



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Michael Surface, Senior Planner

DATE: September 6, 2022

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Homestead Estates, located in a portion of the N1/2 Section 18, T.13N., R.68W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Lovas Engineering on behalf of Swagger Construction, LLC, has submitted a Subdivision Permit and Plat application for Homestead Estates, located southeast of the I-80/Otto Road junction. The application has been submitted for the purpose of subdividing the approximately 254-acre parcel into 45 single-family residential tracts.

BACKGROUND

The subject property is un-platted and undeveloped with five accessory structures located on it. The surrounding area consists of rural residential and agricultural properties ranging from 1.48 to several thousand acres.

PERTINENT REGULATIONS

Section 2-1-101 (a-e) of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Ag & Range Land (AGR). The Ag and Range Land are outlying areas of Laramie County and are typically far removed from the providers of public services and have relatively lower levels of road access. Primary

uses are agriculture crop and livestock production and associated residential uses. Any new development in this area shall address water availability, public lands access, cultural resource preservation, roads, and connectivity.

The subject property is also located outside the State Engineer's control area, AMEC Memo Area, and Cheyenne MPO area boundaries and is therefore not impacted by these regulations.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). DEQ submitted their adverse recommendation letter to the County Commissioners on July 6. The letter states the review findings, recommendations and the notes that must be added to the plat and is attached.

Water and sewage disposal shall be provided by individual well and septic systems. With an average lot size of 5.60 acres, the minimum requirement for septic system permits, tract size, and well permits are met.

A complete traffic study was submitted by the applicant and the reviewing engineer has concurred, and determined that it is adequate for the development. A preliminary drainage study was also submitted and concurred with by the reviewing engineer. Agency review comments pertained to clerical errors, missing information, road names, wastewater systems and road construction.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. Comment letters were received from Andy Leishman and Russell McKenna – these letters are attached. Comments pertained to concerns regarding water availability and the potential impacts the subdivision would have on existing wells, wildlife, road conditions and the impacts the subdivision would have on the surrounding area.

A public hearing of this subdivisions preliminary development plan was heard by the Planning Commission on April 14, 2022. The application was approved (5 – 0) with three recommendations. All recommendations have been addressed with the submittal of the subdivision application. A public hearing was held by the Planning Commission on July 14, 2022, when it was recommended for approval by a 3 – 0 vote with two conditions.

Staff finds this application is in conformance with the plans and policies of Laramie County.

FINDINGS AND RECOMMENDATION

Based on evidence provided, the Planning Commission along with staff recommends the Board find that:

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

Based upon the finding the Planning Commission and staff recommend approval of the Subdivision Permit and Plat for Homestead Estates to the Laramie County Board of Commissioners with the following conditions:

1. All clerical errors and missing information on the plat must be addressed prior to recordation.
2. DEQ's required notes must be added to the plat prior to final approval.

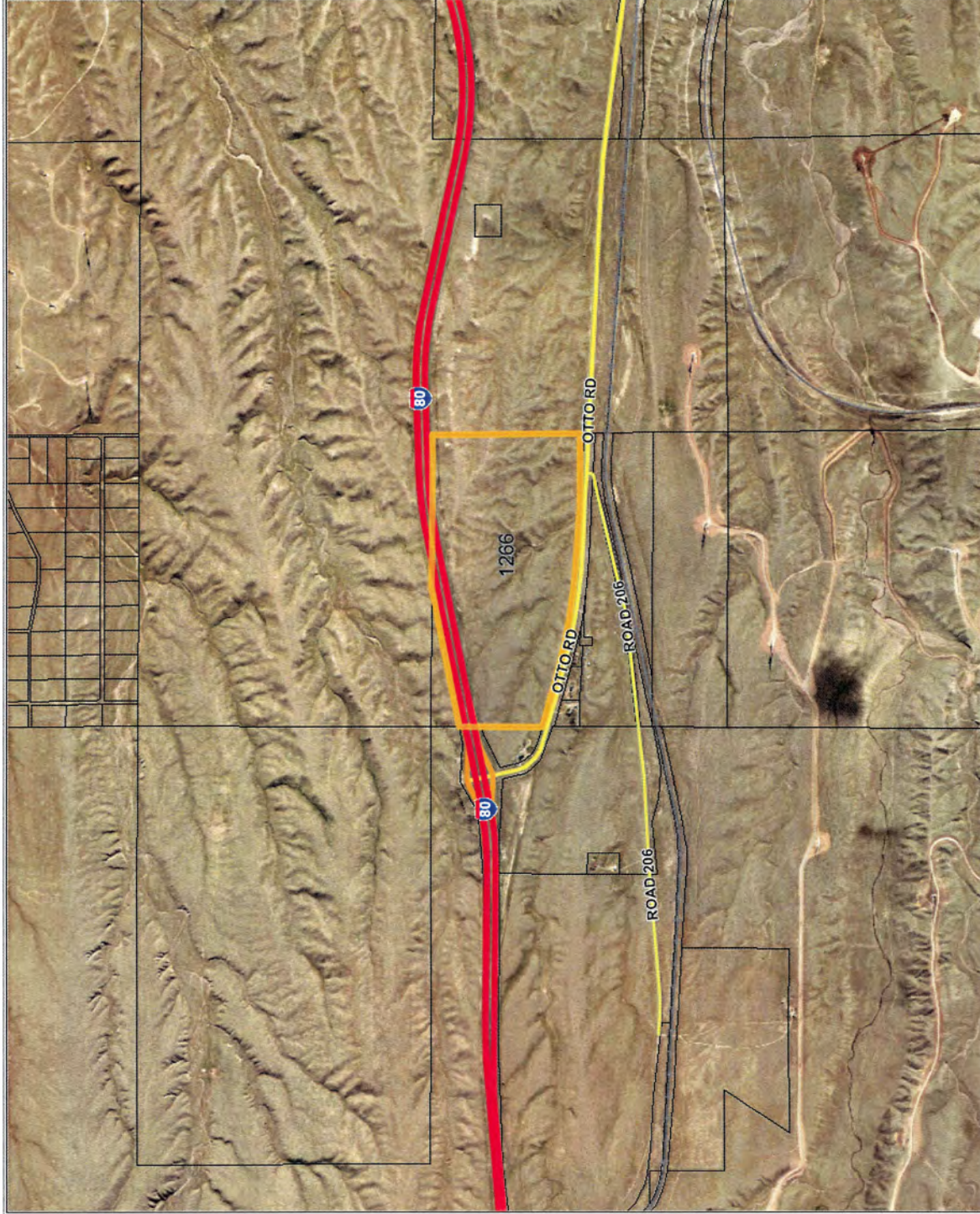
Late on June 25, 2022 a revised plat was received by Planning. The DEQ Notes are on the plat. There will be a second round review to ensure clerical errors and missing information has been addressed prior to recording.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Homestead Estates, located in a portion of the N1/2 Section 18, T.13N., R.68W., of the 6th P.M., Laramie County, WY with two conditions and adopt the one findings of fact a of the staff report.

ATTACHMENTS

- Attachment 1: Jurisdiction and Location Map**
- Attachment 2: Applicant's Transmittal Narrative Letter**
- Attachment 3: Public Comment Letters**
- Attachment 4: Agency Comments Report**
- Attachment 5: DEQ Chapter 23 Study Response Letter**
- Attachment 6: King Ranch- Plume Overlap**
- Attachment 7: Resolution**
- Attachment 8: Plat**



Laramie County Wyoming MapServer

Jurisdiction and Location Map

AMEC Memo: Outside Jurisdiction

Metropolitan Planning Organization:
Outside Jurisdiction






Fire District: FD#10

State Engineer's Office Control Area:
Outside Control Area

Comprehensive Plan: AGR - Ag & Range
Land

PlanCheyenne: Outside Jurisdiction

Zone District: Outside Jurisdiction

-  Interstate
-  Major Road
-  State Land
-  Curt Goudy State Park
-  BLM Land

NORTH

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Mr. Michael Surface – Associate Planner
Laramie County Planning & Development
Via: email

michael.surface@laramiecountywy.gov

RE: HOMESTEAD ESTATES – FINAL PLAT & SUBDIVISION PERMIT TRANSMITTAL NARRATIVE

6/3/2022

Dear Mr. Surface,

As the Agent for and on behalf of Swagger Construction, LLC I'm please to submit a Final Plat & Subdivision Permit Application package and associated required documents for the above referenced Project. The Homestead Estates Project contains 254.27 acres and is located in a portion of the N 1/2 of Section 18, Township 16 North, Range 68 West of the Sixth Principal Meridian. This subdivision proposes to develop the existing parcel into (45) rural residential tracts averaging 5.65 acres per tract (gross). The Development proposes construction of approximately 9,940 LF of internal roadway inside a proposed 80' ROW dedicated as a part of the plat.

Correspondence with Laramie County Fire District #10 have taken place; it is anticipated that the Project will provide a water source (fire cistern) within the Project boundary.

Enclosed with this Letter are the following documents as required by Laramie County Land Use Regulations:

- Pre-Application Meeting Minutes by Michael Surface – Associate Planner
- Completed Subdivision Permit Application
- Final Plat Draft – Updated Plat w/Road Names Will Be Provided Prior to BOCC Meeting
- Warranty Deed
- Community Facilities Fee Acknowledgement Letter
- Proof of Chapter 23 Study Submittal to DEQ

If you have any questions or require additional information, please contact me directly.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Chris S. Lovas".

Christopher S. Lovas, PE | Lovas Engineering, PC

PZ-22-00209 Public Comment – Andy Leishman 6/17/22




Fri 6/17/2022 1:46 PM

personal <leishman35@protonmail.com>

Homestead Estates Project

To: Planning

 Follow up. Completed on Tuesday, June 21, 2022.
You replied to this message on 6/21/2022 8:33 AM.

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Hello,

I see the plans to allow 45 houses off Otto rd and I-80. I would like to let you know this is a bad idea. First off, the water plume comes to mind, that is going to ruin everyone's well in the area. I hope you are willing to pay everyone for the ruined wells. Second off, the wells are very deep with the average being around 500 ft. If those go dry, I hope you will be also compensating everyone for that. Third, the wildlife was already incredible displaced by those wind mill monstrosities. Let alone how many other animals are hit by lower amount of traffic at the moment. Fourthly, the winters and snow drifting, the snow build up out here with limited trees and other obstructions are going to make the living conditions very difficult for the vast majority of people and frankly very difficult to get help. The entirety of Otto road will also need to be plowed, everytime it snows, no more stopping just past Dyno Nobel. Please consider these factors and not simply the tax money that will be brought in. These are more than likely not Wyomingites moving into these houses. These are the more wealthy from CO, CA, and they will begin to change the political landscapes. Wyoming is one of the last states people can be free.

Sincerely,
Andy Leishman

Sent with [Proton Mail](#) secure email.

PZ-22-00209 Public Comment – Russell McKenna 6/17/22




Fri 6/17/2022 7:42 PM

Mckenna Russell <mckennaerussell@gmail.com>

Homestead Estate

To: Planning

 Follow up. Completed on Tuesday, June 21, 2022.
You replied to this message on 6/21/2022 8:32 AM.

Good afternoon,

I am concerned about the plans to build 45 houses off of Otto Rd. It is absolutely irresponsible and a mistake to build so many houses in this area.

We rely on the water table here to provide water to our life stock, crops, and families. Putting 45 houses with wells there will put the entire water supply at risk, destroying the livelihoods of many and risking our ability to water our animals and crops. We expect compensation and replacement of our water sources should the plans move forward with building. Or, even better, just don't risk it at all.

We are already at a high fire risk here. The fire district has warned that this summer will be filled with overwhelming wildfires across the region due to the lack of precipitation. It is highly irresponsible to risk our water supply and add 45 new risks to the area.

The lack of reception and communication about our concerns is telling of the character of all those involved. It sets a precedent that Laramie county and the companies care more about making a quick buck over the hard working Americans already in the area who rely on our land to take care of our families.

We work hard to keep the Wyoming land we are responsible for beautiful. Wyoming's rolling grassy hills are a staple of the area. The plans that have been laid out would level and flatten a large chunk of the area.

Wyoming relies on agriculture and raising livestock, we are doing our part in that. Should the plans for "homestead estate" move forward, the county and companies involved are loudly saying they do not care about this.

The wildlife also relies on us. We work hard to live in unison with the wildlife that's shares our land. To add an entire complex of houses would uproot hundreds, if not thousands, of wildlife from their homes.

The name "Homestead Estates" is an insult to those of us actually homesteading. Calling some 5-6 acre plots where people can keep a few pet chickens "Homestead Estates" absolutely belittles real homesteaders.

The letter you sent out with the contact information for us to voice our concerns had the email spelt wrong on it, which is unbelievably unprofessional. So I am sending this email to everyone on the county building and planning web page so I am sure it reaches someone.

The great citizens of Otto Rd have voiced our concerns several times and we expect to be heard.

Building Dept.: Building Dept., Daniel Peters Comments Attached 06/14/2022
Building permits shall be required for all new building construction.

Laramie County has adopted the 2021 I-codes and the 2020 NEC.

County Assessor: County Assessor, Kaycee Eisele Comments Attached 06/10/2022
All right-of-ways will need to have approved names prior to recordation.

PER BK 2772 PG 2592, THE OWNER OF THIS PARCEL IS SWAGGER CONSTRUCTION LLC AND THAT WILL NEED TO BE THE OWNERSHIP SIGNING OFF ON PLAT AND AKNOWLEDGED BY NOTARY.

County Engineer: County Engineer, Scott Larson Comments Attached 06/22/2022
Engineer Review

1. Per State Statute 18-5-306 (d), plats are required to include the note "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE".
2. Under the "Notes" the plat indicates this area is served by LCFD #2, but I believe it should be LCFD #10.
3. The plat needs to include actual/final road names.
4. The preliminary Drainage Study submitted is adequate for the plat submittal. A final Drainage Study will be required with the construction plans submitted with the ROW Permit application to address any roadway culverts, etc. that are included in the construction/design plans.
5. The Traffic Study submitted is adequate for this development and I concur with its findings and conclusions.

Surveyor Review

1. Taking into consideration that the plat's ACKNOWLEDGEMENT is properly prepared and includes signature blocks for all of the owners as defined in the DEDICATION, it doesn't seem necessary to require the owners to sign the plat twice.
2. In Laramie County the required Wyoming State Plane field observation coordinates are typically stated in feet rather than latitude and longitude.
3. The boundary ties for the 20' WIDE ELECTRICAL EASEMENT BOOK 1557, PAGE 1139 and the 16.5' WIDE TELEPHONE EASEMENT BOOK 1261, PAGE 946 are not clearly shown on the plat.
4. Considering the scale of the plat and the number of 20.0' GENERAL UTILITY EASEMENTS and the 10.0' GENERAL UTILITY EASEMENTS, it might help if these two different width easements were shown with two different line types for clarity and ease of identification.

County Public Works Department: County Public Works Department, Molly Bennett
Comments Attached 06/28/2022

Note, a Right-of-way and grading permit will be required for this site.

County Real Estate Office: County Real Estate Office, Laura Pate Comments
Attached 06/14/2022

January 21, 2022 the Webers conveyed this property to Swagger Construction LLC. Swagger Construction will need to be listed as owner in the dedication, signature area and the notary acknowledgement.

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 06/24/2022

The full DEQ Chapter 23 Study shall be submitted to this office prior to the issuance of any on-site wastewater system permits.

A copy of the signed final plat shall be available prior to the issuance of any on-site wastewater permits.

A percolation test and 10' deep site hole will be required on each lot.

Some lots in this subdivision appear to have steep slopes. Laramie County Environmental Health does not issue onsite wastewater system permits on slopes greater than 15%.

Intraoffice: Planners, Cambia McCollom Comments Attached 06/16/2022
Please include road names.

Planners: Planners, Marissa Pomerleau Comments Attached 06/29/2022

1. Preliminary Plat must be removed from the title. It should read Final Plat for Homestead Estates or Subdivision Plat for Homestead Estates.
2. The "Preliminary" stamp must be removed.
3. The approval signature block is required to be adjacent to the bottom or right border.
4. The plat notes only state how the subdivision will not be serviced. Please include how they will be (i.e. well and septic).
5. The listed fire district is incorrect.
6. Please add the required mineral estate statement.
7. Road names must be added for review and approval.
8. Two owner signature blocks are not needed, the lines directly below the dedication can be deleted.
9. The required CWPP notes are missing. It looks like the property is in the low risk area with some parts being in the medium risk area.
10. The owner and notary signature blocks are a little confusing. The owners have a

signature line each, but then in the notary space where their names are looks like another signature line. Please just have there names without signature lines in the notary acknowledgment block.

11. The 75' foot radius meets the county requirement for the minimum of a 96' diameter.

12. A non-adverse recommendation from the DEQ is required prior to recordation of the plat.

13. ROW construction and grading permits will be required prior to construction. Road Compliance must be issued by the Public Works Department prior to issuance of any building permits.

WYDOT: WYDOT, Taylor McCort Comments Attached 06/15/2022

Reminder of some general comments:

Developers should be aware that any work or presence in the right of way created by development/construction for this project will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications) and WYDOT District 1 Maintenance. Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre- development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Please contact Mike Ginther (Micheal.Ginther@wyo.gov- 307.745.2118) for Access Permit information.
undefined

AGENCIES WITH NO RESPONSE

CenturyLink, Combined Communications Center, County Attorney, County Clerk, County Conservation District, County Treasurer, Emergency Management, Fire District No 10, High West Energy, Laramie Co School Dist No 1, Laramie Co School Dist No 2 Laramie County Weed & Pest, Sheriff's Office, US Post Office, Wyoming DEQ, Wyoming Game & Fish Dept



Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Mark Gordon, Governor

Todd Parfitt, Director

July 6, 2022

Laramie County Board of Commissioners
309 West 20th Street
Cheyenne, WY 82001

RE: **Adverse Recommendation,**
Homestead Estates Subdivision, Laramie County
WDEQ/WQD Application #2022-173

Dear Commissioners:

The Wyoming Department of Environmental Quality (WDEQ), Water Quality Division (WQD) has completed the review of the proposed Homestead Estates Subdivision located in the N 1/2 of Section 18, T13N, R68W, 6th P.M., in Laramie County, Wyoming. The Homestead Estates Subdivision will create 45 lots out of approximately 254.27 acres. The information was submitted by Robert Chamberlin, Owner, Swagger Construction, LLC, and was signed by John Wetstein, PE, PG, a Wyoming Licensed Engineer and Wyoming Professional Geologist. This letter represents the recommendations of the Wyoming Department of Environmental Quality as required by W.S. 18-5-306(c).

Findings as to the safety and adequacy of the proposed sewage system:

The proposed sewage system is the use of individual on-site septic tanks and leach fields constructed to standards established in WDEQ Water Quality Rules (WQR) and standards established by the Cheyenne/Laramie County Environmental Health Department. The information submitted addresses the safety and adequacy of the proposed sewage system, provided the statements indicated in the “Notes required to be added to the final plat” are adhered to.

Per WQR Chapter 23 Section 7(d)(viii)(A)(I), WDEQ requires that subdivision applications demonstrate that nitrates from on-lot sewage systems will not exceed 10 mg/L at the downgradient property boundary. The application for this subdivision does propose the use of enhanced treatment septic systems. However, WDEQ recommends including a requirement on the plat that all septic systems be enhanced treatment systems that include advanced nitrogen removal technology. Per WQR Chapters 11 and 23, all enhanced treatment systems must be permitted and approved by the WDEQ. A Wyoming Registered Professional Engineer must design the enhanced treatment systems (WQR Chapter 23, Section 7(d)(viii)(E)).

Findings as to the safety and adequacy of the proposed water system:

The subdivision’s proposed water system is the use of individual water supply wells completed on each lot. Each well must be permitted by and constructed to the Wyoming State Engineer’s Office standards. The information submitted addresses the safety and adequacy of the proposed water system, provided compliance with the statements indicated in the “Notes required to be added to the final plat and other

pertinent documents” is maintained.

Notes required to be added to the final plat, and other pertinent documents:

After domestic well installation and prior to use, the WDEQ WQD suggests that homeowners have their well sampled for trichloroethylene (TCE). In addition, the WQD suggests homeowners have their well tested for TCE on a semi-regular schedule.

Homeowners should have their water tested for arsenic, iron and total coliform prior to use. Arsenic in the tested well was greater than the Safe Drinking Water Act (SDWA) primary standard maximum contaminant level (MCL) of 10 ppb, iron was greater than the SDWA secondary standard MCL of 0.3 mg/L, and total coliform was detected in the sample (absent for E. coli).

In order to meet requirements established in Wyoming Water Quality Rules, Chapter 23 Section 7(d)(viii)(A)(I), individual septic systems are required to be enhanced treatment systems with advanced nitrogen removal technology that is capable of achieving an effluent nitrate concentration of less than 20 mg/L.

Conclusions:

Based on the materials and information provided in the Chapter 23 subdivision application, the WDEQ is issuing an “Adverse” recommendation applicable to the Homestead Estates Subdivision. The adverse recommendation is due to the determination that nitrate levels will exceed 10 mg/L at the downgradient property boundary if enhanced treatment systems with advanced nitrogen removal are not used. The WDEQ recommends to the County Commissioners that the subdivision not be approved unless modified to achieve the standards within WQR Chapter 23.

- The subdivision needs to address nitrate levels exceeding 10 mg/L at the downgradient property boundary in the analysis through the use of enhanced treatment systems with advanced nitrogen removal technology or other mechanism (e.g., isolation distances or property lot sizes).
- The enhanced treatment system with advanced nitrogen removal technology will need to be capable of achieving an effluent of less than 20 mg/L nitrates.

In summary, based on the water quality information provided in the Chapter 23 application, we recommend adding the following notes to the plat:

- In order to meet requirements established in Wyoming Water Quality Rules, Chapter 23 Section 7(d)(viii)(A)(I), individual septic systems are required to be enhanced treatment systems with advanced nitrogen removal technology that is capable of achieving an effluent nitrate concentration of less than 20 mg/L.

- After domestic well installation and prior to use, the WDEQ WQD suggests that homeowners have their well sampled for trichloroethylene (TCE). In addition, the WQD suggests homeowners have their well tested for TCE on a semi-regular schedule.
- Homeowners should have their water tested for arsenic, iron and total coliform prior to use. Arsenic in the tested well was greater than the Safe Drinking Water Act (SDWA) primary standard maximum contaminant level (MCL) of 10 ppb, iron was greater than the SDWA secondary standard MCL of 0.3 mg/L, and total coliform was detected in the sample (absent for E. coli).

Disclaimer:

The Adverse recommendation provided above has nothing to do with, nor has any bearing on the water rights associated with the Homestead Estates Subdivision. Any questions or concerns about the water rights for the Homestead Estates Subdivision should be directed to the State Engineer's Office.

Nothing in Department of Environmental Quality recommendations or comments regarding the proposal for the Homestead Estates Subdivision shall be construed to relieve Robert Chamberlin, or Swagger Construction, LLC, of the obligation to obtain any permits or additional approval from any local, state or federal agencies as required by law, rules, regulations, or ordinances. Nothing in these recommendations commits the Department of Environmental Quality or Laramie County to the issuance of required permits for construction, operation, or modification of water supply or sewage systems.

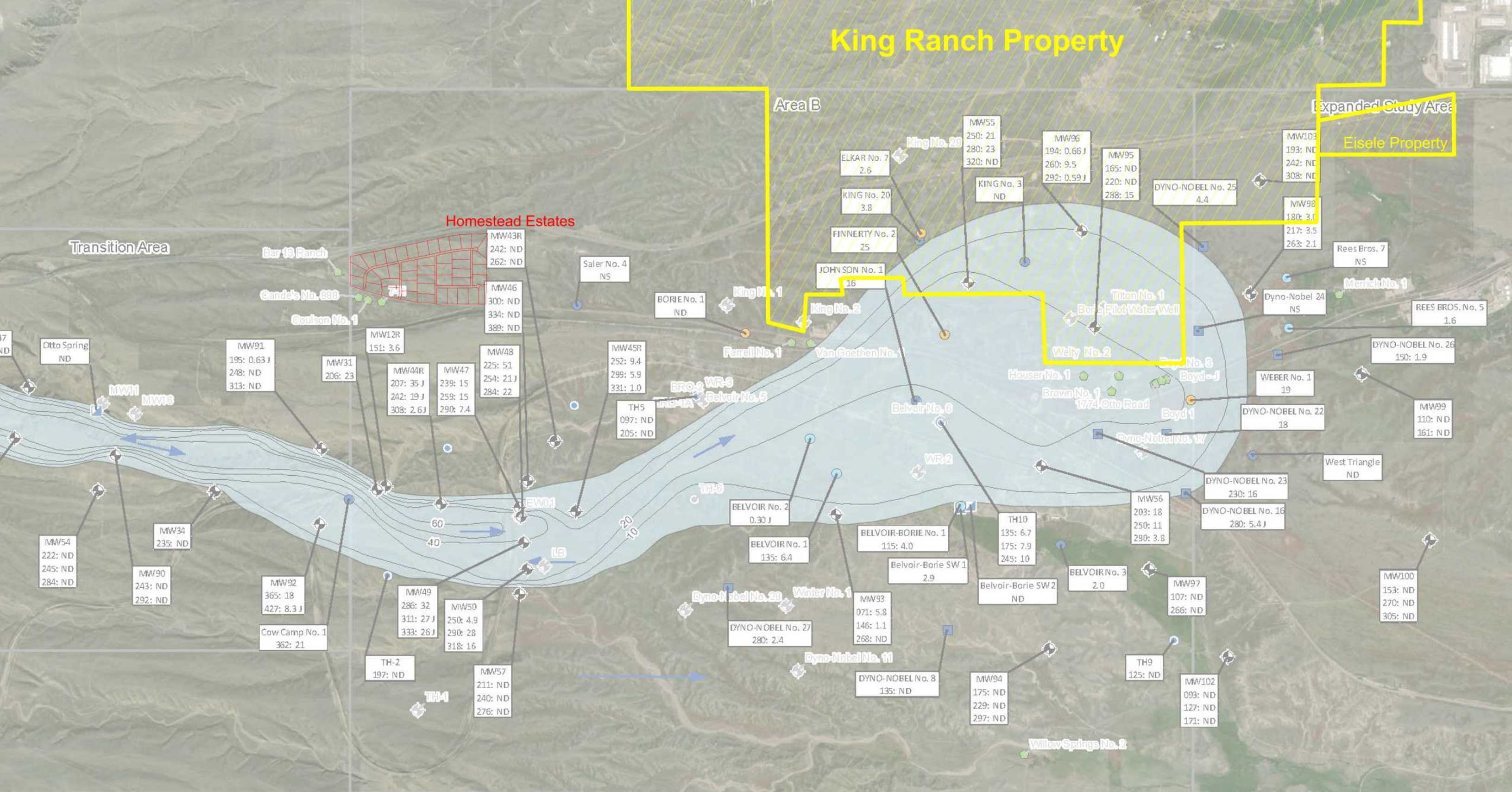
Sincerely,



Jason Fernandez, PE.
Assistant Southeast District Engineer
Water & Wastewater Program, Water Quality Division

cc: Robert Chamberlin, Swagger Construction, LLC, robert.chamberlin@live.com
John Wetstein, PE,PG, Engineering Associates, john.westein@eaengineers.com
Laramie County Planning & Development Office, 3966 Archer Pkwy,
Cheyenne, Wyoming 82009
Cheyenne/Laramie County Environmental Health Department, 100 Central Avenue
Cheyenne, Wyoming 82007
Markus Malessa, SEO via email, markus.malessa@wyo.gov

King Ranch Property



2020 Plume Data



Legend

- Monitoring Well Included for Sampling
- Domestic Well
- Groundwater Flow

µg/L = micrograms per liter
 ND = non detect
 NS = not sampled
 J = estimated
 LTMP = Long Term Monitoring Program



RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
FOR A PORTION OF THE N1/2 SECTION 18, T.13N., R.68W.,
OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "HOMESTEAD ESTATES".**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for Homestead Estates.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

And the Board approves the Subdivision Permit and Plat for Homestead Estates with the following conditions:

1. All clerical errors and missing information on the plat must be addressed prior to recordation.
2. DEQ's required notes must be added to the plat prior to approval by the Board of County Commissioners.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

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LEGEND
= (SET) 302 ALUMINUM CAP, PLS IRSR
= (SET) LOT CORNER, PLS IRSR
= (FOUND) 1.5\"

FINAL PLAT FOR HOMESTEAD ESTATES
LOCATED IN A SECTION IN THE...
PREPARED FOR:
LOVAS ENGINEERING
1800 GURZEL CIRCLE
HILTON HEAD, SC 29928

APPROVALS
APPROVED FOR THE ABOVE PLANNED COMMUNITY:
...
APPROVED FOR THE COUNTY COMMISSIONER OF LAND MANAGEMENT:
...
DATE: 02/28/2022
FILE: 2020A PL 31

NOTES:
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PRELIMINARY
SURVEYORS CERTIFICATE
I, SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTES:
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