

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

Delaware County

City of Muncie

Submitted: 1/28/26

Case No.: BZA04-26

(1) Applicant: McDonald's and Pegasus Futures II, LLC

Address: 100 N. Carpenter Street, Chicago, IL 60607 Phone: 330-990-4819

(2) Applicant's Status: (Check the appropriate response)

(a) The applicant's name is on the deed to the property.

(b) The applicant is the contract owner of the property.

(c) Other: McDonald's doesn't currently own the property, but will eventually.

(3) If Item (2)(c) is checked, please complete the following:

Owner of the property involved: Barak Zukerman

Owner's address: 860 Johnson Ferry Road, Suite 140-375, Atlanta, GA 30342

(4) Record of Ownership:

Deed Book No.: Please see attached deed.

Page: _____

Purchase Date: _____

Legal Description: (From the Deed or Abstract)

Please see attached Legal Description

(5) Common Address of the Property Involved: (Give full street address. If no address, give geographic location such as s. side of CR 400S, 500' west of SR 3).

3601 South Chandler Drive, Muncie, IN 47302

(6) Type of Appeal: (Check the appropriate response)

(a) Request for an Appeal from the Decision of the Administrative Zoning Officer according to Article XXXII, Section 5-B-1. (Attach a copy of said decision/ruling).

(b) Request for a Special Use according to Article XXXII, Section 5-B-2.

(c) Request for a Variance according to Article XXXII, Section 5-B-3.

(7) State explanation of requested Appeal: (State what you want to do and cite the Article and Section of the Ordinance which applies and/or creates the need for this Appeal.)

Request for a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XXX, Section 7.J.1, to allow a 45' tall pole sign for a new restaurant on a corridor road.

(8) State reasons supporting the Appeal: (If filing for a variance, refer to the attached sheet entitled "Hardship Variance" for explanation/guidance.)

A monument sign at the permitted height would not provide adequate visibility for approaching motorists to safely identify the site entrance. The hardship arises from the physical layout and characteristics of the property. The proposed pole sign will be consistent with surrounding commercial development and will not adversely affect public safety or adjacent properties.

(9) Present Zoning of the property: (Give exact classification)

BV - Variety Business Zone

(10) Present use of the property:

Vacant

(11) Describe the proposed use of the property:

Quick-service restaurant with drive-thru

(12) Is the property:

Owner Occupied

Renter Occupied

Other: Vacant

Explanation of Requested Appeal

The petitioner is requesting approval from the Muncie Board of Zoning Appeals for a variance to allow the installation of a pole sign at the subject property located at 3601 S Chandler Drive, Muncie, Indiana.

The proposed pole sign is located at the corner of S Macedonia Avenue and E 29th Street. The City has confirmed that both roadways are classified as Corridor Roads under the City of Muncie Comprehensive Zoning Ordinance. Under the sign provisions of the Ordinance — specifically Article XXX, Section 3 — pole signs are prohibited on Corridor Roads. While ground signs are permitted by right, the proposed pole sign at this location requires a variance due to the Corridor Road classification.

Accordingly, the petitioner requests that the Board of Zoning Appeals grant a variance from the applicable provisions of Article XXX, Section 3 of the Muncie Comprehensive Zoning Ordinance to permit the proposed pole sign as shown on the submitted plans.

(13) Has the Applicant provided stamped, addressed envelopes to send notices of this Appeal to all property owners within 300 feet? Yes
Has the Applicant discussed this Appeal with these owners personally? No
If answer is "YES", give their attitudes toward the proposal.

(14) Are there any restrictions, laws, covenants, governing the property which would prohibit its use for the purpose specified in this application? If answer is "YES", attach a copy.

No

(15) Has work for which this application is being filed already started? If answer is "YES", give details.

No

(16) Has there been any previous appeal filed in connection with this property? If answer is "YES", give the date and the decision of the appeal.

Yes, BZA 48-25 approved 9/25/25 (6-0)

(17) If the Appeal is granted, when will work commence?

Work is scheduled to commence on 4/6/26

When will it be completed?

7/6/26

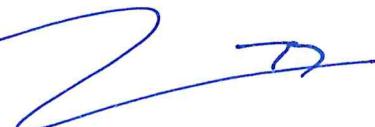
(18) If the Appeal is granted, who will operate and/or use the proposed improvement for which this application has been filed?

McDonald's Corporation

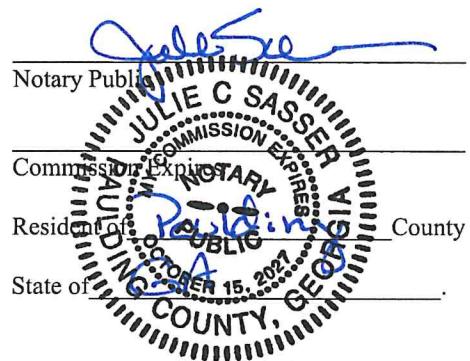
AFFIDAVIT

(I or We) Benjamin Zukerman
TYPE NAME(S) OF SIGNATORIES

being duly sworn depose and say that (I or We) (am or are) the (owner[s]) (contract owner[s]) of property involved in this application and that the foregoing signatures, statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my or our) knowledge and belief.

SIGNATURES: 

Subscribed and sworn to before me this 20th day of January, 20 26/



DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was filed with the office of the Delaware-Muncie Metropolitan Board of Zoning Appeals in accordance with all the formal requirements and procedures.

If properly advertised by the applicant, the application will be heard in public hearing on the 26 day of February, 20 26.

Signed: 

Date: 2/13/26

Pegasus Futures II, LLC

Date: February 10, 2026

To Whom It May Concern:

This letter confirms that Benjamin Zukerman and Benjamin Barak Zukerman refer to the same individual and represent the same property owner for all purposes related to your records and filings.

Please proceed accordingly.

Sincerely,

Pegasus Futures II, LLC

By: 

Name: Benjamin Barak Zukerman

Title: Managing Member

Georgia Notary Acknowledgment

STATE OF GEORGIA

COUNTY OF Saint

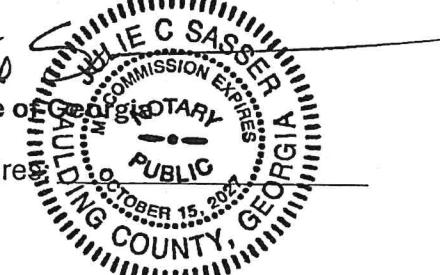
On this 10 day of February, 2026, before me, the undersigned Notary Public, personally appeared **Benjamin Barak Zukerman**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, State of Georgia

My Commission Expires

(Seal)



660 Johnson Ferry Road, Suite 140-375 Atlanta, GA 30342

404-414-9786

LEGAL DESCRIPTION

Record Description

Lot 9 in Shoppes at Southside, an addition in Center Township, Delaware County, Indiana, as per plat thereof recorded February 2, 2009 as Instrument 2009R06597, in the Office of the Recorder of Delaware County, Indiana.

Modernized Legal Description

Part of the West half of Section 26, Township 20 North, Range 10 East of the Second Principal Meridian in Center Township of Delaware County, Indiana, and being all of Lot numbered 9 in the Shoppes at Southside Secondary Plat recorded February 2, 2009, as Instrument Number 2009R06597 in the Office of the Delaware County Recorder, described by Timothy D. Higbie, Professional Surveyor, on April 19, 2025, as part of a retracement boundary survey for Survey First LLC project number 20250019, described as follows:

Commencing at the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 26 as shown per plat; thence along the North line of said quarter quarter (all bearings are with said plat) North 89 degrees 51 minutes 20 seconds East 115.90 feet; thence South 45 degrees 41 minutes 33 seconds West 7.17 feet to the POINT OF BEGINNING, a rebar with cap "WEIHE" found; thence with said Lot 9 for the remainder of this description, North 89 degrees 51 minutes 20 seconds East 120.17 feet to a mag nail with washer stamped "HIGBIE 20100067" set; thence South 45 degrees 52 minutes 21 seconds East 21.49 feet to a mag nail with washer stamped "HIGBIE 20100067" set; thence South 00 degrees 52 minutes 21 seconds East 272.50 feet to a rebar with cap "WEIHE" found; thence South 89 degrees 07 minutes 39 seconds West 205.88 feet to a rebar with cap "WEIHE" found on the east right-of-way line of State Road 3, also known as Macedonia Avenue; thence along said right-of-way, North 00 degrees 18 minutes 15 seconds West 224.57 feet to a rebar with cap "WEIHE" found; thence North 45 degrees 41 minutes 33 seconds East 94.05 feet to the POINT OF BEGINNING, containing 1.30 acres, more or less, subject to any easements and rights-of-way of record.

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ITC
2p

* 2 0 0 8 R 1 5 7 1 6 *
2008R15716
JANE LASATER
DELAWARE COUNTY RECORDER
RECORDED ON
07/17/2008 01:57:27PM
REC FEE: 18.00
PAGES: 2

File No: 281806
Parcel Number: 18-11-26-151-007-000.002
18-11-26-151-008-000.002 **QUITCLAIM DEED**

This Indenture Witnesseth, That Raymond A. Brassart, Kimberley Ingram, Personal Representative of the Estate of Dorothy E. Hole, deceased, and Wilbur A. Ridge and Mary R. Ridge, husband and wife (Grantor) **QUITCLAIM(S)** to Pegasus Futures II, L.L.C (Grantee) for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

See Attached Exhibit A for complete Legal Description made a part hereof.

In Witness Whereof, Grantor has executed this deed this 16th day of July, 2008,

Raymond A. Brassart
Raymond A. Brassart
Wilbur A. Ridge
Wilbur A. Ridge
Mary R. Ridge
Mary R. Ridge

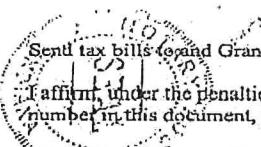
Kimberley Ingram P.R.
Kimberley Ingram, Personal Representative of the
Estate of Dorothy E. Hole, Deceased

STATE OF INDIANA, COUNTY OF DELAWARE SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for the said County and State, personally appeared Raymond A. Brassart, Kimberley Ingram, Personal Representative of the Estate of Dorothy E. Hole, deceased, and Wilbur A. Ridge and Mary R. Ridge, husband and wife, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16th day of July, 2008.

My Commission Expires: March 29, 2015


James W. Trulock, Notary Public
County of Residence: Delaware

Send tax bills to and Grantee's street or rural route address is: 2000 Powers Ferry Rd. Ste 550, Marietta, GA 30067

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. James W. Trulock, Attorney-at-Law

This instrument prepared by: James W. Trulock, Attorney at Law

Duly Entered for Taxation
Transfer Fees \$ 10.00
JUL 17 2008

Judy Ruet
DELAWARE CO. AUDITOR
Cleartitle

EXHIBIT A

SHOPPES AT SOUTHSIDE -
Composite Ridge / Brassart – Hole Description

A part of the West Half of the Southwest Quarter of the Northwest Quarter of Section 26, Township 20 North, Range 10 East of the Second Principal Meridian in Center Township of Delaware County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of said Northwest Quarter, said corner being North 00 degrees 49 minutes 00 seconds West (Assumed Bearing) 2655.44 feet from the southwest corner of said Section 26; thence North 89 degrees 57 minutes 45 seconds East 29.84 feet to a 5/8" diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012", (capped rebar), on the east right-of-way of State Road No. 3 per Parcel 53 of plans for project F-593(10), dated 1959, and the POINT OF BEGINNING of the following described real estate:

thence North 00 degrees 18 minutes 15 seconds West along said east right-of-way a distance of 1262.61 feet to a capped rebar; thence continue along said right-of-way North 45 degrees 41 minutes 33 seconds East 101.22 feet to a capped rebar on the south right-of-way of State Road 35 "East 29th Street" per said project, said point also being on the north line of said quarter quarter section; thence North 89 degrees 51 minutes 20 seconds East 375.19 feet to a capped rebar being 165 feet west of the northeast corner of the West Half of the Southwest Quarter of the Northwest Quarter of said section; thence South 00 degrees 50 minutes 40 seconds East parallel with the east line of said half quarter quarter section a distance of 264.00 feet to a capped rebar; thence North 89 degrees 51 minutes 20 seconds East parallel with the north line of said quarter quarter 165.00 feet to a capped rebar on the east line of said west half quarter quarter section; thence South 00 degrees 50 minutes 40 seconds East along said half quarter quarter section line a distance of 1070.40 feet to a capped rebar on the south line of said quarter quarter section; thence South 89 degrees 57 minutes 45 seconds West along said south line 625.59 feet to the POINT OF BEGINNING.

Containing 17.903 Acres, more or less.

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2008R15715
JANE LASATER
DELAWARE COUNTY RECORDER
RECORDED ON
07/17/2008 01:57:26PM
REC FEE: 16.00
PAGES: 1

File No: 281804
Parcel Number: 0126151003000; 0126151001000 .002
18

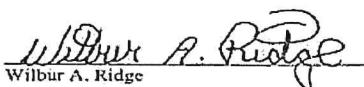
WARRANTY DEED

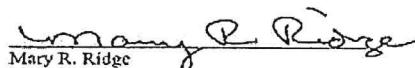
This Indenture Witnesseth, That Wilbur A. Ridge and Mary R. Ridge, husband and wife, (Grantor) *Convey(s) and Warrant(s)* to Pegasus Futures II, LLC, (Grantee) for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

A part of the West Half of the Southwest Quarter of the Northwest Quarter of Section 26, Township 20 North, Range 10 East, bounded and described as follows: Beginning at a point 10 rods West of the Northeast corner of said West Half of said Southwest Quarter of said Northwest Quarter of said Section 26, and running thence West 20 rods; thence South 16 rods; thence East 20 rods; thence North 16 rods to the place of beginning, containing 2 acres, more or less.

Subject To any and all easements, assessments, agreements, and restrictions of record.

In Witness Whereof, Grantor has executed this deed this 16th day of July, 2008.


Wilbur A. Ridge

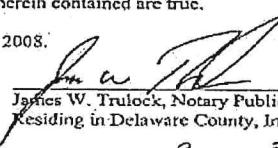

Mary R. Ridge

STATE OF INDIANA, COUNTY OF DELAWARE, SS:

Before me, a Notary Public in and for the said County and State, personally appeared Wilbur A. Ridge and Mary R. Ridge, husband and wife who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16th day of July, 2008.

My Commission Expires: March 29, 2015


James W. Trulock, Notary Public
Residing in Delaware County, Indiana

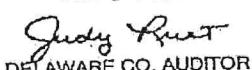
Send tax bills to and Grantee's street or rural route address is: 2000 Powers Ferry Rd, Suite 550
Marietta, GA 30067

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (James W. Trulock)

This instrument prepared by: James W. Trulock, Attorney-at-Law.

Duly Entered for Taxation
Transfer Fees \$ 10.00

JUL 17 2008


Judy Ruet
DELAWARE CO. AUDITOR

2
ITIC

28



* 2 0 0 8 R 1 5 7 1 4 *

2008R15714

JANE LASATER

DELAWARE COUNTY RECORDER

RECORDED ON

07/17/2008 01:57:25PM

REC FEE: 18.00

PAGES: 2

File No: 281806
Parcel Number: 1126151006000 .000

PERSONAL REPRESENTATIVE'S DEED

Kimberley Ingram, Personal Representative of the Estate of Dorothy E. Hole, deceased, which estate is pending in the Delaware County Circuit Court No. 5 under Cause No. 18C05-0705-EU-22 by virtue of her power and authority granted to a personal representative under the Indiana Code proceeding under Unsupervised Administration does hereby **Convey** to Pegasus Futures II, LLC (Grantee), for the sum of no and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

See Attached Exhibit A for complete Legal Description made a part hereof.

Subject To any and all easements, assessments, agreements, and restrictions of record.

In Witness Whereof, Grantor has executed this deed this 16th day of July, 2008.

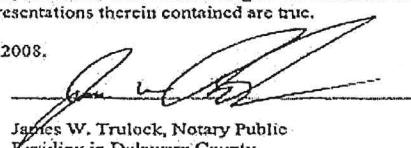

Kimberley Ingram, Personal Representative of
the Estate of Dorothy E. Hole, deceased

STATE OF Indiana, COUNTY OF DELAWARE SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for the said County and State, personally appeared Kimberley Ingram, Personal Representative of the Estate of Dorothy E. Hole, deceased, who acknowledged the execution of the foregoing no, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16th day of July, 2008.

My Commission Expires: March 29, 2015


James W. Trulock, Notary Public
Residing in Delaware County

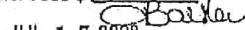
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (James W. Trulock)

This instrument is prepared by: James W. Trulock, Attorney at Law


Send tax bills to:
Grantor's Mailing Address: 2000 Powers Ferry Rd
Ste. 550
Marietta, GA 30067

Duly Entered for Taxation

Transfer Fees \$5.00


JUL 17 2008

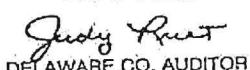

Judy Ruet
DELAWARE CO. AUDITOR

EXHIBIT A - LEGAL DESCRIPTION

Inter 3

An undivided one-half of the following described real estate:

A part of the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-six (26) in Township Twenty (20) North of Range Ten (10) East, bounded and described as follows: Beginning at the Northwest corner of said West Half (W $\frac{1}{2}$) of said Southwest Quarter (SW $\frac{1}{4}$) running thence East Ten (10) rods to the land formerly owned by David and Nora Silvers; thence South Sixteen (16) rods; thence West Ten (10) rods to the West line of said Section Twenty-six (26); thence North on said Section line Sixteen (16) rods to the place of beginning, containing One (1) acre.

Also, Part of the West Half of the Southwest Quarter of the Northwest Quarter of Section Twenty-six (26), Township Twenty (20) North of Range Ten (10) East, bounded and described as follows: Beginning at a point Sixteen (16) rods South of the Northeast corner of the said West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-six (26) and running thence South Twenty-four (24) rods; thence West Forty (40) rods; thence North Twenty-four (24) rods; thence East Forty (40) rods to the place of beginning, estimated to contain Six (6) acres more or less.

Also, the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-six (26), Township Twenty (20) North, Range Ten (10) East, containing Ten (10) acres, more or less.

Excepting from the above described Real Estate the following: Beginning at the Southwest corner of the Northwest Quarter of Section 26, Township 20 North, Range 10 East, Center Township, Delaware County, Indiana; thence North 1163.1 feet to a point; thence East 27.1 feet to the point of beginning of this tract; thence South 00 degrees, 08 minutes East, 1162.2 feet to the South property line of this tract; thence South 89 degrees, 51 minutes West, 30 feet along said property line to the West property line of this tract; thence North 00 degrees, 42 minutes West, 1331.8 feet along said property line to the Southern boundary of S. R. #35; thence South 89 degrees, 58 minutes East, 115.9 feet along said boundary to a point; thence South 45 degrees, 54 minutes West, 101.3 feet to a point; thence South 00 degrees, 08 minutes East, 99 feet to the point of beginning and containing 1.175 acres, more or less. Leaving after said exception 15.825 acres, more or less.

mic
Zp

* 2 0 0 8 R 1 5 7 1 3 *
2008R15713
JANE LASATER
DELAWARE COUNTY RECORDER
RECORDED ON
07/17/2008 01:57:24PM
REC FEE: 1B.00
PAGES: 2

File No: 281806
Parcel Number 181126151006000, 003

WARRANTY DEED

This Indenture Witnesseth, That Raymond A. Bressart, (Grantor) **Convey(s) and Warrant(s)** to Pegasus Futures II, LLC. (Grantee) for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

See Attached Exhibit A for complete Legal Description made a part hereof.

Subject To any and all easements, assessments, agreements, and restrictions of record.

In Witness Whereof, Grantor has executed this deed this 16th day of July, 2008.

Raymond A. Brassart
Raymond A. Brassart

STATE OF INDIANA, COUNTY OF DELAWARE, ss:

Before me, a Notary Public in and for the said County and State, personally appeared Raymond A. Brassard, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16th day of July, 2008.

My Commission Expires: March 29, 2015

James W. Trulock, Notary Public
Residing in Delaware County, Indiana

Send tax bills to and Grantee's street or rural route address is: 2000 Powers Ferry Road, Ste 550
Marietta, GA 30067

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (James W. Trulock)

This instrument prepared by: James W. Trulock, Attorney-at-Law.



Duly Entered for Taxation
Transfer Fees \$5.00

100 - 3

Judy Ruest
DELAWARE CO. AUDITOR

EXHIBIT A - LEGAL DESCRIPTION

1/4 tracts
An undivided one-half of the following described real estate:

A part of the West Half (W ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-six (26) in Township Twenty (20) North of Range Ten (10) East, bounded and described as follows: Beginning at the Northwest corner of said West Half (W ½) of said Southwest Quarter (SW ¼) running thence East Ten (10) rods to the land formerly owned by David and Nora Silvers; thence South Sixteen (16) rods; thence West Ten (10) rods to the West line of said Section Twenty-six (26); thence North on said Section line Sixteen (16) rods to the place of beginning, containing One (1) acre.

Also, Part of the West Half of the Southwest Quarter of the Northwest Quarter of Section Twenty-six (26), Township Twenty (20) North of Range Ten (10) East, bounded and described as follows: Beginning at a point Sixteen (16) rods South of the Northeast corner of the said West Half (W ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-six (26) and running thence South Twenty-four (24) rods; thence West Forty (40) rods; thence North Twenty-four (24) rods; thence East Forty (40) rods to the place of beginning, estimated to contain Six (6) acres more or less.

Also, the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-six (26), Township Twenty (20) North, Range Ten (10) East, containing Ten (10) acres, more or less.

Excepting from the above described Real Estate the following: Beginning at the Southwest corner of the Northwest Quarter of Section 26, Township 20 North, Range 10 East, Center Township, Delaware County, Indiana; thence North 1163.1 feet to a point; thence East 27.1 feet to the point of beginning of this tract; thence South 00 degrees, 08 minutes East, 1162.2 feet to the South property line of this tract; thence South 89 degrees, 51 minutes West, 30 feet along said property line to the West property line of this tract; thence North 00 degrees, 42 minutes West, 1331.8 feet along said property line to the Southern boundary of S. R. #35; thence South 89 degrees, 58 minutes East, 115.9 feet along said boundary to a point; thence South 45 degrees, 54 minutes West, 101.3 feet to a point; thence South 00 degrees, 08 minutes East, 99 feet to the point of beginning and containing 1.175 acres, more or less. Leaving after said exception 15.825 acres, more or less.

APPROVED AND FILED
DIEGO MORALES
INDIANA SECRETARY OF STATE
06/06/2024 11:38 AM

BUSINESS ENTITY REPORT

NAME AND PRINCIPAL OFFICE ADDRESS

BUSINESS ID 2008062400373
BUSINESS TYPE Domestic Limited Liability Company
BUSINESS NAME PEGASUS FUTURES II, LLC
ENTITY CREATION DATE 06/24/2008
JURISDICTION OF FORMATION Indiana
PRINCIPAL OFFICE ADDRESS 680 JOHNSON FERRY RD, SUITE 140-375, ATLANTA, GA, 30342, USA

YEARS FILED

YEARS 2024/2025

EFFECTIVE DATE

EFFECTIVE DATE 06/06/2024
EFFECTIVE TIME 11:38 AM

REGISTERED OFFICE AND ADDRESS

REGISTERED AGENT TYPE Individual
NAME John H. Brooke
ADDRESS 112 E. Gilbert Street, Muncie, IN, 47305, USA

APPROVED AND FILED
DIEGO MORALES
INDIANA SECRETARY OF STATE
06/06/2024 11:38 AM

GOVERNING PERSON INFORMATION

TITLE Manager
NAME Barak Zukerman
ADDRESS 860 Johnson Ferry Road, Suite 140-375, Atlanta, GA, 30342, USA

TITLE Manager
NAME Barak Zukerman
ADDRESS 860 JOHNSON FERRY RD , Suite 140-375, Atlanta, GA, 30342, USA

TITLE Manager
NAME Barak Zukerman
ADDRESS 860 Johnson Ferry Rd, Suite 140-375, Atlanta, GA, 30342, USA

SIGNATURE

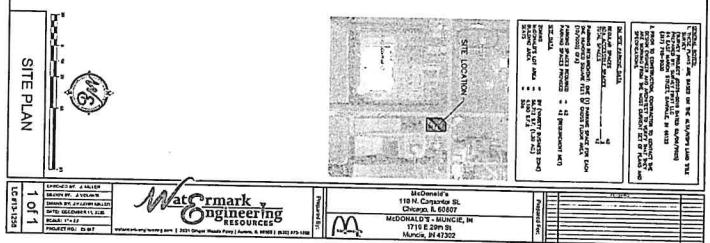
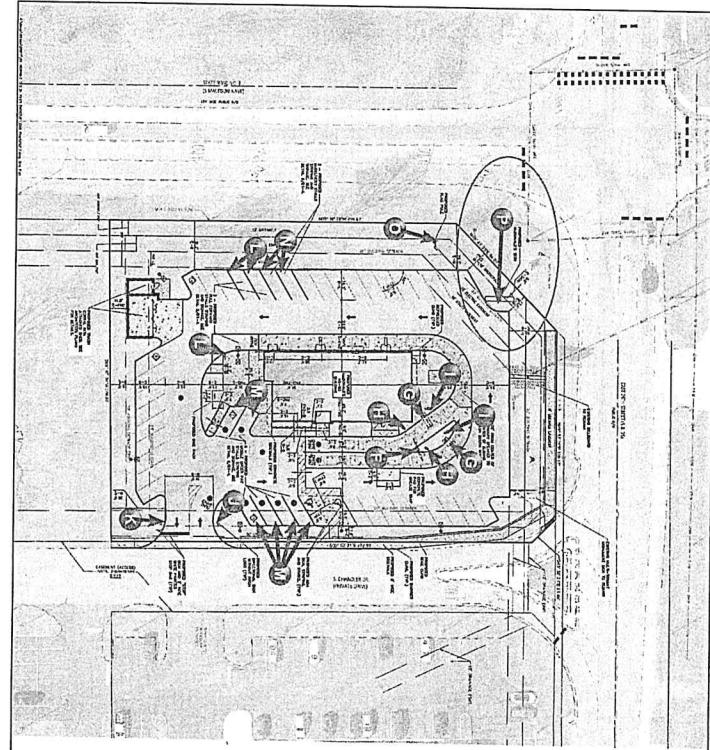
IN WITNESS WHEREOF, THE UNDERSIGNED HEREBY VERIFIES, SUBJECT TO THE PENALTIES OF PERJURY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE, THIS DAY **June 6, 2024**.

THE UNDERSIGNED ACKNOWLEDGES THAT A PERSON COMMITS A CLASS A MISDEMEANOR BY SIGNING A DOCUMENT THAT THE PERSON KNOWS IS FALSE IN A MATERIAL RESPECT WITH THE INTENT THAT THE DOCUMENT BE DELIVERED TO THE SECRETARY OF STATE FOR FILING.

SIGNATURE Lisa Brand
TITLE Authorized Agent

Business ID : 2008062400373
Filing No. : 10365110

VARIANCE IS IN RELATION TO SIGN 'P'



Sign Schedule

- Double Welcome Point
- Gateway-Charcoal
- Spring Board Canopy-Charcoal
- Outdoor Digital Pre-Browse
- Outdoor Digital Menu Board
- 48" Next Gen Thank You with Arch
- Drive-Thru Reserved Signage
- Curbside Pick Up Signage
- Courier Parking Sign
- 2S Flag-Pole
- 15 Next Gen Hwy Sign w/ 4 x 5 EMC @450AHD

McDonald's

119 N Cassella St

119 N Cassella St

MCDONALD'S MUNCIE, IN

1715 S E 29th St

Muncie, IN 47302

McDonald's

119 N Cassella St

119 N Cassella St

MCDONALD'S MUNCIE, IN

1715 S E 29th St

Muncie, IN 47302

1 of 1

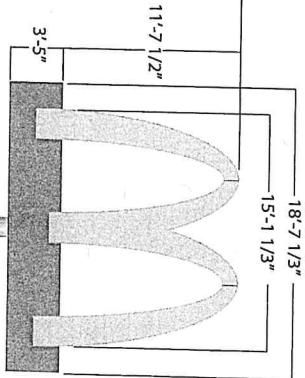
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Everbrite LLC 449 South 10th Street, Cincinnati, OH 45202	
Project No: 17-10	Prepared By: Kent Motte
Address: 1710 E 29th St, Muncie, IN 47302-5887	Date: 07/17/2022
Description: McDonald's Rest #4510	Customer Signature: _____

E. 29th St
Sig: 278.75 sq ft
EMC: 20 sq ft
Total: 298.75



15' Next Gen Hwy Sign w/ 4'x5' EMC, 45' OAH

LED illuminated sign and Arches
Next Gen Red and PMS 123C yellow polycarbonate faces
4 x 5' full color EMC displays, back to back on center pole
EMC to be installed 10' from grade to bottom of EMC

Everbrite	
Project No. 58483	
Address: 170 E 29th St, Monroe, IN 47302-5887	
Description: McDonald's Rest #44510	
Prepared By: Kari Moye	Date: 07/14/2026
PIF: 533292-1	Customer Signature:
Printed 2/10/22	
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