



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
JUNE 22, 2015
9:00 A.M.

NOTICE is hereby given of a MEETING of the STRATEGIC PLANNING COMMITTEE of the TOWN OF RANCHO VIEJO, TEXAS, to be held on June 22, 2015, at 9:00 A.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Call to Order
2. Roll Call
3. Approval of Minutes - March 10, 2015
4. Public Hearing to Consider a "Final" Replat Request by Mr. Daniel G. Orive, Jr., agent for Mr. Alejandro Lopez, owner, 93 Pizarro, to obtain recommendation to the Board of Aldermen to approve the "Final" Replat for Lots 93 and 95, Section 2, Rancho Viejo Subdivision, into one lot
5. Consideration, Discussion and Action on "Final" Replat Request by Mr. Daniel G. Orive, Jr., agent for Mr. Alejandro Lopez, owner, 93 Pizarro, to obtain recommendation to the Board of Aldermen to approve the "Final" Replat for Lots 93 and 95, Section 2, Rancho Viejo Subdivision, into one lot
6. Adjourn

Fred Blanco, Town Administrator

TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
MARCH 10, 2015

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on March 10, 2015 at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. Mrs. Laura Partridge called the meeting to order at 9:00 A.M. Roll call by made by Isabel Perales, Assistant Town Secretary.

Members present at the meeting were:

Mr. John Champion
Mr. Donald Colglazier
Mr. Filiberto Conde
Mr. Glenn McGehee

A quorum was present at the meeting.

Those present in the audience were:

Scott Fry, V.M.U.D. #2	Benito Lopes, Corona Engineering
Miguel Ortiz	Cyndie Rathbun
Fred Blanco	

APPROVAL OF MINUTES:

Motion was made by Mr. McGehee, seconded by Mr. Conde and unanimously carried, that the Minutes of the Regular Meeting held on April 8, 2014 be approved as written.

PUBLIC HEARING TO CONSIDER A "PLAN FOR A REPLAT" REQUEST BY PUBLIC HEARING TO CONSIDER A "PLAN FOR A REPLAT" REQUEST BY HENRY CORONA JR., AGENT FOR MICHAEL AND LAURA HOGAN, OWNERS OF LOT 34, TO OBTAIN RECOMMENDATION TO THE BOARD OF ALDERMEN TO APPROVE THE "PLAN FOR A REPLAT" FOR LOT 34, THE BEND AT RANCHO VIEJO SUBDIVISION, INTO TWO LOTS:

The public hearing was opened by Mrs. Partridge. Alderwoman Cyndie Rathbun, Chairperson for the Strategic Planning Committee, noted that the Strategic Planning Committee had met and reviewed the plan for replat, they had no objections and recommended approval of the replat. Mr. Miguel Ortiz, Developer for The Bend Subdivision, also commented on the replat. There were no objections and Mr. Ortiz mentioned that the plan for replat did meet the requirements for The Bend's Subdivision regulations and the Town Ordinances on the lot size.

After everyone was given an opportunity to speak on the matter, Mrs. Partridge closed the public hearing.

CONSIDERATION, DISCUSSION AND ACTION ON FINAL RECOMMENDATION TO THE BOARD OF ALDERMEN ON A "PLAN FOR A REPLAT" REQUEST BY HENRY CORONA JR., AGENT FOR MICHAEL AND LAURA HOGAN, OWNERS OF LOT 34, TO APPROVE THE "PLAN FOR A REPLAT" FOR LOT 34, THE BEND AT RANCHO VIEJO SUBDIVISION, INTO TWO LOTS:

March 10, 2015

Page 2

Motion was made by Mr. Champion, seconded by Mr. McGehee, and unanimously carried, to approve Final Recommendation to the Board of Aldermen on a "Plan for a Replat" Request by Henry Corona Jr., agent for Michael and Laura Hogan, owners of Lot 34, to approve the "Plan for a Replat" for Lot 34, The Bend at Rancho Viejo Subdivision, into two lots.

ADJOURNMENT:

Motion was made by Mr. McGehee, seconded by Mr. Conde, and unanimously carried, to adjourn the meeting at 9:07 A.M.

BY: _____
Isabel Perales, Assistant Town Secretary

APPROVED: _____
Laura Partridge, Chairperson

DATE: _____



ORIVE Land Surveying, LLC

Surveying the Rio Grande Valley!

To whom it may concern,

Let it be known Mr. and Mrs. Alejandro Lopez are the owners of Lots 93 and 95 Pizzaro in the Town of Rancho Viejo, we are submitting a Re-Plat to combine both lots into one (93 Pizzaro). The concept of the Re-Plat was approved by Rancho Viejo in 2014, now we are submitting a Final Re-Plat.

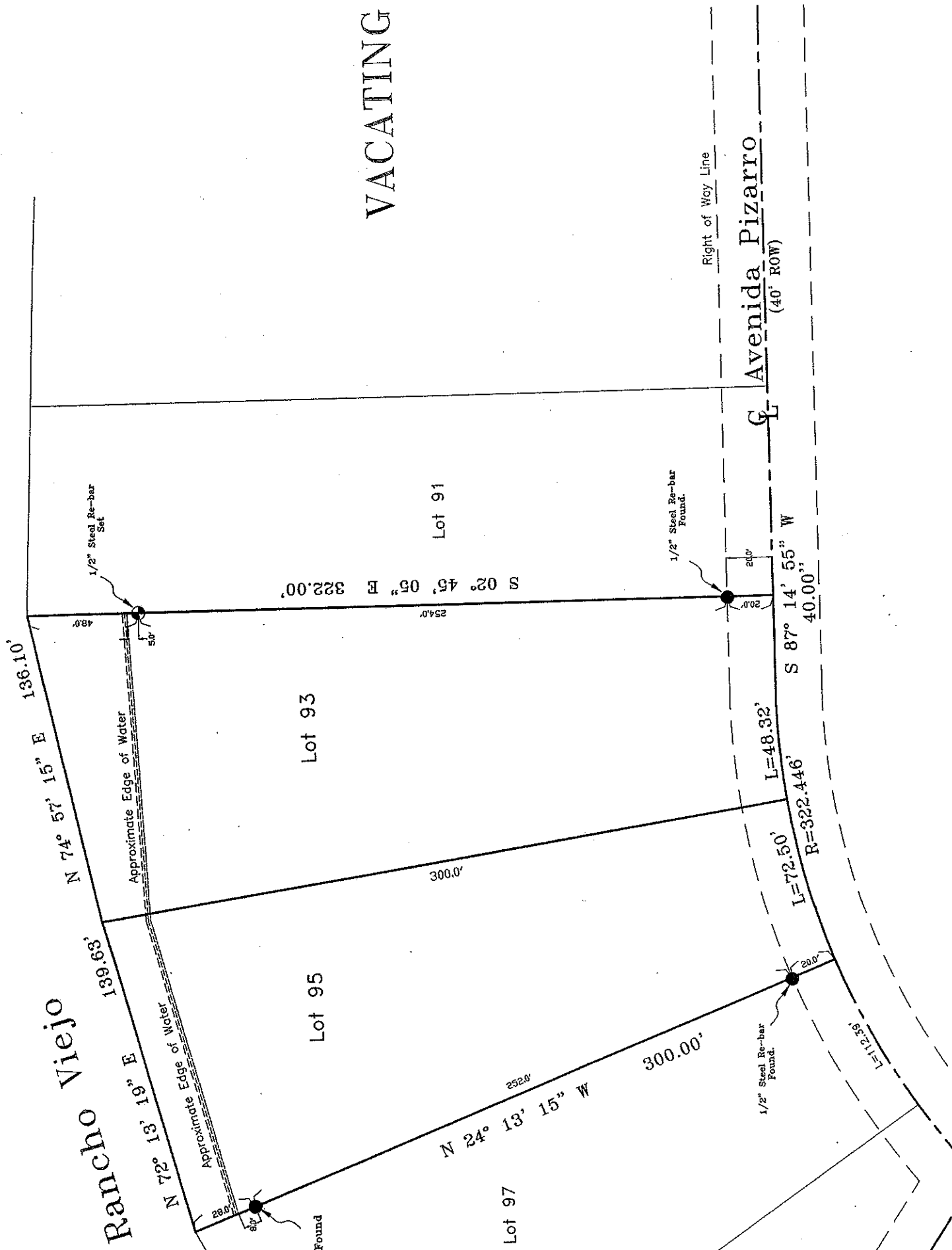
Thank you for your consideration.

RECEIVED
MAY 13 2015
BY: *L.R.*

*Mortgage Surveys * Subdivision Plats * Elevation Certificates * Locate Property Corners * Pool Surveys
Deed Research * Meets & Bounds Descriptions * Topographic Surveys * Construction Surveys * Commercial Surveys*

5580 Paredes Line Rd. Brownsville, TX 78526 * Tel. (956) 541-9806 * Fax. (956) 541-9404 * dorive@orivesurveying.com

VACATING PLAT

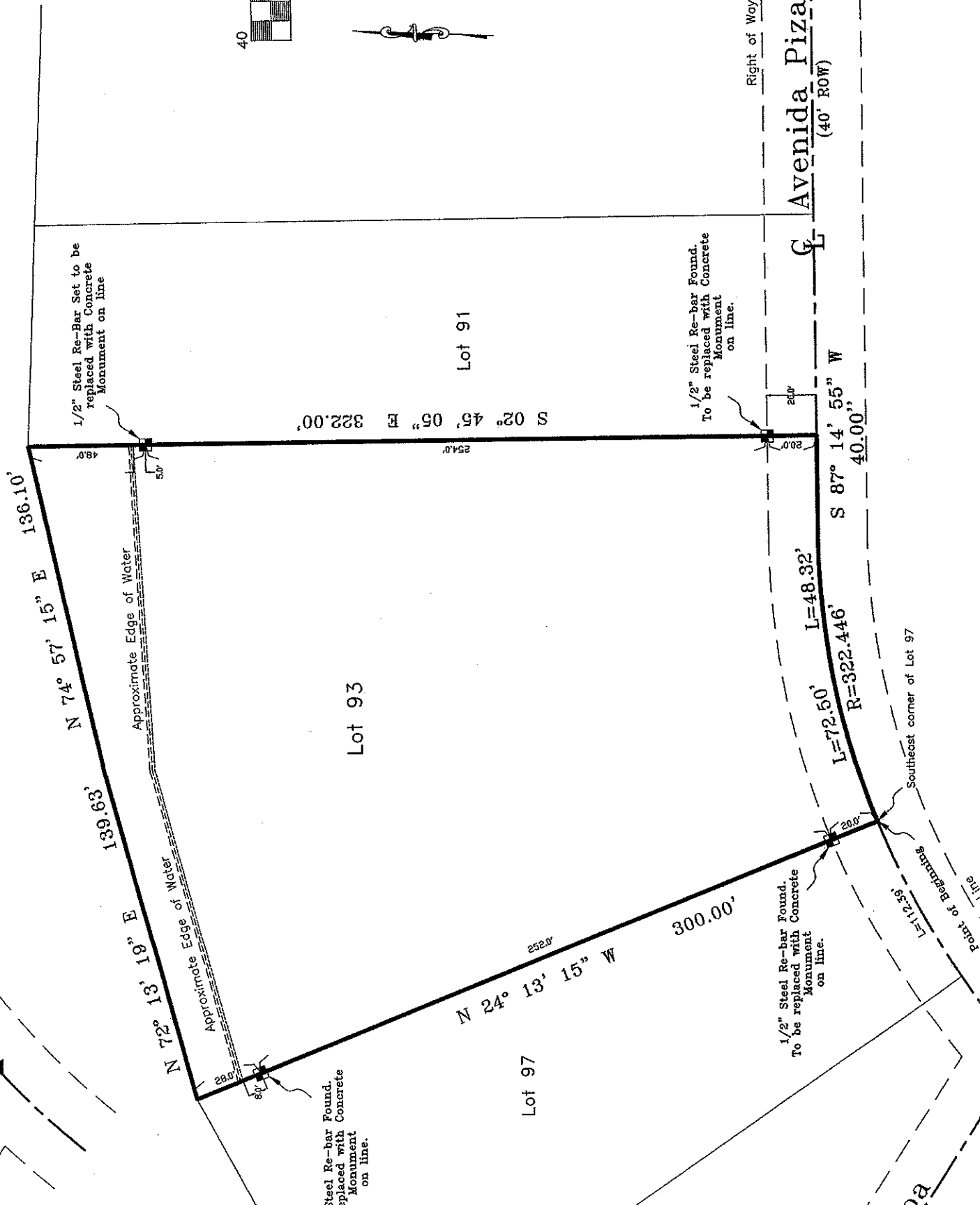


RE-PLAT



BASIS OF BEARING

RANCHO VIEJO SUBDIVISION
VOLUME 25, PAGE 40
M. R. C. C. T.



CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/0020/0000/0930/00

PROPERTY OWNER:

TAPIA ALEJANDRO LOPEZ & HILDA MORA
93 PIZARRO AVE
RANCHO VIEJO, TX 78575-9634

PROPERTY DESCRIPTION:

RANCHO VIEJO-RANCHO VIEJO SEC 2 LO
T 93

CAUSE #	ACRES BANKRUPTCY #	.8241 MIN% USER CODES	.000000000000 TYPE
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THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:
DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S):

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
2014	SOUTH TEXAS ISD			* ALL PAID	*
	TOWN OF RANCH VIEJO			* ALL PAID	*
	BROWNSVILLE NAVIG.			* ALL PAID	*
	CAMERON COUNTY			* ALL PAID	*
	DRAINAGE DIST #1			* ALL PAID	*
	TX SHMOST COLLEGE			* ALL PAID	*
	VALLEY MUD #2			* ALL PAID	*

TOTAL SEQUENCE 0

TOTAL TAX:	* ALL PAID	*
UNPAID FEES:	* NONE	*
INTEREST ON FEES:	* NONE	*
COMMISSION:	* NONE	*
TOTAL DUE ==>	* ALL PAID	*

TAXES PAID FOR YEAR 2014 \$6,683.03

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2014 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY
TAX CODE.)THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL
ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT
REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLEC
TION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS).
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/10/2015

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector

By: _____ DEPUTY

RECEIVED
MAY 13 2015
BY: 18

%% T A X R E C E I P T %%

RECEIPT NO: 447298

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

BATCH NO: 15100NC

EFFECTIVE DATE PAID: 04/10/2015

ACCOUNT NUM: 52/0020/0000/0930/00

REC'D BY: NCR

REF#: 5797609

PROC DATE: 04/10/2015

PROC TYPE: PST

PROC TIME: 10:04:16

MORTGAGE CODE: 715

NUM: 83499660

DESC: RANCHO VIEJO-RANCHO VIEJO SEC 2 LO

T 93

NAME: TAPIA ALEJANDRO LOPEZ & HILDA MORA

93 PIZARRO AVE

RANCHO VIEJO, TX 78575-9634

ACRES: 0.824

YEAR	ENTITY	TYPE	BASE TAX	P & I	COLL FEE	TOTAL AMT	REFERENCE
2014	CERTFEE	FEE: CERTIFICATE FEE				10.00	1

ACCT TAX DUE BEFORE PYMT 0.00 TOTAL APPLIED 10.00

ACCT TAX DUE AFTER PYMT *PAID IN FULL* TOTAL TENDERED 10.00

CK #: CASH PYMT TYPE: CA PAID BY ORIVE LAND SU

YEAR	ENTITY	CODE & DESCRIPTION	NET TAXABLE VALUE	TAX RATE
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CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/0020/0000/0950/00

PROPERTY OWNER:

PROPERTY DESCRIPTION:

TAPIA ALEJANDRO LOPEZ & HILDA MORA
 ALEJANDRO & HILDA LOPEZ LIVING TRU
 93 AVENIDA PIZARRO
 RANCHO VIEJO, TX 78575

LOT 95 RANCHO VIEJO SUBD SECTION I
 I

CAUSE # ACRES .7230 MIN% .000000000000 TYPE
 BANKRUPTCY # USER CODES

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
 THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:
 DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S):

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
2014	SOUTH TEXAS ISD			* ALL PAID	*
	TOWN OF RANCH VIEJO			* ALL PAID	*
	BROWNSVILLE NAVIG.			* ALL PAID	*
	CAMERON COUNTY			* ALL PAID	*
	DRAINAGE DIST #1			* ALL PAID	*
	TX SHMOST COLLEGE			* ALL PAID	*
	VALLEY MUD #2			* ALL PAID	*

TOTAL SEQUENCE 0

* ALL PAID *

TOTAL TAX:
 UNPAID FEES:
 INTEREST ON FEES:
 COMMISSION:
 TOTAL DUE ==>

* ALL PAID *
 * NONE *
 * NONE *
 * NONE *
 * ALL PAID *

TAXES PAID FOR YEAR 2014 \$4,651.32

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2014 EXCEPT FOR UNPAID
 YEARS LISTED ABOVE.

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
 USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY
 TAX CODE.)

THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL
 ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT
 REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLEC
 TION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS).
 PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
 CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/10/2015

Fee Paid: \$10.00

Tony Yzaguirre Jr.
 Tax Assessor & Collector

By: _____ DEPUTY

RECEIVED
 MAY 13 2015
 BY: 18

%% T A X R E C E I P T %%

RECEIPT NO: 447297

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

BATCH NO: 15100NC

EFFECTIVE DATE PAID: 04/10/2015

ACCOUNT NUM: 52/0020/0000/0950/00

REC'D BY: NCR

PROC DATE: 04/10/2015

REF#: 5797608

PROC TYPE: PST

PROC TIME: 10:03:53

DESC: LOT 95 RANCHO VIEJO SUBD SECTION I
I

NAME: TAPIA ALEJANDRO LOPEZ & HILDA MORA

ALEJANDRO & HILDA LOPEZ LIVING TRU

93 AVENIDA PIZARRO

RANCHO VIEJO, TX 78575

ACRES: 0.723

YEAR	ENTITY	TYPE	BASE TAX	P & I	COLL FEE	TOTAL AMT	REFERENCE
2014	CERTFEE	FEE: CERTIFICATE FEE				10.00	1

ACCT TAX DUE BEFORE PYMT 0.00 TOTAL APPLIED 10.00

ACCT TAX DUE AFTER PYMT *PAID IN FULL* TOTAL TENDERED 10.00

CK #: CASH PYMT TYPE: CA PAID BY ORIVE LAND SU

YEAR	ENTITY	CODE & DESCRIPTION	NET TAXABLE VALUE	TAX RATE
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CAUTION: EDWARDS ABSTRACT AND TITLE CO. ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT OR FOR VERBAL STATEMENTS. The Title Certificate is furnished solely as an accommodation to the party requesting same, and represents the status of title as found by Edwards Abstract and Title Co. examiner. This certificate is not intended to be relied upon, and should not be relied upon, as a representation or warranty as to the title to the property described below. None of the information contained herein, or the absence of other information, constitutes a representation to any party as to the status of title to such property. Edwards Abstract and Title Co. assumes no liability whatsoever for the accuracy of this certificate, and shall under no circumstance be liable hereunder for any omission or error with respect hereto. If a policy of title insurance is subsequently purchased, any liability thereunder shall be determined solely by the terms of such policy. If any encumbrance or title defect should exist which is not disclosed herein, Edwards Abstract and Title Co. shall not be liable to any party for having furnished this report or for any verbal statements related to this report or to the status of title.

TITLE REPORT

EFFECTIVE DATE: September 29, 2014@ 8:00 A.M.

FILE NO: 797174

Examination from: Records of EDWARDS ABSTRACT AND TITLE CO.

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

RECORD TITLE AT THE EFFECTIVE DATE HEREOF IS VESTED IN:

ALEJANDRO LOPEZ TAPIA AND HILDA MORALES LOPEZ, AS CO-TRUSTEES OF THE ALEJANDRO AND HILDA LOPEZ LIVING TRUST UNDER DECLARATION OF TRUST DATED MAY 27, 2010 (LOT 93)

ALEJANDRO LOPEZ TAPIA AND HILDA MORALES LOPEZ, AS TRUSTEES OF THE ALEJANDRO AND HILDA LOPEZ LIVING TRUST (LOT 95)

DESCRIPTION OF PROPERTY:

Lots Ninety-three (93) and Ninety-Five (95), RANCHO VIEJO SUBDIVISION, SECTION II, an addition to the Town of Rancho Viejo, Cameron County, Texas, according to the map or plat of said subdivision recorded in Volume 25, Pages 34-46, Map Records of Cameron County, Texas.

SCHEDULE B EXCEPTIONS:

RESTRICTIONS:

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

EASEMENTS AND AGREEMENT, dated September 20, 1973, recorded in Volume 974, Page 678, Deed Records of Cameron County, Texas.

CONTRACT FOR IRRIGATION RIGHTS WITH EASEMENTS, dated April 3, 1944, recorded in Volume 354, Page 128 and in Volume 354, Page 351, both recorded in the Deed Records of Cameron County, Texas.

GENERAL UTILITY EASEMENT, dated November 18, 1974, recorded in Volume 1007, Page 951, Deed Records of Cameron County, Texas.

CONTRACT AND AGREEMENT for rights, easement rights and easement rights of way for storage and irrigation facilities for the flow, storage and use of domestic and irrigation water with the agreement for contribution to the costs of repairs to the irrigation facilities, dated April 3, 1944, filed July 26, 1945, executed by and between L.H. Prichard, C.D. Kirk, Albert H. Fernandez and Miguel Fernandez, Individually and as Co-Independent Executors of the Estate of J.G. Fernandez and Francisca C. de Fernandez, deceased, and as Attorney in Fact for Maria Fernandez Butler, Rosalie K. Fernandez, Gonzalo Fernandez and Anita F. de Ortiz, Albert H. Fernandez, as Independent Executor and Trustee under the Will of Francisca (Quica) Fernandez, deceased, Rosalia F. de Gomez and G. Phillip Wardner, Trustee for Martha Dana Mercer, and recorded in Volume 354, page 128, of the Deed Records of Cameron County, Texas.

PARTITION AND CONVEYANCE dated August 25, 1961, filed August (day illegible), 1961, executed by and between Albert H. Fernandez, Maria F. Butler, Lee J. Butler, Rosalia F. de Gomez, Albert H. Fernandez, Trustee under the Will of Miguel Fernandez, deceased and Anita F. de Ortiz, recorded in Volume 714, page 583, of the Deed Records of Cameron County, Texas. This conveyance grants an undivided interest in the irrigation system and "the right to use the canal and resacas forming part of such irrigation system...on the grantor's land".

AGREEMENT TO ASSIGN AND CONVEY WATER RIGHTS AND WATER ALLOTMENTS, dated June 11, 1973, filed July 17, 1973, executed by and between Valley International Properties, Inc., Ricardo Ortiz, Miguel A. Ortiz and J. Antonio Ortiz, recorded in Volume 3, page 453, of the Water Rights Records of Cameron County, Texas. This agreement acknowledges the existence of the PARTITION AND CONVEYANCE recorded in Volume 714, page 583, of the Deed Records of Cameron County, Texas, and grants "the right to use the Noriega Plantation irrigation system, including the canals, pumps, resacas and dams for the purpose of conveying water, said grant not being limited to conveying water to Noriega Plantation property".

Road Right of way across the front for Avenida Pizarro, as shown on the map of Section II, Rancho Viejo Subdivision.

Rights of any and all co-tenants in the land including, but not limited to partition, owelty and contribution

- a. Mineral and/or royalty grant and/or reservation in instrument dated April 1, 1963, recorded in Volume 744, Page 502, Deed Records, Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- b. All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s), recorded in Volume 869, Page 488, Deed Records, Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

CURATIVE MATTERS:

1. Deed of Trust dated September 26, 2006, recorded in Volume 13165, Page 1, Official Public Records, Cameron County, Texas, executed by Alejandro Lopez Tapia and wife, Hilda Morales, in favor of A. Jabier Rodriguez, Trustee, securing the payment of one note in the principal amount of \$186,000.00, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of Lone Star National Bank.

Said Lien extended by instrument dated December 26, 2009, recorded in Volume 16621, Page 206, Official Public Records of Cameron County, Texas. (Lot 93)

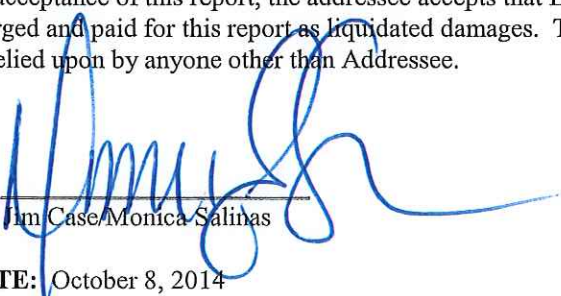
2. Home Equity Deed of Trust dated July 5, 2012, recorded in Volume 18651, Page 1, Official Public Records, Cameron County, Texas, executed by Alejandro T. Lopez and Hilda M. Lopez, in favor of Charles A. Brown, Trustee, securing the payment of one note in the principal amount of \$300,000.00, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of JPMorgan Chase Bank, N.A. (Lot 93)
3. Home Equity Deed of Trust dated July b5, 2012, recorded in Volume 18651, Page 25, Official Public Records, Cameron County, Texas, executed by Alejandro T. Lopez and Hilda M. Lopez, in favor of Charles A. Brown, Trustee, securing the payment of one note in the principal amount of \$300,000.00, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of JPMorgan Chase Bank. (Lot 93)
4. Vendor's Lien retained in Deed dated June 13, 2014, filed July 2, 2014, executed by Craig B. Flood and wife, Dona Flood to Alejandro Lopez Tapia and Hilda Morales Lopez, as Trustee of the Alejandro and Hilda Lopez Living Trust, recorded in Volume 20272, Page 85, of the Official Public Records of Cameron County, Texas; and Deed of Trust of even date therewith to Michele Sanchez, Trustee, recorded in Volume 20272, Page 87, of the Official Public Records of Cameron County, Texas, securing the payment of a note in the amount of \$240,000.00, payable to Craig B. Flood and wife, Dona Flood. (Lot 95)
5. Notice of Child Support Lien filed May 11, 2004, in the amount of \$32,873.40, plus costs, interest and attorney's fees, in favor of Enedelia Aguirre, against Alejandro Lopez (XXX-XX-X482), recorded in Volume 10144, Page 254, Official Public Records, Cameron County, Texas.
6. Notice of Child Support Lien filed May 5, 2010, in the amount of \$2,217.20, plus costs, interest and attorney's fees, in favor of Maria Guadalupe Cruz, against Alejandro Lopez (XXX-XX-X54), recorded in Volume 16859, Page 245, Official Public Records, Cameron County, Texas.

7. Notice of Child Support Lien filed November 22, 2010, in the amount of \$2,022.90, plus costs, interest and attorney's fees, in favor of Ana Leyva, against Alejandro Lopez (XXX-XX-XXXX), recorded in Volume 17311, Page 76, Official Public Records, Cameron County, Texas.

This report does not cover and therefore excludes any examination or statement as to taxes, zoning, ordinances, discrepancies as to boundaries, shortages in area, overlapping of improvements, encroachments, protrusions, rights of parties in possession, adverse possession, easements which may be visible and apparent, but unrecorded, and all other matters not of record.

By acceptance of this report, the addressee accepts that Edwards Abstract & Title Co. shall be limited in its liability, if any, to the sum charged and paid for this report as liquidated damages. This report is for the sole use of addressee herein above and may not be used or relied upon by anyone other than Addressee.

By:


Im Case/Monica Salinas

DATE: October 8, 2014

RECEIVED
MAY 05 2015
BY:  11:45 AM