



Chandler • Arizona
Where Values Make The Difference

#11
JAN 31 2008

MEMORANDUM

Planning & Development - CC Memo No. 08-016

DATE: JANUARY 17, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: DVR07-0052 CHANDLER 101 BUSINESS CENTER
Introduction and Tentative Adoption of Ordinance No. 4018

Request: Rezoning from Planned Industrial (I-1) zoning district to Planned Area Development (PAD) zoning district, for an approximate 18-acre site, and Preliminary Development Plan approval for two office buildings.

Location: Southwest corner of Frye Road and Ellis Street

Applicant: Garry Hays, The Henderson Law Firm

Project Info: Two 3-story buildings
78,000 square feet per building

RECOMMENDATION

The request is for Rezoning from I-1 zoning district to PAD zoning district, for an approximate 18-acre site, along with Preliminary Development Plan approval for two office buildings. Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval with conditions.

BACKGROUND

The subject site is currently zoned Planned Industrial (I-1), and is located at the southwest corner of Frye Road and Ellis Street. North, across Frye Road is the Countrywide campus. East, across

Ellis Street is the approved Chandler Piazza development. Directly south, and west of the subject site is I-1 zoned property.

The subject site received I-1 zoning approval in 1979. Currently, two industrial buildings are being developed on the southern portion of the site. This request is to allow for the development of two office buildings to be located along Frye Road. Current Zoning Code allows for office buildings to be located in an I-1 zoning district with a Use Permit. The request to rezone will allow for the offices to develop, as well as, allow the offices to include ancillary commercial uses such as a bank and small restaurants. Any ancillary uses would be limited to the ground floor of the office buildings. The industrial buildings located on the southern portion of the site would not be permitted to allow for retail uses. The two office buildings will conform to the uses allowed in the Community Commercial (C-2) zoning district.

The site provides five access points: two along Ellis Street, and one along Fairview Street, Benson Lane and Frye Road. The main entrance will be off of Frye Road. The entrance will provide a boulevard entry drive lined with Date Palms. The boulevard drive terminates at a landscaped roundabout. The roundabout will include a six-foot tall center identification sign wrapping around the southern portion of the landscaped island.

The office buildings are three stories, approximately 45' in height. An architectural entry tower is provided that will exceed the maximum allowance of building height. The entry tower will be approximately 51-feet tall, and will utilize a stone veneer to accentuate the tower feature from the remainder of the building. The entry towers provide visual interest to the buildings, breaking the roof plane. The office buildings will be approximately 78,000 square feet each.

A pedestrian area is provided at the entrance to each of the office buildings. Included in the pedestrian area are low seat walls, benches and landscaping. In addition, there is a large retention area at the southwest portion of the site that will be utilized as a large pedestrian area. The pedestrian area will provide a number of seating areas to serve the tenants. Finally, smaller pedestrian areas will be provided south of both office buildings, within the parking lot.

Signage for the site will be provided through four different types of monument signs. There will be two center identification signs (monument sign 'A') and two entry signs (monument sign 'B') located along Frye Road. Monument sign 'C' is the center identification sign located at the terminus of the boulevard drive. There will be three monument sign 'D' locations. These signs will be located along the site entrances along Ellis Street and Fairview Street. The signs will provide the center name, address, and tenant names depending on the sign. The lettering is limited to dark bronze, halo-illuminated, raised reverse pan channel lettering. The signs are constructed of stone clad CMU pylons to match the buildings. Staff is in support of the additional tenant panels for monument sign 'B', finding the sign's architectural innovation meritorious.

The site is also proposing covered parking for 234 spaces. The covered parking canopy will be constructed of metal and will be painted to match the buildings.

Anticipated start of construction will be summer of 2008.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- A 4' by 8' public hearing sign was installed on the property.
- A neighborhood meeting was held on Tuesday, November 27, 2007. No neighbors were in attendance.

As of the writing of this memo, Staff has received no calls or letters of opposition with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 6 Opposed: 1 (Flanders) Absent: 0

The Planning Commission pulled the item to action to discuss concerns that the applicant had with an added condition by a Planning Commissioner addressing artwork within the development. The applicant had concerns because the development already meets the Commercial Design Standards, and by adding artwork they would be providing more design standards than what is required. Some of the Commissioners had concerns with requiring the additional condition citing that Council had not approved the code amendment requiring artwork. The Commission ultimately approved the request without requiring the additional condition for artwork.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR07-0052 CHANDLER 101 BUSINESS CENTER, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit E, Development Booklet, entitled "CHANDLER 101 BUSINESS CENTER PHASE II", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0052, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The site shall be maintained in a clean and orderly manner.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

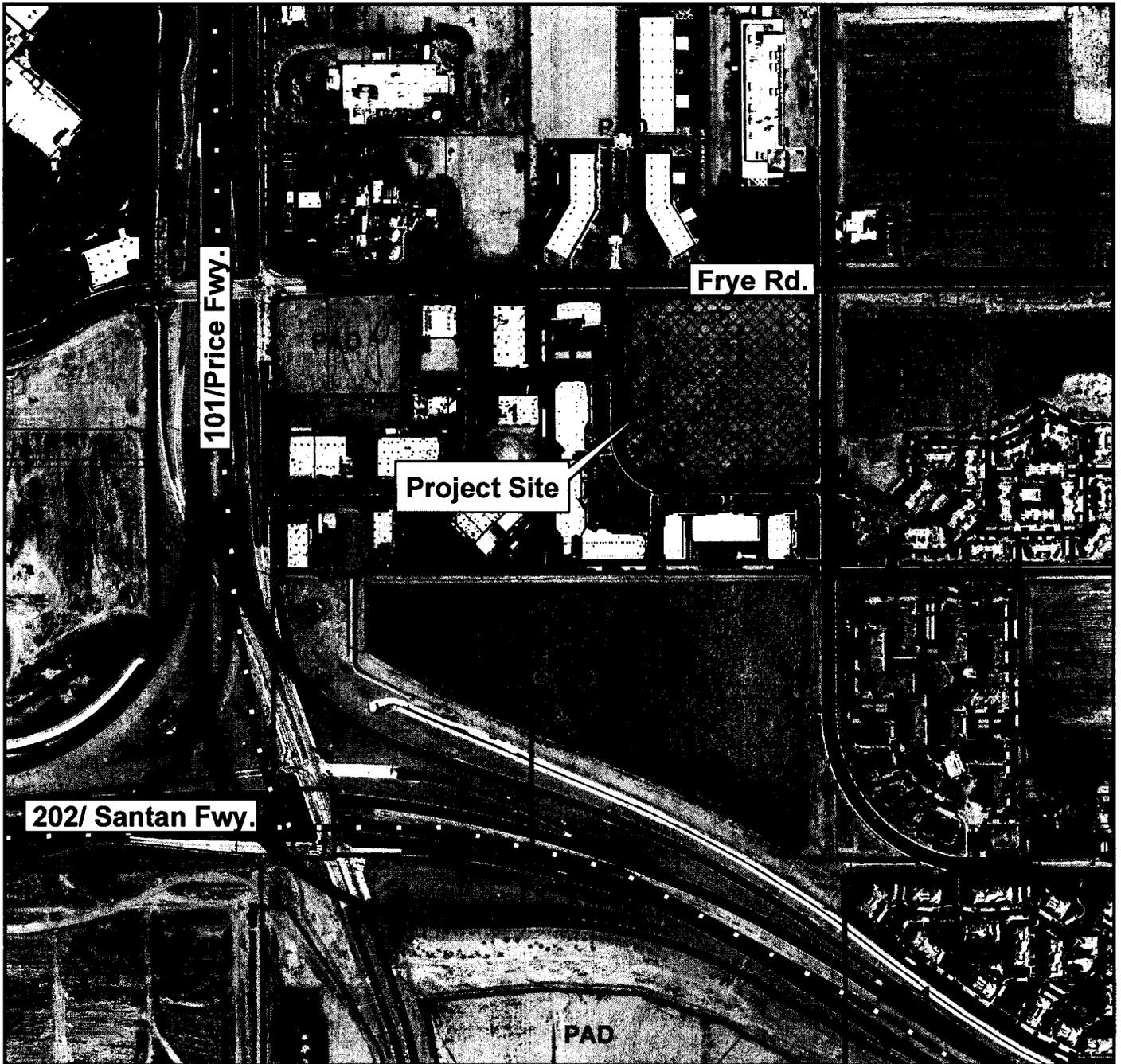
5. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
6. All raceway signage shall be prohibited within the development.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
9. The applicant shall provide shade trees at the pedestrian areas located at the building entrances.
10. The applicant shall work with Staff to provide façade relief through the use of recessed windows and shadow lines.

PROPOSED MOTION

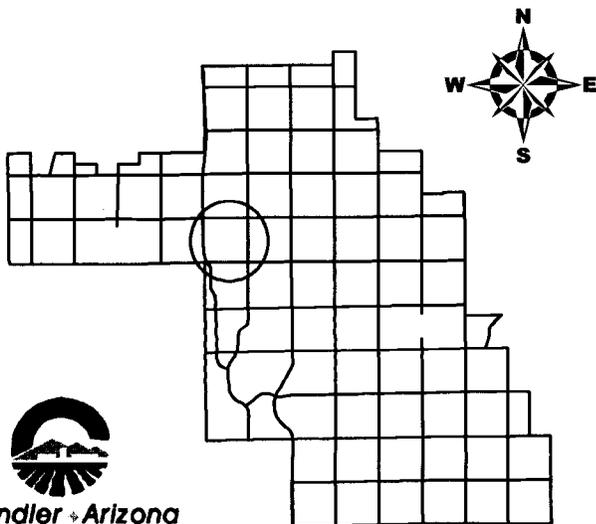
Move to introduce and tentatively adopt Ordinance No. 4018, approving DVR07-0052 CHANDLER 101 BUSINESS CENTER, Rezoning and PDP, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Signage Exhibits
5. Ordinance No. 4018
6. Development Booklet, Exhibit 'F'



Vicinity Map



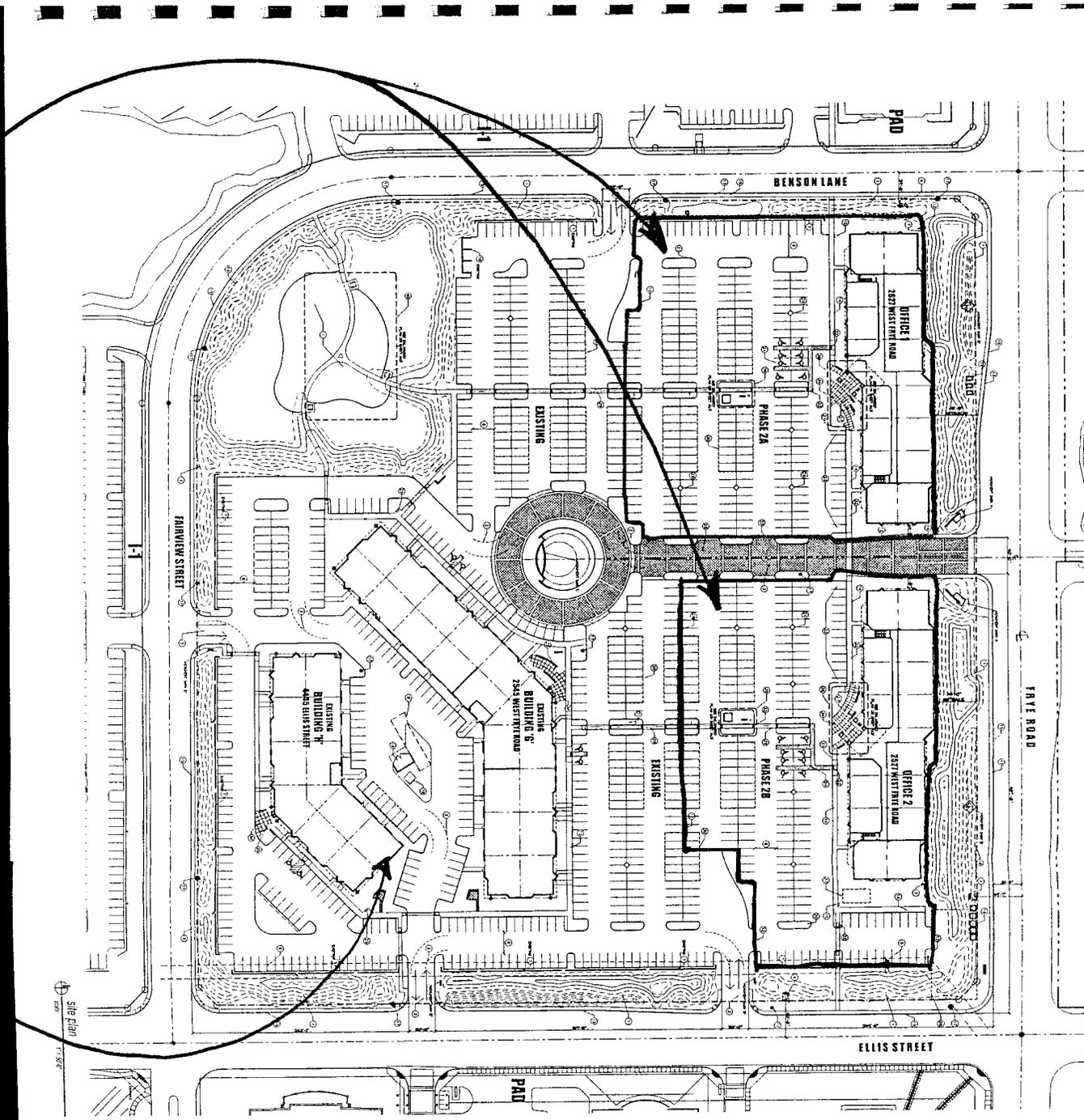
DVR07-0052

Chandler 101 Business Center



Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/26/2007



PROPOSED

EXISTING

PROJECT DATA

OWNER: CHANDLER CENTER
 PROJECT NO: 101
 DATE: 10/16/07
 SCALE: 1" = 50'-0"

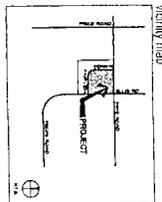
GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHANDLER SPECIFICATIONS AND ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
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 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.

SITE PLAN KEYNOTES

1. THIS SITE PLAN SHOWS THE SITE OF THE PROPOSED CHANDLER CENTER PHASE II.
2. THE PROPOSED CHANDLER CENTER PHASE II SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHANDLER SPECIFICATIONS AND ORDINANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER.
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20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.

SITE PLAN GENERAL NOTES

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site plan
 scale: 1" = 50'-0"

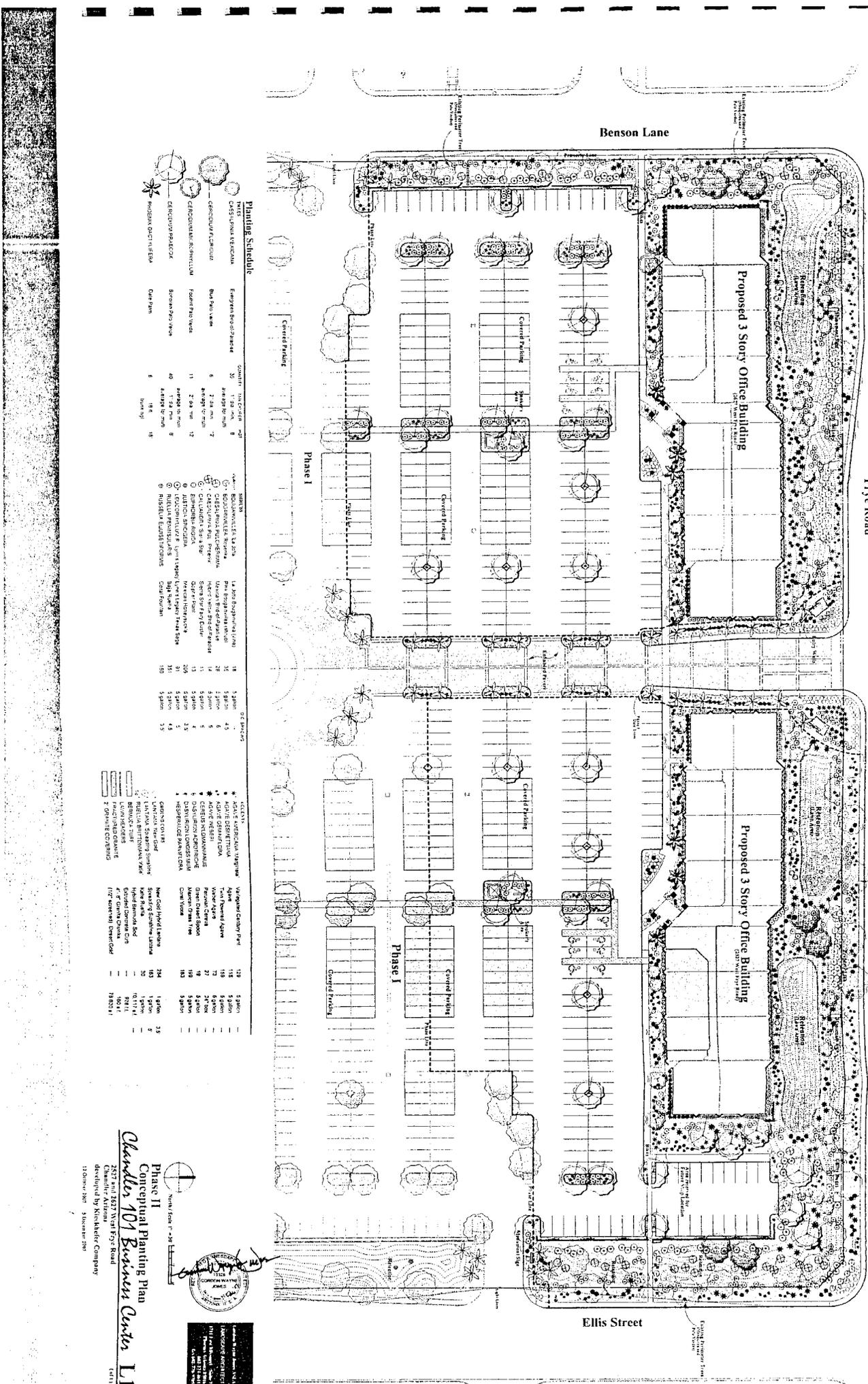
new office buildings
 chandler 101
 business center
 phase II
 developed for
 kochelder company

A1.0
 october 16, 2007

CREO ARCHITECTS
 2718 ORION DRIVE
 CHANDLER, AZ 85226
 480.278.0141
 480.278.0222

no. 2007/010

SITE PLAN FOR OVERALL SITE



Planting Schedule

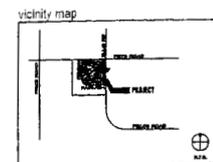
PLANT	QUANTITY	DATE	REMARKS
CELESTIAL CYPRESS	30	1st Year	Planting in Phase I
CELESTIAL CYPRESS	6	2nd Year	Planting in Phase I
CELESTIAL CYPRESS	11	2nd Year	Planting in Phase I
CELESTIAL CYPRESS	40	1st Year	Planting in Phase I
CELESTIAL CYPRESS	6	1st Year	Planting in Phase I
CELESTIAL CYPRESS	15	1st Year	Planting in Phase I

PLANT	QUANTITY	DATE	REMARKS
CELESTIAL CYPRESS	18	1st Year	Planting in Phase I
CELESTIAL CYPRESS	32	1st Year	Planting in Phase I
CELESTIAL CYPRESS	28	1st Year	Planting in Phase I
CELESTIAL CYPRESS	13	1st Year	Planting in Phase I
CELESTIAL CYPRESS	208	1st Year	Planting in Phase I
CELESTIAL CYPRESS	31	1st Year	Planting in Phase I
CELESTIAL CYPRESS	150	1st Year	Planting in Phase I

PLANT	QUANTITY	DATE	REMARKS
CELESTIAL CYPRESS	128	1st Year	Planting in Phase I
CELESTIAL CYPRESS	103	1st Year	Planting in Phase I
CELESTIAL CYPRESS	71	1st Year	Planting in Phase I
CELESTIAL CYPRESS	27	1st Year	Planting in Phase I
CELESTIAL CYPRESS	109	1st Year	Planting in Phase I
CELESTIAL CYPRESS	183	1st Year	Planting in Phase I
CELESTIAL CYPRESS	183	1st Year	Planting in Phase I
CELESTIAL CYPRESS	13	1st Year	Planting in Phase I
CELESTIAL CYPRESS	30	1st Year	Planting in Phase I
CELESTIAL CYPRESS	10,821	1st Year	Planting in Phase I
CELESTIAL CYPRESS	19,211	1st Year	Planting in Phase I
CELESTIAL CYPRESS	19,211	1st Year	Planting in Phase I

Phase II
 Conceptual Planting Plan
 Charles 101 Business Center, LI
 257 and 257 1/2 Frye Road
 developed by Kinkead Company
 11/20/01

SITE PLAN FOR PROPOSED OFFICE



building elevations
scale: 1/16" = 1'-0"

new office buildings
**chandler 101
business center
phase II**
southwest corner of frye road & ellis
chandler, arizona
developed for
kieckhefer company

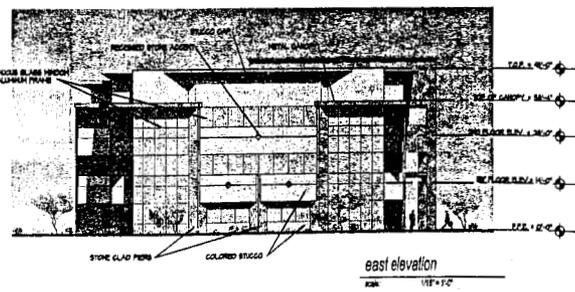
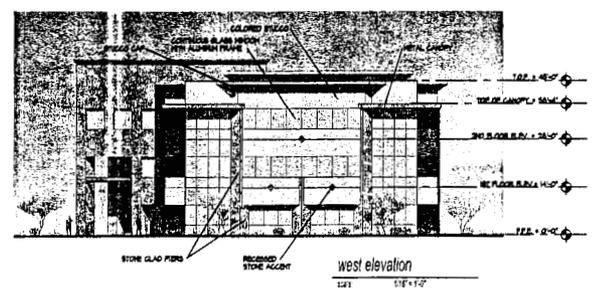
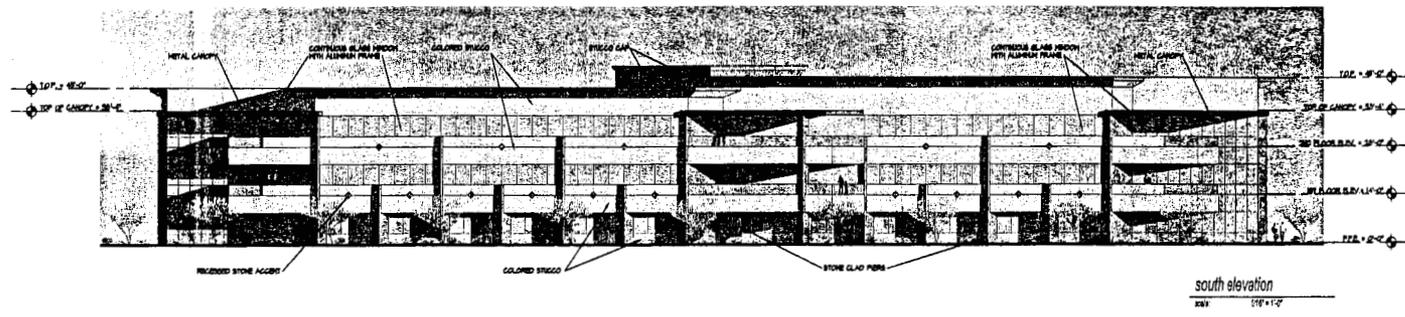
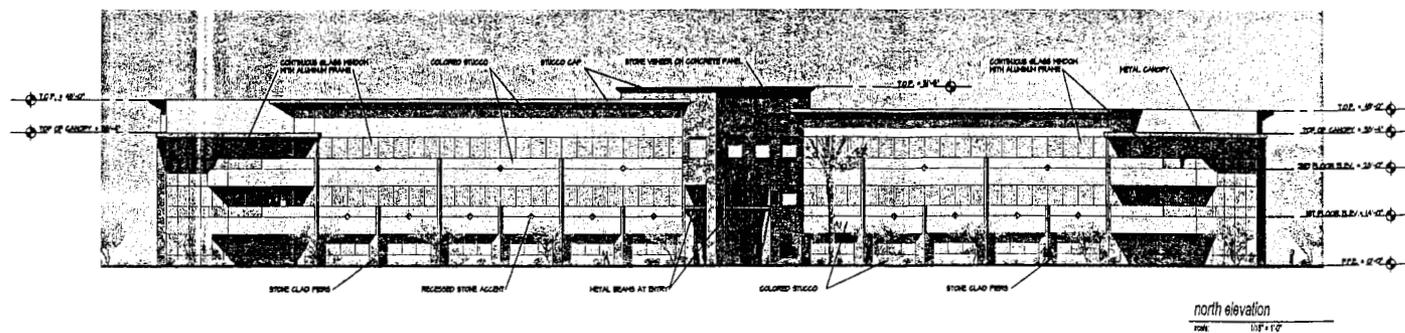
A1.2
october 16, 2007

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CREO ARCHITECTS
2716 north 16th street
phoenix, arizona 85006
602.279.0141
602.279.0222 fax

no. 2007010

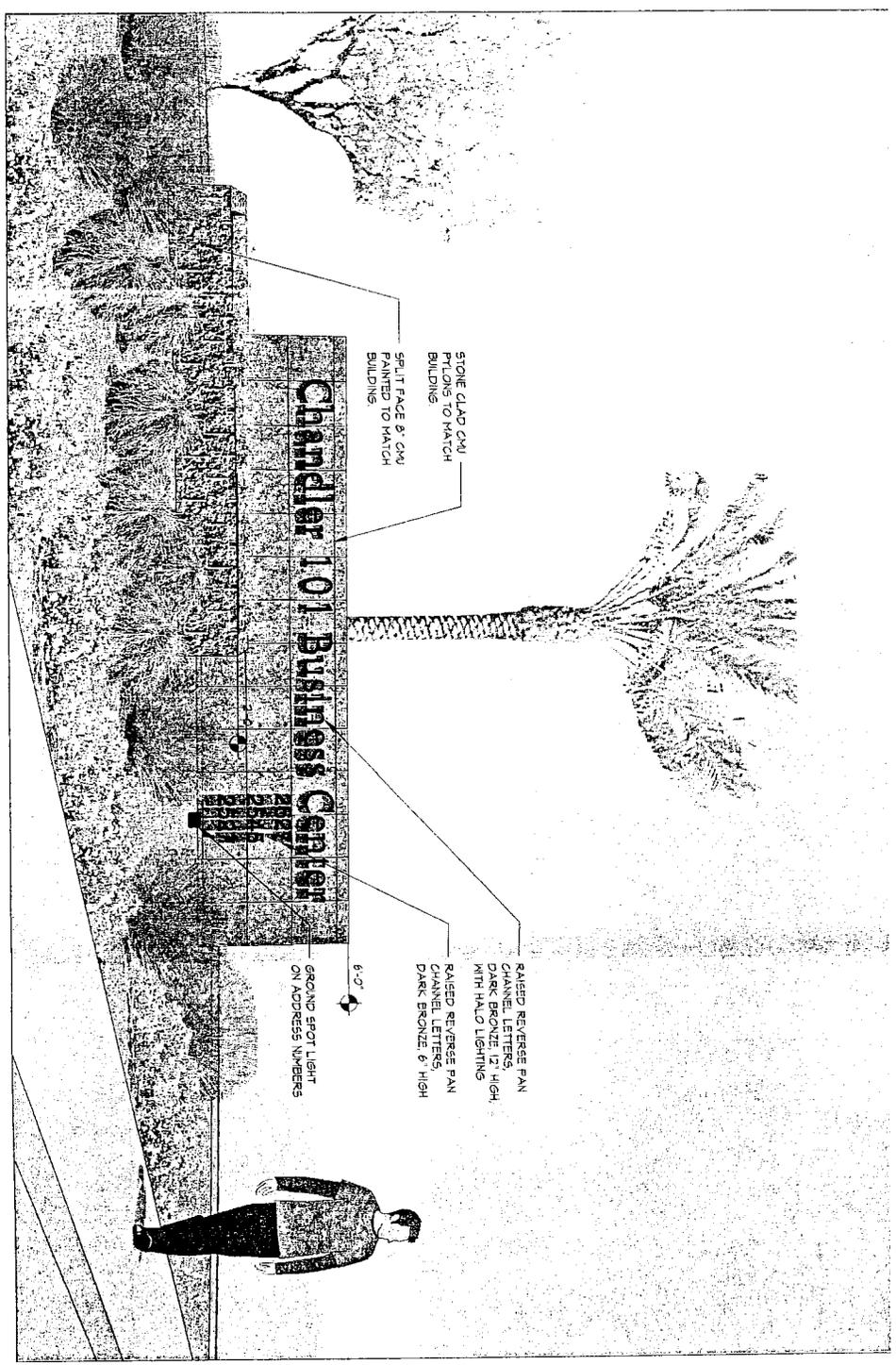
ELEVATIONS



ELEVATION NOTES

COLOR 1: EQUAL TO FRAZEE STORM BAY CL2674M
 COLOR 2: EQUAL TO FRAZEE MOMMIA CL267BD
 COLOR 3: EQUAL TO FRAZEE TIA MARIA CL2676A

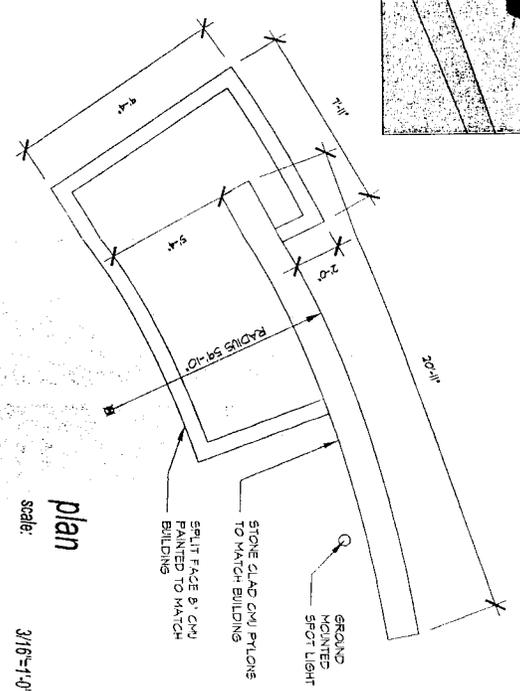
*ALL STUCCO WALL TO BE COLOR 1.
 *ALL STUCCO CAP TO BE COLOR 2.
 *ALL METAL CANOPIES AND BEAMS TO BE COLOR 3.



perspective elevation

scale: n/s

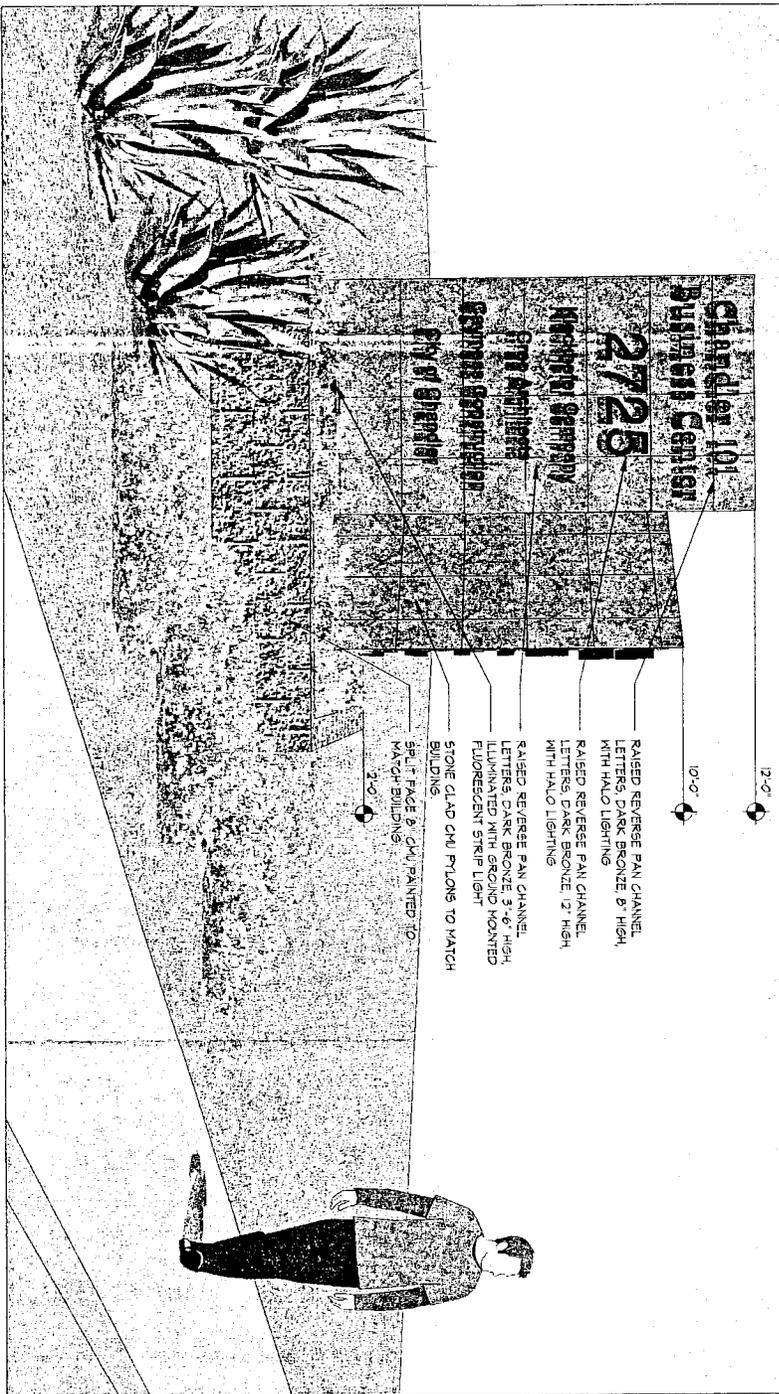
monument sign 'A'
 chandler 101 business center phase II
 southwest corner of frye road & ellis
 chandler, arizona



plan

scale: 3/16"=1'-0"

MONUMENT SIGN 'A'



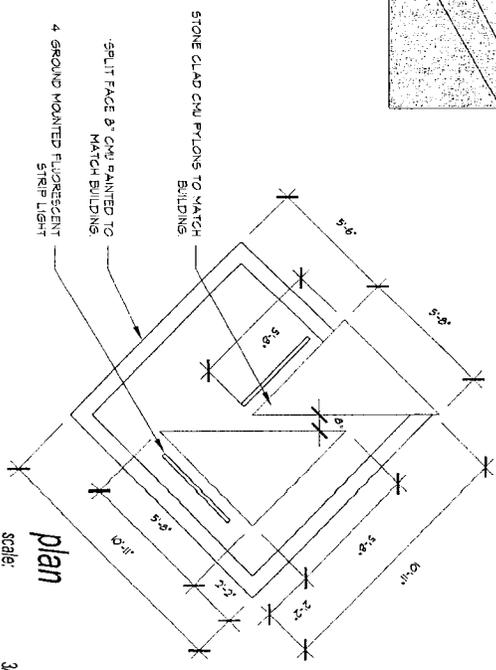
- 2'-0"
- 10'-0"
- RAISED REVERSE PAN CHANNEL LETTERS, DARK BRONZE 8" HIGH, WITH HALO LIGHTING
- RAISED REVERSE PAN CHANNEL LETTERS, DARK BRONZE 12" HIGH, WITH HALO LIGHTING
- RAISED REVERSE PAN CHANNEL LETTERS, DARK BRONZE 3'-6" HIGH, ILLUMINATED WITH GROUND MOUNTED FLUORESCENT STRIP LIGHT
- STONE CLAD CMU PYLONS TO MATCH BUILDING
- SPLIT FACE 8" CMU PAINTED TO MATCH BUILDING
- 2'-0"

perspective elevation

scale: rls

monument sign 'B'

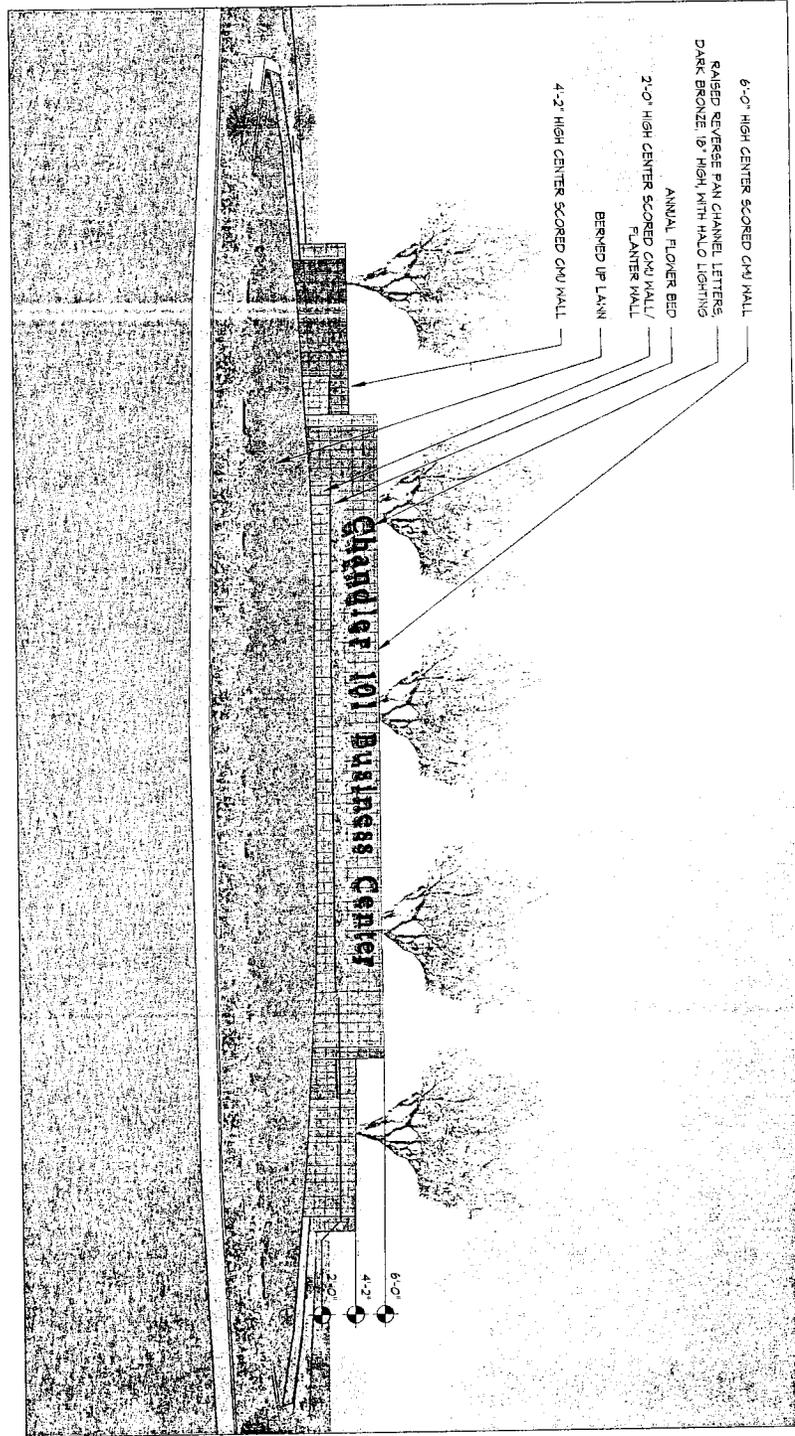
Chandler 101 business center phase II
southwest corner of fye road & ellis
Chandler, Arizona



plan

scale: 3/16" = 1'-0"

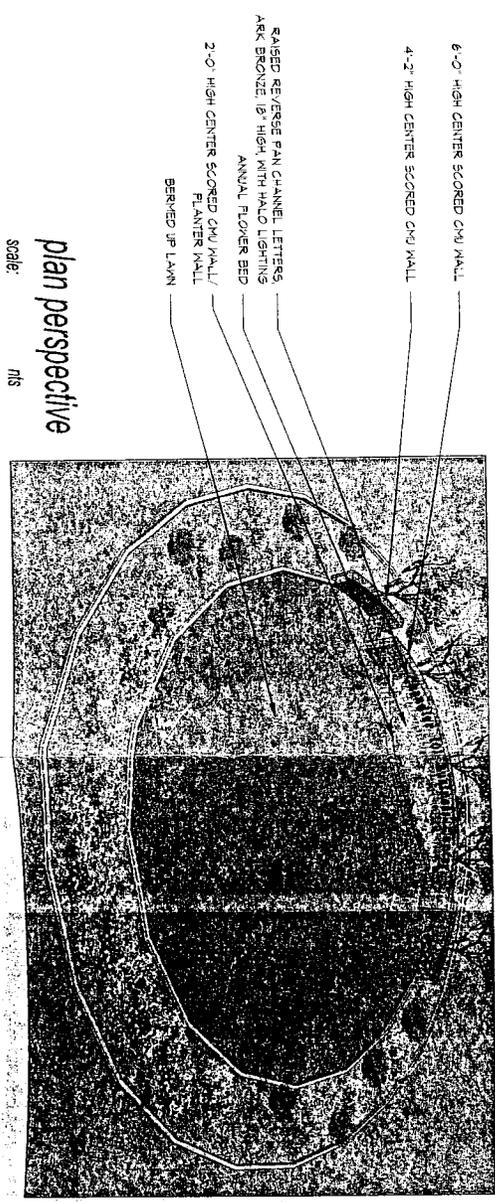
MONUMENT SIGN 'B'



perspective elevation

Scale: nts

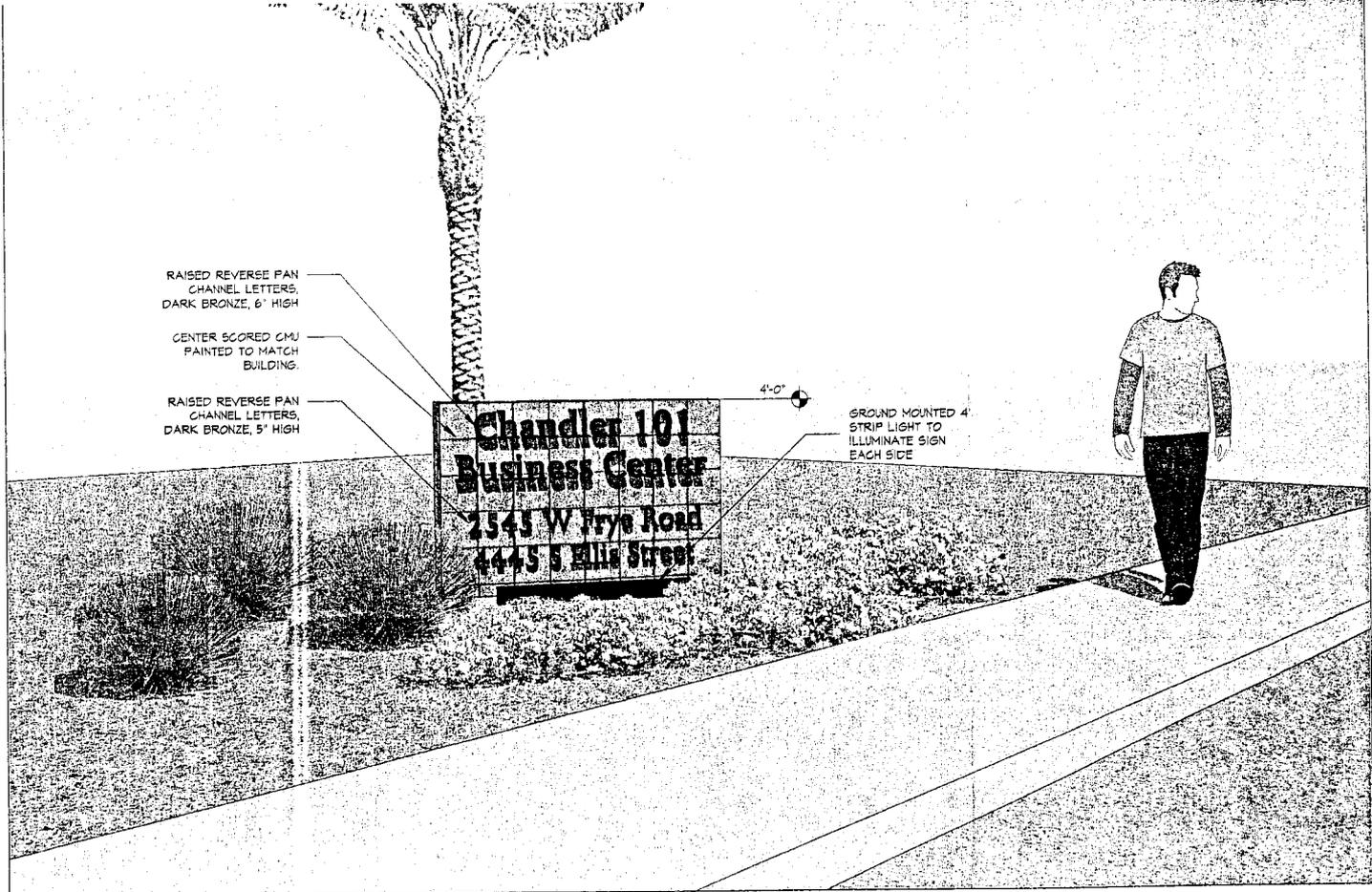
monument sign 'C'
 chandler 101 business center phase II
 southwest corner of Frye road & ellis
 chandler, arizona



plan perspective

Scale: nts

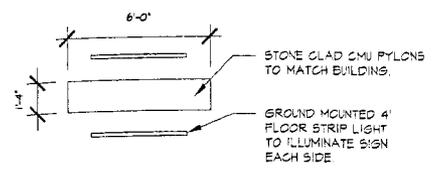
MONUMENT SIGN 'C'



perspective elevation

scale: nts

monument sign 'D'
 chandler 101 business center phase II
 southwest corner of frye road & ellis
 chandler, arizona



plan

scale: 3/16" = 1'-0"

MONUMENT SIGN 'D'

ORDINANCE NO. 4018

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL (I-1) TO PLANNED AREA DEVELOPMETN (PAD) (DVR07-0052 CHANDLER 101 BUSINESS CENTER) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby rezoned from I-1 to PAD, subject to the following conditions:

INSERT CONDITIONS HERE:

1. Development shall be in substantial conformance with Exhibit E, Development Booklet, entitled "CHANDLER 101 BUSINESS CENTER PHASE II", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0052, except as modified by condition herein.

2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The site shall be maintained in a clean and orderly manner.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
6. All raceway signage shall be prohibited within the development.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
9. The applicant shall provide shade trees at the pedestrian areas located at the building entrances.
10. The applicant shall work with Staff to provide façade relief through the use of recessed windows and shadow lines.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 2008.

EXHIBIT "A"
LEGAL DESCRIPTION
LOT 1
FRYE ROAD INDUSTRIAL PARK

Lot 1 of "Frye Road Industrial Park", according to the Final Plat thereof, recorded in Book 495 of Maps, Page 22, Records of Maricopa County, Arizona, being that portion of the Southwest quarter of Section 31, Township 1 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at an aluminum cap, found and accepted as the West quarter corner of said section, from which a brass cap, found and accepted as the center of said section, bears South 89 degrees 50 minutes 19 seconds East a distance of 2584.68 feet;

Thence along the north line of said Southwest quarter, also being the monument line of Frye Road, South 89 degrees 50 minutes 19 seconds East a distance of 1676.92 feet;

Thence departing said north line, South 00 degrees 09 minutes 31 seconds West a distance of 50.00 feet to the southerly right-of-way of Frye Road and the northwest corner of said Lot 1 as shown on said Final Plat, said corner being the **POINT OF BEGINNING**;

Thence along said right-of-way, South 89 degrees 50 minutes 19 seconds East a distance of 847.86 feet;

Thence transitioning from said right-of-way to the westerly right-of-way of Ellis Street as shown on said Final Plat, South 44 degrees 53 minutes 38 seconds East a distance of 28.31 feet;

Thence along said westerly right-of-way, South 00 degrees 03 minutes 04 seconds West a distance of 822.71 feet;

Thence transitioning from said westerly right-of-way of Ellis Street to the northerly right-of-way of Fairview Street as shown on said Final Plat, South 45 degrees 10 minutes 28 seconds West a distance of 28.22 feet;

Thence along said northerly right-of-way, North 89 degrees 42 minutes 07 seconds West a distance of 648.53 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 220.00 feet;

Thence continuing along said northerly right-of-way, northwesterly along said curve through a central angle of 89 degrees 43 minutes 41 seconds an arc length of 344.53 feet to the easterly right-of-way of Benson Lane, as shown on said Final Plat;

Thence along said easterly right-of-way, North 00 degrees 01 minutes 34 seconds East a distance of 621.64 feet;

Thence continuing along said easterly right-of-way, North 45 degrees 05 minutes 37 seconds East a distance of 28.25 feet to the **POINT OF BEGINNING**.

The above-described parcel contains a computed area of 753,992 Sq. Ft. (17.3093 acres) more or less and is subject to any easements, restrictions, or rights of way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any other land division restrictions.

Prepared by: CMX L.L.C.
3100 W. Ray Road
Suite 201
Chandler, Arizona 85226
Project No. 7522.01
October 9, 2007



Greg G. Rugland