

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
DECEMBER 21, 2010 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
APPLICATION FOR REPLAT — LOTS 1 & 2, BROOK VALLEY BUSINESS PARK REPLAT 4	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing was held by the Council on September 21, 2010, and the resolution was tabled to approve a replat application for Lots 1 and 2, Brook Valley Business Park Replat Four (a replat of Lots 33C and 55A, Brook Valley Business Park), generally located southwest of 109<sup>th</sup> Avenue and Olive Street.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Approve.

**BACKGROUND**

On September 21, 2010, the City Council held a public hearing to consider a replat application for Lots 1 and 2, Brook Valley Business Park Replat Four (a replat of Lots 33C and 55A, Brook Valley Business Park), generally located southwest of 109<sup>th</sup> Avenue and Olive Street. The application was submitted by one of the property owners, Zych Drywall, Inc. Both properties are zoned I-2, Heavy Industrial; the lots are developed as Zych Drywall and All About Storage.

The purpose of the proposed replat is to provide additional land to the rear of Lot 55A (Zych Drywall) in exchange for a utility easement to 109<sup>th</sup> Avenue granted to Lot 33C (All About Storage).

The resolution was tabled pending completion of the following conditions:

1. The granting of an ingress/egress easement across proposed Lot 2, in a location approved by the City, for the City to have vehicular access for maintenance of an existing public sanitary sewer.
2. The applicant must submit a letter from the utility company stating they are agreeable to the proposed easement arrangement in order to extend gas service across proposed Lot 1 to reach Lot 2. This must be provided prior to Council consideration.
3. The applicant must submit a letter from the Burlington Northern Santa Fe (BNSF) railroad stating they will release the easement across proposed Lot 1 once it is replatted. The letter must also state BNSF has no interest in the remaining easement north of proposed Lot 1. This must be provided prior to Council consideration.

With the exception of #1, these items have now been addressed (a detailed staff report is attached).

On August 19, 2010, the Planning Commission unanimously recommended approval of the proposed replat to Council subject to the conditions as outlined.

K:\APPS\City Hall\CNCLRPT\10file\10 CD Brook Valley Bus Park Replat 4rev.doc

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, DETERMINING CONDITIONS FOR APPROVAL OF A REPLAT OF PART OF LOT 33C, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE ¼ AND IN THE SE ¼ OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., AND ALSO LOT 55A, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE ¼, SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the owners of the above described piece of property have made application for approval of a Replat for Part of Lot 33C, Brook Valley Business Park, a subdivision located in the NE ¼ and in the SE ¼ of Section 17, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., and also Lot 55A, Brook Valley Business Park, a subdivision located in the NE ¼, Section 17, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, to be replatted as Lots 1 and 2, Brook Valley Business Park Replat Four; and

WHEREAS, the City Administrator and the City Engineer have reviewed the replat plat; and

WHEREAS, on August 19, 2010, the La Vista Planning Commission held a public hearing and reviewed the replat and recommended approval subject to resolution of items identified by the city engineer and staff.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the plat for Part of Lot 33C, Brook Valley Business Park, a subdivision located in the NE ¼ and in the SE ¼ of Section 17, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., and also Lot 55A, Brook Valley Business Park, a subdivision located in the NE ¼, Section 17, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, being replatted as Lots 1 and 2, Brook Valley Business Park Replat Four, generally located southwest of 109<sup>th</sup> Avenue and Olive Street, be, and hereby is, approved subject to the resolution of the following item identified by the City Engineer:

1. The granting of an ingress/egress easement across proposed Lot 2, in a location approved by the City, for the City to have vehicular access for maintenance of an existing public sanitary sewer.

PASSED AND APPROVED THIS 21ST DAY OF DECEMBER 2010.

CITY OF LA VISTA

ATTEST:

\_\_\_\_\_  
Douglas Kindig, Mayor

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

CASE NUMBER:

FOR HEARING OF: December 21, 2010  
Report Prepared on: December 15, 2010

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Zych Drywall, Inc.  
7102 S. 109<sup>th</sup> Ave.  
La Vista, NE 68128

**B. PROPERTY OWNER:**

Zych Drywall, Inc.  
7102 S. 109<sup>th</sup> Ave.  
La Vista, NE 68128

Store It Now, LLC  
11109 Olive St,  
La Vista, NE, 68128

**C. LOCATION:** South 109<sup>th</sup> Avenue and Olive Street

**D. LEGAL DESCRIPTION:** Part of Lot 33C, Brook Valley Business Park,  
and also Lot 55A, Brook Valley Business Park

**E. REQUESTED ACTION(S):** Replatting of the lots in order to dedicate  
0.544 acres to Lot 55A.

**F. EXISTING ZONING AND LAND USE:** I-2, Heavy Industrial

**G. PURPOSE OF REQUEST:** Re-platting of the two properties, providing  
additional land to the existing Lot 55A, in exchange for a utility easement from  
Olive Street to the existing Lot 33C.

**H. SIZE OF SITE:** Lot 55A - 1.167 acres; Lot 33C - 13.831 acres;

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** Existing Lot 55A is flat. The  
portion of Lot 33C that is proposed to be dedicated is moderate to steeply  
sloping downward towards the remainder of the relatively flat Lot 33C.  
Lot 55A contains Zych Drywall's business offices. Lot 33C contains All  
About Storage, a self storage facility.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** I-2 Industrial
2. **East:** I-2 Industrial
3. **South:** I-2 Industrial
4. **West:** I-2 Industrial

**C. RELEVANT CASE HISTORY:** Previous administrative plats have required the applicant to proceed through the replat process.

**D. APPLICABLE REGULATIONS:**

1. Section 5.14 of the Zoning Regulations – I-2, Heavy Industrial
2. Section 3.08 of the Subdivision Regulations – Replats

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:** The Future Land Use Plan of the Comprehensive Plan designates the area for industrial development.

**B. OTHER PLANS:** None.

**C. TRAFFIC AND ACCESS:**

1. An ingress/egress easement across proposed Lot 2 is needed for the city to have vehicular access for maintenance of an existing public sanitary sewer that is across the south end of Lot 2. The route and granting of this easement has been agreed upon.

**D. UTILITIES:** All utilities exist on the site. As discussed in III(C), an access easement has been agreed upon for the existing public sanitary sewer.

**IV. REVIEW COMMENTS:**

1. One of the reasons for this replatting is that an easement will be provided over proposed Lot 1 to provide for a gas service to the existing facility on proposed Lot 2. The applicant has provided a letter, dated October 6, 2010, stating their understanding that the approval of the replat does not allow them to secure a gas line easement under the existing railroad right-of-way. The letter also acknowledges that Metropolitan Utilities District (MUD) will not provide gas service until the railroad easement has been officially released or the applicant has been given permission in writing to allow the crossing of said easement.  
  
A December 6, 2010 letter from Jones Lang LaSalle, the property manager for BNSF Railway Company, stating that it approves of the replat as presented with the natural gas line easement that overlays the current BNSF easement.
2. Any development on these lots that meet the definition of “significant redevelopment” as set forth in Chapter 154 of the City Municipal Code will be required to provide Post Construction Storm Water Management facilities.
3. The proposed development on Lot 1 may impact existing storm and sanitary sewers and may impact existing drainage paths. Prior to the issuance of any

building permit on Lot 1, a drainage study addressing drainage paths for all storms up to 100-year events will be required.

4. The applicant for Lot 55A was required to submit a letter stating that he understands that if the BNSF does not release the spur track easement, he may not be able to utilize the additional property being added to Lot 55A in the manner that he desires. This letter has been submitted.

**V. STAFF RECOMMENDATION:**

Approval of the replat contingent on City Engineer approval of easement location prior to presentation to City Council.

**VI. RECOMMENDATION OF PLANNING COMMISSION:**

Approval of the replat with the following conditions:

1. The granting of an ingress/egress easement across proposed Lot 2, in a location approved by the City, for the City to have vehicular access for maintenance of an existing public sanitary sewer.
2. The applicant needs to provide a letter from the utility company that they are agreeable to the proposed easement arrangement to provide gas service across Lot 1 to reach Lot 2. This must be provided prior to the City Council consideration.
3. The applicant needs to submit a letter from Burlington Northern Santa Fe (BNSF) railroad stating that they will release the easement across the proposed Lot 1 once it is replatted. The letter will also note that BNSF will have no interest in the remaining easement north of the proposed Lot 1. This must be provided prior to City Council consideration.

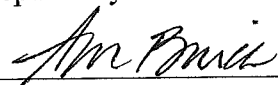
**VII. ATTACHMENTS TO REPORT:**

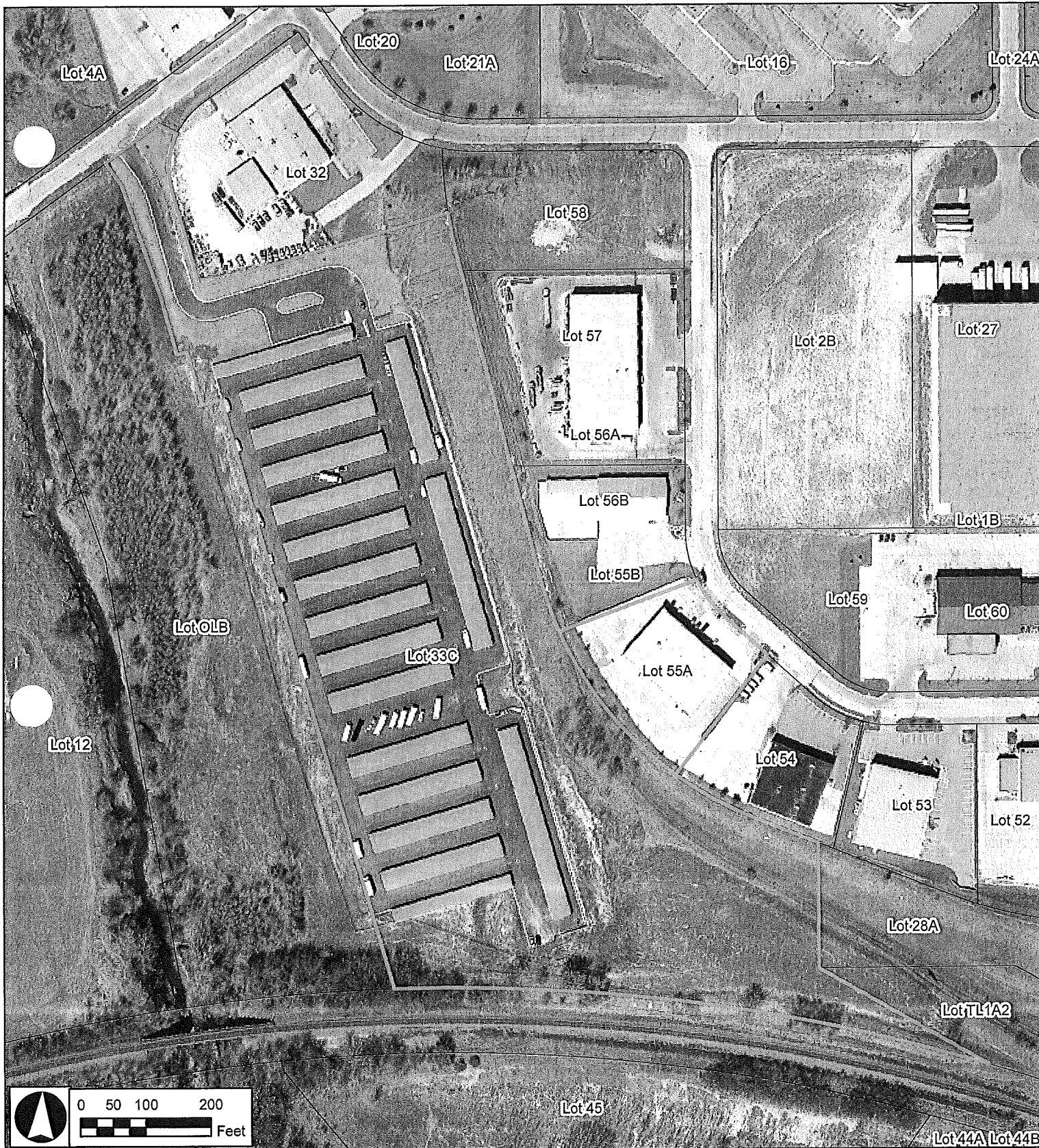
1. Vicinity Map
2. Final Plat
3. Letter from Ron Zych dated August 9, 2010
4. Letter from Craig M. Wolf dated October 6, 2010
5. Letter from Geoff Beckett dated December 6, 2010

**VIII. COPIES OF REPORT SENT TO:**

1. Ron Zych, Zych Drywall
2. Larry Courtnage, Store It Now, LLC
3. Jason Thiellen, E&A Consulting Group
4. Public Upon Request

  
Prepared by:

 12-16-10  
Community Development Director Date



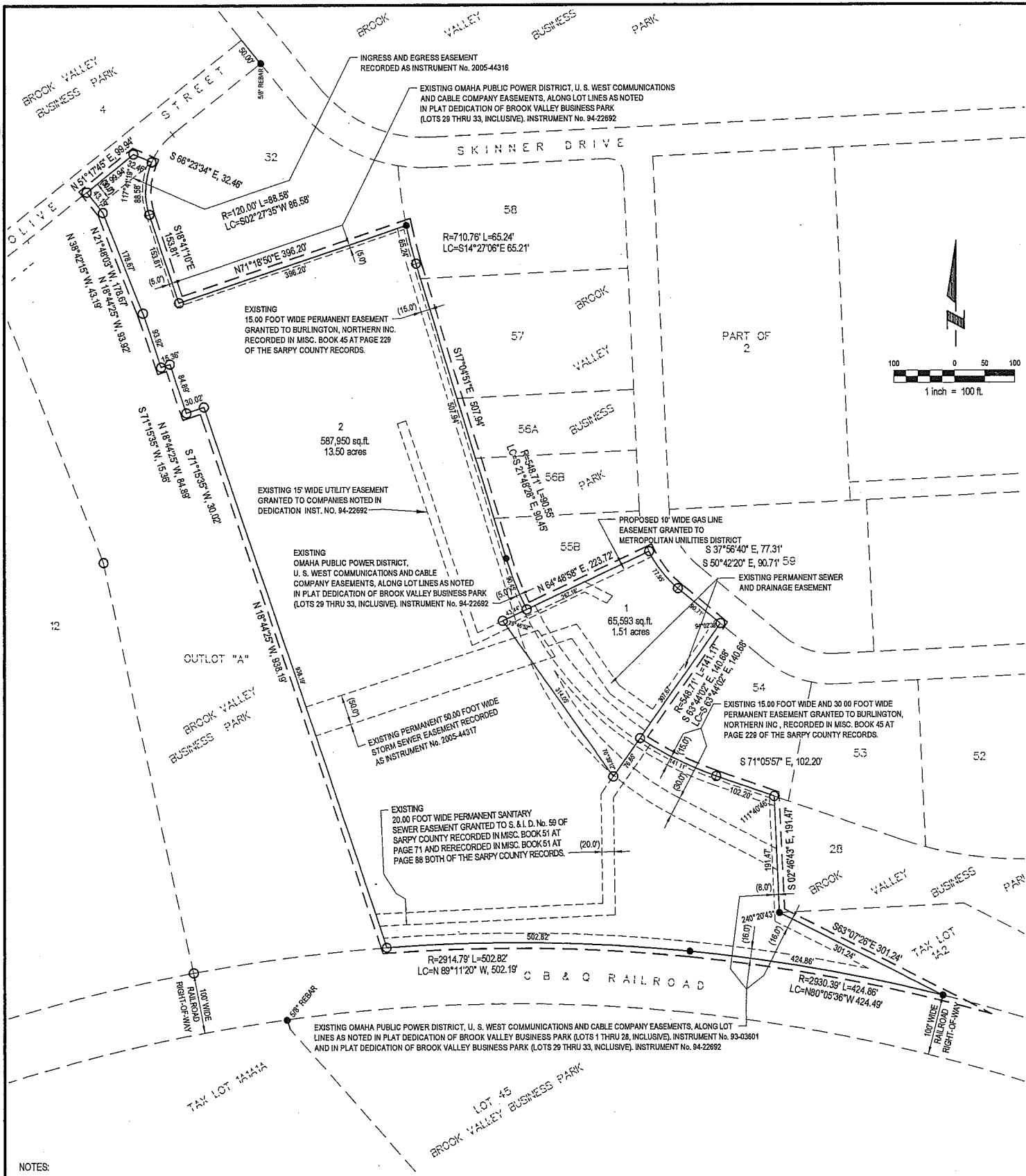
## Vicinity Map

## Brook Valley Replat 4

August 4, 2010  
CAS







- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

ACCEPTANCE BY SARP COUNTY REGISTER OF DEEDS

RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

SARP COUNTY REGISTER OF DEEDS

LEGEND

- SET 5/8" REBAR W/ CAP L.S. 579
- FOUND 1/2" OPEN (UNLESS NOTED)

FINAL PLAT  
CITY OF LA VISTA, NEBRASKA  
BROOK VALLEY BUSINESS PARK REPLAT FOUR  
A REPLATting OF PART OF LOT 33A, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE1/4 AND IN THE SE1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., AND ALSO LOT 55, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE1/4, SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST, SARP COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL DIMENSIONS HAVE BEEN COMPUTED FOR ALL LOTS AND STREETS IN BROOK VALLEY BUSINESS PARK REPLAT FOUR (THE LOTS NUMBERED AS SHOWN) BEING A REPLATting OF PART OF LOT 33A, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE1/4 AND IN THE SE1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., AND ALSO LOT 55, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE1/4, SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST, SARP COUNTY, NEBRASKA

JOHN W. VON DOLLEN LS-579 DATE \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ZYCH DRYWALL INC., LLC., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BROOK VALLEY BUSINESS PARK REPLAT FOUR (THE LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

RON J. ZYCH KAREN J. ZYCH

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARP )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RON J. ZYCH, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARP )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME KAREN J. ZYCH, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE \_\_\_\_\_ COUNTY TREASURER \_\_\_\_\_

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF BROOK VALLEY BUSINESS PARK REPLAT FOUR (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

ATTEST \_\_\_\_\_ MAYOR  
CITY CLERK

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF BROOK VALLEY BUSINESS PARK REPLAT FOUR (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION \_\_\_\_\_

REVIEW OF SARP COUNTY SURVEYOR

THIS PLAT OF BROOK VALLEY BUSINESS PARK REPLAT FOUR (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE SARP COUNTY SURVEYOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

SARP COUNTY SURVEYOR \_\_\_\_\_

E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS

7130 SOUTH 10TH STREET, SUITE 200  
LINCOLN, NE 68504-1700  
PHONE (402) 854-7707  
FAX (402) 429-7218

12001 G STREET  
SUITE 100  
LINCOLN, NE 68504-1700  
PHONE (402) 854-7700  
FAX (402) 855-3509

BROOK VALLEY BUSINESS PARK REPLAT FOUR  
CITY OF LA VISTA, SARP COUNTY, NEBRASKA

FINAL PLAT

Proj. No.	Date	Revised	By	Date
P2010.208.001	07/27/2010	(No)		
Drawn By:	JAF	Checked By:		
Sheet	1	of	1	



August 9, 2010

City of La Vista  
Planning Department  
8116 Park View Blvd  
La Vista, NE 68128

RE: Brook Valley Business Park  
Replat 4

To Whom It May Concern:

I Ron Zych owner of Lot 55A understand that the City of La Vista is not responsible for the release of the Burlington Northern Railroad easement located at the rear of my lot.

I understand that the approval of the above referenced project does not allow me to build a new building over the existing railroad easement until the Burlington Northern Railroad officially releases the easement on my property.

Ron Zych

A handwritten signature in cursive script that reads "Ron Zych". The signature is written in dark ink and is positioned to the right of the printed name "Ron Zych".

October 6, 2010

City of La Vista  
Planning Department  
8116 Park View Blvd  
La Vista, NE 68128

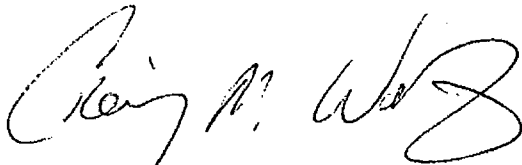
RE: Brook Valley Business Park  
Replat 4

To Whom It May Concern:

I Craig M. Wolf manager of Lot 33C understand that the City of La Vista is not responsible for the release of the Burlington Northern Railroad easement or for allowing permission to cross said easement for additional utility services located adjacent to the rear of my lot.

I understand that the approval of the above referenced project does not allow me to secure a gas line easement under the existing railroad until Burlington Northern Railroad officially releases the easement or agrees in writing to allow crossing said easement for gas service.

I also understand that the Metropolitan Utility District (MUD) will not provide gas service until the railroad easement as been officially released or I have been given permission in writing to allow the crossing of said easement.

A handwritten signature in black ink, appearing to read "Craig M. Wolf", is written over a horizontal line.

Craig M. Wolf  
Manager



Jones Lang LaSalle Americas, Inc.  
3017 Lou Menk Drive Suite 100 Fort Worth Texas 76131-2800  
tel +1 817 230 2600 fax +1 817 306 8129

December 6, 2010

Mr. Chris Solberg  
City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

Dear Mr. Solberg:

As a follow up to the 09/21/10 letter written by Don Bratton, Senior Transaction Manager, Jones Lang LaSalle, Mr. Ron Zych thru his representative, E & A Consulting Group, Inc., is attempting to re-plat land within a BNSF Railway Company ("BNSF") easement. This re-plat contains a natural gas easement which overlays the current BNSF easement. BNSF approves of the re-plat, as long as the re-plat displays and memorializes the BNSF easement.

Please note, The BNSF easement is in process of being released to Mr. Zych and until BNSF actually signs the Release of Easement Agreement and the accompanying Quitclaim Deed, there is no formal consent from BNSF to a release.

Please call me if you have any questions. Jones Lang LaSalle is acting as property manager for the BNSF Railway Company.

Sincerely,

A handwritten signature in cursive script, appearing to read "Geoff Beckett".

Geoff Beckett  
Transaction Manager  
Jones Lang LaSalle Americas, Inc.  
[geoff.beckett@am.jll.com](mailto:geoff.beckett@am.jll.com)