

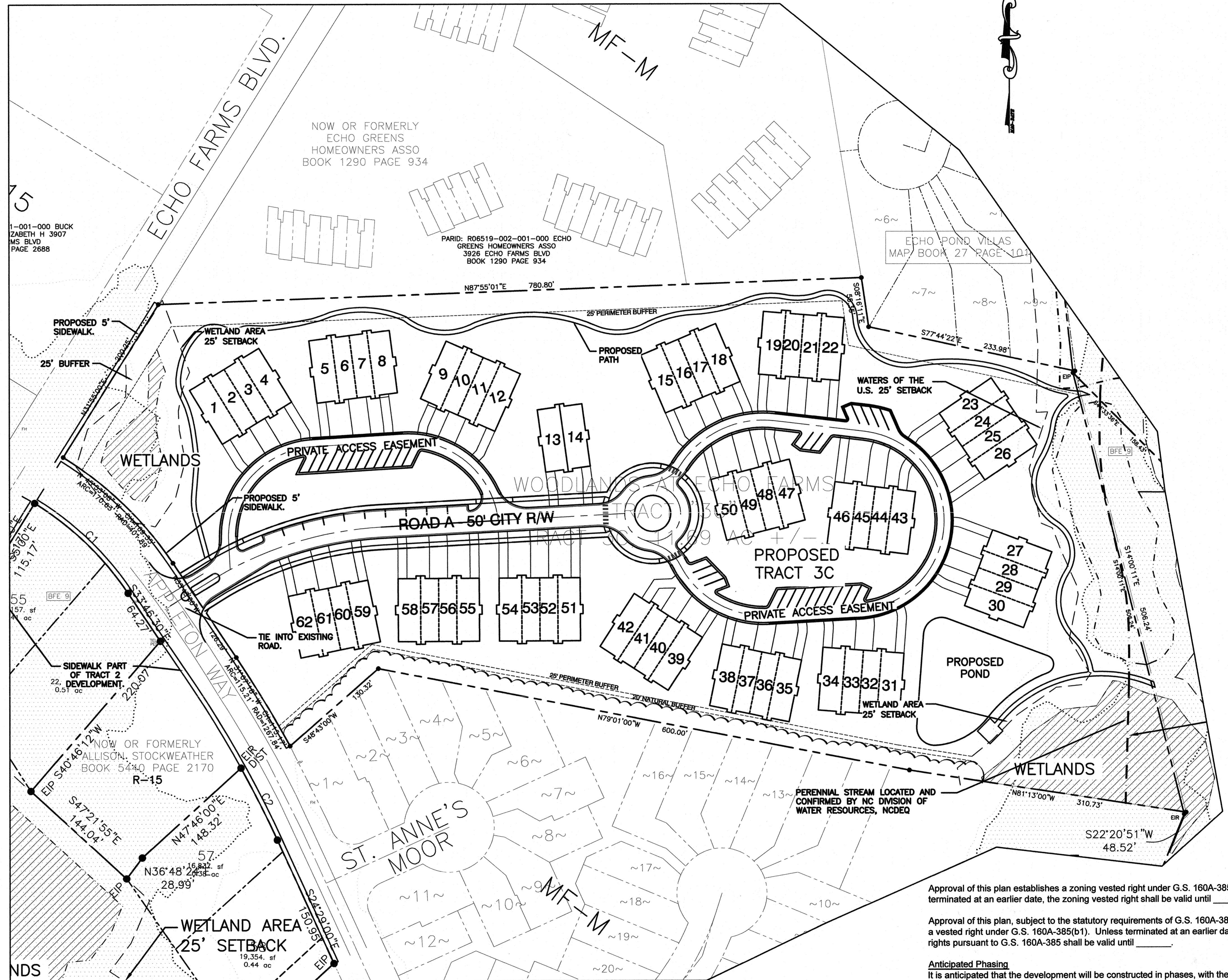
SITE DATA TABLE TRACT 3C

**TRACT 3C PROPOSED AREA OF TOWNHOMES:** 11.69 AC (509,216 SF)  
**ZONE:** MF-M  
**CAMA LAND CLASSIFICATION:** URBAN/CONSERVATION AREA  
**REQUIRED SETBACKS:**  
 ATT/DET/DU/TR/Q: F=15' R=15' SI=5 SC=10  
**PROPOSED SETBACKS:** PROVIDED AS PER CODE  
**BUILDING SEPARATION:** 16' MIN. REQUIRED AND PROVIDED  
**REQUIRED LOT COVERAGE:**  
 ATT/DET/DU/TR/Q: 50%  
**PROPOSED LOT COVERAGE:**  
 TOWNHOMES: 19.8%  
**REQUIRED BUILDING HEIGHT:** 35'-96' WITH ADDITIONAL YARD REQUIREMENTS.  
**MAXIMUM ALLOWED DENSITY:** 17 UNITS/ACRE  
 FOR AREAS LOCATED WITHIN A CAMA CONSERVATION AREA THE MAXIMUM ALLOWED DENSITY IS 2.5 UNITS/ACRE.  
**DENSITY TRACT 3C:**  
 62 UNITS  
 MAXIMUM ALLOWED UNITS @ 17 UNITS/ACRE = 199 UNITS  
 PROPOSED DENSITY 5.3 UNITS/ACRE = 62 UNITS  
**PARKING REQUIREMENT RESIDENTIAL:**  
 MAX: 2.5 PER UNIT  
 MIN: 0-1 BEDROOM 1.5; 2 BEDROOM 2; 3 OR MORE BEDROOMS 2.25  
 TOWNHOMES: 62 (3 AND 4 BEDROOM)  
**PARKING REQUIREMENT TOWNHOMES:** MAX. 2.5/MIN. 2.25 PER UNIT  
 PARKING REQUIRED TOWNHOMES: 155 MAX./140 MIN.  
 PARKING PROVIDED TOWNHOMES: 180 TOTAL  
**TRACT 3C:** 11.69 AC (509,216 SF)  
 ROW AREA: 0.77 AC  
 WETLAND AREA: 0.54 AC  
 POND/WATERS OF US AREA: 0.25 AC  
 PROPOSED POND AREA: 0.30 AC  
 IMPERVIOUS AREA: 4.45 AC  
 OPEN SPACE AVAILABLE: 5.38 AC  
**OPEN SPACE REQUIREMENT TRACT 3C MF:** 35% OF TRACT AREA MINUS PONDS, MARSH, ETC. 17.5% ACTIVE/PASSIVE; 17.5% ACTIVE/PASSIVE/OPEN; AS PER ARTICLE 7  
 35%(11.69-1.09)=3.71 AC  
 3.71 AC REQUIRED (1.85 ACTIVE/1.85 PASSIVE)  
 \*\* BREAK DOWN OF ACTIVE AND PASSIVE TO BE DETERMINED.  
**STREETYARD FOR NON SINGLE FAMILY:** 12 MULTIPLIER  
**SOLID WASTE DISPOSAL:**  
 TOWN HOMES: HAND CART  
**WATER AND SEWER CAPACITY:**  
 TOWN HOMES: 360 G.P.D. PER UNIT = 22,320 G.P.D.  
**ADJACENT PROPERTY INFORMATION:** SEE SURVEY PLAN

**IMPERVIOUS AREA**

TRACT 3C IMPERVIOUS AREA MF AND TOWNHOMES:	
BUILDINGS:	100,820 SF
SIDEWALK:	5,822 SF
ASPHALT/CONC./C&G:	51,846 SF
PATH:	9,728 SF
DRIVEWAYS:	28,000 SF
<b>TOTAL:</b>	<b>194,044 SF TOTAL</b>
<b>PERCENT IMP.:</b>	<b>38.10%</b>

TOWNHOMES	BUILDING	# ON SITE	STORIES	HEIGHT	UNITS	BEDROOMS/UNIT	FOOTPRINT BUILDING	FOOTPRINT TOTAL	SF/UNIT
2 UNIT	1	2	30'±	2	3-4	3,620 SF	3,620 SF	1,800-2,200 SF	
4 UNIT	15	2	30'±	60	3-4	6,480 SF	97,200 SF	1,800-2,200 SF	
<b>TOTAL</b>		<b>16</b>			<b>62</b>		<b>100,820 SF</b>	<b>1,800-2,200 SF</b>	



**NOTES:**  
 1. ALL COMMON SPACE/OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AFTER COMPLETION OF CONSTRUCTION AND AFTER BEING TURNED OVER TO THE PROPERTY OWNERS ASSOCIATION BY THE DEVELOPER.  
 2. ALL STRUCTURES LOCATED WITHIN THE FLOOD PLAIN MUST COMPLY WITH ALL FLOOD PLAIN REQUIREMENTS.

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

**Approved Construction Plan**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning \_\_\_\_\_  
 Traffic \_\_\_\_\_  
 Fire \_\_\_\_\_

NC DENR PWSS WATER PERMIT # \_\_\_\_\_  
 WATER CAPACITY: \_\_\_\_\_ GPD  
 DWQ SEWER PERMIT # \_\_\_\_\_  
 SEWER CAPACITY: \_\_\_\_\_ GPD  
 SEWER SHED # AND PLANT: \_\_\_\_\_  
 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

Approval of this plan establishes a zoning vested right under G.S. 160A-385.1. Unless terminated at an earlier date, the zoning vested right shall be valid until \_\_\_\_\_.  
 Approval of this plan, subject to the statutory requirements of G.S. 160A-385, establishes a vested right under G.S. 160A-385(b1). Unless terminated at an earlier date, the vested rights pursuant to G.S. 160A-385 shall be valid until \_\_\_\_\_.

**Anticipated Phasing**  
 It is anticipated that the development will be constructed in phases, with the following tracts included in separate phases. The sequencing of the construction of these phases has not yet been determined:  
 Tract 3B will be a phase;  
 Tract 3A will be a second phase;  
 Tract 2 will be a third phase; and  
 Tract 3C will be a fourth phase.

**SCALE: 1" = 60'**

**OVERALL SITE PLAN - TRACT 3C**  
**WOODLANDS AT ECHO FARMS**  
 4114 ECHO FARMS BLVD.  
 WILMINGTON, NC 28412  
 NEW HANOVER COUNTY

**LAND OWNER/APPLICANT**  
 ECHO FARMS, LLC  
 MATRIX DEVELOPMENT GROUP  
 CN4000 FORSGATE DRIVE  
 CRANFURY, NJ 08012  
 732-521-2800

**NORRIS & TUNSTALL**  
 CONSULTING ENGINEERS P.C.  
 902 MARKET STREET  
 WILMINGTON, NC 28401  
 1429 ASH-LITTLE RIVER RD. NW  
 ASH, NC 28420  
 PHONE (910) 343-9553  
 PHONE (910) 287-5900

License #C-3641  
**16083**  
 DES. JST  
 CDR. JPN  
 DRWN. NKS  
 DATE 7/7/17



**NOT FOR CONSTRUCTION**  
**C0.3C**



55  
8,157. sf  
0.41 ac

56  
22,483. sf  
0.51 ac

**LEGEND**

- OPEN SPACE
- OPEN SPACE (ACTIVE)

NOTE: OPEN SPACE PLAN REFLECTS PRELIMINARY AREAS OPEN FOR DESIGNATION AS ACTIVE OR PASSIVE RECREATION AREAS AND OPEN SPACE.

**SCALE: 1" = 50'**

**City of WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
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Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

**Approved Construction Plan**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_

Traffic: \_\_\_\_\_

Fire: \_\_\_\_\_

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

NCDENR PWSS WATER PERMIT #: \_\_\_\_\_

WATER CAPACITY: \_\_\_\_\_ GPD

DWQ SEWER PERMIT #: \_\_\_\_\_

SEWER CAPACITY: \_\_\_\_\_ GPD

SEWER SHED # AND PLANT: \_\_\_\_\_

SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

OPEN SPACE PLAN - TRACT 3C  
WOODLANDS AT ECHO FARMS  
4114 ECHO FARMS BLVD.  
WILMINGTON, NC 28412  
NEW HANOVER COUNTY

LAND OWNER/APPLICANT  
ECHO FARMS LLC  
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CRANFORD, NJ 07012  
732-521-2800

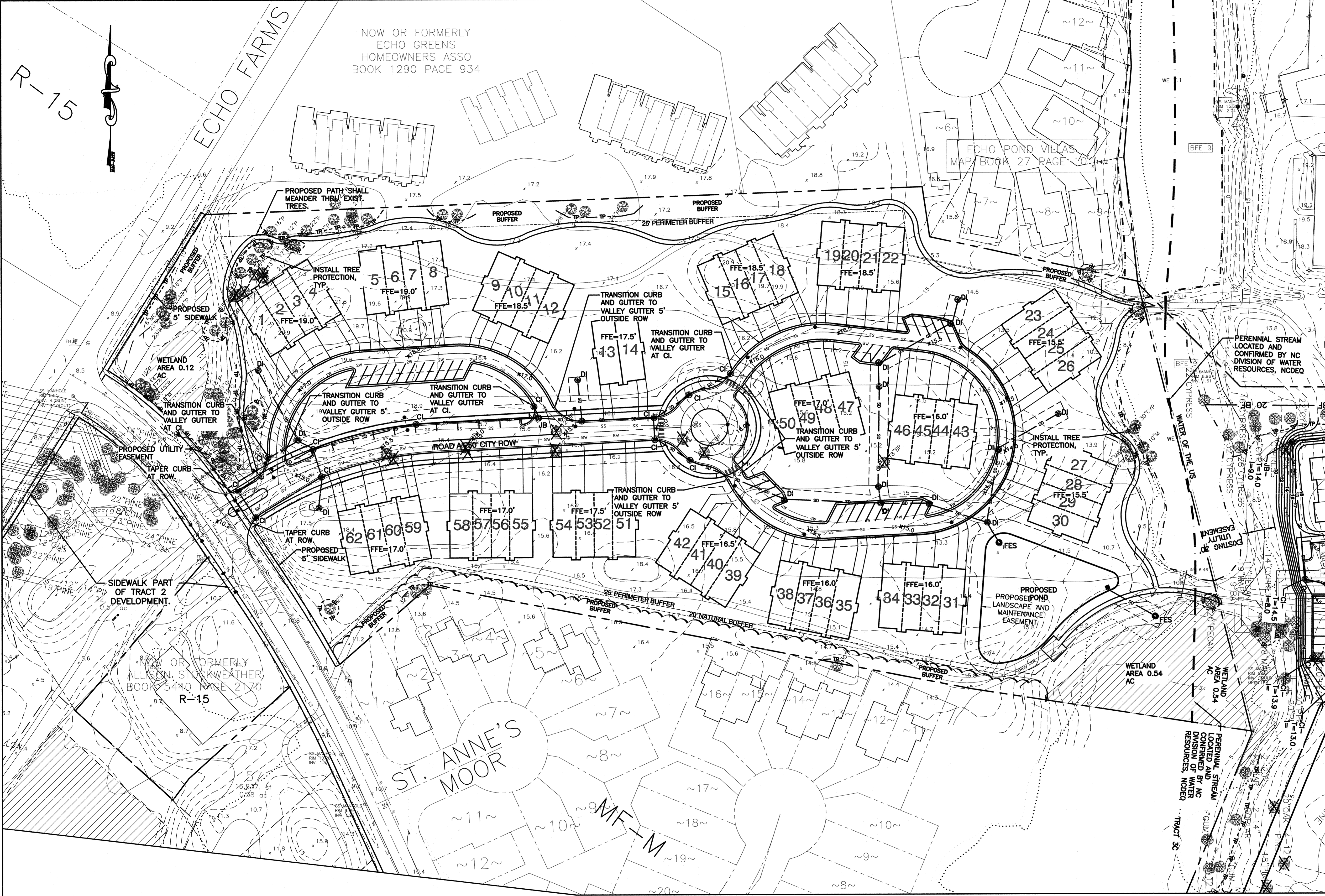
**NORRIS & TUNSTALL**  
CONSULTING ENGINEERS P.C.  
1429 ASH-LITTLE RIVER RD. NW  
ASH, NC 28420  
PHONE (910) 287-5900

Licence #C-3641  
**16083**  
DES. JST  
C.D. JPN  
DRWN. NKS  
DATE 7/7/17



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**C0.7**



NOW OR FORMERLY  
ECHO GREENS  
HOMEOWNERS ASSO  
BOOK 1290 PAGE 934

NOW OR FORMERLY  
ALLISON STOKKWEATHER  
BOOK 5440 PAGE 2170

ECHO POND VILLAS  
MAP BOOK 27 PAGE 10

R-15

ECHO FARMS

ST. ANNE'S  
MOOR

MF-M

TREE REMOVAL TABLE

BRADFORD PEAR (SIGNIFICANT)	MAPLE (REGULATED)	PINE (REGULATED)	GUM (REGULATED)
12" (1)	10" (2)	13" (1)	11" (1)
18" (3)	11" (1)	15" (3)	
	12" (2)	16" (1)	

SCALE: 1" = 50'



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**City of WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
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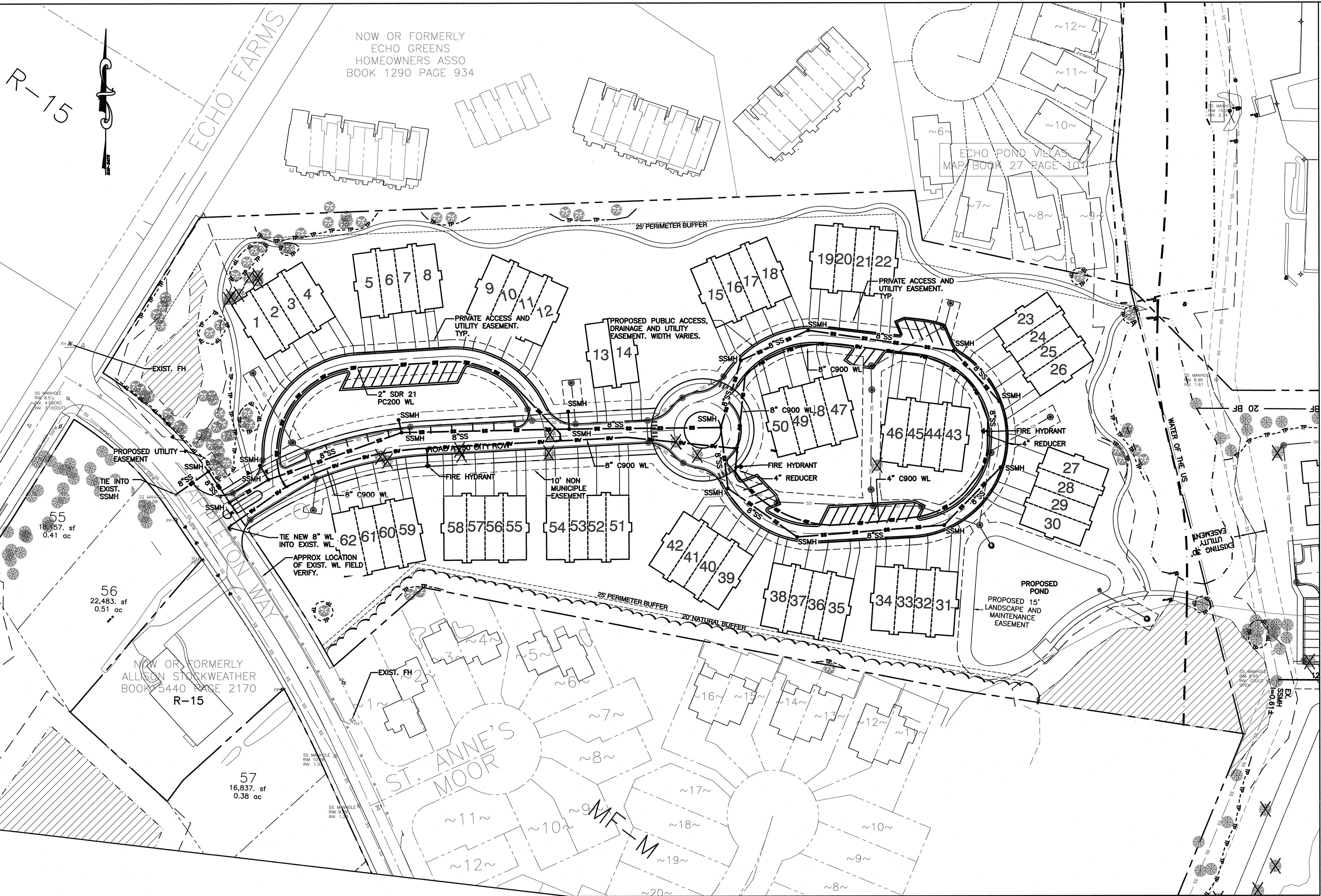
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
**C1.7**

LAND OWNER/APPLICANT  
ECHO FARMS, LLC  
MATRIX DEVELOPMENT GROUP  
CN4000 FORSGATE DRIVE  
CRANFURY, NJ 08012  
732-521-2800

GRADING, DRAINAGE AND EROSION CONTROL PLAN  
WOODLANDS AT ECHO FARMS - TRACT 3C  
4114 ECHO FARMS BLVD.  
WILMINGTON, NC 28412  
NEW HANOVER COUNTY

**NORRIS & TUNSTALL**  
CONSULTING ENGINEERS P.C.  
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ASH, NC 28420  
PHONE (910) 287-5900

License #C-3641  
16083  
DES: JST  
CDR: JPN  
DRWN: NKS  
DATE: 7/7/17



NOW OR FORMERLY  
ECHO GREENS  
HOMEOWNERS ASSO  
BOOK 1290 PAGE 934

ECHO POND VILLAS  
MAP BOOK 27 PAGE 101

NOW OR FORMERLY  
ALLISON STOCKWEATHER  
BOOK 5440 PAGE 2170

ST. ANNE'S  
MOOR

SCALE: 1" = 50'  
0 50 100 150

UTILITY PLAN  
WOODLANDS AT ECHO FARMS - TRACT 3C  
4114 ECHO FARMS BLVD.  
WILMINGTON, NC 28412  
NEW HANOVER COUNTY

LAND OWNER/APPLICANT  
ECHO FARMS, LLC  
MATRIX DEVELOPMENT GROUP  
CNA400 FORSGATE DRIVE  
CRANFORD, NJ 07012  
732-521-2800

**NORRIS & TUNSTALL**  
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1429 ASH-LITTLE RIVER RD. NW  
ASH, NC 28420  
PHONE (910) 287-5900  
902 MARKET STREET  
WILMINGTON, NC 28401  
PHONE (910) 343-9653

Licence #C-3641  
**16083**  
DES. JST  
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DRWN. NKS  
DATE 7/7/17



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

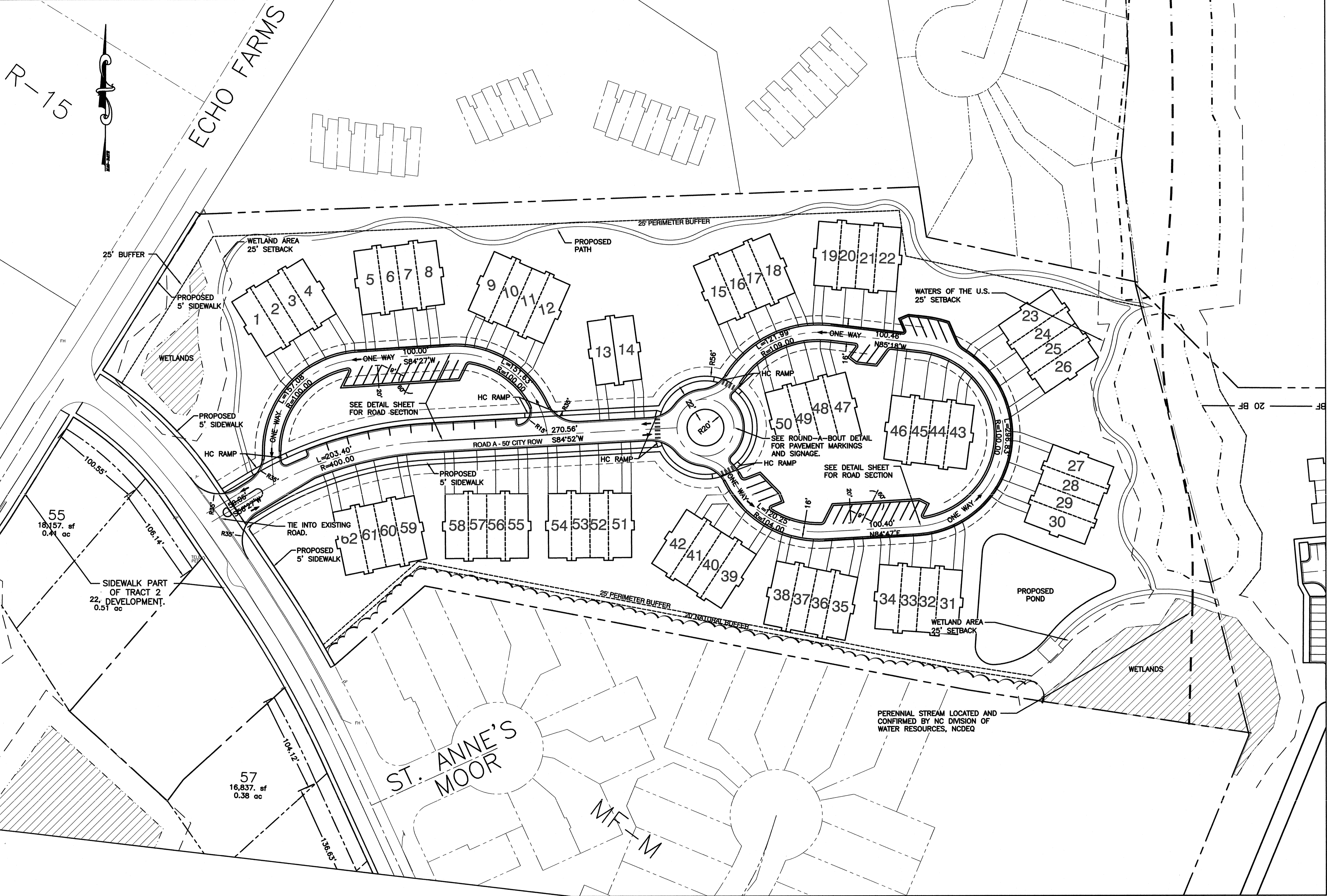
**C2.5**

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

**Approved Construction Plan**  
Name \_\_\_\_\_ Date \_\_\_\_\_  
Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_

NCDENR PWSS WATER PERMIT # \_\_\_\_\_  
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DWQ SEWER PERMIT # \_\_\_\_\_  
SEWER CAPACITY: \_\_\_\_\_ GPD  
SEWER SHED # AND PLANT: \_\_\_\_\_  
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

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R-15



SCALE: 1" = 50'

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**City of WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

**Approved Construction Plan**

Name	Date
Planning	_____
Traffic	_____
Fire	_____

NCDENR PWSS WATER PERMIT # \_\_\_\_\_  
 WATER CAPACITY: \_\_\_\_\_ GPD  
 DWQ SEWER PERMIT # \_\_\_\_\_  
 SEWER CAPACITY: \_\_\_\_\_ GPD  
 SEWER SHED # AND PLANT: \_\_\_\_\_  
 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

LAYOUT PLAN  
 WOODLANDS AT ECHO FARMS - TRACT 3C  
 4114 ECHO FARMS BLVD.  
 WILMINGTON, NC 28412  
 NEW HANOVER COUNTY

LAND OWNER/APPLICANT  
 ECHO FARMS LLC  
 MATRIX DEVELOPMENT GROUP  
 61400 FORSGATE DRIVE  
 CRANFORD, NJ 07012  
 732-521-2800

**NORRIS & TUNSTALL**  
 CONSULTING ENGINEERS P.C.  
 902 MARKET STREET  
 WILMINGTON, NC 28401  
 PHONE (910) 343-9653  
 1429 ASH-LITTLE RIVER RD. NW  
 ASH, NC 28420  
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Licence #C-3641  
**16083**  
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 DATE: 7/7/17

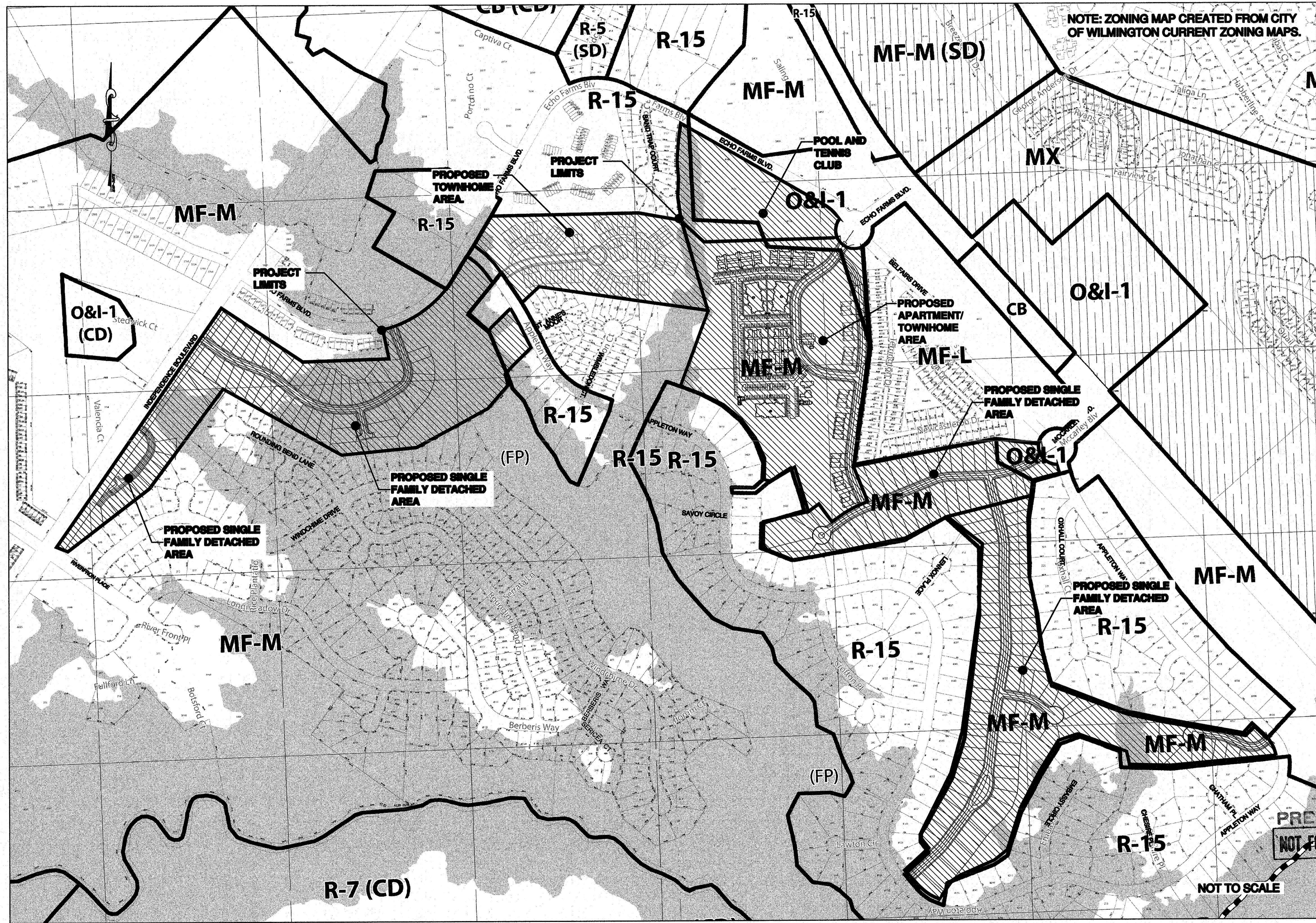
**NOT FOR CONSTRUCTION**  
**PRELIMINARY**

**C4.7**

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NOTE: ZONING MAP CREATED FROM CITY OF WILMINGTON CURRENT ZONING MAPS.



ZONING MAP PLAN  
WOODLANDS AT ECHO FARMS  
4114 ECHO FARMS BLVD.  
WILMINGTON, NC 28412  
NEW HANOVER COUNTY

LAND OWNER/APPLICANT  
ECHO FARMS, LLC  
MATRIX DEVELOPMENT GROUP  
CH400 FORSGATE DRIVE  
CRANFURY, NJ 08812  
762-921-2800

**NORRIS & TUNSTALL**  
CONSULTING ENGINEERS P.C.  
148 ASHLITTLE RIVER RD. NW  
AGE, NC 28403  
PHONE (910) 287-5900  
903 MARKET STREET  
WILMINGTON, NC 28401  
PHONE (910) 248-9653

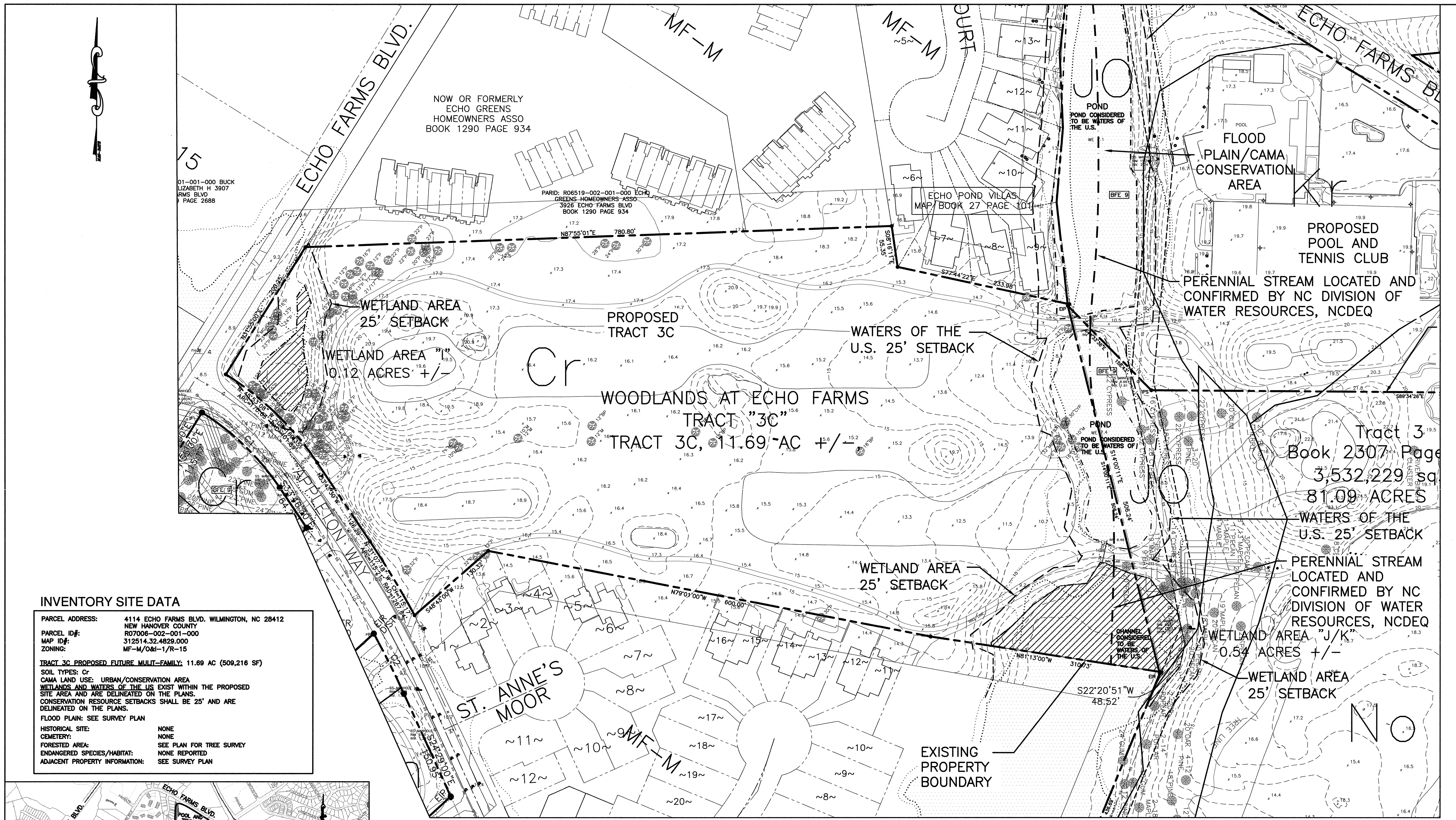
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**16083**  
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ORD. JPN  
DRAW. NKS  
DATE 6/6/17



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
**I-1.5**

NOT TO SCALE

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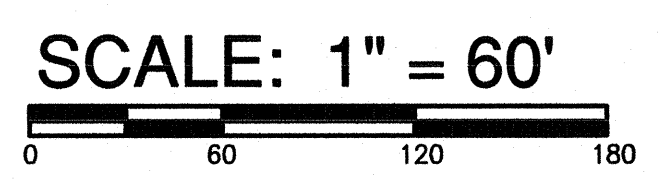
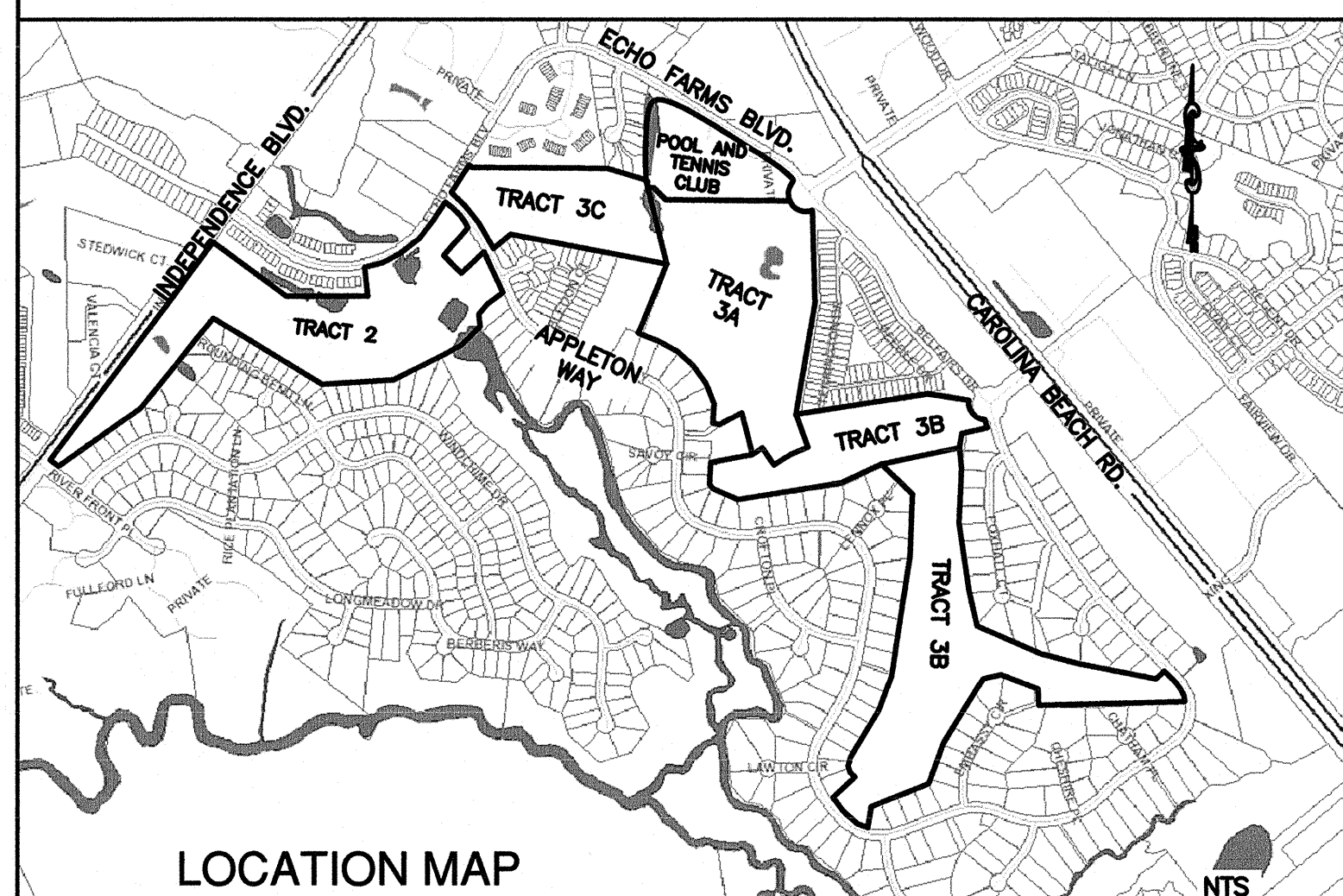
**INVENTORY SITE DATA**

PARCEL ADDRESS: 4114 ECHO FARMS BLVD. WILMINGTON, NC 28412  
 NEW HANOVER COUNTY  
 PARCEL ID#: R07006-002-001-000  
 MAP ID#: 312514.32.4829.000  
 ZONING: MF-M/O&I-1/R-15

**TRACT 3C PROPOSED FUTURE MULTI-FAMILY: 11.69 AC (509,216 SF)**

SOIL TYPES: Cr  
 CAMA LAND USE: URBAN/CONSERVATION AREA  
 WETLANDS AND WATERS OF THE U.S. EXIST WITHIN THE PROPOSED SITE AREA AND ARE DELINEATED ON THE PLANS.  
 CONSERVATION RESOURCE SETBACKS SHALL BE 25' AND ARE DELINEATED ON THE PLANS.  
 FLOOD PLAIN: SEE SURVEY PLAN

HISTORICAL SITE: NONE  
 CEMETERY: NONE  
 FORESTED AREA: SEE PLAN FOR TREE SURVEY  
 ENDANGERED SPECIES/HABITAT: NONE REPORTED  
 ADJACENT PROPERTY INFORMATION: SEE SURVEY PLAN



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**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit #: \_\_\_\_\_  
 Signed: \_\_\_\_\_

**Approved Construction Plan**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning \_\_\_\_\_  
 Traffic \_\_\_\_\_  
 Fire \_\_\_\_\_

NCDENR PWSS WATER PERMIT #: \_\_\_\_\_  
 WATER CAPACITY: \_\_\_\_\_ GPD  
 DWQ SEWER PERMIT #: \_\_\_\_\_  
 SEWER CAPACITY: \_\_\_\_\_ GPD  
 SEWER SHED # AND PLANT: \_\_\_\_\_  
 SEWER TO FLOW THROUGH NEI: YES OR NO (CIRCLE ONE)

**INVENTORY SITE PLAN - TRACT 3C**  
 WOODLANDS AT ECHO FARMS  
 4114 ECHO FARMS BLVD.  
 WILMINGTON, NC 28412  
 NEW HANOVER COUNTY

LAND OWNER/APPLICANT  
 ECHO FARMS, LLC  
 MATRIX DEVELOPMENT GROUP  
 61400 FORSGATE DRIVE  
 CRANFORD, NJ 07012  
 732-921-2900

**NORRIS & TUNSTALL**  
 CONSULTING ENGINEERS P.C.

1429 ASH-LITTLE RIVER RD. NW  
 ASH, NC 28420  
 902 MARKET STREET  
 WILMINGTON, NC 28401  
 PHONE (910) 343-9653

Licence #C-3641  
**16083**  
 DES. JST  
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 DATE 7/7/17

**NOT FOR CONSTRUCTION**



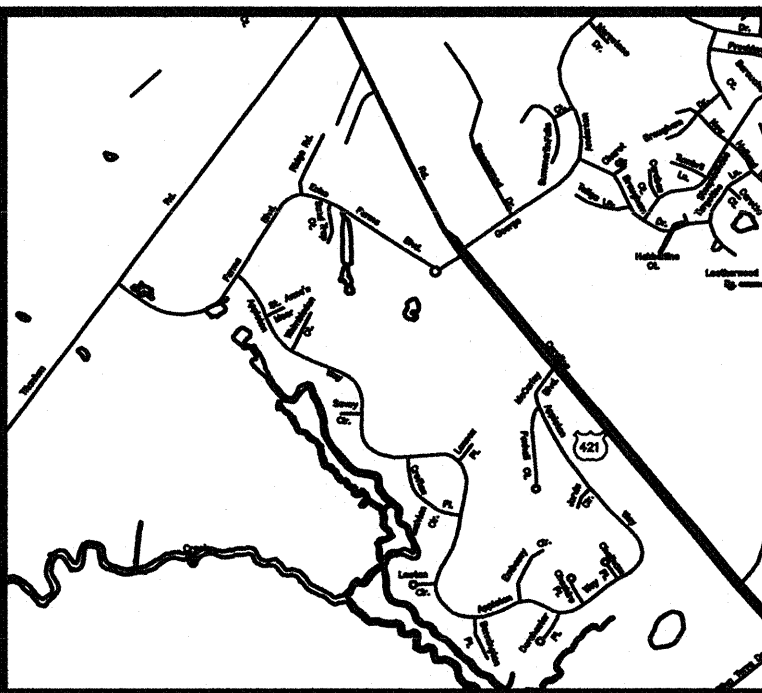
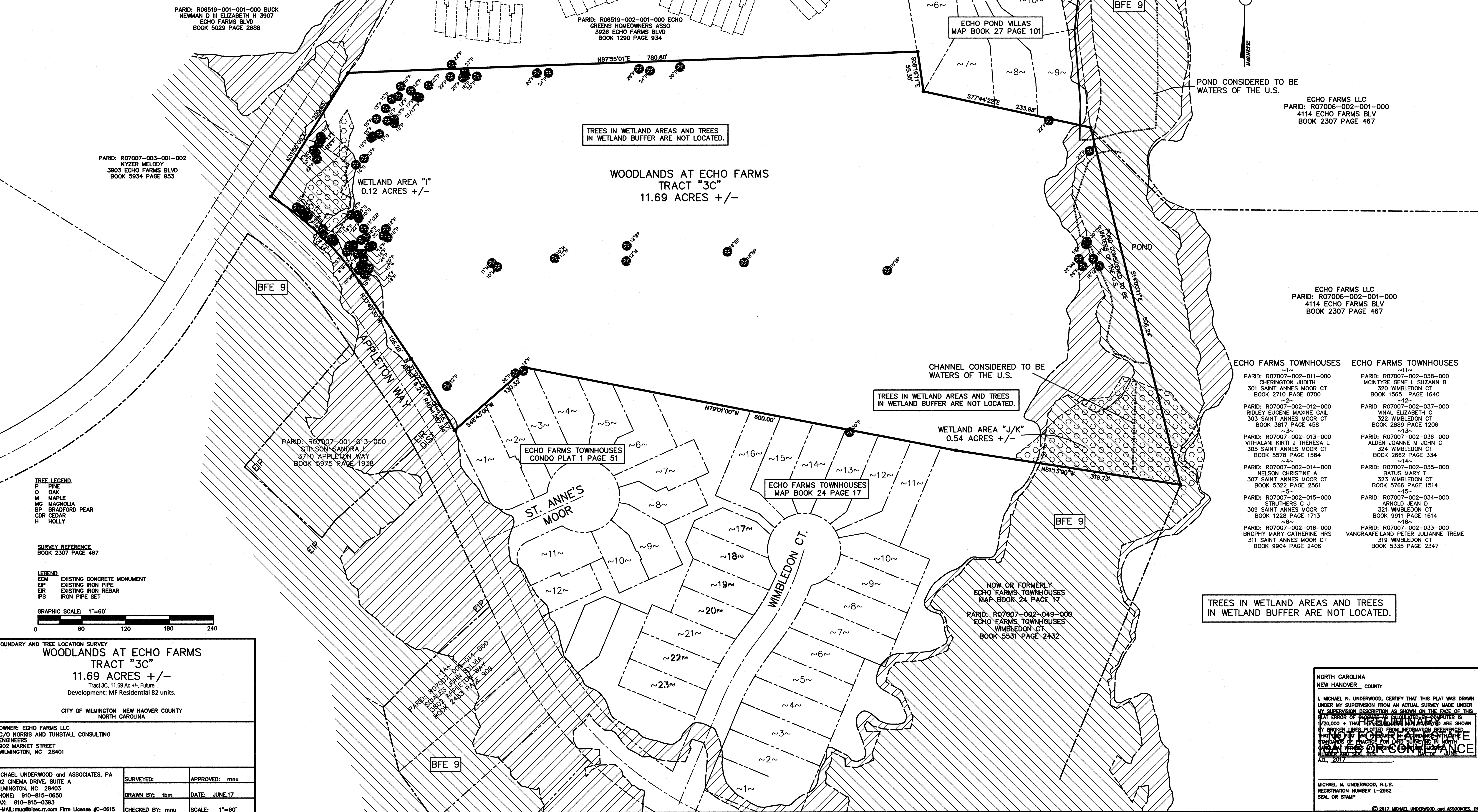
**I-1.4**



**FLOOD LEGEND**  
 FLOOD INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL 3720312500, EFFECTIVE DATE APRIL 3, 2006.

- ZONE "X" UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- ZONE "X" SHADED - AREAS DETERMINED TO BE LOCATED IN A 0.2% ANNUAL CHANCE FLOOD HAZARD
- AREAS DETERMINED LOCATED IN SPECIAL FLOOD HAZARD AREAS. ELEVATION DETERMINED.

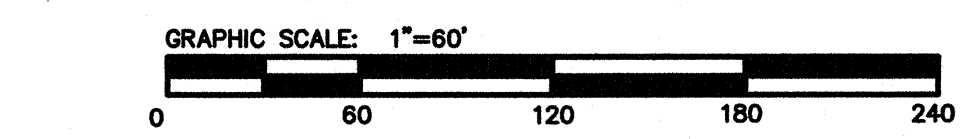
Curve #	Radius	Delta	Length	Chord	Tangent	Chord Direction
C1	401.89'	24°19'35"	170.63'	169.35'	86.82'	N45°37'08"W



- TREE LEGEND**
- P PINE
  - O OAK
  - M MAPLE
  - MG MAGNOLIA
  - BP BRADFORD PEAR
  - CDR CEDAR
  - H HOLLY

**SURVEY REFERENCE**  
 BOOK 2307 PAGE 467

- LEGEND**
- ECM EXISTING CONCRETE MONUMENT
  - EIP EXISTING IRON PIPE
  - EIR EXISTING IRON REBAR
  - IPS IRON PIPE SET



**BOUNDARY AND TREE LOCATION SURVEY**  
**WOODLANDS AT ECHO FARMS TRACT "3C"**  
 11.69 ACRES +/-  
 Tract 3C, 11.69 Ac +/-, Future Development: MF Residential 82 units.  
 CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: ECHO FARMS LLC  
 C/O NORRIS AND TUNSTALL CONSULTING ENGINEERS  
 902 MARKET STREET  
 WILMINGTON, NC 28401

MICHAEL UNDERWOOD and ASSOCIATES, PA  
 102 CINEMA DRIVE, SUITE A  
 WILMINGTON, NC 28403  
 PHONE: 910-815-0650  
 FAX: 910-815-0393  
 E-MAIL: muo@bzcc.com Firm License #C-0615

SURVEYED: \_\_\_\_\_ APPROVED: mnu  
 DRAWN BY: tbn DATE: JUNE, 17  
 CHECKED BY: mnu SCALE: 1"=60'

NORTH CAROLINA  
 NEW HANOVER COUNTY

I, MICHAEL N. UNDERWOOD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DESCRIPTION AS SHOWN ON THE FACE OF THIS PLAT. I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC THAT IS NOT SHOWN ON THE PLAT. I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC THAT IS NOT SHOWN ON THE PLAT. I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC THAT IS NOT SHOWN ON THE PLAT.

MICHAEL N. UNDERWOOD, R.L.S.  
 REGISTRATION NUMBER L-2862  
 SEAL OR STAMP

© 2017 MICHAEL UNDERWOOD and ASSOCIATES, PA