it shall be so stated in the plat's text.
- K. Both Willo-Esque circles and O'Neil Circle shall be changed to Willo-Esque Court and O'Neil Court. Maranique and Maranique Circle shall be changed to 1st Street and 1st Street Court, respectively.
- L. The applicant shall be prepared to comment on the proposed use of the 20-foot easements located between lots 18 and 19, Block C and lots 48 and 49, Block B. If these are for private sidewalks, it is recommended that they be included as part of the reserves.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

30
49
48
127

Map No.: 5047
Section No.: 22
Twp. No.: 27
Range: 1W

S/D No. 79-77

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Willow - Esque Fourth
General Location: East of Ridge Road approximately 1/2 mile north of Maple
Name of Property Owner: L.C. INVESTMENT, INC.
Address: 2458 S. Minneapolis 67216 Phone: 943-2313
Name of Subdivider: _____ Phone: _____
Address: _____ Phone: _____
Name of Agent/Surveyor: Nelamata, Freund & Assoc.
Address: 412 Century Plaza Bldg. Phone: 263-6121
Date of Application: 6-18-79

SUBDIVISION INFORMATION:

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>37.2</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>1800</u> ft. |
| Residential <u>127</u> | b. <u>64</u> R/W <u>3800</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>127</u> | TOTAL <u>5600</u> ft. |
| 3. Minimum Lot Frontage <u>44.29</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area _____ ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA with C.U.P. (CDP-42)</u> | |
| 9. Public Water Supply <u>(Yes-No)</u> , Name <u>City</u> | |
| 10. Public Sanitary Sewers <u>(Yes-No)</u> , Name <u>City</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <input checked="" type="checkbox"/> Three-Mile Area | |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: see preliminary plat application submitted with 5/27/60

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by R.O.
Date 6-18-79
Fee Submitted paid
with preliminary



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

June 18, 1979

Mr. Robert A. Lakin, Director
M.A.P.D.
10th. Floor - City Hall
455 North Main
Wichita, Kansas 67202

Attention: Mrs. Louise Olivarez

Re: Willo-Esque Fourth, Final Plat

Dear Mrs. Olivarez:

Transmitted herewith are 29 prints of the final plat of Willo-Esque Fourth. This plat was approved in "preliminary" form by the Subdivision Committee on June 16, 1977, and the drainage plans for the entire Willo-Esque area were approved prior to finalizing out Willo-Esque First.

We understand this matter will be on the Subdivision Committee Agenda for June 28, 1979. Should any of the committee members have any question or concerns about this plat, please ask them to contact us prior to that meeting in order that we can resolve any problems to avoid any deferrals.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.

Wilmer Freund
Wilmer Freund, P.E. *ct*

Enclosures: (29)

cc: Mr. Ronnie Lane
Mr. Archie Conduff

237-F

WF:ct

FORM 29-

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
El:c	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Flbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
<i>53</i>	

NAME *W. J. Brown*

ADDRESS *1111 Broadway*

FUND *1111* DUE DATE *1-1-77*

COMMENTS

DATE *1-1-77* BY *WJ*

IMPORTANT MESSAGE

FOR Barbara
DATE 8-25 TIME 11:13 A.M.
P.M.

WHILE YOU WERE AWAY

Donnie Lane

OF _____

PHONE No. 267-5558

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE He said that there is
one section ^{of sidewalk} that will be repoured
6'6" of rain and another 6'6"
of damage from premature use
by kids. He said he will contact

SIGNED Donnie The H.O.A. & also
that an amendment
probably wouldn't be given by bank.

FORM 090-017

Law Dept. advised:
pending lay-off