

A G E N D A
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL NINE
August 8, 2022
Meeting begins at 9:00 a.m.
Zoom Video/Conference Call and Conference Rm A

TO ATTEND: The Shareholder will be provided with instructions on how to access the call via telephone or via video upon the Shareholder contacting his or her parcel director and requesting the login information.

TO PROVIDE COMMENTS DURING MEETING: In order to make a comment during the open Shareholder forum, the Shareholder must (i) notify their parcel director of their intent to speak during Shareholder open forum, or (ii) submit their information, including their name, Unit number, and telephone number, via e-mail at mutualsecretaries@lwsb.com, by no later than 3:00 p.m., the business day before the date of the meeting.

1. CALL TO ORDER
2. SHAREHOLDER(S)' COMMENTS (2-3 Minutes per Shareholder – Agenda Items Only)
 - a. **Note:** Shareholders that have informed Mutual Administration or Directors they would like to comment during the meeting will be able to speak. Please see above.
3. ROLL CALL
4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):

Mr. Dodero, GRF Representative
Mr. Hough, Building Inspector
Ms. Barua, Portfolio Specialist
Ms. Vasquez, Recording Secretary
5. APPROVAL OF MINUTES:
 - a. **Regular Monthly Meeting Minutes of July 11, 2022.**
6. BUILDING INSPECTOR'S REPORT Mr. Hough

Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (pp.3-4)
7. GRF REPRESENTATIVE Mr. Dodero
8. **UNFINISHED BUSINESS**
 - a. Discuss and vote to ratify amended Rule 09-7545-1- Inspection Fee, Inheriting Share of Stock and Procedure When there is no Escrow Involved (pp.5-7)
9. **NEW BUSINESS**
 - a. Consent Calendar (p.8)
 - b. Approval of Mutual Monthly Finances (p.9)
 - c. Discuss and vote to amend Procedure 09-7452-3 – Equipment Standards (pp.10-11)
 - d. Discuss and vote to amend Rule 09-7507-1 – Golf Cart Pads, Golf Carts and Scooters (pp.12-14)
 - e. Discuss and vote authorize mutual attorney to review Interact Solution Cable/Internet contract (p.15)

- f. Discuss and vote to approve/deny Interact Solutions Cable/Internet bulk contract (p.16)
- g. Discuss and vote to approve funds for the Small Claims case filing - Gray vs Mutual 09 (p.17)
- h. Discuss and vote to approve sprinkler removal proposal - Four Stars Landscape (pp.18-19)
- i. Discuss and vote to approve cement proposal - MJ Jurado Inc. (p.20-22)

Discussions are when time permits.

- j. Jul 19, 2022 Meuter vs. Mutual 9 case
- k. Seal Beach Water restrictions
 - No watering of lawns at any time
 - No runoff on your walkways, sidewalks, or garden
 - No overwatering your garden bed
 - Splitters in garden; water for 2 minutes twice a week
 - No watering porches or patios
- l. SB 1383 – Residential Food Scrap Collection (p.)
- m. Green Team
- n. Townhalls on the new Cable offered to Leisure World
- o. Golf carts

Dr. Gruber

10. SECRETARY / CORRESPONDENCE

Dr. Gruber

11. CHIEF FINANCIAL OFFICERS REPORT

Mrs. McFadden

12. PORTFOLIO SPECIALIST

Ms. Barua

13. ANNOUNCEMENTS

NEXT REGULAR MEETING: Monday, September 12, 2022 at 9:00 a.m. in Zoom Video/
Conference Call and Conference Rm A

14. COMMITTEE REPORTS

15. SHAREHOLDER(S)' COMMENTS (2-3 MINUTES)

16. DIRECTORS' COMMENTS

17. ADJOURNMENT

18. EXECUTIVE SESSION

STAFF WILL LEAVE THE MEETING BY 12:00 P.M.

INSPECTORS REPORT 2022

MUTUAL:	NO. 9						INSPECTOR:	Danny Hough
MUTUAL BOARD MEETING DATE:	August, 2022							
PERMIT ACTIVITY								
UNIT/BLDG	DESCRIPTION OF WORK	GRF/CITY PERMITS	PERMIT ISSUE	COMP DATE	CHANGE ORDER	RECENT INSPECTION		CONTRACTOR / COMMENTS
206A	Addition Remodel/ Washer & Drye	GRF	12/15/21	08/01/22	no			JC Kress
208A	Remove Install stovetop	GRF	06/01/22	06/15/22	no	Final 7/22/22		Vickers
211L	Remodel	Both	01/11/22	04/30/22	no	Rough Electrical , Rough Plumbing 7/6/22, Absetos 5/26/22		Mamuscia Construction
218A	Flooring	GRF	07/05/22	10/15/22				LW Décor
229H	Bathroom remodel	Both	07/05/22	09/30/22				Los Al Buiders
230C	Flooring	both	06/21/22	08/01/22	no	Final 7/18/22		Kary's Carpet
230D	Flooring	GRF	07/27/22	08/30/22				Kary's Carpet
233L	Windows	Both	07/12/22	10/12/22				Bodies Glass service

ESCROW ACTIVITY							
UNIT #	DOCUMENTS/COMMENTS	PLI	NBO	FI	FCOEI	ROF	NMI
211D		06/13/22					
222I		08/04/20					
223G		02/05/20					
224L		04/13/22	06/16/22	06/17/22			
226H		08/11/21					
230C		05/16/22	07/26/22				
230D		07/20/22					
NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds							
CONTRACTS							
Roofing Standard				~January 30th ~ March 3rd 2024			
JC Kress				~January 30th ~ March 3rd 2024			
Vickers				~January 30th ~ March 3rd 2024			
FOUR STARS				AUGUST 1ST 2021 - JULY 31ST 2024			
FENN BAIT STATION				JULY 1ST 2020- JUNE 30TH 2023			
EMPIRE PIPE CLEANING				YEARLY			
FENN PEST CONTROL				JUN 1,2020- MAY 31,2023			
SPECIAL PROJECTS							
CONTRACTOR				DESCRIPTION OF WORK			
VISITS							
UNITS		REASON					
236A	Sprinkler/ patio pavers						
230	Dividing wall removal						
232A	Flooring NO PERMIT LW DÉCOR						
229C	Water filter						
213	Electrical door loose						
213L	Skylight Sreen						
211D	GFCI at island						
236A	Ceiling cracks/ patio						

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO RATIFY RULE 09-7545-1 – INSPECTION FEE, INHERITING SHARE OF STOCK AND PROCEDURE WHEN THERE IS NO ESCROW INVOLVED (UNFINISHED BUSINESS, ITEM A)
DATE: AUGUST 8, 2022
CC: FILE

I move to ratify the proposed rule change by amending Rule 09-7545-1- Inspection Fee, Inheriting Share of Stock and Procedure When there is no Escrow Involved; the 28-day posting requirement has been met.

SEAL BEACH MUTUAL NO. NINE**AMEND****Shareholder Regulations****Inspection Fee, Inheriting Share of Stock and Procedure for Shareholder Changes When There is No Escrow Involved****MUTUAL NINE ONLY (Effective 8-08-2022):**

NOW BE IT RESOLVED that the Corporation will waive the \$500 inspection fee when the owner (shareholder) is already living in the Unit and is in current good standing and attends to add a new owner/co-owner to the stock certificate. The President will notify the shareholder and the shareholder can go into the Stock Transfer Office to start the process of adding charge the inheritor/trustee/co owner a \$500 fee for the inspection process and the Mutual 9 orientation to be conducted:-

WHEREAS, when a stock is inherited and the inheritor notifies GRF their intention that they will become the owner of the stock, the inheritor must be informed by GRF that no work can be done within the unit until the share of stock is transferred.

WHEREAS it is determined that a non-escrow transfer i.e. such as a trustee, a new co-owner that all inspections and an orientation must be conducted after GRF stock transfer has verified the trustee or co-owner being the legal entity and be charged a \$500 fee for the inspection process and the Mutual 9 orientation.

WHEREAS it is determined that the Corporation will inspect all apartments when an inheritor of the share of stock desires to qualify as a resident of the Mutual Corporation and a member of the Golden Rain Foundation.

BE IT FURTHER RESOLVED that the Corporation will charge successors to occupancy by any other means (except as covered by Policy 7525) a fee of \$500 to help defray the costs of the inspection process and Mutual 9 orientation.

WHEREAS Owner/shareholder is already living in the unit and adding an additional owner to stock certificate:

- if the owner/shareholder is already living in the unit and adds a co/new owner, the \$500 inspection fee will be waived and inspection will not be conducted.
- Brief orientation with new owner will be conducted and the \$500 fee waived

BE IT RESOLVED THAT when applying to become a resident shareholder in the Mutual Corporation outside the parameters of the usual escrow closing procedure as established by the Golden Rain Foundation and Mutual Corporation, and/or whenever an additional or another person is added to the stock as a resident shareholder, that person shall be notified by the Stock Transfer Office that the following procedures must be followed before they may become a resident shareholder and occupy the unit.

(AUG 2022)

GOLDEN RAIN FOUNDATION Seal Beach, California

SEAL BEACH MUTUAL NO. NINE**AMEND****Shareholder Regulations****Inspection Fee, Inheriting Share of Stock and Procedure for Shareholder Changes
When There is No Escrow Involved**

39
40 THAT an inspection must be performed by the Physical Property Department at the
41 established fee of \$500 and the cost of any required maintenance or corrective work is to be
42 determined in accordance with Article 11 of the Occupancy Agreement and Mutual regulations.
43 Any needed work that is the responsibility of the Mutual shall be performed by the GRF Service
44 Maintenance Department. Non-standard items needing repair are to be accomplished by the
45 prospective resident shareholder. Whenever any corrective work (which would be applicable if
46 there was an escrow involved) is needed to bring a unit into compliance with Mutual regulations,
47 and the corrective work is the responsibility of a resident shareholder, the corrective work shall
48 be completed by the resident shareholder/prospective resident shareholder prior to the
49 prospective resident shareholder being added to the stock.

50
51 THAT prospective resident shareholders will be informed by the Stock Transfer Office of
52 any monies owed on the unit in question (example: arrears in carrying charges, service
53 maintenance work performed, etc.). This information will be supplied by the Finance Department
54 and the Physical Property Department.

55
56 FURTHER, the Stock Transfer Office will ensure that all standard procedures and
57 documents are completed and verified in accordance with Mutual and Foundation policies. Also,
58 ensure that an orientation will be performed by member(s) of the Mutual Board of Directors.

59
60
Document History
Adopted: 12 April 2021 Amended : **8 Aug 2022**

Keywords: Mutual Nine Inspection Inheriting Stock
Fee

61

(AUG 2022)**GOLDEN RAIN FOUNDATION Seal Beach, California**

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE TRANSFERS OF FUNDS FOR MUTUAL NINE (CONSENT CALENDAR, ITEM A)
DATE: AUGUST 8, 2022
CC: MUTUAL FILE

I move that the Board authorizes the following transfers of funds, per detailed and dated resolutions, by consent calendar.

Transfer/ Invoice Date	Amount	Originating/Destination Accounts or Payee
6/25 & 6/30	\$11,778.00	Invoice # 187&190 Check #11472 – Four Stars Landscape
07/05/2022	\$183,209.69	ACH-Direct Debit from Multiple Shareholders – US Bank Checking
07/05/2022	\$100,485.36	US Bank Checking to GRF-US Bank Checking
07/06/2022	\$64,680.79	US Bank Checking to US Bank Impound (Property Taxes)
07/19/2022	\$53,073.17	US Bank Checking to US Bank Restricted Money Mkt.

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE MUTUAL MONTHLY FINANCES (NEW BUSINESS, ITEM B)
DATE: AUGUST 8, 2022
CC: MUTUAL FILE

I move to acknowledge that, per the requirements of Civil Code Section 5500(a)-(f), a review has been completed of the Mutual's reconciliations of the operating and reserve accounts, operating revenues and expenses compared to the current year's budget, statements prepared by the financial institutions where the Mutual has its operating and reserve accounts, income and expense statement for the Mutual's operating and reserve accounts, the check registers, the monthly general ledger and delinquent assessment receivable reports, for the month of July 2022.

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND PROCEDURE 09-7452-3 – EQUIPMENT STANDARDS (NEW BUSINESS, ITEM C)
DATE: AUGUST 8, 2022
CC: FILE

I move to propose a procedure change by amending Procedure 09-7452-3 – Equipment Standards.

SEAL BEACH MUTUAL NO. NINE**Accounting and Fiscal****AMEND****Equipment Standards**

Mutual 09 will approve standard appliances that Purchasing has available. Manufacturers and models continually change. What is available from GRF Purchasing will be the standard and of mutual purchases the appliance elsewhere. Refrigerators with lower freezers are no longer a mutual standard appliance.

The City of Seal Beach water has a discernible and objectionable odor due to minerals and bacteria found naturally in well water. When a water heater sits unused for an extended length of time (5 days or longer), these elements become concentrated in the tank and the hot water may develop a strong offensive odor similar to "rotten eggs".

Shareholders can avoid this when they leave for an extended time. Turn the water off to the unit, shut the electric switch to the water heater on the electric panel.

Service Maintenance department will clean your water heater by flushing hot water and chlorine bleach to alleviate the smell. This service will be at SHAREHOLDER'S EXPENSE. This is a SERVICE issue, not a maintenance issue.

Further, the mutual does not have the responsibility to clean for shareholders mutual's equipment or appliances.

Document History

Adopted: 10 Jan 2022

Amended: **08 Aug 2022**

Keywords: Mutual Nine Equipment Standards

(Aug 2022)

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AMEND RULE 09-7507-1 – GOLF CART PADS, GOLF CARTS AND SCOOTERS (NEW BUSINESS, ITEM D)
DATE: AUGUST 8, 2022
CC: FILE

I move to propose a rule change by amending Rule 09-7507-1 – Golf Cart Pads, Golf Carts and Scooters and approve the 28-day posting of notice of the proposed rule change. The proposed rule change will be considered by the board at the next scheduled meeting following review of any shareholder comments received.

SEAL BEACH MUTUAL NO. NINE**Shareholder Regulations****AMEND****Golf Cart Pads, Golf Cart, Scooters, and Electric Bicycles****GOLF CART PADS**

1. Shareholders must obtain approval from the board and follow established guidelines for the installation and use of any electric cart or scooter and any necessary pad used for parking and recharging of carts and scooters. Such pads shall not be considered a permanent change to the Unit but shall remain a "non-standard" change.
2. Current shareholders shall have already purchased or being in possession of purchasing the electric cart/scooter prior to Board approval of Golf Cart Pad.
3. The Mutual Board must approve on a case-by-case basis the location of the golf cart pad. Photos must be submitted showing the complete area. Upon board approval a permit must be obtained from the GRF Physical Property Department.
4. The pad shall be constructed of interlocking pavers or concrete slabs; NOT PERMITTED are turf stones or gravel. Existing turf stones are to be replaced if it becomes a safety hazard. Decorative pavers and stone along the walkway and will be adjoining to the pad, the walkway must have a 3" concrete buffer/edge on each side. Board approval on a case by case for this configuration.
5. The pad shall not exceed 5' (five feet) in width or site specific.
6. GFI needs to be installed or if other means of charging must have GRF Physical Property approval.
7. If the shareholder no longer owns a golf cart and the golf cart pad becomes a safety issue, the board may require it to be removed at shareholder's expense. The cart pad may not be used as an outdoor patio. There will be no plants, furniture, or decorations of any kind on the pad at any time of the day or night. Notice of these violations will be given for any infraction. After three violations, the temporary variance will be revoked. At the shareholders' expense, the cart pad will be removed and returned to common area.
8. The Shareholder will be financially responsible for all installation and maintenance costs. Any modifications to the Mutual's sprinkler system that are required as a result for the installation shall be done by the Mutual's contracted landscaper at Shareholders expense.
9. Any cart pad that does not meet current policy or a pad is a safety hazard or needs repairs must be removed upon sale or transfer of the share of stock at seller expense. The seller must replant grass and add sprinklers, as necessary. A pad that meets current policy may remain if the buyer agrees to sign all GRF indemnity documents maintain the pad and signs 7507.9A.
10. At time of sale, of the unit, if the pad has turf stones or gravel it will need to be removed or replaced with interlocking pavers at seller's expense.

GOLF CART/SCOOTERS

1. Golf cart drivers must obey all rules of the road per California Vehicle Code (CVC). For safety reasons, all electric carts MUST have a rear-view mirror, directional signals,

(Aug 2022)

SEAL BEACH MUTUAL NO. NINE**Shareholder Regulations****AMEND****Golf Cart Pads, Golf Cart, Scooters, and Electric Bicycles**

- headlights, taillights, and brake lights in good operating condition.
2. Headlights shall be used when driving in darkness.
 3. Pedestrians always have the right of way.
 4. ~~Carts driving on sidewalks must not drive faster than 5 MPH.~~ **Carts, scooters, bicycles, electric bicycles driving on sidewalks must not drive faster than 5 MPH.**
 5. All golf carts must be registered with Security and display a Leisure World Seal Beach (LWSB) sticker and Security-assigned number. Electric cart owner obtains sufficient insurance to protect themselves in case of personal injury or damage to the Mutual's property or another person's property.
 6. All accidents including property damage must be reported to Security/SBPD.
 7. Any carts that damage the sprinklers will pay for the repairs.
 8. Electric carts cannot be parked in a walkway while being charged.
 9. Electric cords for charging cannot be placed across any walkway.
 10. Electric cart/scooters cannot be parked in such a way to interfere with the required 36" entry into or the exit from any unit.
 11. Golf cart pads can be used for parking and charging electric carts. All other uses of the pads are prohibited.
 12. The shareholder must sign the attached Agreement Policy 7507.9A assuming full responsibility for any injury, liability and for all maintenance, repair, or removal and restore. In no case shall more than one pad per unit be approved.
 13. Parking of an electric cart may be permitted on the grass temporarily for recharging only.
 14. **Driving over the grass is NOT permitted due to dust kicking up, wet grass causes tire tracks, and kills the grass roots.**

LOW SPEED VEHICLE (LSV)/ GASOLINE POWERED CARTS

1. A motor vehicle electric which is designed to travel in excess of 20 MPH with a maximum speed of 25 MPH. LSV's less than 48" in width shall be driven in accordance with the policies/rules and regulations established for Golf Carts LSVs are prohibited from all mutual walkways and sidewalks, no exceptions.
2. A low-speed vehicle must have board approval before purchasing.
3. Gasoline powered carts – may NOT be parked adjacent to a unit.
4. Gasoline powered carts may ONLY be parked in the carport parking area.

Document History

Adopted: 09 Aug 2021

Amended: 15 Sept 2021

08 Aug 2022**Keywords:** Mutual Nine Golf Cart Pads Scooters**(Aug 2022)**

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO AUTHORIZE MUTUAL ATTORNEY TO REVIEW
INTERACT RESOLUTION CABLE/INTERNET CONTRACT (NEW BUSINESS,
ITEM E)
DATE: AUGUST 8, 2022
CC: FILE

I move to authorize Roseman Law, APC to review the Interact Solution Cable/Internet contract, at a cost not to exceed \$1,000.00. Funds to come from Operating Budget and authorize the President to sign any necessary documentation.

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE/DENY INTERACT SOLUTIONS
CABLE/INTERNET BULK CONTRACT (NEW BUSINESS, ITEM F)
DATE: AUGUST 8, 2022
CC: FILE

I move to approve/deny Interact Solutions Cable/Internet bulk contract.

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE FUNDS FOR THE SECOND CASE
FILING - GRAY VS MUTUAL 09 (NEW BUSINESS, ITEM G)
DATE: AUGUST 8, 2022
CC: FILE

I move to approve the second Small Claims case filing re: Gray vs Mutual 09. Roseman Law APC to file documentation, at a cost not to exceed \$1,000. Funds to come from Operating Plan and authorize the President to sign any necessary documentation.

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE SPRINKLER REMOVAL PROPOSAL -
FOUR STARS LANDSCAPE. (NEW BUSINESS, ITEM H)
DATE: AUGUST 8, 2022
CC: FILE

I move to approve the sprinkler removal proposal to remove 15 sprinklers in Mutual 09 from Four Stars Landscape, at cost not to exceed \$1,720. Funds to come from Operating Plan and authorize the President to sign any necessary documentation.

Four Stars Landscape Corp.

Address 2202 Via Pacifica, Corona CA. 92882. Ph 714 749-0943

Official Service Proposal

Job Name		Leisure World Mutual 9		Date	5/5/2022
Description and location of work		Relocate irrigation hunters for the new concrete patterns. On different locations. 206 F - 208 I - 211 L - 211 F - 211 G - 210 - 214 A - 212 A - 208 L - 213 - 236 K - J - 222 D - 235 G - 223 C - 235 L - 234 B - 235 A - 235 F - 236 L - 236 - 216 F - 228 L.			
Area	quantity	Size	description	unit price	Total price
	1	3/4"	Miscelaneus parts	\$ 440.00	\$ 440.00
	32		Hours irrigation tech	\$ 40.00	\$ 1,280.00
	0			\$ -	\$ -
	0			\$ -	\$ -
	0			\$ -	\$ -
	0			\$ -	\$ -
	0			\$ -	\$ -
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	0			\$ -	\$ -
				Prosal Total	\$ 1,720.00
Customer Signuture for Approval: _____					

Mutual Corporation No. Nine

MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AND VOTE TO APPROVE CEMENT PROPOSAL – MJ JURADO INC.
(NEW BUSINESS, ITEM I)
DATE: AUGUST 8, 2022
CC: FILE

I move to approve the cement proposal to fill spots where sprinkler have been removed in Mutual 09 from MJ Juardo Inc, at cost not to exceed \$6,000. Funds to come from Reserves and authorize the President to sign any necessary documentation.



Concrete Corners Mutual 9

235F/236L- Concrete corner 3 ½ ft from center
222E- Concrete corner 3 ½ ft from center
235G- Concrete corners 3 ½ ft from center
234F- Concrete corner 4ft from center
235A-Concrete corner 5ft from center
236K- Concrete corner 3 ½ ft from center
236J-Concrete corner 3 ½ ft from center
212A/208L- Concrete corner 5ft from center
208i- Concrete corner 3 ½ ft from center
211i- Concrete corner 3 ½ ft from center
214A- Concrete corner 7ft from center
211F- concrete corner with curve 10ft by 5ft
211G-Concrete corner 3 ½ ft from center
236G- Concrete corner 3ft from center
206F- Concrete corner 5ft from center