



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.

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Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT: MATRIX / DIBRIZZI LOT LINE CHANGE**  
**PROJECT NO.: 15-20**  
**PROJECT LOCATION: SECTION 95, BLOCK 1, LOTS 4.12, 54.1, 69.25 & 49.12**  
**REVIEW DATE: 1 SEPTEMBER 2015**  
**MEETING DATE: 3 SEPTEMBER 2015**  
**PROJECT REPRESENTATIVE: LANGAN ENGINEERING**

1. The Applicant's Representative has provided an affidavit of mailing of the required Adjoiner's Notice.
2. In accordance with Town of Newburgh code lot lines do not require a Public Hearing and are identified as Type 2 actions under SEQRA.
3. Plans have been revised to reflect our review comments of 14 August 2015.

Respectfully submitted,

***McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.***

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Patrick J. Hines  
Principal

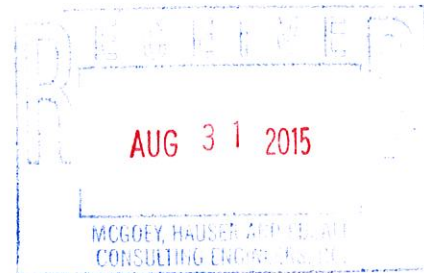
One Commerce Plaza  
Albany, New York 12260  
518.487.7600 phone  
518.487.7777 fax

David R. Everett  
Partner  
518.487.7743 phone  
[deverett@woh.com](mailto:deverett@woh.com)

August 28, 2015

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

**Re: Project No 15-20  
Matrix Newburgh I LLC:  
Application For Lot Line Change**



Dear Chairman Ewasutyn:

We represent Matrix Newburgh I, LLC ("Matrix") in this matter. Pursuant to your request, we are pleased to submit the following documents in connection with this application:

- (1) Fifteen copies of the Revised Lot Line Change Plat and Topographic Survey prepared by Langan Engineering (dated July 17, 2015, last revised August 24, 2015)). The revised plans incorporate the recent comments we received from the Planning Board and its consultants; and
- (2) As required by Section 16-12.1(H) of the Town Code, a signed and notarized affidavit of mailing demonstrating that Matrix sent notices of this application to all property owners within 500' of the lots to be affected.

Also, as you requested, the proposed deeds reflecting the lot line change will be submitted to the Planning Board Attorney, Town Attorney and Town Engineer for their review under a separate cover letter.

We respectfully request that the Planning Board place this application on its next available agenda for consideration.

Thank you kindly for your attention to this matter.

Very truly yours,

David R. Everett

Encls.

cc: Ken Griffin (Matrix)  
Jerame Secaras, P.E. (Langan)

AFFADAVIT OF MAILING OF NOTICE OF PUBLIC HEARING  
TO OWNERS OF PROPERTY WITHIN 500 FEET  
OF THE SUBJECT PROPERTY

STATE OF NEW YORK )

)SS.

COUNTY OF ORANGE )

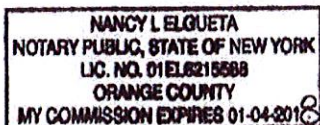
I, Charlene M. Black, being duly sworn, depose and say that I did on August 24, 2015, deposit in the United States mail, postage prepaid, by first class Mail, a Notice of Public Hearing, a copy of which is attached hereto as Exhibit "A" and made a part hereof, addressed to each of the persons identified on Exhibit "B" attached hereto and made a part hereof.

Charlene M. Black

Sworn to before me this 24<sup>th</sup>  
day of August, 2015.

Nancy S. Elgueta

Notary Public



# Town of Newburgh Planning Board

308 Gardnertown Road

Newburgh, New York 12550

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Re: Matrix, LLC Newburgh I (2015-20) in regards to an application for a lot line change on 4 parcels of property resulting in 3 lots upon completion. The application involves 4 existing lots, 23.577 acre, 45.409 acre, 11.016 acre and 6.845 acre in size. The lot line changes will result in 3 lots of 71.725 acres, 9.014 acre and 6.019 acres. All parcels are located in the IB Zoning District with access from NYS Route 17K or Corporate Boulevard. Parcels are shown on the Tax Maps of the Town of Newburgh as Section 95, Block 1, Lot 69.25, 4.12, 49.12, and 54.1.

You appear to own property adjacent to (or within the general area) of the proposed project identified above. Please be advised that an application has recently been submitted to the Town of Newburgh Planning Board for an approval which will allow the Applicant change lot lines on 4 existing parcels resulting in 3 reconfigured lots. No new construction is proposed at this time. A copy of the application and plans are on file in the Office of the Building Inspector at the Town Hall.

The Planning Board will consider this application in the near future (3 September 2015). Lot line changes do not require Public Hearings based on Town of Newburgh Code. A Public Hearing on this project will not be held. The schedule of Planning Board meetings as well as information pertaining to this application, is available online at [www.townofnewburgh.org](http://www.townofnewburgh.org) and at the Town Hall.

Dated: August 21, 2015

JOHN P. EWASUTYN, CHAIRMAN  
TOWN OF NEWBURGH PLANNING BOARD

**TOWN OF NEWBURGH  
PLANNING BOARD  
308 GARDNERTOWN ROAD  
NEWBURGH NEW YORK 12560**

**JOHN P. EWASUTYN**  
Planning Board Chairman

Office: (845) 564-7804  
Fax: (845) 564-7802  
Email: [planningboard@townofnewburgh.org](mailto:planningboard@townofnewburgh.org)

**ASSESSOR'S REQUEST**

To: **John Venezia, Assessor**

From: **Patrick Hines, Planning Board Consultant - Fax Back-567-3232**

Request for:

Adjoiners List  500 Foot Radius

Date Submitted: 21 August 2015 PB#: 15-20

Project Name: Matrix Newburgh I LLC

Project Description: Lot Line Changes - 4 lots to 3 lots

Project Location: Route 17k, Route 84, and Corporate Boulevard

- Initial Notice
- Subdivision Public Hearing
- Site Plan Public Hearing
- Lot Line Change

Tax Map: <u>95</u>	Block: <u>1</u>	Lot: <u>69.25</u>
Tax Map: <u>95</u>	Block: <u>1</u>	Lot: <u>4.12</u>
Tax Map: <u>95</u>	Block: <u>1</u>	Lot: <u>49.12</u>
Tax Map: <u>95</u>	Block: <u>1</u>	Lot: <u>54.1</u>

Applicant's Representative: Langan  
River Drive Center 1  
619 River Drive  
Elmwood Park, NJ 07407

Date Complete: \_\_\_\_\_

334600 95-1-67  
Northeast, Distribution  
Center, Associates  
3 Manhattanville Rd  
Purchase NY 10577

334600 95-1-68  
Newburgh Logistics Llc  
7 Corporate Dr  
Keene NH 03431

334600 95-1-58  
Red Oak SOS, LLC  
57 Alexander St  
Yonkers NY 10701

334600 95-1-1.1  
Northeast Business Center  
Associates-50  
3 Manhattanville Rd  
Purchase NY 10577

334600 95-1-54.1  
COS17 LLC  
1089 Little Britain Rd  
New Windsor NY 12553

334600 95-1-1.32  
Northeast, Business Center  
Associates, 4.5  
3 Manhattanville Rd  
Purchase NY 10577

334600 95-1-69.1  
A. Duie Pyle, Inc  
P.O. Box 564  
West Chester PA 19381

334600 95-1-56  
Christman, Bonnie  
Smolinski, Michel  
65 Forestview Rd  
Wappingers Falls NY 12590

334600 95-1-53  
COUNTY OF ORANGE  
255 Main St  
Goshen NY 10924

334600 95-1-4.12  
Matrix Newburgh I LLC  
CN400 Forgate Dr  
Cranbury NJ 08512

334600 95-1-54.2  
Bisa Realty, Inc.  
1744 South Miami Ave  
Miami FL 33129

334600 95-1-69.25  
Matrix Newburgh I, Inc  
CN 4000 Forgate Dr  
Cranbury NJ 08512

334600 95-1-77  
Richichi, Susan  
105 Coach Ln  
Newburgh NY 12550

334600 95-1-78  
Richichi, Susan  
105 Coach Ln  
Newburgh NY 12550

334600 95-1-7.1  
NYS Dept of Transportation  
55 S Main St  
Albany NY 12201

Done 8/24/15  
[Signature]

SEC 95 BLK 1 LOT 69.25

334600 95-1-17  
Wabno, Hospitalities  
90 Rte 17K  
Newburgh NY 12550

334600 60-3-41.21  
1401 Route 300 Holdings, LLC  
404 Wyman St Ste 365  
Waltham MA 02451

334600 95-1-49.2  
Singh Realty Corp  
100 Rte 17K  
Newburgh NY 12550

334600 95-1-73  
G & M Orange, LLC  
P.O. Box 102  
Rock Tavern NY 12575

334600 95-1-45.12  
Crossroads Court Real Estate, LLC  
93 Cronomer Heights Dr  
Newburgh NY 12550

334600 95-1-67  
Northeast, Distribution  
Center, Associates  
3 Manhattanville Rd  
Purchase NY 10577

334600 95-1-48  
Patten Cemetary  
  
Newburgh NY 12550

334600 95-1-49.12  
Dibrizzi, Angela  
Dibrizzi, Blisa  
566 River Rd  
Newburgh NY 12550

334600 95-1-33  
Mar Properties LLC  
1010 Bracken Rd  
Montgomery NY 12549

334600 95-1-54.1  
COS17 LLC  
1089 Little Britain Rd  
New Windsor NY 12553

334600 95-1-16  
WABNO Hospitalities, Inc.  
90 Rte 17K  
Newburgh NY 12550

334600 95-1-7.2  
\* NYS Dept of Transportation  
Albany NY 12201

Done 8/24/15

334600 95-1-4.12  
Matrix Newburgh I LLC  
CN400 Forsgate Dr  
Cranbury NJ 08512

334600 95-1-54.2  
Biss Realty, Inc.  
1744 South Miami Ave  
Miami FL 33129

334600 95-1-69.25  
Matrix Newburgh I, Inc  
CN 4000 Forsgate Dr  
Cranbury NJ 08512

334600 60-1-14.11  
Town of Newburgh  
20-26 Union Ave Ext  
Newburgh NY 12550

334600 95-1-32.3  
Newburgh Hotel Partners, LLC, Motel Partners  
95 Route 17K  
Newburgh NY 12550

334600 95-1-78  
Richichi, Susan  
105 Coach Ln  
Newburgh NY 12550

334600 95-1-7.1  
NYS Dept of Transportation  
55 S Main St  
Albany NY 12201

334600 95-1-7.1  
\* NYS Dept of Transportation  
55 S Main St  
Albany NY 12201

334600 60-3-41.1  
\* NYS Dept of Transportation  
Albany NY 12201

SEC 95 BLK 1 LOT 4.12

Dr. Loh

334600 89-1-79  
NYS Dept of Transportation  
\* Albany NY 12201

334600 95-1-49.2  
Singh Realty Corp  
100 Rte 17K  
Newburgh NY 12550

334600 95-1-73  
G & M Orange, LLC  
P.O. Box 102  
Rock Tavern NY 12575

334600 95-1-74  
GE Commercial Finance  
Business Property Corporation  
635 Maryville Centre Dr Ste 120  
St. Louis MO 63141

334600 95-1-47.2  
Georemtech, LLC  
P.O. Box 102  
Rock Tavern NY 12575

334600 95-1-45.12  
Crossroads Court Real Estate, LLC  
93 Cronomer Heights Dr  
Newburgh NY 12550

334600 95-1-48  
Patten Cemetary  
Newburgh NY 12550

334600 95-1-49.12  
Dibrizzi, Angela  
Dibrizzi, Blisa  
566 River Rd  
Newburgh NY 12550

334600 95-1-54.1  
COSI7 LLC  
1089 Little Britain Rd  
New Windsor NY 12553

334600 95-1-53  
COUNTY OF ORANGE  
255 Main St  
Goshen NY 10924

334600 95-1-4.12  
Matrix Newburgh I LLC  
CN400 Forsgate Dr  
Cranbury NJ 08512

334600 95-1-54.2  
Bise Realty, Inc.  
1744 South Miami Ave  
Miami FL 33129

334600 95-1-7.1  
NYS Dept of Transportation  
\* 55 S Main St  
Albany NY 12201

*Done 8/24/13*

SEC 95 BLK 1 LOT 49.12

*Pg. 1 of 1*



334600 89-1-79  
NYS Dept of Transportation  
\* Albany NY 12201

334600 95-1-49.2  
Singh Realty Corp  
100 Rte 17K  
Newburgh NY 12550

334600 95-1-73  
G & M Orange, LLC  
P.O. Box 102  
Rock Tavern NY 12575

334600 95-1-74  
GE Commercial Finance  
Business Property Corporation  
635 Maryville Centre Dr Ste 120  
St. Louis MO 63141

334600 95-1-47.2  
Gcorentech, LLC  
P.O. Box 102  
Rock Tavern NY 12575

334600 95-1-67  
Northeast, Distribution  
Center, Associates  
3 Manhattanville Rd  
Purchase NY 10577

334600 95-1-48  
Patten Cemetery  
Newburgh NY 12550

334600 95-1-49.12  
Dibrizzi, Angela  
Dibrizzi, Elise  
566 River Rd  
Newburgh NY 12550

334600 95-1-54.1  
COS17 LLC  
1089 Little Britain Rd  
New Windsor NY 12553

334600 95-1-69.1  
A. Duie Pyle, Inc  
P.O. Box 564  
West Chester PA 19381

334600 95-1-53  
COUNTY OF ORANGE  
255 Main St  
Goshen NY 10924

334600 95-1-4.12  
Matrix Newburgh I, LLC  
CN400 Foregate Dr  
Cranbury NJ 08512

*Done 8/24/15*

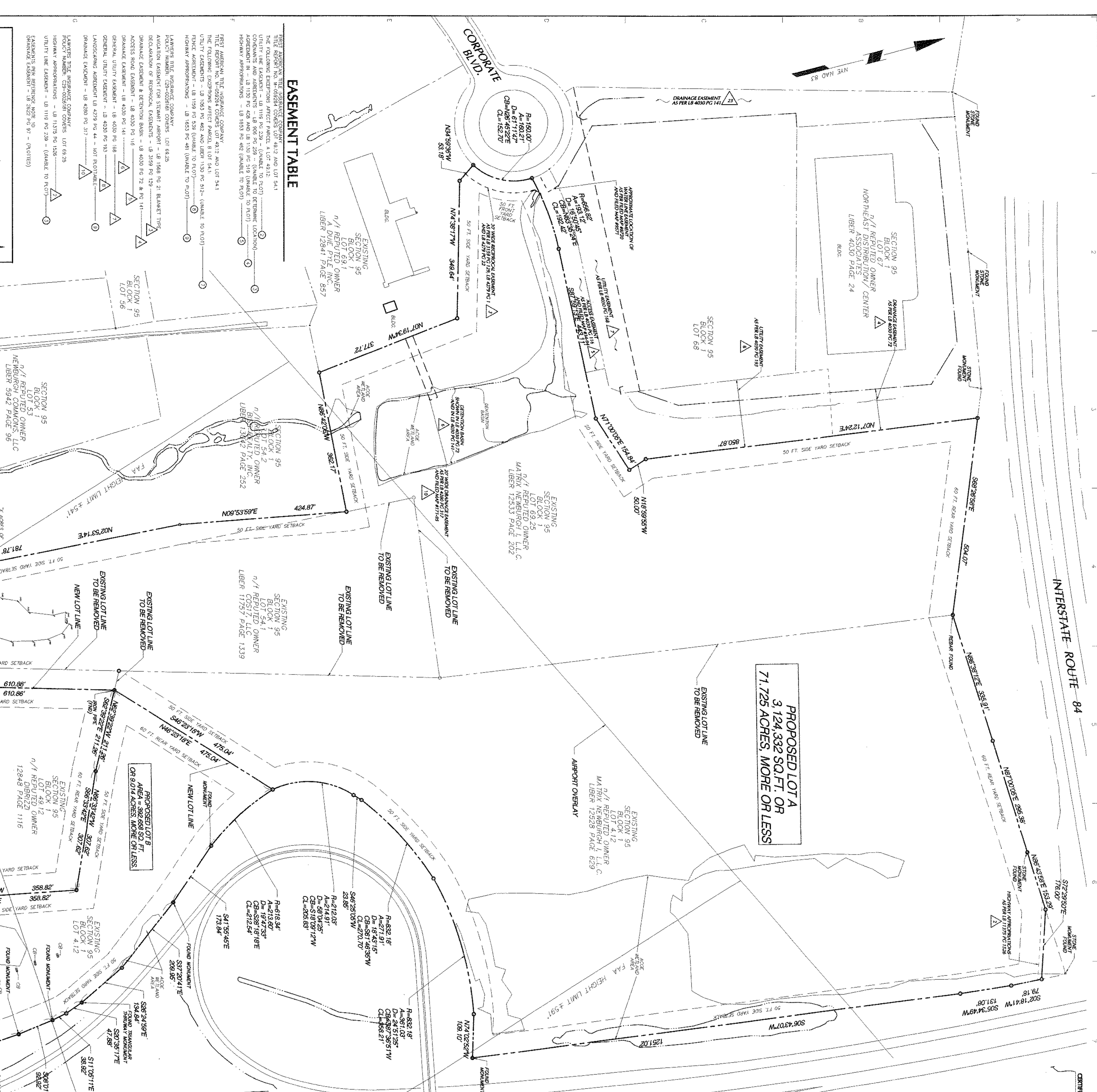
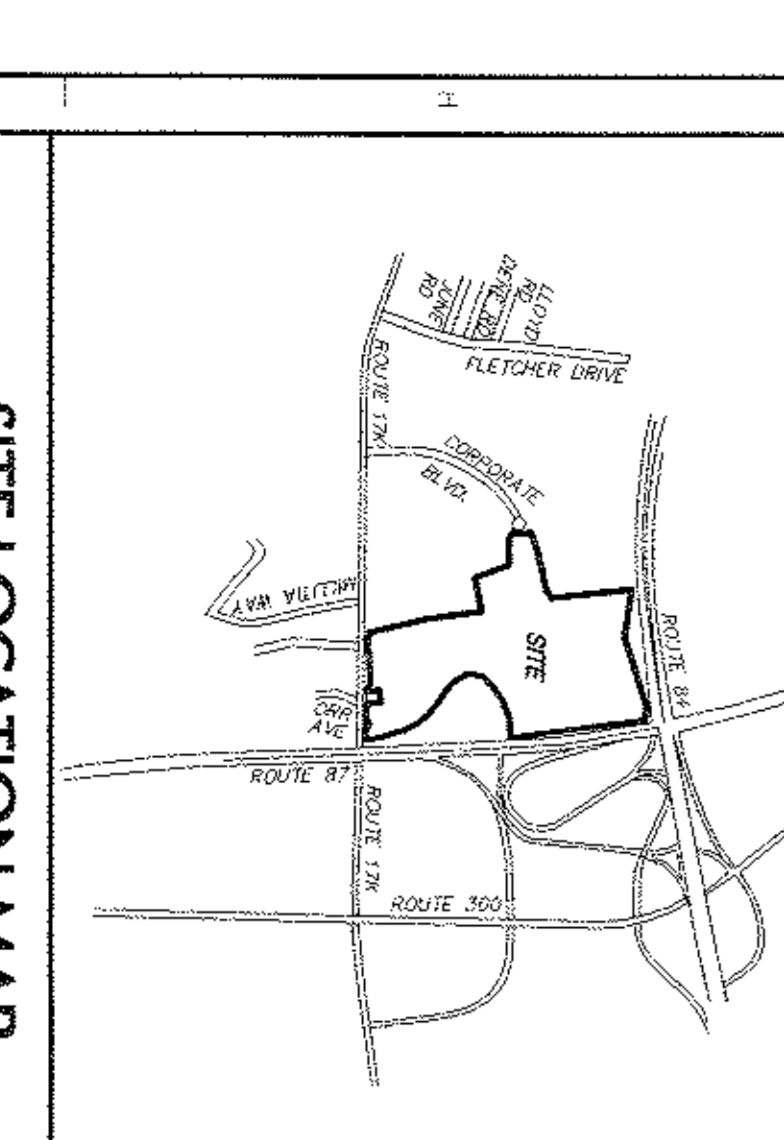
334600 95-1-54.2  
Biss Realty, Inc.  
1744 South Miami Ave  
Miami FL 33129

334600 95-1-69.25  
Matrix Newburgh I, Inc  
CN 4000 Foregate Dr  
Cranbury NJ 08512

334600 95-1-7.1  
NYS Dept of Transportation  
\* 55 S Main St  
Albany NY 12201

SEC 95 BLK 1 LOT 54.1

*Pr. 101*



NEW YORK STATE THRUWAY ROUTE 87 (WIDTH VARIES)

ROUTE 17K (WIDTH VARIES) (ALL COCHECTON TOWNSHIP PART 154, 171)

PROPOSED LOT A  
3,124,332 SQ. FT. OR  
71.726 ACRES, MORE OR LESS

**EASEMENT TABLE**

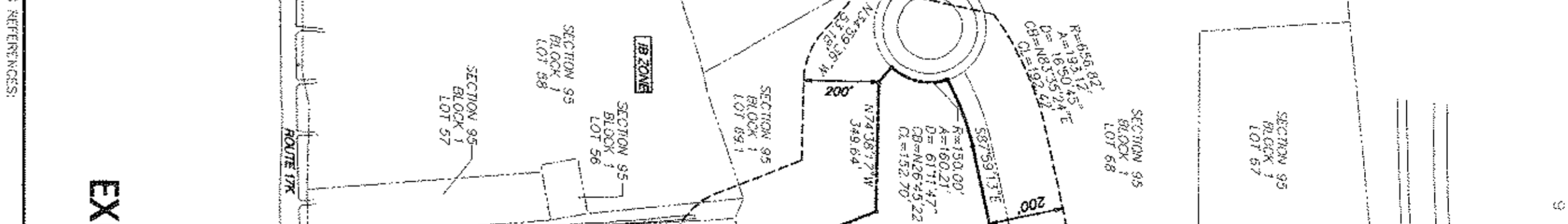
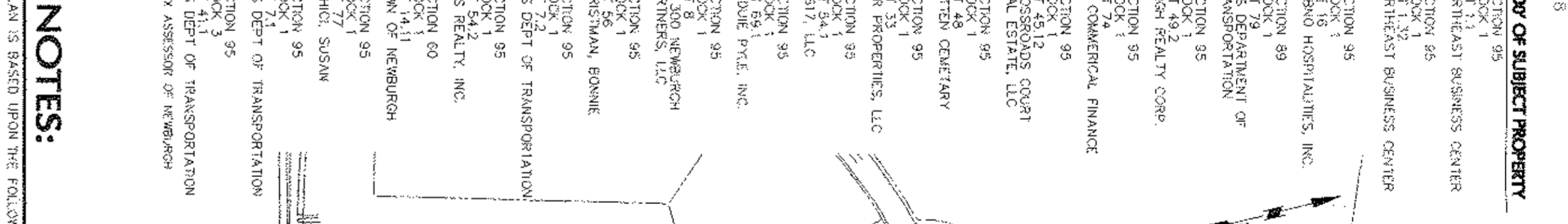
THIS TABLE SET FORTH THE EASEMENTS AND EASEMENTS TO BE GRANTED TO THE PROPERTY OWNERS BY THE TOWN OF NEWBURGH AS A CONDITION OF THE SUBMITTAL OF THIS PLAN TO THE TOWN OF NEWBURGH.

- THE TOWN OF NEWBURGH SHALL HAVE AN EASEMENT TO CONVEY WATER TO THE TOWN OF NEWBURGH FROM THE PROPERTY.
- THE TOWN OF NEWBURGH SHALL HAVE AN EASEMENT TO CONVEY WATER TO THE TOWN OF NEWBURGH FROM THE PROPERTY.
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- THE TOWN OF NEWBURGH SHALL HAVE AN EASEMENT TO CONVEY WATER TO THE TOWN OF NEWBURGH FROM THE PROPERTY.

**ZONING DATA TABLE**

THE ZONING DISTRICTS AND ZONING REGULATIONS THAT APPLY TO THE PROPERTY ARE SET FORTH IN THE FOLLOWING TABLE:

ZONING DISTRICT	PERMITTED USES	RESTRICTIONS
COMMERCIAL	... ..	... ..
INDUSTRIAL	... ..	... ..
RESIDENTIAL	... ..	... ..



**LEGEND**

SYMBOLS NOT SHOWN TO SCALE

PROPERTY/RIGHT-OF-WAY LINE

SITE/LOT LOCATION

EXCEPTION FROM TITLE REPORT

EXCEPTION FROM TITLE REPORT SHOWN IN APPROPRIATE LOCATION

**OWNER/APPLICANT:**

MATRIX NEWBURGH I, L.L.C.

1, DI BRIZZI, ET AL.  
NEW LITTLE BRIN ROAD  
NEW HANSON, NEW YORK 12553

2, MATRIX NEWBURGH I, L.L.C.  
NEW HANSON, NEW YORK 12553

3, COSY, L.L.C. SPYNN ROAD  
NEW HANSON, NEW YORK 12553

**TOWN OF NEWBURGH APPROVAL BOX**

PLANNING BOARD CHAIRPERSON DATE

OPEN D. EVANS/STIN

**NOTE FOR SITE TOPOGRAPHY**

SEE SHEET VT-101

**GRAPHIC SCALE**

1"=100'

0 100 200 300

**TOWN OF NEWBURGH APPROVAL BOX**

PLANNING BOARD CHAIRPERSON DATE

**NOTE FOR SITE TOPOGRAPHY**

SEE SHEET VT-101

**GRAPHIC SCALE**

1"=100'

0 100 200 300

Project No.	919601
Project Name	MATRIX NEWBURGH I, L.L.C. TOWN OF NEWBURGH
Section	LOT LINE CHANGE
Sheet	2 of 2
Scale	AS SHOWN
Date	JULY 17, 2015
Drawn by	SCBP
Checked by	CAW
Project	MATRIX NEWBURGH I, L.L.C. TOWN OF NEWBURGH
Section	LOT LINE CHANGE
Sheet	2 of 2

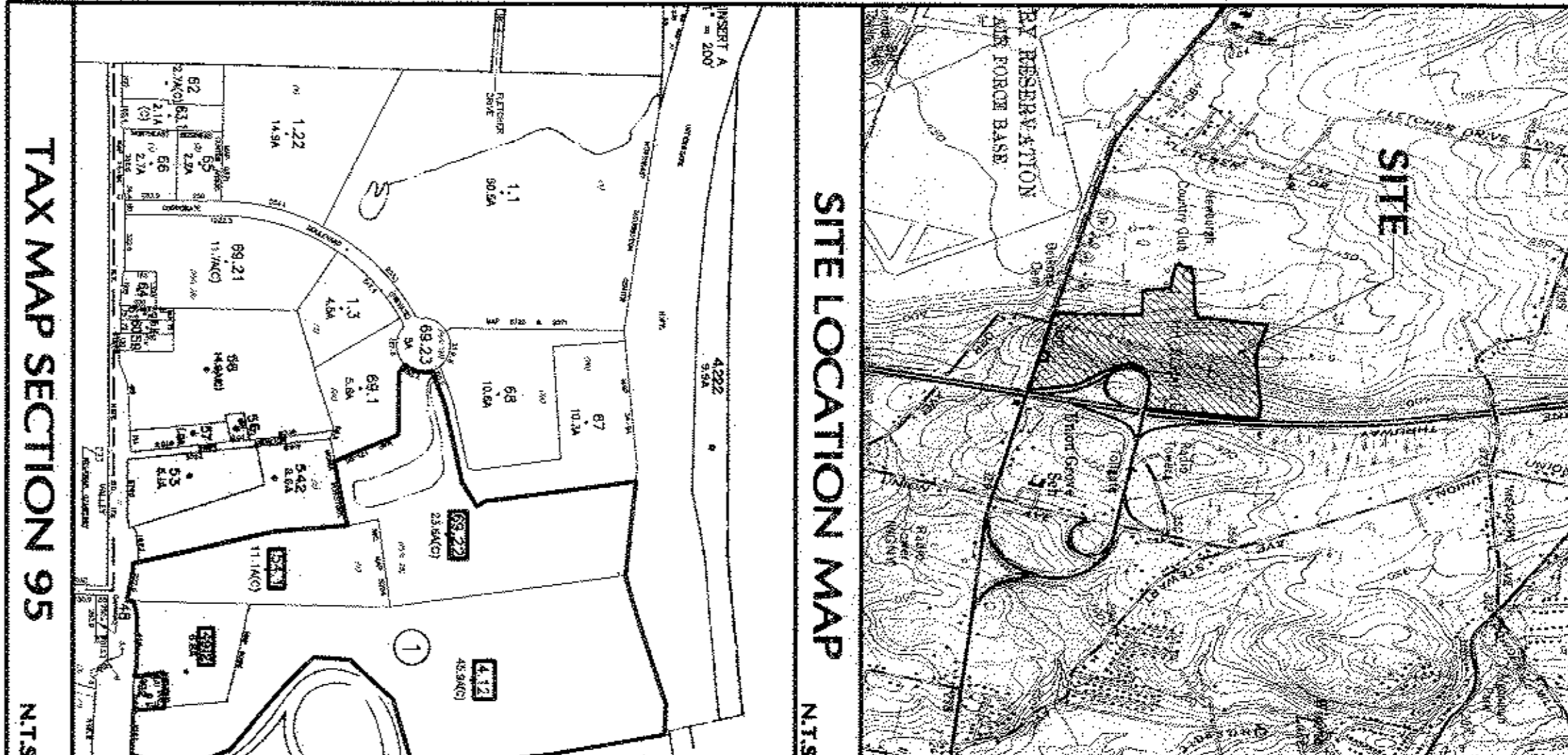
NOTES:

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE AND THE FOLLOWING REFERENCES:
  - A. PLANNING BOARD RESOLUTION NO. 2015-001, DATED FEBRUARY 10, 2015, APPROVING THE TOPOGRAPHIC AND BOUNDARY SURVEY OF THE SUBJECT PROPERTY.
  - B. PLANNING BOARD RESOLUTION NO. 2015-002, DATED FEBRUARY 10, 2015, APPROVING THE TOPOGRAPHIC AND BOUNDARY SURVEY OF THE SUBJECT PROPERTY.
2. THE SURVEY IS BASED UPON THE FOLLOWING DATA:
  - A. FIELD MEASUREMENTS MADE BY THE SURVEYOR.
  - B. RECORDS OF THE NATIONAL BUREAU OF GEODESY.
  - C. RECORDS OF THE STATE OF NEW YORK.
3. THE SURVEY IS BASED UPON THE FOLLOWING DATA:
  - A. FIELD MEASUREMENTS MADE BY THE SURVEYOR.
  - B. RECORDS OF THE NATIONAL BUREAU OF GEODESY.
  - C. RECORDS OF THE STATE OF NEW YORK.
4. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 83 AS ESTABLISHED BY GPS METHODS.
5. STREET NAMES AND BLOCK AND LOT NUMBERS AS PER CURRENT TAX MAPS.
6. PLANNING BOARD RESOLUTION NO. 2015-001, DATED FEBRUARY 10, 2015, APPROVING THE TOPOGRAPHIC AND BOUNDARY SURVEY OF THE SUBJECT PROPERTY.
7. CONTIGUOUS AND ADJACENT LOTS ARE SHOWN FOR REFERENCE. THE SURVEYOR HAS BEEN ADVISED THAT THE ADJACENT OWNERS HAVE BEEN ADVISED OF THE SURVEY AND HAVE NO OBJECTIONS TO THE SURVEY.
8. AS PER THE NATIONAL BUREAU OF GEODESY, THE SURVEY IS BASED UPON THE FOLLOWING DATA:
  - A. FIELD MEASUREMENTS MADE BY THE SURVEYOR.
  - B. RECORDS OF THE NATIONAL BUREAU OF GEODESY.
  - C. RECORDS OF THE STATE OF NEW YORK.
9. THE SURVEYOR HAS BEEN ADVISED THAT THE ADJACENT OWNERS HAVE BEEN ADVISED OF THE SURVEY AND HAVE NO OBJECTIONS TO THE SURVEY.
10. STORM AND SANITARY SEWER REGULATION WAS WASHINGTON AT FIELD LOCATED HANDLES/ CATCH BASINS.
11. THIS PLAN WILL VALID UNLESS THE SURVEYOR HAS BEEN ADVISED BY THE PROFESSIONAL LAND SURVEYOR.
12. THIS PLAN WILL VALID UNLESS THE SURVEYOR HAS BEEN ADVISED BY THE PROFESSIONAL LAND SURVEYOR.
13. THIS PLAN WILL VALID UNLESS THE SURVEYOR HAS BEEN ADVISED BY THE PROFESSIONAL LAND SURVEYOR.

LEGEND

- SYMBOLS NOT SHOWN TO SCALE
- HYDRANT
  - STREET LIGHT
  - MANHOLE
  - WATER VALVE
  - GAS VALVE
  - UNKNOWN VALVE
  - METAL COVER
  - DOUBLE DOOR
  - TRIPLE DOOR
  - PARKING METER
  - CLEAN OUT
  - TREE MARK
  - SCALE
  - ANCHOR POLE
  - STORM DRAIN
  - COMBINED SEWER
  - CABLE TV TONE OUT
  - GAS TONE OUT
  - ELECTRIC TONE OUT
  - TELEPHONE TONE OUT
  - STEAM TONE OUT
  - UNKNOWN UTILITY TONE OUT
  - OVERHEAD WIRE (TYPE AS NOTED)
  - TREE LINE
  - PROPERTY/RIGHT-OF-WAY LINE (TYPE AS NOTED)
  - LOT
  - FROM EXISTING MAPPING

NOTE: FOR LOT LINE CHANGE CONFIGURATION SEE SHEET CB-101



8/24/15	Revised per Town's comments	1
Date	Description	No.
<p><b>OSPIRE ROMANO</b>          PROFESSIONAL LAND SURVEYOR, No. 1237-1/3          1000 N. STATE ST., SUITE 200          ALBANY, NY 12207          TEL: 518-869-1111          FAX: 518-869-1112          www.ospire.com</p>		
<p><b>LANGAN</b>          PROFESSIONAL LAND SURVEYOR, No. 1237-1/3          1000 N. STATE ST., SUITE 200          ALBANY, NY 12207          TEL: 518-869-1111          FAX: 518-869-1112          www.langan.com</p>		
<p>Project: <b>MATRIX/DIBRIZZI</b>          TOWN OF NEWBURGH          ORANGE COUNTY          NEW YORK</p>		
<p>Drawing Title: <b>TOPOGRAPHIC AND BOUNDARY SURVEY</b>          SECTION 95          LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120</p>		
<p>Project No.: 9190601          Drawing No.:          Date: JULY 17, 2015</p>		
<p>Checked By: JR          Scale: 1"=100'          Date: JULY 17, 2015</p>		
<p>Sheet 1 of 2  <b>VT-101</b></p>		