

ATTACHMENT # 5

RESOLUTION NO. 2026-\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
APPROVING THE FINAL SUBDIVISION MAP  
TRACT NO. 5431 BELLEVUE RANCH NORTH,  
VILLAGE, 24A**

WHEREAS, a Tentative Subdivision Map No. 1335 for the Bellevue Ranch North, Village 24A was approved on April 9, 2025, by the Planning Commission; and,

WHEREAS, a Final Map conforming to the approved Tentative Map has been filed with the City of Merced; and,

WHEREAS, the City Engineer has reviewed the Final Map and certified that the Final Map substantially conforms to the conditionally approved Vesting Tentative Subdivision Map No. 1335; and,

WHEREAS, all required certificates on said Final Map have been signed and, where necessary, acknowledged; and,

WHEREAS, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps and a Notice of Exemption is attached hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS. The City Council finds and declares that:

1. The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps.

2. The Final Map is in substantial compliance with the Tentative Map.
3. The discharge of waste from the proposed subdivision into the sewer system will not result in violation of existing requirements of the Water Quality Control Board.
4. The Final Map is consistent with applicable general and specific plans.
5. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
6. The site is physically suitable for the proposed type of development.
7. The site is physically suitable for the proposed density of development.
8. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife of their habitat.
9. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
10. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
11. An agreement has been entered into with the developer satisfactory to guarantee completion of public improvements within the subdivision.

**SECTION 2. APPROVAL OF MAP.** The City Council hereby approves the map for Subdivision Map No. 1335 for the Bellevue Ranch North, Village 24A, and hereby accepts on behalf of the public all Streets, Courts, and Avenues (subject to Subdivision improvements), and all easements and dedications as

shown on the map at Exhibit "A" attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2026 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:  
MATTHEW SERRATTO, MAYOR

\_\_\_\_\_  
Mayor

ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:  
CRAIG J. CORNWELL, CITY ATTORNEY

BY: Craig Cornwell 5-7-2026  
City Attorney Date

**OWNER'S STATEMENT**

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE RECORD TITLE INTEREST IN THE DESCRIBED REAL PROPERTY, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE EXHIBIT BOUNDARY LINES.

I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION THE REAL PROPERTY DESCRIBED BELOW AS AN EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF MERCED.

ALL THE PUBLIC UTILITY EASEMENTS INDICATED ON THIS MAP.  
I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES OVER AND ABOVE THE REAL PROPERTY DESCRIBED BELOW.

A PUBLIC UTILITY EASEMENT OVER ALL PRIVATE STREETS WITHIN THE EXHIBIT BOUNDARY LINES OF THIS SUBDIVISION MAP.  
I ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE THE REAL PROPERTY DESCRIBED BELOW TO THE CITY OF MERCED FOR OPEN SPACE, LINAR PARKWAY, PUBLIC UTILITY EASEMENTS, AND OTHER PUBLIC PURPOSES.

LOT 8A.  
I ALSO HEREBY RELINQUISH ALL ACCESS RIGHTS OF LOTS 1 AND 108 TO AND FROM G STREET.  
PURSUANT TO SECTION 66434(a) OF THE SUBDIVISION MAP AND THE BEST COPY OF THE 48-FOOT WIDE IRREVOCABLE OFFER OF DEDICATION AS SHOWN WITHIN THE BOUNDARIES OF THIS SUBDIVISION, AND AS DELINEATED ON THE MAP FILED IN BOOK 58 OF PARCEL MAPS, AT PAGES 38 TO 42, MERCED COUNTY RECORDS, INCLUDING, IF HEREBY BEING APPROVED.

OWNER: HOSTETLER INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: DEB HOSTETLER - PRESIDENT DATE: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } S.S.  
ON \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

WHO PROMED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE INDICATED TO THE BEHIND SIGNATURE, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ETC. EXECUTED THE SAME IN HIS/HER/ITS/ETC. OWNED CAPACITY AND THAT HE/SHE/IT/ETC. WAS AT THE TIME OF EXECUTION OF THE INSTRUMENT, ON THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) SIGNED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND  
SIGNATURE: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**SUBDIVISION AGREEMENT**

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND HOSTETLER INVESTMENTS, INC. FOR BELLEVUE RANCH NORTH VILLAGE 24A, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, DATE \_\_\_\_\_, M.C.R.

**SOILS REPORT**

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON SEPTEMBER 20, 2008 BY TECHNOMARK ENGINEERING SERVICES, INC., ITS HQ. LOCATION, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

**PRELIMINARY TITLE REPORT**

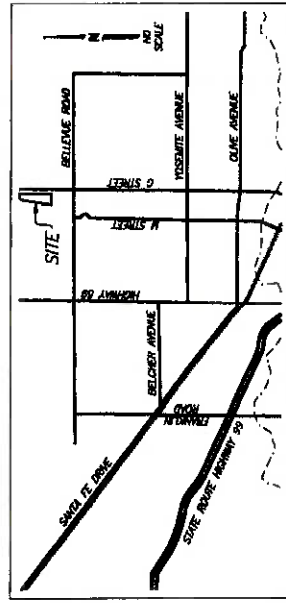
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY  
ORDER NUMBER: FTM-307201004  
DATE: OCTOBER 3, 2008  
ATTN: \_\_\_\_\_ USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HEREOF BY REFERENCE.

**TENTATIVE MAP NO. 1885 - TRACT NO. 5431**

**BELLEVUE RANCH NORTH VILLAGE 24A**

BEING A SUBDIVISION OF THE REMAINDER AS SHOWN ON THE MAP OF BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT Diablo MERRIAM CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
NOVEMBER 2008

**BE BENCHMARK ENGINEERING**  
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING  
4005 SUTTERS WAY, SUITE A, MADERA, CALIFORNIA, 95309 (916) 848-0008



**RIGHT TO FARM STATEMENT**

PER MERCED COUNTY ORDINANCE NO. 1713  
THE PROPERTY DESCRIBED ON THE HERSON SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES AND RESIDENTS OF THIS PROPERTY MAY BE SUBJECT TO INTERFERENCE OR DISCOMFORT ARISING FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING, BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, AND FROM WHICH OCCASIONALLY MAY GENERATE DUST, SMOKES, NOISE, AND ODOR.  
THE COUNTY OF MERCED HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE CURRENTLY DESIGNATED AS AGRICULTURAL ZONES (AZ) AND AGRICULTURAL ZONES (AZ-1) THROUGHOUT THE COUNTY. THE COUNTY ENGINEER HAS DETERMINED THAT THE PROPERTY DESCRIBED ON THE HERSON SHOWN MAP IS LOCATED WITHIN AN AGRICULTURAL ZONE (AZ) AND RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT INTERFERENCE OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

**UNLIMITED SIGNATURE STATEMENT**

PURSUANT TO SECTION 66434(b)(10) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES OF THE FOLLOWING INTERESTED PARTIES OF RECORD HAVE BEEN OBTAINED:  
TYPE OF INTEREST: ANY RIGHT, FRANCHISE, OR EASEMENT AS GRANTED BY CHECKER-HEFTMAN LAND AND MEXICO PRODUCTION DISTRICT  
DEED REFERENCE: BOOK 12 OF OFFICIAL RECORDS, PAGE 1, M.C.R., RECORDED 1 FEBRUARY, 1922  
TYPE OF INTEREST: EASEMENT UNDERGROUND AND AIRLINE WIRES, CABLES AND OTHER ELECTRICAL  
IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY  
DEED REFERENCE: BOOK 65 OF OFFICIAL RECORDS, PAGE 106, M.C.R., RECORDED 11 APRIL, 1946  
TYPE OF INTEREST: EASEMENT FOR CHANNEL FILMES, AIRCRAFT PRELIMES, AND OTHER PURPOSES  
DEED REFERENCE: BOOK 1794 OF OFFICIAL RECORDS, PAGE 970, M.C.R., RECORDED 23 OCTOBER, 1987

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HOSTETLER INVESTMENTS, INC. IN JANUARY 2007. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THESE KINDS AND LOCATIONS AS SHOWN ON THE MAP AND THAT THEY WILL BE SET IN THESE POSITIONS BEFORE THE POSITIONS INDICATED ON THE MAP. AND THAT THE SUBDIVISION APPROVEMENTS ARE ACCEPTED BY THE CITY OF MERCED, AND THAT THE MONUMENTS ARE OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE CONSIDERED AS A PUBLIC UTILITY EASEMENT SUBSEQUENTLY CONFORMS TO THE CUSTOMARILY APPROVED DEFINITIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MICHAEL HAUERBACH, P.L.L.S. (804)

**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND I AM SUFFICIENT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

LEE M. CHANDLER, P.L.L.S. (867)

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREON, THAT ALL MONUMENTS AND EASEMENTS ARE SHOWN AS SHOWN ON THE TENTATIVE MAP AND THAT ALL PUBLIC UTILITY EASEMENTS, OPEN SPACE, LINAR PARK, AND OTHER PUBLIC EASEMENTS, HAVE BEEN COMPLETED WITH.

DARYL JOHNSON, CITY ENGINEER, P.E. (5049)

**CITY CLERK'S CERTIFICATE**

I, SCOTT HARBRE, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS MAP WAS APPROVED AT A REGULAR MEETING BY THE CITY COUNCIL OF THE CITY OF MERCED, STATE OF CALIFORNIA, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS, OPEN SPACE, LINAR PARK, AND OTHER PUBLIC EASEMENTS.

LOT 8A

ALL PRIVATE STREETS AS SHOWN WITHIN THE EXHIBIT BOUNDARIES OF THIS SUBDIVISION MAP ACCORDING TO THE CITY AS PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED BUT REJECTED FOR MAINTENANCE PURSUANT TO SECTION 66434(f) OF THE SUBDIVISION MAP ACT, THE FOLLOWING DECISION IS HEREBY APPROVED:

THE BEST COPY OF THE 48-FOOT WIDE IRREVOCABLE OFFER OF DEDICATION AS SHOWN ON THE PARCEL MAP FILED AS DOCUMENT NUMBER \_\_\_\_\_, AT PAGES 38 TO 42, MERCED COUNTY RECORDS, INCLUDING, IS HEREBY APPROVED.

SCOTT HARBRE, CITY CLERK

ONE

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M.C.R.

IN VOLUME \_\_\_\_\_ OF OFFICIAL PLATS, AT PAGES \_\_\_\_\_, M.C.R.

AT THE REQUEST OF BENCHMARK ENGINEERING, INC.

FILE: \_\_\_\_\_

BY: \_\_\_\_\_, DEPUTY

**TENTATIVE MAP NO. 1388 - TRACT NO. 6431  
BELLEVUE RANCH NORTH VILLAGE 24A**

BEING A SUBMISSION OF THE REMAINDER AS SHOWN ON THE MAP OF BELLEVUE RANCH NORTH, VILLAGES 23A AND 23B, FILED IN VOLUME 82 OF OFFICIAL PLATS, AT PAGES 30 TO 32, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT Diablo MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA  
NOVEMBER 2025



CBS SPRINGS HWY, SUITE A, MODOBLO, CALIFORNIA, 95368 (916) 948-0388

**LEGEND**

- NOTE: ALL PIPE SIZES ARE INCHES UNLESS OTHERWISE NOTED.
- FOUND 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 PER (A)
- FOUND 2" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 PER (B)
- FOUND 2" IRON PIPE IN MONUMENT WELL PER (B), UNLESS NOTED OTHERWISE.
- FOUND 8" MONUMENT, AS SHOWN ON 87-01
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- SET 2" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL

- OLD OFFICIAL RECORD
- BENCH MARK
- MONUMENT NUMBER
- CORNER
- CORNER PLAT
- MEASURED ON THIS SURVEY
- FROM BENCHMARK
- PUBLIC UTILITY EASEMENT
- CURB LINE TABLE REFERENCE
- LOT LINE TABLE REFERENCE
- WITNESS CORNER, TYPE AND DISTANCE INDICATED
- M.C.R. MERCED COUNTY RECORDS
- CALCULATED PER REFERENCE



**NOTES**

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL BEARINGS AND DISTANCES SHOWN ARE FROM THE MONUMENT POINTS HEREON.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. PURSUANT TO SECTION 662.14(b) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE WEST ALLOT OF THE 48-FOOT WIDE ARREPOUBLE OF RECORD AS SHOWN ON THIS SURVEY.
5. WHEREVER SHOWN PUBLIC UTILITY EASEMENTS ARE FOR THE USE OF WATER, GAS, SEWER, OR TELEPHONE LINES, AND ARE NOT OTHERWISE SPECIFIED, THEY ARE TO BE CONSIDERED TO BE PUBLIC UTILITY EASEMENTS.
6. LOT 26 IS A PRIVATE STREET, AND ENTIRELY COVERED BY A PUBLIC UTILITY EASEMENT.

**BASES OF BEARINGS**  
A BEARING OF N77.0157°E FOR THE LINE BETWEEN CORNERS FOR MONUMENT 1088 AND 874 HAS MONUMENT 88 AS SHOWN ON REFERENCE (C). THIS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**REFERENCES**

- (A) BELLEVUE RANCH NORTH VILLAGE 23B VOLUME 87 OF PLATS, PAGES 1-1, M.C.R.
- (B) BELLEVUE RANCH NORTH VILLAGES 23A AND 23B, VOLUME 82, PAGES 30-32, M.C.R.
- (C) CITY OF MERCED GPS SURVEY CONTROL NETWORK, VOLUME 58 OF SURVEYS, PAGES 38-41, M.C.R.
- (D) BELLEVUE RANCH VILLAGE 23 OF PARCEL MAPS, PAGES 38-42, M.C.R.

PARCEL MAP FOR EVELYN M. HAUG 1-P41-46

FINAL MAP FOR ESTANCA 73-OP-01

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