

CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Naperville Polo Club

ADDRESS OF SUBJECT PROPERTY: 23450 and 23700 West 119th Street, Plainfield, Illinois

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-01-22-300-015-0000, 07-01-22-400-007-0000, 07-01-22-400-008-0000,
07-01-22-400-009-0000, 07-01-22-400-010-0000, 07-01-22-400-011-0000,
07-01-22-400-012-0000, 07-01-22-400-013-0000 and 07-01-22-400-014-0000

I. PETITIONER: D.R. Horton, Inc. - Midwest, a California corporation, f/k/a DRH Cambridge Homes, Inc., a California corporation

PETITIONER'S ADDRESS: 750 E. Bunker Court, Suite 500

CITY: Vernon Hills STATE: IL ZIP CODE: 60061

PHONE: (847) 984-4420 EMAIL ADDRESS: dmdash@drhorton.com

II. OWNER(S): Chicago Title Land Trust Company as Trustee for trust numbers 7-1816, 7-1817, 7-1818, 7-1819, 1067751 and 1090871

OWNER'S ADDRESS: 2441 Warrenville Road, Suite 100

CITY: Lisle STATE: IL ZIP CODE: 60532

PHONE: (630) 871-3542 EMAIL ADDRESS: maureen.paige@ctt.com

III. PRIMARY CONTACT (review comments sent to this contact): Danielle Dash, Land Acquisitioner, D.R. Horton, Inc. - Midwest

RELATIONSHIP TO PETITIONER: Direct Petitioner Representative

PHONE: (847) 984-4420 EMAIL ADDRESS: dmdash@drhorton.com

IV. OTHER STAFF

NAME: Kevin Serafin, Cemcon, Ltd.; Richard Olson, Gary R. Weber Design Associates, Inc.; William Grieve, Gewalt Hamilton Associates, Inc.; and Carrie Hansen, Schoppe Design Associates, Inc.

RELATIONSHIP TO PETITIONER: Petitioner's Civil Engineer, Land Planner and Landscape Architect, Transportation Engineer and Planning Consultant, respectively

PHONE: (630) 862-2100, (630) 668-7197, (630) 551-3355 and (847) 478-9700, respectively EMAIL ADDRESS: kevins@cemcon.com, rolson@grwainc.com, bgrieve@gha-engineers.com and carrie@schoppedesign.net, respectively

NAME: Harold W. Francke and Steven C. Bauer, Meltzer, Purtil & Stelle LLC

RELATIONSHIP TO PETITIONER: Petitioner's Attorney

PHONE: (847) 330-6068, (312) 461-4302, respectively EMAIL ADDRESS: hfrancke@mpslaw.com, sbauer@mpslaw.com, respectively

V. PROPOSED DEVELOPMENT

(check applicable and provide responses to corresponding exhibits on separate sheet)

- | | |
|---|---|
| <input type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 5) |
| <input checked="" type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2) | <input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6) |
| <input checked="" type="checkbox"/> Annexation (Exhibit 3) | <input type="checkbox"/> Sign Variance (Exhibit 7) |
| <input checked="" type="checkbox"/> Plat of Easement/Vacation/Dedication | <input type="checkbox"/> Zoning Variance (Exhibit 7) |
| <input checked="" type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 8) |
| <input checked="" type="checkbox"/> Subdivision Plat | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8) |
| <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (Please Specify: _____) |

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 110.57 Acres

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

Petitioner seeks (i) annexation agreement approval, (ii) annexation, (iii) rezoning to the R3A Medium Density Multiple-Family Residence District, (iv) preliminary planned unit development approval, and (v) preliminary plat of subdivision approval in accordance with the plans and exhibits submitted herewith to develop the Naperville Polo Club mixed-residential community consisting of 88 age-targeted single-family detached units, 93 age-targeted single-family attached units, 50 traditional single-family detached units, and 269 traditional single-family attached units on 110.57 acres with a modified gross density of 4.74 dwelling units per acre.

VI. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

- Cash Donation Land Dedication

Required Park Donation will be met by:

- Cash Donation Land Dedication (Combination)

PETITIONER'S SIGNATURE

Bruce A. Mellen, as Land Development Manager of the Chicago-area
I, division of D.R. Horton, which operates as D.R. Horton, Inc. - Midwest, (Petitioner's Printed Name and Title), being duly
a California corporation, f/k/a DRH Cambridge Homes, Inc.
sworn, declare that I am duly authorized to make this Petition, and the above information, to the
best of my knowledge, is true and accurate.

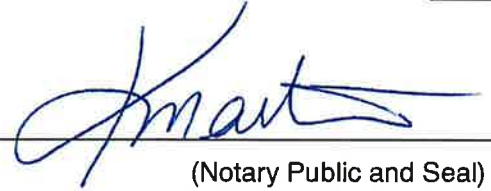


Bruce A. Mellen
(Signature of Petitioner or authorized agent)

10/2/18

(Date)

SUBSCRIBED AND SWORN TO before me this 2nd day of October, 2018



(Notary Public and Seal)



OWNER'S AUTHORIZATION LETTER*

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

*** PLEASE SEE OWNER'S AUTHORIZATION LETTER SUBMITTED AS AN ATTACHMENT TO THIS PETITION FOR DEVELOPMENT APPROVAL.

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

(Date)

(Date)

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____

(Notary Public and Seal)

* Please include additional pages if there are more than two owners.

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: D.R. Horton, Inc. - Midwest, a California corporation, f/k/a DRH Cambridge Homes, Inc., a California Corporation
Address: 750 E. Bunker Court, Suite 500, Vernon Hills, Illinois 60061

2. Nature of Benefit sought: Annexation Agreement, Annexation, Zoning and Subdivision Approvals

3. Nature of Petitioner (select one):

- a. Natural Person
- b. Corporation
- c. Land Trust/Trustee
- d. Trust/Trustee
- e. Partnership
- f. Joint Venture

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:
N/A

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

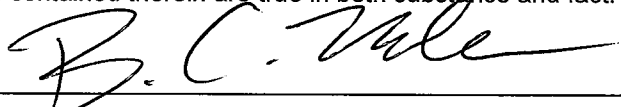
- a. Petitioner is a wholly-owned subsidiary of D.R. Horton, an NYSE-listed company
- b. _____
- c. _____
- d. _____

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Bruce A. Mellen, Land Development Manager, D.R. Horton, Inc. - Midwest
750 E. Bunker Court, Vernon Hills, Illinois 60061

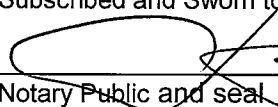
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Bruce A. Mellen, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: 

Subscribed and Sworn to before me this 27 day of MARCH, 2018.


Notary Public and seal

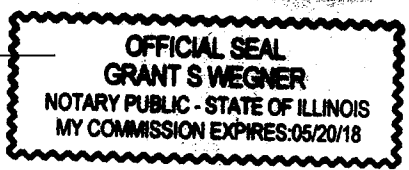


Exhibit 3 to Petition for Development Approval

PETITION FOR ANNEXATION

**Naperville Polo Club
23450 and 23700 West 119th Street**

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS

CHICAGO TITLE LAND TRUST COMPANY, as Trustee for Trust Numbers 7-1816, 7-1817, 7-1818, 7-1819, 1067751 and 1090871 (“Owner”) in which fee simple title is held for the territory generally located north of 119th Street, south of the South Pointe Subdivision, approximately 1,550 feet east of the eastern boundary of the Illinois Route 59 right-of-way and west of the center line of undedicated Book Road, which territory consists of approximately 110.526 acres and is legally described on **Exhibit A** attached hereto and made a part hereof by this reference (“Subject Property”), hereby petitions the City of Naperville (“City”) pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, but subject to the City’s prior approval of an annexation agreement mutually acceptable to the City and D.R. Horton, Inc. – Midwest, a California corporation, f/k/a DRH Cambridge Homes, Inc., a California corporation, in accordance with Section 15.1-1 of the Illinois Municipal Code, 65 ILCS 5/15.1-1, for annexation of the Subject Property into the City’s corporate limits and further states as follows:

1. Owner is the sole owner of record of the Subject Property.
2. The Subject Property is not located within the corporate limits of any municipality.
3. The Subject Property is now contiguous to the corporate limits of the City of Naperville.
4. No electors reside on the Subject Property.
5. A Plat of Annexation depicting the location, boundaries and size of the Subject Property is attached hereto as **Exhibit B** and made a part hereof by this reference.

The undersigned, being first duly sworn upon oath, deposes and states that it (i) has knowledge of the matters described in this Petition for Annexation, (ii) has read this Petition for Annexation prior to its execution and (iii) that the statements made in this Petition for Annexation are true and correct to the best of its knowledge and belief.

[Signature Page Follows]

THIS INSTRUMENT IS EXECUTED BY THE UNDERSIGNED LAND TRUSTEE, NOT PERSONALLY BUT SOLELY IN THE EXERCISE OF THE POWER AND AUTHORITY CONFERRED UPON AND VESTED IN IT AS SUCH TRUSTEE. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ALL THE WARRANTIES, INDEMNITIES, REPRESENTATIONS, COVENANTS, UNDERTAKINGS AND AGREEMENTS HEREIN MADE ON THE PART OF THE TRUSTEE ARE UNDERTAKEN BY IT SOLELY IN ITS CAPACITY AS TRUSTEE AND NOT PERSONALLY. NO PERSONAL LIABILITY OR PERSONAL RESPONSIBILITY IS ASSUMED BY OR SHALL AT ANY TIME BE ASSERTED OR ENFORCEABLE AGAINST THE TRUSTEE ON ACCOUNT OF ANY WARRANTY, INDEMNITY, REPRESENTATION, COVENANT, UNDERTAKING OR AGREEMENT OF THE TRUSTEE IN THIS INSTRUMENT.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as aforesaid

By: Maureen Paige
MAUREEN PAIGE
Its: Trust Officer
Date: April 2, 2018

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

SUBSCRIBED AND SWORN TO before me by the person whose signature appears above this 2nd day of April 2018.

Phyllis Thomka
Notary Public



[SIGNATURE PAGE OF PETITION FOR ANNEXATION – POLO CLUB SUBDIVISION]

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

PARCEL 1:

THE EAST 329.36 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

PARCEL 2:

THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE EAST 1/2 OF THE
SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS,

PARCEL 3:

THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE EAST 1/2 OF THE
SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

PARCEL 4:

THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN
(EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.

PARCEL 5:

THE EAST 329.38 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

PARCEL 6:

THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE WEST 1/2 OF THE
SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

PARCEL 7:

THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE WEST 1/2 OF THE
SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

PARCEL 8:

THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN
(EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.

PARCEL 9:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37
NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST
328.81 FEET THEREOF) IN WILL COUNTY, ILLINOIS.

PINs: 07-01-22-300-015-0000
07-01-22-400-007-0000
07-01-22-400-008-0000
07-01-22-400-009-0000
07-01-22-400-007-0000
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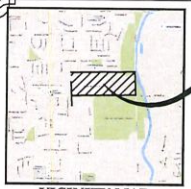
EXHIBIT B

PLAT OF ANNEXATION OF THE SUBJECT PROPERTY

PLAT OF ANNEXATION

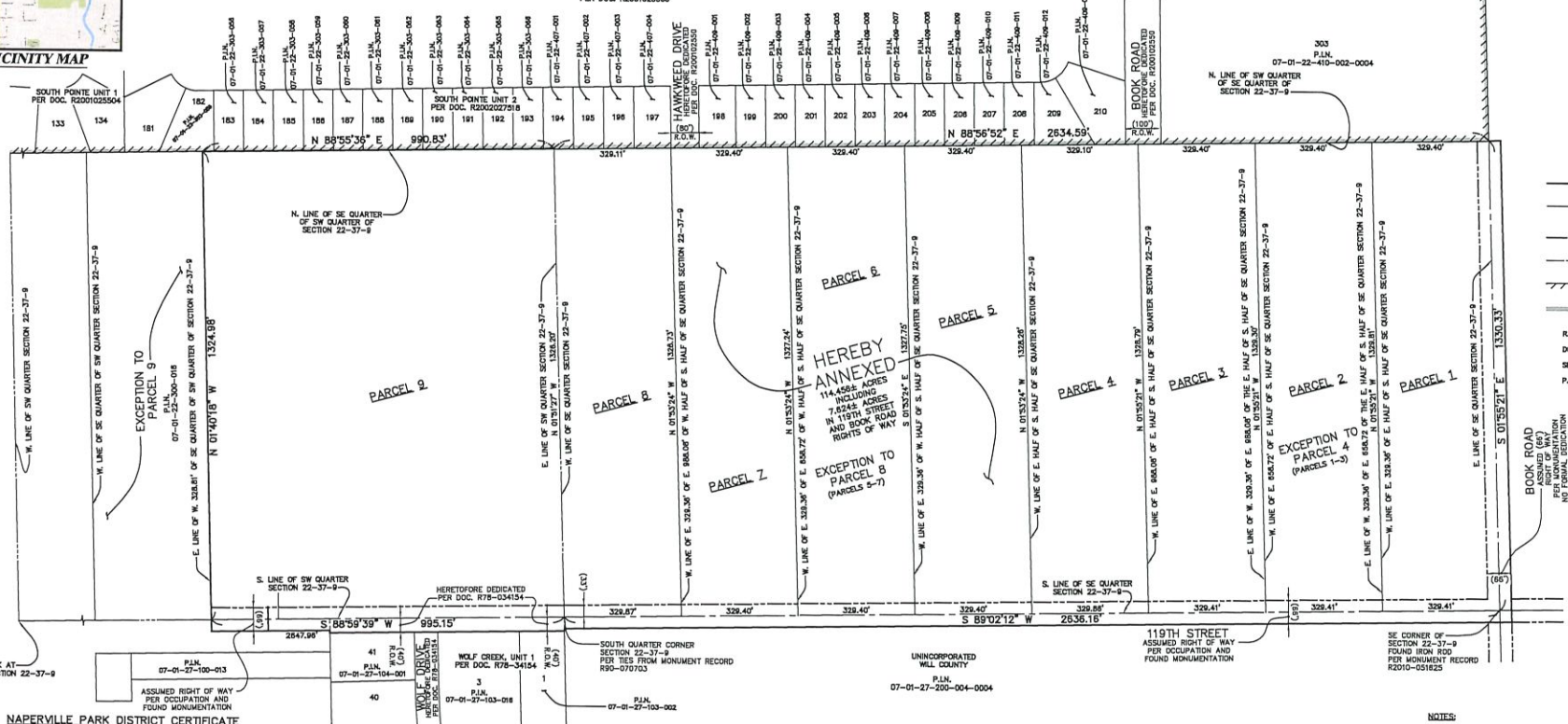
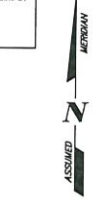
OF PART OF THE SOUTH HALF OF SECTION 22, PART OF SECTION 23, 26 AND 27, TOWNSHIP 37 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND BEHALF OF:
 NAME: NAPERVILLE CITY CLERK
 ADDRESS: 400 S. EAGLE STREET
 NAPERVILLE, IL 62540



SITE LOCATION

ANNEXED BY THE CITY OF NAPERVILLE
 ORDINANCE #0052
 PER DOC. R2001025500



- LEGEND**
- ANNEXATION LIMITS (Heavy Solid Line)
 - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
 - ASSUMED RIGHT-OF-WAY LINE (Double Dashed Line)
 - SECTION LINE (Triple Dashed Line)
 - EXISTING NAPERVILLE CORPORATE LIMITS
 - EXISTING NAPERVILLE PARK DISTRICT CORPORATE LIMITS
 - R.O.W. --- RIGHT OF WAY
 - DOC. --- DOCUMENT
 - SEC. --- SECTION
 - P.L.N. --- PERMANENT INDEX NUMBER

NAPERVILLE PARK DISTRICT CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE)

THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE INCORPORATED INTO AND MADE A PART OF THE NAPERVILLE PARK DISTRICT OF WILL AND DUPAGE COUNTIES

BY ORDINANCE NO. _____ ADOPTED BY THE BOARD OF PARK DISTRICT COMMISSIONERS.

AT A MEETING HELD ON THE _____ DAY OF _____ A.D., 2018.

BY: _____ PRESIDENT ATTEST: _____ SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE _____ DAY OF _____ A.D., 2018.

BY: _____ MAYOR ATTEST: _____ CITY CLERK

- PARCEL DESCRIPTIONS**
- PARCEL 1:** THE EAST 329.36 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 2:** THE WEST 329.36 FEET OF THE EAST 656.72 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 3:** THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 4:** THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.
- PARCEL 5:** THE EAST 329.36 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 6:** THE WEST 329.36 FEET OF THE EAST 656.72 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.
- PARCEL 7:** THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

- NOTES:**
1. THERE ARE NO HABITABLE STRUCTURES ON THE PROPERTY ANNEXED HEREBY.
 2. DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED, OR MEASURED EQUAL RECORD.
 3. THERE ARE NO ELECTORS THAT RESIDE ON THE PROPERTY ANNEXED HEREBY.
 4. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22-37-9 BEING S 89°21'12" W (ASSUMED).

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXATION TO THE CITY OF NAPERVILLE.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D., 2018.

PETER A. BLAESER
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
 PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
 EXPIRES APRIL 30, 2019

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF WILL)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS

ON THE _____ DAY OF _____ A.D., 2018

AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

PREPARED FOR:

D.R. HORTON, INC.-MIDWEST,
 A CALIFORNIA CORPORATION
 750 E. BUNKER COURT, SUITE 500
 VERNON HILLS, IL 60061
 (847) 362-9100

PREPARED BY:

CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100 Aurora, Illinois
 60502-8679 PH: 630.882.2100 FAX: 630.882.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 637014 FILE NAME: ANNEX
 DRAWN BY: AJS P.L.N. NO.: 064/41-45
 COMPLETION DATE: 03-22-18 JOB NO.: 637014
 REVISED 04-30-18/AJB PER CITY COMMENT REVIEW LETTER DATED 04-18-18
NAPERVILLE POLO CLUB - PLAT OF ANNEXATION
CITY PROJECT NUMBER 18 #18-1000082
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