

UTILITIES

THE FOLLOWING INFORMATION CONCERNING LOCATION OF UTILITIES IS SUPPLIED FOR INFORMATION ONLY AND WAS OBTAINED THROUGH PRELIMINARY UNCONFIRMED INQUIRY TO GOVERNMENTAL PERSONNEL OR UTILITY COMPANY EMPLOYEES NAMED BELOW. THIS PRELIMINARY INFORMATION WAS SECURED IN CONNECTION WITH THE INITIAL SITE INVESTIGATION AND MAY NO LONGER BE CORRECT AS OF THE DATE OF THE EXECUTION OF THE LEASE. FURTHERMORE, THE FOLLOWING DOES NOT CONSTITUTE ANY REPRESENTATION BY LESSEE AS TO THE LOCATION OF UTILITY LINES OR ACTUAL AVAILABILITY OF ANY UTILITY SERVICE. LESSEE IS RESPONSIBLE TO PROVIDE ALL REQUIRED UTILITY SERVICE TO THE LESSEE PREMISES AND EVIDENCE OF THEIR AVAILABILITY PURSUANT TO SECTIONS 19.3 AND 19.4 OF THE LEASE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

STORM SEWER - NOT AVAILABLE

NATURAL GAS - AVAILABLE PEOPLES GAS

SANITARY SEWER - INDICATED AVAILABLE ON LEASED PREMISES
 REPORTED BY: MR. OSBORN
 FLORIDA CITY WATER
 2112 GULF GATE DRIVE
 SARASOTA, FLORIDA 33581
 813-924-1128

WATER - INDICATED AVAILABLE ON SOUTH TAMiami TRAIL
 REPORTED BY: MR. OSBORN
 FLORIDA CITY WATER

L.P. GAS - AVAILABLE
 REPORTED BY: MR. LOTHRIDGE
 SUBURBAN PROPANE
 HWY. 301 NORTH
 P.O. BOX 848
 BRADENTON, FLORIDA 33561
 813-747-7704

ELECTRIC - INDICATED AVAILABLE ON SOUTH TAMiami TRAIL (120/240 3 PHASE)
 REPORTED BY: MR. POTOROFF
 FLORIDA POWER AND LIGHT
 BOX 1119
 SARASOTA, FLORIDA 33578
 813-959-7331

GENERAL NOTES

- REMOVE ALL TREES AND BRUSH FROM THE SITE.
- IN ACCORDANCE WITH CERTAIN TERMS OF THE LEASE BY AND BETWEEN PONDEROSA SYSTEM, INC. AND LESSOR OF THIS PROPERTY, A TEST IS TO BE CONDUCTED TO DETERMINE THE WEIGHT-BEARING QUALITIES OF THE SOIL ON THE SITE. PONDEROSA SYSTEM, INC. WILL FURNISH A COPY OF THIS REPORT TO THE CONTRACTOR WHEN IT HAS BEEN PREPARED.
- CONTRACTOR'S BID SHALL INCLUDE THE COST OF ANY SPECIAL FOUNDATION OR SOIL PREPARATION NECESSARY TO COMPLY WITH THE RECOMMENDATIONS OF THIS SOIL TEST REPORT. IN NO CASE, HOWEVER, SHALL THE SOIL BE COMPACTED TO A DENSITY LESS THAN 95% MAXIMUM DRY DENSITY BASED ON ASTM D-1557.
- CONTRACTOR ACKNOWLEDGES THAT BY COMMENCING CONSTRUCTION ON THIS PROJECT, HE HAS READ AND THOROUGHLY FAMILIARIZED HIMSELF WITH THIS REPORT AND AGREES, WARRANTS AND GUARANTEES THAT THE SITE WILL BE PREPARED AND FOUNDATION FOOTINGS CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THIS TEST REPORT.
- SITE TO BE GRADED AS REQUIRED TO MEET PROPOSED ELEVATIONS.
- AREAS DESIGNATED "LANDSCAPING" - REMOVE ALL FOREIGN MATERIAL, PLOW, AND PULVERIZE SOIL, GRADE SURFACE TO 2" BELOW TOP OF ADJACENT CURB. ALL LANDSCAPE AREAS TO BE COVERED WITH ONE LAYER OF BLACK .004 MIL POLYETHYLENE MATERIAL AND RECEIVE 2" OF WASHED WHITE STONE OR EQUAL. SHRUBBERY LAYOUT, TYPE OF PLANTING, AND DESIGN OF PLANTING AREAS IS TO BE BASED ON THE LANDSCAPE DRAWING SHOWN ON SHEET NUMBER 7 OF THE PLANS.
- IN THE AREAS DESIGNATED GRAVE SOAKING PITS EXCLUDING THE L.P. AREA, THE GENERAL CONTRACTOR WILL PLANT POTTED SHRUBBERY OR POTTED TREES, WHICH EVER COMPLIES WITH THE LOCAL CODE.
- GENERAL CONTRACTOR WILL FURNISH A FIRM PRICE, PLANTING SCHEDULE, AND DESIGN PLAN AT SUCH TIME WHEN BIDS ARE DUE.
- SEED IN AREA OF ROAD RIGHT-OF-WAY AND WHERE SEED IS DESIGNATED. REMOVE ALL FOREIGN MATERIAL, PLOW, PULVERIZE, AND SHAPE THE SOIL. PLACE A MINIMUM OF 2" TOP SOIL. GRASS SEED SHALL BE SUITABLE TO LOCAL CONDITIONS. SEED WILL BE PLANTED AT A RATE OF NOT LESS THAN 25 LBS. PER 1000 SQFT. AND MULCHED WITH STRAW.
- ALL CURBING TO BE 6"x18" CONCRETE CURB AS SHOWN ON DRAWING 1B AND REFERENCED IN THE PLANS AND SPECIFICATIONS ON SHEET NUMBER 7.
- BLACK DIAMOND POLYETHYLENE BED DIVIDER WILL BE USED WHERE BED DIVIDER IS DESIGNATED.
- GENERAL CONTRACTOR WILL PROVIDE NECESSARY MATERIAL AND LABOR REQUIRED BY LOCAL TELEPHONE COMPANY FOR UNDERGROUND INSTALLATION.
- MAINTAIN CONCRETE WALLS AT 1.5(6") ABOVE ADJACENT PAVING.
- L.P. TANKS TO BE INSTALLED WHERE DESIGNATED AND COMPLY WITH LOCAL CODES DURING INSTALLATION. SEE L.P. DETAIL FOR THE DIFFERENT RESPONSIBILITIES OF THE GENERAL CONTRACTOR AND THE L.P. CONTRACTOR. THE GENERAL CONTRACTOR WILL CONTACT THE L.P. CONTRACTOR BEFORE ANY WORK IS PERFORMED.

13. DRIVEWAY APRON WILL COMPLY WITH GOVERNING AUTHORITIES SPECIFICATIONS.

14. AREA TO RECEIVE 2" OF WASHED WHITE STONE OR EQUAL OVER ONE LAYER OF BLACK .004 MIL POLYETHYLENE MATERIAL.

15. NATURAL GAS LINE TO BE RUN TO THE FRONT PROPERTY LINE AND STUBBED OFF AND MARKED WITH AN IRON PIN.

16. ALL PROTECTIVE POSTS TO BE 6" DIAMETER CONCRETE FILLED STEEL POSTS IN LIEU OF WHAT IS STATED IN THE PLANS AND SPECIFICATIONS.

17. IN LIEU OF THE SPALLING-DYNA PACK SERIES IMP4005 MERCURY VAPOR (20V OR 240V) MOUNTED ON "HID" LUMINAIRE BRACKETS #235-BS-24 (SINGLE BRACKET) OR #235-BE-24 (DOUBLE BRACKET) ARMS MOUNTED ON THE "RR" RIGID ROUND POLE #24-RRS-1, AND 1 COAT PRIMER AND 2 COATS ALUMINUM PAINT AS STATED IN THE LIGHT STANDARD DETAIL ON SHEET NUMBER 7 OF THE PLANS AND SPECIFICATIONS. THE GENERAL CONTRACTOR IS INSTRUCTED TO USE THE FOLLOWING:

- BEACON SINGLE ARM POLE 5-PO
- BEACON DOUBLE ARM POLE T-PO
- BEACON FIXTURE 1000 MW
- TELEPHONE NUMBER 201-753-9500

POLES AND HARDWARE TO BE SPOT PRIMED AND PAINTED 1 COAT TO MATCH FIXTURES - S.W.P. HOUSE PAINT FAIRFAX BROWN OR EQUAL.

LEGAL DESCRIPTION

AS PER OFFICIAL RECORD BOOK 1061, PAGE 1984, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

BEGINNING AT THE N.E. CORNER OF THE N.E. QUARTER OF THE S.W. QUARTER OF THE N.W. QUARTER OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE RUN 889.56 W, A DISTANCE OF 215.56 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41; THENCE RUN S39 04 13 E FOR 510.00 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE RUN N89 56 49 E FOR 404.03 FEET; THENCE RUN S39 04 22 E FOR 107.92 FEET; THENCE RUN S89 39 11 E FOR 29.76 FEET; THENCE RUN S39 04 22 E FOR 107.92 FEET; THENCE RUN S89 56 49 W A DISTANCE OF 433.95 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41; THENCE RUN N39 04 13 W FOR 149.99 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 1.13 ACRES, MORE OR LESS, LYING AND BEING IN SARASOTA COUNTY, FLORIDA.

LIST OF DRAWINGS AND SPECIFICATIONS

WHICH ARE INCORPORATED HEREIN BY REFERENCE PONDEROSA TYPE 244 BUILDING PLANS (STANDARD FLORIDA PLANS FOR A REVERSED BUILDING) ALL EQUIPMENT TO USE L.P. GAS.

DWG. NO.	DATE	TITLE	REVISED
1A	5-2-75	TOPOGRAPHICAL SURVEY	
1B	7-29-75	DRAINAGE PLAN	
1C	7-29-75	CONSTRUCTION SITE PLAN	
2	3-1-72	FLOOR PLAN	9-6-74
3	1-3-74	PLAN NOTES	9-6-74
4	5-7-73	DETAILS	9-6-74
5	5-7-73	CHIMNEY DETAILS	9-6-74
6	5-7-73	DETAILS	9-6-74
7	5-7-73	DETAILS	9-6-74
8	5-7-73	ELEVATIONS	9-6-74
9	4-3-74	DETAILS	9-6-74
P-1	5-7-73	PLUMBING PLAN	9-6-74
H-1	5-7-73	HEATING & A/C PLAN	9-6-74
E-1	3-1-72	ELECTRICAL PLAN	9-6-74
EQ-1	5-15-74	ELECTRICAL NOTES	9-6-74
EQ-2	5-15-74	EQUIPMENT SCHEDULE	9-6-74
S-1	8-29-73	EQUIPMENT FLOOR PLAN	9-6-74
S-2	8-29-73	SPECIFICATIONS	9-6-74
S-3	10-4-73	SPECIFICATIONS	9-6-74

DISTRICT CONSTRUCTION MANAGER
 MR. TERRY J. HOCK
 1224 WORLEY DRIVE
 MARIETTA, GEORGIA 30062
 404-973-2912

LESSOR
 MR. MURRAY SMITH
 AM-CAL CONSTRUCTION CORP.
 150 WHITE PLAINS ROAD
 TARRYTOWN, NEW YORK 10591
 914-631-9370

LEGEND

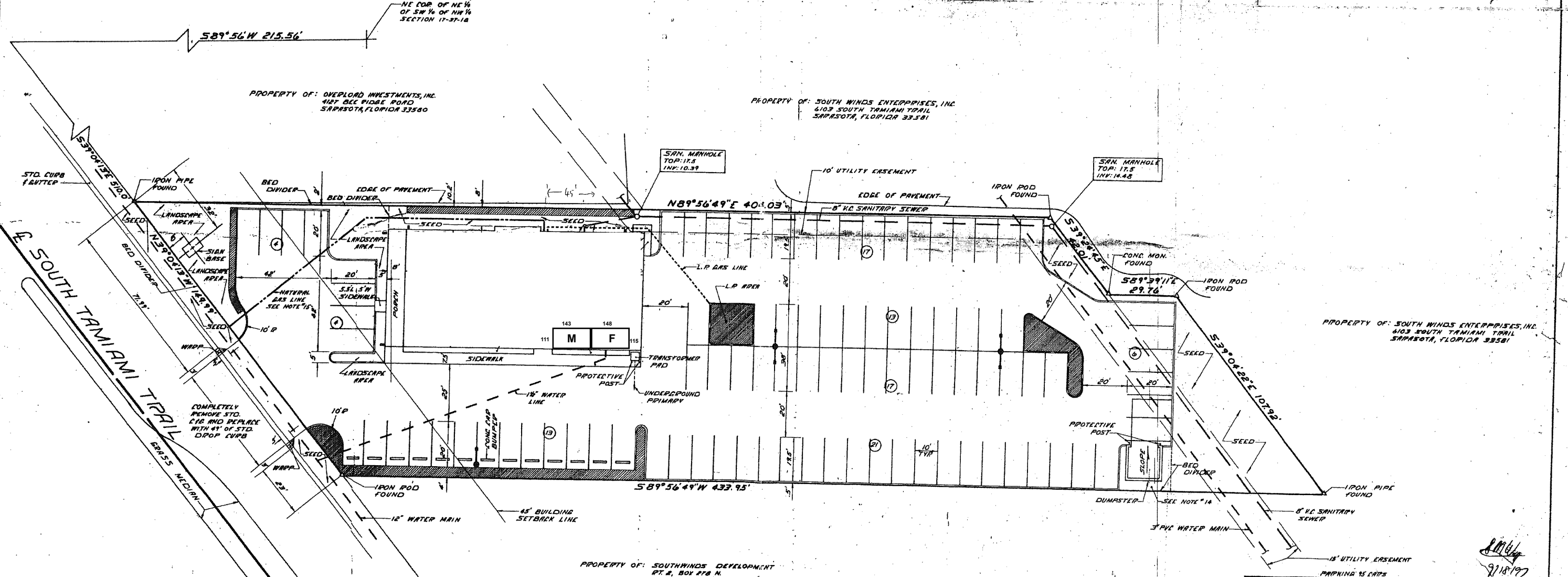
- SINGLE YARD LIGHT (1 REQ'D)
- DOUBLE YARD LIGHT (2 REQ'D)
- NUMBER OF PARKING
- CONCRETE SPLASH BLOCKS (4 REQ'D)
- CONCRETE CAR BUMPERS (13 REQ'D)

RESPONSIBILITIES OF GENERAL CONTRACTOR

- CURB
- FENCE
- CURB/POLE
- GRASS

RESPONSIBILITIES OF L.P. CONTRACTOR

- APRON FOR GAS LINE
- GAS LINE
- L.P. TANKS
- SUPPORTS
- PERMITS



SURVEY NOTE

INFORMATION AND DATA REPRESENTED ON THIS SHEET IS TAKEN FROM A SURVEY BEING SITUATED IN SARASOTA COUNTY, FLORIDA AND SURVEYED BY MR. FRANKLIN W. HUNT, FLORIDA REGISTERED LAND SURVEYOR NO. 1797 DATED MAY 8, 1975.

PONDEROSA SYSTEM, INC.
 P.O. Box 578
 Dayton, Ohio 45401

SITE PLAN

PONDEROSA STEAK HOUSE
 SOUTH TAMiami TRAIL
 SARASOTA, FLORIDA

DATE: 7-29-75
 SCALE: 1"=20'
 BY: DLP

9/18/97