Report - Standing Policy Committee on Property and Development - March 4, 2003

Item No. 4 Proposed Amendment to Development Agreement - Canterbury Park, south of Kildare Avenue East and east of Ravenhurst Street File DASZ 42/87

STANDING COMMITTEE RECOMMENDATION:

On March 18, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee, and submits the following to Council:

1. That the phasing plan for DASZ 42/87 be amended to include Phase 1.f, as shown on Map 3, subject to the following:

    A. The Developer shall, prior to the release of the subdivision mylars for Phase 1.f), post a Letter of Credit in the amount of $200,000.00 toward the cost of extending Ravenhurst Street between John Duncan Drive and Pandora Avenue East, which extension shall be as and when determined by the East Kildonan-Transcona Community Committee.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Report - Standing Policy Committee on Property and Development - March 4, 2003

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 18, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 4, 2003 the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, and submitted its recommendation to Executive Policy Committee and Council:

COMMUNITY COMMITTEE RECOMMENDATION:

On February 18, 2003, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation to amend the Development Agreement under File DASZ 42/87 with the following amendment, namely:

- Amend Recommendation 1 by adding the following condition:

    1.A. That the Developer shall, prior to the release of the subdivision mylars for Phase 1.f), post a Letter of Credit in the amount of $200,000.00 toward the cost of extending Ravenhurst Street between John Duncan Drive and Pandora Avenue East, which extension shall be as and when determined by the East Kildonan-Transcona Community Committee",

and submitted its recommendation to the Standing Policy Committee on Property and Development.

COMMUNITY COMMITTEE DECISION:

On February 18, 2003, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation and approved the construction of private approaches to serve Lots 1 to 15 on William Gibson Bay as shown on Map 3, subject to Council approval of the development agreement amendment to allow Phase 1.f in the phasing plan for DASZ 42/87.

Re: Canterbury Park, south of Kildare Avenue and east of Ravenhurst Street – DASZ 42/87

FOR SUBMISSION TO THE CHAIRPERSON AND MEMBERS OF THE EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE

"Original signed by E.L. Carrière"

E.L. Carrière, P.Eng.
Land Development Engineer

February 5, 2003

Re: Canterbury Park, south of Kildare Avenue and east of Ravenhurst Street – DASZ 42/87

Council at its meeting held on May 31, 1989 approved DASZ 42/87 being an application by Novamet Development Corporation to subdivide and rezone approximately 240 acres of land located south of Kildare Avenue and east of Redonda Street. A copy of the approved plan is attached hereto and identified as Map 1. At the Developer's request, Council at its meeting held on August 2, 1989, approved the registration of the approved plan of subdivision in phases in accordance with the plan attached hereto and identified as Map 2. To date only the following portions of the approved plan of subdivision have been registered:

i) All of Phase 1,
ii) The Public Reserve southeast of Murdoch MacKay Collegiate,
iii) 20 lots on Chadwick Crescent in 1999,
iv) 13 lots on Redonda Street in 1999, and
v) 40 lots on William Gibson Bay and Sherbo Cove in 2001.

Due to unfavourable market conditions the Developer has decided not to register Phase 2 at this time. The Developer however has advised that he could service and market ±57 lots on William Gibson Bay, John Duncan Drive and Edmund Gale Drive as shown on Map 3. The administration has reviewed the Developer's proposal and deems it acceptable from servicing and access perspectives even though the subject land is located within Phase 4.

The Developer has also advised that the lots on William Gibson Bay will require construction of single-family homes with double attached front drive garages. The City's Private Approaches By-law 6546/95 prohibits the construction of private approaches to serve property zoned residential where there is an alley (lane) to serve that property unless the relevant Community Committee approves the construction of those private approaches. The Developer has therefore requested the approval of non-conforming private approaches to allow for front drives for Lots 1 to 15 on William Gibson Bay.

It is therefore recommended that:

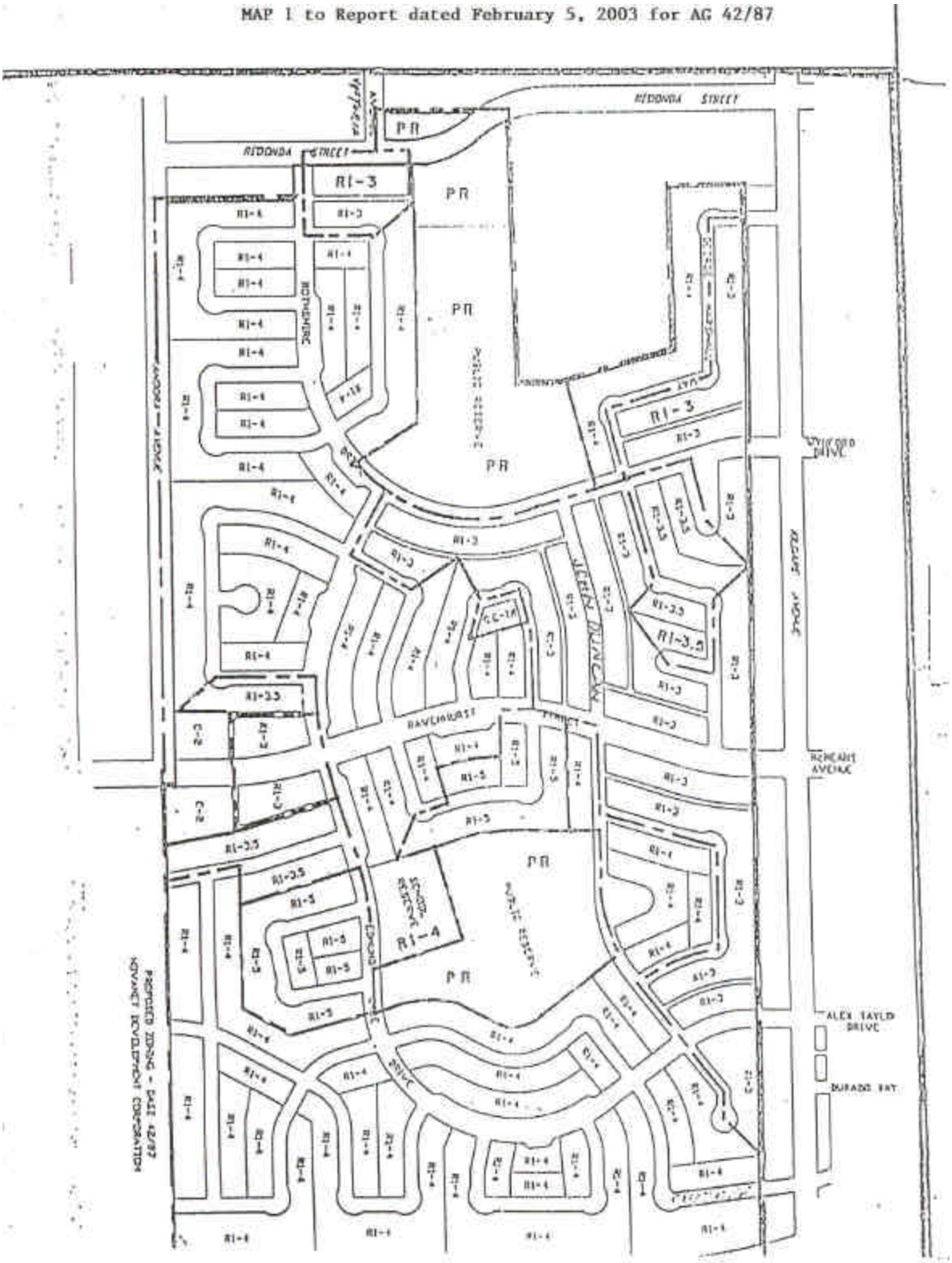
1. The phasing plan approved by Council on August 2, 1989 be amended to allow Phase **1.f** as shown on Map 3, and
2. The construction of private approaches to serve Lots 1 to 15 on William Gibson Bay as shown on Map 3 be approved.

THIS REPORT SUBMITTED BY:

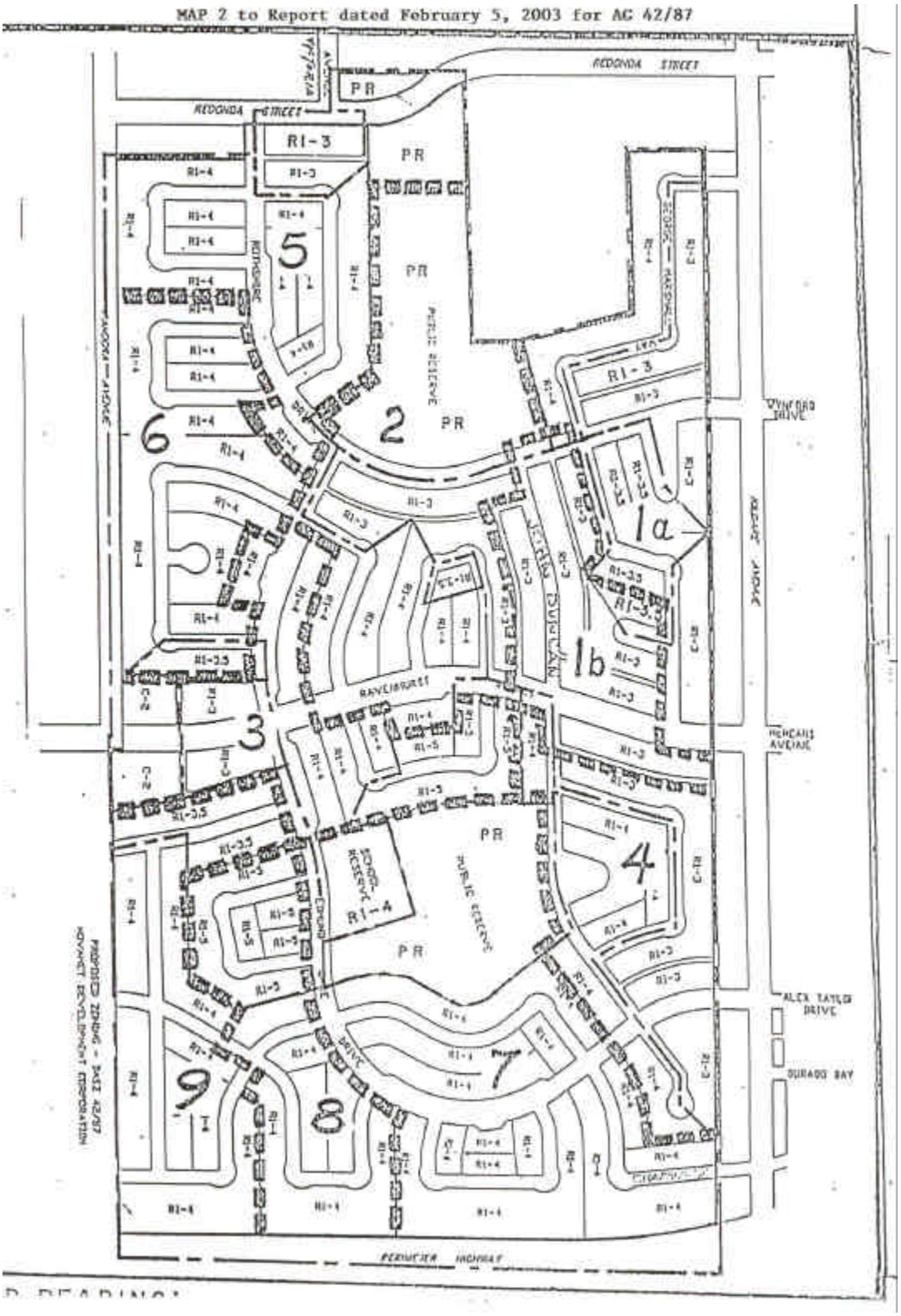
E.L. Carrière, P.Eng.
Land Development Engineer
File No. AG 42/87
February 5, 2003

V:\7-ACG Reports\87ag42b-report.doc

MAP 1 to Report dated February 5, 2003 for AG 42/87


RIDGMONT AVENUE
RIDGMONT STREET
RIDGMONT CRESCENT
RIDGMONT DRIVE
RIDGMONT ROAD
RIDGMONT PLACE
RIDGMONT CLOSE
RIDGMONT COURT
RIDGMONT GATE
RIDGMONT WAY
RIDGMONT PARK
RIDGMONT SQUARE
RIDGMONT GREEN
RIDGMONT GARDENS
RIDGMONT HILL
RIDGMONT VALLEY
RIDGMONT RISE
RIDGMONT VIEW
RIDGMONT PATH
RIDGMONT TRAIL
RIDGMONT WALK
RIDGMONT LANE
RIDGMONT BOULEVARD
RIDGMONT CIRCLE
RIDGMONT TERRACE
RIDGMONT PLAZA
RIDGMONT MEWS
RIDGMONT COVE
RIDGMONT BAY
RIDGMONT POINT
RIDGMONT ISLAND
RIDGMONT PENINSULA
RIDGMONT HARBOUR
RIDGMONT MARINA
RIDGMONT BEACH
RIDGMONT SHORE
RIDGMONT COAST
RIDGMONT RIVER
RIDGMONT CREEK
RIDGMONT BROOK
RIDGMONT POND
RIDGMONT LAKE
RIDGMONT FOREST
RIDGMONT WOODS
RIDGMONT GROVE
RIDGMONT ORCHARD
RIDGMONT FIELD
RIDGMONT MEADOW
RIDGMONT PASTURE
RIDGMONT RANCH
RIDGMONT FARM
RIDGMONT VILLAGE
RIDGMONT TOWN
RIDGMONT CITY
RIDGMONT METROPOLIS
RIDGMONT CAPITAL
RIDGMONT KINGDOM
RIDGMONT EMPIRE
RIDGMONT REPUBLIC
RIDGMONT FEDERATION
RIDGMONT CONFEDERATION
RIDGMONT ALLIANCE
RIDGMONT UNION
RIDGMONT ASSOCIATION
RIDGMONT SOCIETY
RIDGMONT CLUB
RIDGMONT LEAGUE
RIDGMONT TEAM
RIDGMONT GAME
RIDGMONT SPORT
RIDGMONT EXERCISE
RIDGMONT HEALTH
RIDGMONT WELLNESS
RIDGMONT FITNESS
RIDGMONT STRENGTH
RIDGMONT POWER
RIDGMONT ENERGY
RIDGMONT VITALITY
RIDGMONT LIFE
RIDGMONT LIVING
RIDGMONT EXISTENCE
RIDGMONT BEING
RIDGMONT SOUL
RIDGMONT SPIRIT
RIDGMONT MIND
RIDGMONT BODY
RIDGMONT HEART
RIDGMONT BLOOD
RIDGMONT VEIN
RIDGMONT ARTERY
RIDGMONT CAPILLARY
RIDGMONT CELL
RIDGMONT TISSUE
RIDGMONT ORGAN
RIDGMONT SYSTEM
RIDGMONT NETWORK
RIDGMONT WEB
RIDGMONT MESH
RIDGMONT FABRIC
RIDGMONT CLOTH
RIDGMONT GARMENT
RIDGMONT CLOTHING
RIDGMONT DRESS
RIDGMONT SUIT
RIDGMONT COAT
RIDGMONT JACKET
RIDGMONT SHIRT
RIDGMONT PANTS
RIDGMONT SHOES
RIDGMONT HAT
RIDGMONT GLOVES
RIDGMONT SOCKS
RIDGMONT UNDERWEAR
RIDGMONT BRA
RIDGMONT PANTIES
RIDGMONT BOXERS
RIDGMONT BRIEFS
RIDGMONT THONG
RIDGMONT G-STRING
RIDGMONT SPEEDO
RIDGMONT BIKINI
RIDGMONT TRUNKS
RIDGMONT SHORTS
RIDGMONT SKIRT
RIDGMONT DRESS
RIDGMONT GOWN
RIDGMONT ROBE
RIDGMONT CAPE
RIDGMONT CLOAK
RIDGMONT SHAWL
RIDGMONT SCARF
RIDGMONT TIE
RIDGMONT BELT
RIDGMONT BUCKLE
RIDGMONT BUTTON
RIDGMONT ZIPPER
RIDGMONT SNAP
RIDGMONT VELCRO
RIDGMONT STRAP
RIDGMONT LACE
RIDGMONT THREAD
RIDGMONT NEEDLE
RIDGMONT SEWING
RIDGMONT KNITTING
RIDGMONT CROCHET
RIDGMONT WEAVING
RIDGMONT LOOM
RIDGMONT SHUTTLE
RIDGMONT BOBBIN
RIDGMONT SPOOL
RIDGMONT YARN
RIDGMONT WOOL
RIDGMONT COTTON
RIDGMONT SILK
RIDGMONT LINEN
RIDGMONT HEMP
RIDGMONT JUTE
RIDGMONT FLAX
RIDGMONT RAMIE
RIDGMONT NETTLE
RIDGMONT BAMBOO
RIDGMONT WOOD
RIDGMONT PAPER
RIDGMONT CARDBOARD
RIDGMONT PLASTIC
RIDGMONT METAL
RIDGMONT GLASS
RIDGMONT CERAMIC
RIDGMONT STONE
RIDGMONT BRICK
RIDGMONT CONCRETE
RIDGMONT CEMENT
RIDGMONT SAND
RIDGMONT GRAVEL
RIDGMONT DIRT
RIDGMONT SOIL
RIDGMONT EARTH
RIDGMONT GROUND
RIDGMONT FLOOR
RIDGMONT CEILING
RIDGMONT WALL
RIDGMONT ROOF
RIDGMONT ATTIC
RIDGMONT BASEMENT
RIDGMONT CELLAR
RIDGMONT GARAGE
RIDGMONT SHED
RIDGMONT BARN
RIDGMONT STABLE
RIDGMONT KENNEL
RIDGMONT COOP
RIDGMONT HUTCH
RIDGMONT CAGE
RIDGMONT AQUARIUM
RIDGMONT TERRARIUM
RIDGMONT VIVARIUM
RIDGMONT ZOO
RIDGMONT MUSEUM
RIDGMONT GALLERY
RIDGMONT THEATRE
RIDGMONT CINEMA
RIDGMONT MOVIE
RIDGMONT FILM
RIDGMONT VIDEO
RIDGMONT DVD
RIDGMONT CD
RIDGMONT RECORD
RIDGMONT TAPE
RIDGMONT CASSETTE
RIDGMONT 8-TRACK
RIDGMONT REEL-TO-REEL
RIDGMONT VINYL
RIDGMONT LP
RIDGMONT 45
RIDGMONT 78
RIDGMONT 33
RIDGMONT 16
RIDGMONT 12
RIDGMONT 10
RIDGMONT 8
RIDGMONT 6
RIDGMONT 4
RIDGMONT 2
RIDGMONT 1
RIDGMONT 0
RIDGMONT -1
RIDGMONT -2
RIDGMONT -4
RIDGMONT -6
RIDGMONT -8
RIDGMONT -10
RIDGMONT -12
RIDGMONT -16
RIDGMONT -33
RIDGMONT -45
RIDGMONT -78
RIDGMONT -0
RIDGMONT -00
RIDGMONT -000
RIDGMONT -0000
RIDGMONT -00000
RIDGMONT -000000
RIDGMONT -0000000
RIDGMONT -00000000
RIDGMONT -000000000
RIDGMONT -0000000000
RIDGMONT -00000000000
RIDGMONT -000000000000
RIDGMONT -0000000000000
RIDGMONT -00000000000000
RIDGMONT -000000000000000
RIDGMONT -0000000000000000
RIDGMONT -00000000000000000
RIDGMONT -000000000000000000
RIDGMONT -0000000000000000000
RIDGMONT -00000000000000000000
RIDGMONT -000000000000000000000
RIDGMONT -0000000000000000000000
RIDGMONT -00000000000000000000000
RIDGMONT -000000000000000000000000
RIDGMONT -0000000000000000000000000
RIDGMONT -00000000000000000000000000
RIDGMONT -000000000000000000000000000
RIDGMONT -0000000000000000000000000000
RIDGMONT -00000000000000000000000000000
RIDGMONT -000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -000
RIDGMONT -00
RIDGMONT -0000000000000000000000000000000000000000000000000000000000000

MAP 2 to Report dated February 5, 2003 for AC 42/87



Map 3 to Report dated February 5, 2003 for AG 42/87

