



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: March 9, 2018

REF: SUP-1001-18

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for a Special Use Permit for a Residential Drug & Alcohol Treatment Center at 1711 W. Sylvania Avenue.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 8, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Special Use Permit for a Residential Drug & Alcohol Treatment Center

Location - 1711 West Sylvania Avenue

Applicant - Teresa Dennis
Bryan's Recovery and Wellness Center
6648 South Avenue
Holland, Ohio 43528

Engineer - Paul Winters
ESA – Engineers, Surveyors, & Associates, LLC
5353 Secor Road
Toledo, OH 43623

Site Description

Zoning - CR & RD6 / Regional Commercial & Duplex Residential (*RM36 pending*)

Area - ± 0.90 acres

Frontage - ± 271' along Sylvania Avenue
± 203' along Jackman Road
± 116' along Brame Place

Existing Use - Vacant church

Proposed Use - Residential Drug & Alcohol Treatment Center

Required Parking - 1 space per 2 employees

Proposed Parking - 50 spaces

GENERAL INFORMATION (cont'd)

Area Description

North	-	Sylvania Avenue, Five Point Auto Repair / CR
East	-	Vacant used auto sales lot, multi-dwelling apartment / CR & RM36
South	-	Single family households / RD6 & RS6
West	-	Retail, single family households / CR & RS6

Parcel History

Z-2001-18	-	Zone Change from RD6 Duplex Residential to RM36 Multi-dwelling Residential for part of 1711 Sylvania Avenue (<i>companion case</i>).
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Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit to operate a Residential Drug & Alcohol Treatment Center within a vacant church located at 1711 Sylvania Avenue. The ±0.90 acre site is owned by the Calvary Evangelical Church and consists of six (6) parcels that front on Sylvania Avenue, Jackman Road and Brame Place. Adjacent land uses include an auto repair shop to the north across Sylvania Avenue, a used auto sales lot and apartment complex to the east, single family residential to the south, and retail commercial businesses to the west.

The site is currently occupied by a vacant church that was also previously occupied by a Day Care Center. The applicant, Bryan's Treatment Center, intends to occupy the vacant church with a Residential Drug & Alcohol Treatment Center. A companion zone change (*Z-2001-18*) accompanies this case for a part of the site that is zoned RD6 Duplex Residential, which doesn't allow for the proposed use. Additionally, a Special Use Permit is required for Residential Drug & Alcohol Treatment Centers in all applicable zoning categories within the City of Toledo.

STAFF ANALYSIS (cont'd)

The applicant requesting the Special Use Permit is Bryan's Treatment Center. According to the applicant's letter of intent, the Center's mission is to *"provide a foundation for individuals by having a client focused, culturally diverse environment that focuses not only on the person's addiction but their mental, physical, emotional and spiritual stability"*. The proposed treatment center will have upwards of thirty-five (35) employees during the first years of operations and utilize two (2) passenger vans for transporting residents and equipment. The Center is planned to be operated in three different forms of treatment and rehabilitation. First, the Center will employ a medical department that will prescribe, direct, or administer psychotherapeutic treatments or medications to treat mental, emotional, or behavioral disorders. The department will design individualized care plans and collaborate with therapists and nurses to diagnose nature or extent of mental disorders. Second, the Center will utilize a clinical department to provide treatment for Co-occurring Disorder, Substance Abuse, and Mental and Behavioral Health, which would include initial assessments, case management, life skills, and group therapy. Third and finally, the Center will have a recreational department that will plan, direct, or coordinate medically-approved recreation activities for residents in the rehabilitation center.

Group Living

Per TMC§1116.0221(D), Residential Drug & Alcohol Treatment Centers are considered Group Living facilities and defined as *"a home or facility that provides habilitation services for persons with drug and alcohol addictions but not including methadone treatment."* As a Group Living facility, Residential Drug & Alcohol Treatment Center are subject to the spacing requirements outlined in TMC§1104.1000. The proposed Residential Drug & Alcohol Treatment Center does not violate the spacing requirements and therefore conforms to TMC§1104.1000.

Parking and Circulation

The site is currently accessed via three (3) curb cuts; two (2) access points along Sylvania Avenue to the north, and one (1) access from Brame Place to the south. Pursuant to TMC§1107.0304 – *Off-Street Parking Schedule "A"*, Residential Drug & Alcohol Treatment Centers require a minimum of one (1) parking space per every two (2) employees and one (1) bicycle parking slot per ten (10) parking spaces. The letter of intent submitted indicates a total of thirty-five (35) employees, requiring a minimum of eighteen (18) parking spaces with at least one (1) parking space designated as a van accessible space for persons with disabilities.

The site plan submitted depicts a total of fifty (50) parking spaces with five (5) spaces designated for persons with disabilities. While the available parking provided is in excess of the maximum allowable parking spaces, 150% of the minimum parking requirement, an alternative parking plan will not be required because the site is existing. The site plan submitted did not depict any of the required bicycle parking. A minimum of five (5) bicycle parking slots shall be provided on the site and is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

The Division of Transportation does not object to the approval but they have identified multiple issues with the site plan submitted. First, to ensure compliance with Toledo Municipal Code (TMC) requirements for parking, loading and access, the site plan must include drive aisle, parking stall and access drive dimensions. Second, the dimensions of the remaining parallel parking spaces do not appear to meet TMC requirements. Third, the angled parking does not maintain the two-way traffic shown for the site and should be removed. Lastly, the ADA parking spaces encroach the Sylvania Avenue access drive. Parking spaces are not permitted to conflict with traffic flow by entering the pathway of traffic entering the site. These comments are listed as conditions of approval and shall be addressed on a revised site plan.

Landscaping

The site was developed before the 2004 zoning code and therefore not required to completely comply with the landscape standards of the 2004 code. However, TMC§1114.0500 Appearance Upgrade for Nonconforming Development, requires futures changes to bring a site closer into compliance with the 2004 code. The site plan submitted does not depict any proposed or existing landscaping on the property. The field survey conducted by Plan Commission staff identified foundation plantings around the building along Sylvania Avenue and Jackman Road which were not depicted on the site plan.

Opportunities exist to install landscaping within the frontage greenbelts at the corner of Jackman Road and Brame Place to help screen the parking lot from adjacent residential uses. The frontage greenbelt shall include a minimum of two (2) trees installed along Jackman Road. Additionally, since the parking lot is in the front of the property along Brame Place, the frontage greenbelt shall include a solid hedge planting, no greater than forty-two inches (42"), to screen the parking lot so that vehicles headlights cannot be seen from the public street. Low, undulating (horizontal and vertical) earth berms or decorative stone or brick walls (no concrete block), or ornamental metal fencing or combinations thereof may also be approved by the Planning Director. As a condition of approval, a completed landscaping plan shall be submitted depicting any existing and the required frontage greenbelt improvements.

Furthermore, a Type A Landscape Buffer is required along the rear of the property where it abuts the residential zoning district. Pursuant to TMC§1108.0203(E), the Type A Landscape Buffer shall be a minimum width of ten-feet (10') with a solid privacy fence or wall six-feet (6') to eight-feet (8') in height and include four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet. For this site, a solid privacy fence with a total of six (6) trees and twenty-two (22) shrubs shall be installed along the abutting residential uses to the south and is listed as a condition of approval.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Neighborhood Commercial land uses. Neighborhood Commercial land uses typically include predominantly small and medium scale commercial uses that serve neighborhoods. Small and medium scale office and mixed uses are permitted uses in the CN zoning designation. Residential Drug & Alcohol Treatment Centers are considered a compatible land use within the CN zoning designation and therefore conforms to the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the Special Use Permit since the proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics. Additionally, staff recommends approval of the Special Use Permit because there are no spacing violations outlined in TMC§1104.1000. Finally, staff recommends approval of the Special Use Permit since the proposed use complies with all applicable provisions of the Zoning Code.

Neighborhood Meeting

Due to the proximity of the site to residential zoning districts and land uses, staff is requesting the applicant to host a neighborhood meeting. Meeting notifications will need to be sent to the mailing address list provided to the applicant generated by the Plan Commission staff.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-1001-18, a request for a Special Use Permit for a Residential Drug & Alcohol Treatment Center at 1711 West Sylvania Avenue, to Toledo City Council for the following three (3) reasons:

1. The proposed use does not violate any spacing requirements as stated in TMC§1104.1000.
2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B) – *Review & Decision-Making Criteria*); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (i.e. hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

The Toledo City Plan Commission further recommends approval of SUP-1001-18, a request for Special Use Permit for a Residential Drug & Alcohol Treatment Center at 1711 West Sylvania Avenue, to Toledo City Council subject to the following **thirty-one (31)** conditions:

PLAN COMMISSION RECOMMENDATION (cont'd)

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions

Division of Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka, ph. 419-245-1341

Roadway: Tim Grosjean, ph. 419-245-1344

Water: Andrea Kroma, ph. 419-936-2163

Stormwater Drainage: Lorie Haslinger, 419-245-3221; Andy Stepnick, 419-245-1338

Sanitary Sewers: Mike Elling, ph. 419-936-2276

2. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced and/or upgraded to conform to current City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
3. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
4. **All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with 8-inch-thick concrete per City of Toledo Construction Standards and Specifications.** No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop or opening.** Existing drive approaches, including the curb drop that will no longer be utilized, shall be removed and restored with curb to match the adjacent curb.
5. Required permits for all approved work in the public right-of-way shall be obtained before work begins from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

6. Plan commission submittal does not detail any revisions to the existing site that will require earth-disturbing activity of 2,500 or more square feet, nor are any changes shown to the existing storm sewer system. Therefore, it appears that there are no items requiring a storm-water plan review. However, if revisions are made to the site plan that will result in earth-disturbing activity of 2,500 or more square feet or cause changes to the existing storm sewer, a full site-plan review and approval will be required by the Division of Engineering Services. Plans will be subject to the rules and regulations of the City of Toledo, Storm Water Utility, including storm-water detention and post-construction storm-water Best Management Practices (BMPs) as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities.

Sewer and Drainage Services

7. All private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
8. Private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to Sewer & Drainage Services demonstrating the lines cleaning and integrity.

Fire Prevention

9. Site shall comply with local Fire Prevention Bureau regulations.

Division of Environmental Services

10. Applicant shall maintain compliance with the City of Toledo's Stormwater regulations as specified in the Toledo Municipal Code.
11. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
12. Any green infrastructure measures that can be included to minimize runoff and increase infiltration are highly advisable.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

13. Applicant shall maintain compliance with the City of Toledo's stormwater regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential sources of pollutants in the stormwater runoff, including but not limited to long-term operation and maintenance of both structural and non-structural Best Management Practices.
14. Applicant shall maintain compliance with the City of Toledo and State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to Asbestos and Anti-Noise Laws.

Division of Transportation

15. To ensure compliance with Toledo Municipal Code (TMC) requirements for parking, loading and access, the site plan must include drive aisle, parking stall and access drive dimensions.
16. The dimensions of the remaining parallel parking spaces do not appear to meet TMC requirements.
17. The angled parking does not maintain the two-way traffic shown for the site. These spaces should be removed.
18. The ADA parking spaces encroach the Sylvania Ave. access drive. Parking spaces are not permitted to conflict with traffic flow by entering the pathway of traffic entering the site.

Plan Commission

19. The approval of the Special Use Permit is subject to the approval of the companion Zone Change (Z-2001-18) from RD6 Duplex Residential to RM36 Multi-dwelling Residential which allows for Residential Drug & Alcohol Treatment Centers.
20. A revised site plan shall be submitted addressing the Division of Transportation conditions of approval.
21. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700; **acceptable as depicted on site plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

22. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per ten (10) parking spaces. **A minimum of five (5) bicycle parking spaces shall be provided and depicted on a revised site plan.**
23. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code (**if applicable**).
24. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
25. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
26. No new free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.
27. A detailed site, lighting, sign, fencing and **four (4) copies of a landscaping plan** (separate from building & site plans) **shall be submitted to the Plan Director for review and approval**. Such plan shall include:

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- a. A minimum five-foot (5') greenbelt is required, outside of the right-of-way, along the Jackman Road and Brame Place frontages and shall include one (1) tree per every thirty-foot (30') of frontage. Since a parking lot is located along Brame Place, the frontage greenbelt shall include a solid evergreen hedge planting to screen the parking lot so that no headlights of any vehicles can be seen from the public street. Low, undulating (horizontal and vertical) earth berms or decorative stone or brick walls (no concrete block), or ornamental metal fencing or combinations thereof may also be approved by the Planning Director. **Not acceptable as depicted on site plan. A solid hedge planting shall be installed along Brame Place in front of the parking lot and at least two (2) trees along Jackman Road. Shall be depicted on a completed landscaping plan.**
- b. A Type A Landscape Buffer is required around the rear of the property where it abuts the residential zoning district. The Type A Landscape Buffer shall be a minimum of ten-feet (10') in width with a solid privacy fence, wall, or berm six-feet (6') to eight-feet (8') in height and consist of a minimum of four (4) trees and fifteen (15) shrubs for every 100 linear feet; **not acceptable as depicted on site plan. A solid wood privacy fence with a total of six (6) trees and twenty-two (22) shrubs shall be installed along the abutting residential uses to the south and shall be depicted on a completed landscaping plan.**
- c. Foundation plantings for the full street-facing building elevation; and landscape areas at major building entrances; **not acceptable as depicted on site plan. Shall be depicted on a completed landscaping plan.**
- d. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage.
- e. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards; **shall be noted on a completed landscaping plan.**
- f. The location, height and materials for any fencing to be installed and maintained; **not acceptable as depicted on site plan. A solid wood privacy fence shall be installed in the Type A Landscape Buffer and shall be depicted on a completed landscaping plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- g. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and
 - h. The location, lighting and size of any signs.
28. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
29. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
30. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
31. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



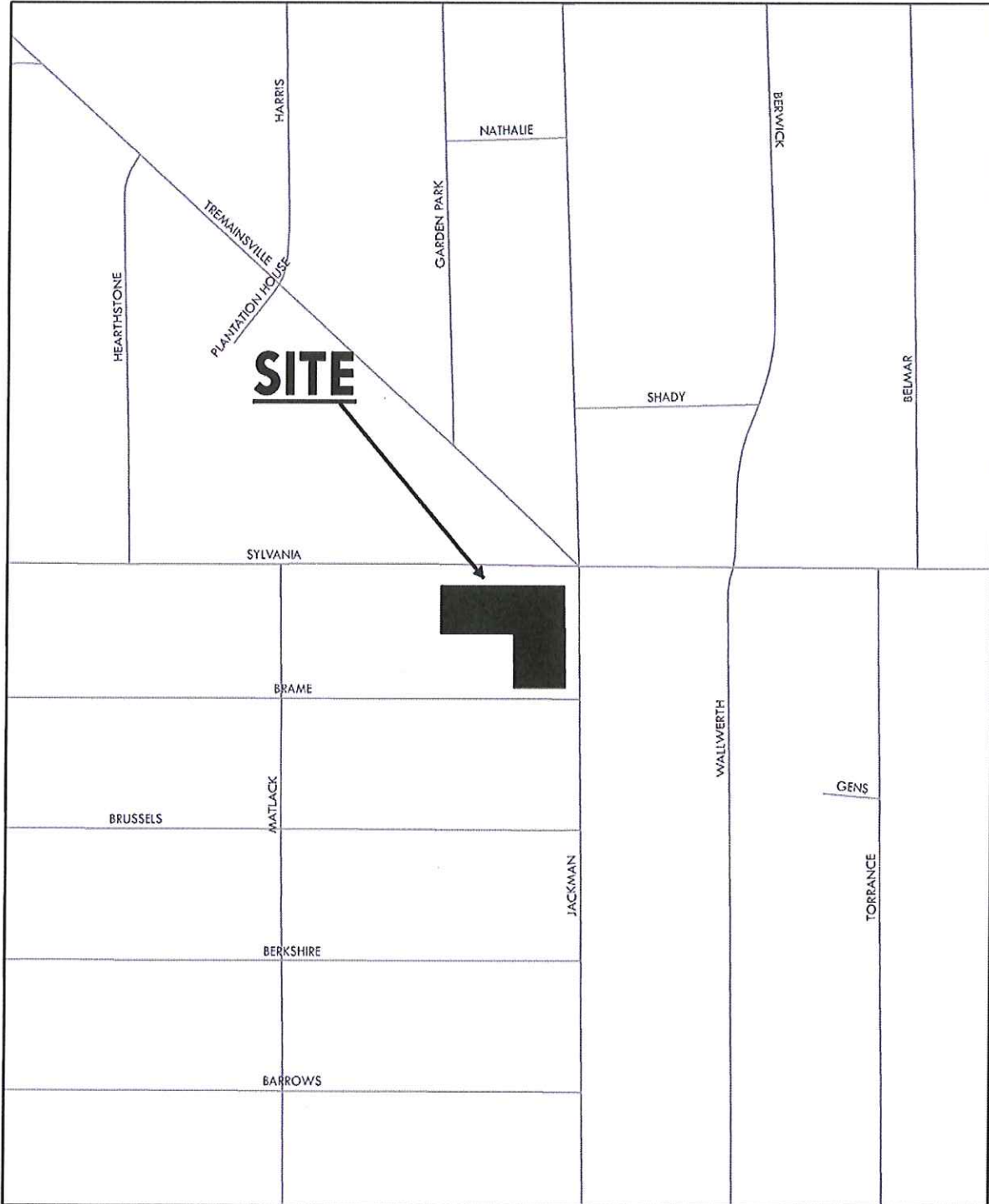
Thomas C. Gibbons
Secretary

Three (3) sketches follow

CC: Lisa Cottrell, Administrator
Ryne Sundvold, Planner

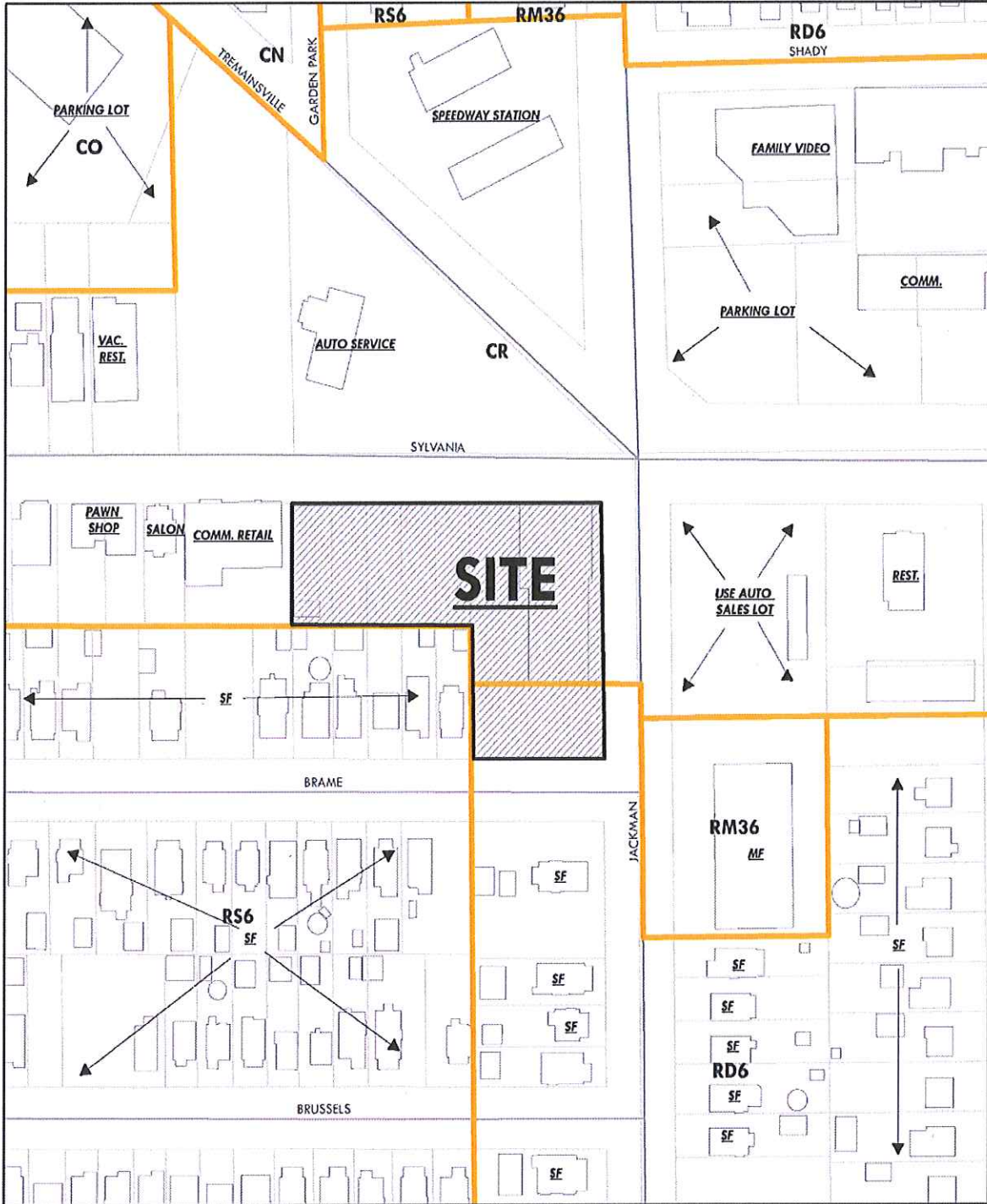
GENERAL LOCATION

SUP-1001-18
ID 45



ZONING & LAND USE

SUP-1001-18
ID 45



LETTER OF INTENT

Bryans Recovery & Wellness Center c/o Teresa Dennis, Owner

Bryans Recovery & Wellness Center

1711 Sylvania

Toledo, Ohio 43612

Dear Calvary United Methodist Church:

The intent of this letter is to provide a written expression of the mutual interest of the following Parties:

Bryans Recovery and Wellness Center

and

Calvary United Methodist Church

in which Buyer(s) would purchase the business, materials, services or matters set forth in this Letter from Seller(s). This letter also outlines some of the terms and conditions that a future agreement would include, as well as the exchange of information and documents that should take place in advance of the future agreement. The future agreement would require further documentation and approvals and the preparation of a definitive agreement which would set forth the material terms and a commitment from the Buyer(s) to purchase and the Seller(s) to sell.

1. Prospective Transaction

The transaction, which the Parties have expressed a mutual interest in, involves the transfer of This negotiation is for a special permit for property located at 1711 Sylvania, Toledo, Ohio 43612 from the Seller(s) to the Buyer(s) ("Prospective Transaction").

2. Purchase Price

The Prospective Transaction would involve payment from Buyer(s) to Seller(s) under the following terms:

Buyer will make a payment of 225,000 upon procuring a special permit.

3. Liabilities of Seller

Seller(s) would remain liable for any (known or unknown) liabilities or obligations not expressly assumed by Buyer and which arose before the consummation of the final or definitive agreement,

"Buyer(s)": Bryans Recovery & Wellness Center c/o Teresa Dennis

"Seller(s)": Calvary United Methodist Church

and shall pay and discharge all known liabilities and obligations prior to closing. Buyer(s) would assume the following liabilities or obligations of Seller(s): Buyer assumes no liabilities or obligation except for " Offer to Purchase Agreement that Buyer currently has with Lennox Realty Company."

4. Due Diligence

Buyer(s) will be entitled to inspect and analyze the Seller's assets and inventory and the Seller's business and operations, including its books and records, customer orders, liabilities and prospects until the closing, or termination, of this Letter of Intent. Seller(s) will provide all information requested by Buyer(s) and Buyer(s) agrees to execute a Confidentiality Agreement and to not contact Seller's customers or suppliers unless authorized by Seller(s).

5. Contingencies

Before a final agreement can be made, Buyer(s) must be satisfied with the due diligence review and information and documents provided by Seller(s), as well as an authorization from the landlord to assume the lease, negotiation of employment contracts, environmental review (if applicable) and an agreement on the terms of the Definitive Agreement.

6. Definitive Agreement

The Definitive Agreement will be structured as a purchase and sale of assets and will include customary covenants, conditions and warranties.

7. Non-Binding Agreement

Except for the paragraphs entitled "Exclusivity" and "Public Announcements and Confidentiality Agreement," the provisions in this Letter of Intent are for informational purposes only and are nonbinding on all Parties. The Prospective Transaction requires further negotiation and documentation, including preparing and executing a final agreement. This letter does not require either party to proceed to the completion of a binding final agreement. The parties shall not be contractually bound to the sale, purchase or transfer listed above unless and until they enter into a formal, written final agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion.

8. Exclusivity

The Parties agree to Exclusivity for a period of 90 days from the date the last signature is affixed hereto. Consideration for an exclusivity agreement is the time and expense involved in drafting this Letter of Intent and conducting the due diligence review.

9. Public Announcements and Confidentiality Agreement

All parties hereby agree not to release any information to the public with regards to this letter or any potential agreement without the separate written consent of all parties involved. All parties agree that the terms of this letter of intent and any negotiations shall remain confidential between the parties and their legal representation.

10. Authority to Enter Letter of Intent

The parties signing this letter affirm they are an authorized representative of their respective companies and have authority to enter into this Letter of Intent.

11. Closing, Termination of Letter

Closing shall occur no later than 90 days from the date the last signature is affixed hereto unless mutually extended by the Parties. The Letter of Intent terminates if Closing does not occur or has not been extended or if either Party provides written notice of termination. If the Letter terminates, the paragraphs entitled "Exclusivity" and "Public Announcements and Confidentiality Agreement" survive termination and continue to bind the Parties, as does any separately executed Confidentiality Agreement.

12. Expenses Associated with this Letter of Intent and Due Diligence

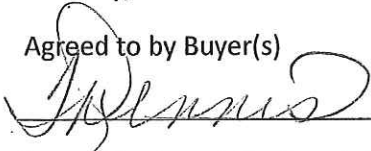
The Parties agree to bear their own expenses, including attorney's and professional fees associated with any due diligence or any other matter associated with this Prospective Transaction.

13. Governing Law

This letter shall be governed by the laws of the State of Ohio.

Sincerely,

Agreed to by Buyer(s)



Date: 12-7-17

Bryans Treatment Center c/o Teresa Dennis

And Accepted and Agreed to by Seller(s)

_____ Date: _____

Calvary United Methodist Church

_____ Date: _____

Calvary United Methodist Church