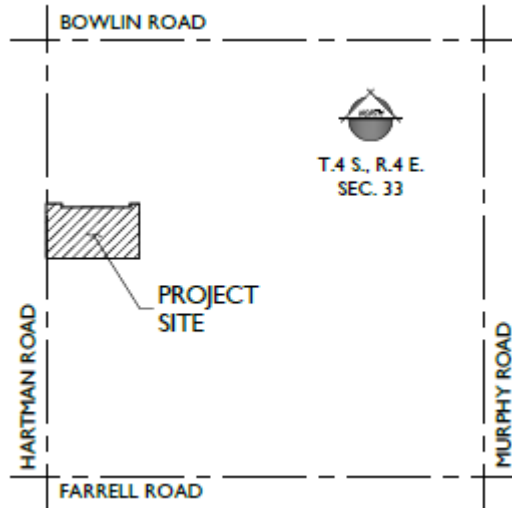


Anderson Farms Phase 1A Citizen Participation Report ZON18-02

Submitted: October 24, 2018



DEVELOPER

Marbella Homes
18835 N. Thompson Park Parkway, Suite 215
Scottsdale, AZ 85255

CONSULTANT

EPS Group, Inc.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
Contact: David Hughes
Tel. 480-503-2250



Submitted to the City of Maricopa



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Date: October 24, 2018

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application for Anderson Farms Phase 1A, a proposed residential planned community. This site is located on the northeast of E. Hartman Road and Sorrento Boulevard. The applicant is requesting a rezoning and preliminary plat for approximately 20 acres.

These requests will allow for development of the first portion of the larger Anderson Farm master planned community. The rezone request is to change the current zoning district of AG to the medium density residential zoning district of RS-5.

The second request is the review and approval of a preliminary plat of 80 detached single-family residential lots. This plan will ensure that those affected by this application will have an adequate opportunity to learn and comment on the proposal.

Contact:

David Hughes
EPS Group, Inc.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
(480)503-2250 (phone)
(480)503-2258 (fax)
David.Hughes@epsgroupinc.com

Pre-application Meeting: The pre-application meeting with City of Maricopa Development Services staff was held on Thursday, May 31, 2018.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies who are located within 300 feet of the subject project.
2. All persons listed on the contact list will receive a letter describing the project, site plan and invitation to a neighborhood meeting to be held at the City of Maricopa Council Chambers.
 - a. The neighborhood meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list, any comments and meeting minutes were provided to the City of Maricopa Planner assigned to this project and are attached to this Plan.
3. Notice of the neighborhood meeting shall be provided at least 15 calendar days prior to the neighborhood meeting in the following manner:

- a. Written notice shall be mailed to all owners and occupants within 300 feet of the subject property
 - b. A sign shall be posted on the property providing a description of the request and the neighborhood meeting date, time, and location.
 - c. A newspaper ad shall be published in the Tri-Valley Dispatch with description of the proposal and meeting information for the neighborhood meeting and following public hearings.
4. Attendees at the neighborhood meeting were added to the notification list.
 5. Presentations will be made to groups of citizens or neighborhood associations upon request.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Maricopa.)

Schedule:

Pre-Application Meeting: Thursday, May 31, 2018

Application Submittal: July 19, 2018

Notice of neighborhood meeting: 15 days prior to neighborhood meeting

Notification mailed: October 3, 2018

Sign Posted: October 3, 2018

Newspaper ad published: October 3, 2018

Neighborhood meeting: October 18, 2018

Second Submittal: October 18, 2018.

Submittal of Final Citizen Participation Report: October 24, 2018

Planning and Zoning Commission hearing: November 12, 2018

City Council hearing: December 4, 2018

Attachments:

Notification Letter

Notification Area Map

Property Owners Within 300 Feet Mailing List

Sign Posting Pictures and Affidavit

Newspaper Ad Affidavit of Publication

Neighborhood Meeting Sign-In Sheet

Neighborhood Meeting Minutes



RE: ZON18-02 Anderson Farms Phase 1A. This site is general located south of the southeast corner of Bowlin Road and Hartman Road within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by EPS Group, Inc on behalf of Marbella Homes at the above-mentioned property to rezone the property from General Rural (GR) to RS-5 for a single-family residential development.

The meeting dates in regards to this request are as follows:

Neighborhood Meeting
Thursday, October 18, 2018 at 6:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138

Planning & Zoning Commission:
November 12, 2018 @ 6:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138

City Council:
December 4, 2018 @ 7:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via First Class Mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Rodolfo Lopez at the City of Maricopa Planning Department at 520-568-9098. You can also email him at Rodolfo.lopez@maricopa-az.gov.

Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at www.maricopa-az.gov for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.

Sincerely,
EPS Group, Inc.

Enc. Project Narrative and Conceptual Subdivision Layout



Anderson Farms – Phase 1A
Rezone
 S/SEC of Bowlin Road and Hartman Road
 1st Submittal: July 2018



Developer

Marbella Homes
 18835 N. Thompson Peak Parkway, Suite 215
 Scottsdale, AZ 85255
 Tel: 480.420-3355
 Contact: John Wittrock

Consultant

EPS Group, Inc.
 2045 S Vineyard Ave, Suite 101
 Mesa, AZ 85210
 Tel: 480.503.2250
 Contact: Dan Auxier, P.E.

Introduction

The subject site that is contained in the request is located in the City of Maricopa, south of the southeast corner of Bowlin Road and Hartman Road. This site consists of approximately 20 developable acres and is a portion of Pinal County Tax Assessor Parcel Numbers (APNs) 502-03-015H. This rezone and preliminary plat request is to initiate the process for a single-family residential development.

Project Data	
A.P.N.	502-03-015H
Current Land Use	Agricultural
Existing General Plan Land Use Designation	Master Planned Community
Current Zoning District	General Rural (GR)
Proposed Zoning District	RS-5
Gross Area	20.0 Acres
Net Area	18.6 Acres
Lot Size	50' x 115'
No. of Lots	80 Lots
Gross Density	4.0 DU/Acre
Open Space	+/- 3.93 Acres (21% of Net Area)
Internal Local Streets	Public

Current and Proposed Zoning

The Site is current zoned General Rural (GR). The General Rural district is intended to prevent urban residential and related uses from developing near agricultural operations. The proposed Zoning is RS-5. This is a zoning district consistent with Land Use Map in the City of Maricopa's General Plan, which designates this site as a Master Planned Community with a maximum density of 10 du/ac. The RS-5 district is intended for medium density, single-family dwellings with a minimum lot size of 4,500 square feet.



Surrounding Land Uses

This development is proposed on agricultural land. It is surrounded by the existing Anderson Palmisano Farms on the north, east, and south sides. The existing single family residential development of Sorrento Parcel is to the west of Hartman Road of the proposed development.

Surrounding Existing Use and Zoning Designations			
	Existing Land Use Classification	Existing Zoning	Existing Use
North	Master Planned Community	General Rural	Agricultural
South	Master Planned Community	General Rural	Agricultural
East	Master Planned Community	General Rural	Agricultural
West	Master Planned Community	CR-3	Sorrento Residential Development
Site	Master Planned Community	General Rural	Agricultural

Development Plan

A development plan has been submitted along with this application showing the conceptual layout of the proposed subdivision. The size, scale and environment of the site is appropriate for a single-family residential development. The development plan has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.

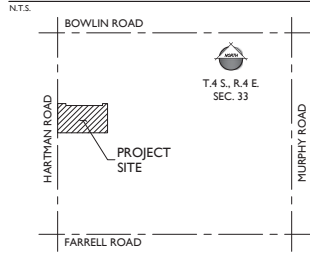
The development consists of 80 residential lots which are a minimum lot size of 50' x 115'. The overall gross density for the proposed development is approximately 4.0 dwelling units per acre. There is also an estimated 6 acres of open space within the proposed development which is approximately 21% of the project's net acreage.

Conclusion

This rezoning and preliminary plat process is the next step in the development process to put this site to a contributing use and will initiate the development of single-family residential development that is in compliance with the City's land use designation for the site. The proposed development provides an opportunity for the City to increase compatible single-family residential development to the area. We look for to working closely with the City to gain all necessary approvals to build a successful project.



VICINITY MAP



PROJECT DATA

A.P.N. 502-03-015H
 CURRENT USE: AGRICULTURAL
 GENERAL PLAN LAND USE: MASTER PLANNED COMMUNITY
 EXISTING ZONING: GENERAL RURAL (GR)

GROSS AREA: ± 20.0 ACRES
 NET AREA: ± 18.6 ACRES

LOT SIZE: 50' x 115'
 TOTAL LOTS: 80

GROSS DENSITY: 4.0 DU/AC
 OPEN SPACE: ± 4.0 ACRES (22% OF NET)

KEYNOTES

- ① ENTRY MONUMENT
- ② PAVED PATH
- ③ LANDSCAPE BENCH

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cascalco 'Smoothie'	Thornless Cascalote	24" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Ebenopsis ebano	Texas Ebony	24" Box
	Eucalyptus Papuana	Ghost Gum	20" Matched
	Fraxinus velutina 'Tan West'	Fan West Ash	24" Box
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box
	Olneya tesota	Ironwood	24" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Phoenix dactylifera	Date Palm	20" Matched
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parviflora	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

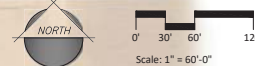
SYMBOL	COMMON NAME	SIZE
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe 5 Gal
	Agave americana	Century Plant 5 Gal
	Baccharis hybrid 'Starr'	Thompson Baccharis 5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea 5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise 5 Gal
	Calliandra californica	Baja Fairy Duster 5 Gal
	Callisemon viminalis 'Little John'	Little John 5 Gal
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea 1 Gal
	Dasylirion wheeleri	Desert Spoon 5 Gal
	Encelia farinosa	Bristlebrush 5 Gal
	Eremophila glabra ssp. 'Carnosa' 'Winter Blaze'	'Winter Blaze' Emu Bush 5 Gal
	Eremophila maculata 'Valentine'	'Valentine' Emu Bush 5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells 5 Gal
	Glandularia rigida	Sandpaper Verbena 5 Gal
	Gossypium hirsutum	San Marcos Hibiscus 5 Gal
	Hesperaloe parviflora	Giant Hesperaloe 1 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red 'Yucca 1 Gal
	Justicia californica	Chaparral 1 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana 5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage 5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage 5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Mubly 5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Mubly 5 Gal
	Muhlenbergia rigens	Deer Grass 5 Gal
	Myrsine communis 'Compacta'	Dwarf Myrtle 5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander 5 Gal
	Ruellia brittoniana	Purple Ruellia 5 Gal
	Ruellia peninsularis	Desert Ruellia 5 Gal
	Russelia equisetiformis	Coral Fountain 5 Gal
	Salvia greggii	Autumn sage 5 Gal
	Senna nemophila	Desert Cassia 5 Gal
	Simmondsia chinensis	Jojoba 5 Gal
	Simmondsia chinensis 'Vista'	Compact Jojoba 5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza 5 Gal

GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE
	Acacia redolens 'Desert Carpet'	Prostrate Acacia 1 Gal
	Dalea greggii	Trailing Indigo Bush 1 Gal
	Convolvulus cneorum	Bush Morning Glory 1 Gal
	Lantana montevidensis	Trailing Purple Lantana 1 Gal
	Lantana x 'New Gold'	New Gold Lantana 1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary 1 Gal
	Sphagnetocola trilobata	Yellow Dot 1 Gal

TURF & INERT MATERIALS

	Hybrid Bermuda Sod	Tifway 419	Hydroseed
	3/4" Screened Decomposed Granite	Apache Brown or Equal, 2" Depth Min.	



NOTIFICATION AREA MAP

PROJECT NAME: ANDERSON FARMS - PHASE 1A

LOCATION: SOUTH OF THE SEC OF BOWLIN ROAD AND HARTMAN ROAD

REQUEST: REZONE TO RS-5

CURRENT ZONING OF SUBJECT PROPERTY: GENERAL RURAL (GR)



PROPERTY OWNERS WITHIN 300 FEET	ADDRESS	CITY	STATE	ZIP CODE	APN
ANDERSON PALMISANO FARMS	35840 W FARRELL RD	MARICOPA	AZ	85138	50203015H
J & K PROPERTIES LLC	PO BOX 185	KAYSVILLE	UT	84037	502541600
AVILA JUAN / HERNANDEZ MAYRA	17397 N AVELINO DR	MARICOPA	AZ	85138	502541590
TAH 2018-1 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705	502541580
GIROFILO MICHELLE	17425 N AVELINO DR	MARICOPA	AZ	85138	502541570
TEETS PHILIP JEAN	36765 W MEDITERRANEAN WAY	MARICOPA	AZ	85138	502541610
FINK JESSE	17439 N AVELINO DR	MARICOPA	AZ	85138	502541560
PAZ ANDREW	17453 N AVELINO DR	MARICOPA	AZ	85138	502541550
DIDYK LAVERN & SUSANNE HELEN	RR 2 STN MAIN	AIRDRIE	AB		502541540
STUMP JANICE	36779 W MEDITERRANEAN WAY	MARICOPA	AZ	85138	502541620
BLEICH WILLIAM S & JANICE E	17333 N AVELINO DR	MARICOPA	AZ	85138	502541640
GH CONSTRUCTION LLC	2600 N 44TH ST STE A100	PHOENIX	AZ	85008	502541650
HADDAD ROBERT & DONNA LIV TRUST	17305 N AVELINO DR	MARICOPA	AZ	85138	502541660
SORRENTO COMMUNITY MASTER ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	50254828A
D R HORTON INC	20410 N 19TH AVE STE 100	PHOENIX	AZ	85027	502541530
BURT CHARLES WILLIAM JR	36780 W MEDITERRANEAN WAY	MARICOPA	AZ	85138	502542100
GOBRON SONJA	36793 W MEDITERRANEAN WAY	MARICOPA	AZ	85138	502541630
WEAVER ETHEL P	36781 W MONDRAGONE LN	MARICOPA	AZ	85138	502542420
D R HORTON INC	20410 N 19TH AVE STE 100	PHOENIX	AZ	85027	502541520
RANI RAJA REV LIV TRUST	2155 S 55TH ST APT 3058	TEMPE	AZ	85282	502542110
D R HORTON INC	20410 N 19TH AVE STE 100	PHOENIX	AZ	85027	502541670
GOMEZ OSVALDO F	36795 W MONDRAGONE LN	MARICOPA	AZ	85138	502542410
SORRENTO COMMUNITY MASTER ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	50254828A
RAMOS JOSEPH GERARD JR / BIRCHARD SARAH ANNA	36782 W MONDRAGONE LN	MARICOPA	AZ	85138	502541510
ADAMS JAMAR / VU LINH	17581 N AVELINO DR	MARICOPA	AZ	85138	502542910
DESROSIERS GERALD C & PAULETTE V	36796 W MONDRAGONE LN	MARICOPA	AZ	85138	502541500
RADLEY LAUREN TAYLOR & SHAWN	17161 N ANGELICO DR	MARICOPA	AZ	85138	502540500
HALL MARK B & NORINE E	36787 W LEONESSA AVE	MARICOPA	AZ	85138	502542900
VITEK FELICIA ANNE	1714 RANCH RD	REEDSPORT	OR	97467	502540510
SORRENTO COMMUNITY MASTER ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	50254828A
SORRENTO COMMUNITY MASTER ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282	50254828A

ZONING

City of Maricopa - Planning Division

Proposal: EPS Group, Inc. requests the City of Maricopa to amend the current zoning from General Rural (GR) to RS-5 (Medium Density Residential)

Current Zoning: General Rural (GR)

NEIGHBORHOOD MEETING

October 18, 2018 @ 6:00PM

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT

CASE PLANNER: Rodolfo Lopez

Senior Planner (520) 316-6986

rodolfo.lopez@maricopa-az.gov

PLANNING AND ZONING

November 12, 2018 @ 6:00PM

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

CITY COUNCIL MEETING

December 4, 2018 @ 7:00PM

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

Posting Date: 10/3/18

10/3/18 12:27:00

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for a sign located at NEC Sorrento Blvd and Hartman Rd, on October 3, 2018.

See attached photo exhibit.

For applicant:

EPS Group

Dynamite Signs, Inc.
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on this 3rd day of October 2018 by

Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10.25.20

STATE OF ARIZONA
COUNTY OF PINAL

} SS.

Affidavit of Publication

**NOTICE OF PUBLIC MEETING
AND HEARING
REZONE/ZONE CHANGE ZON18-02**

Neighborhood Meeting:
October 18, 2018 @ 6:00 PM
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Planning and Zoning Hearing:
November 12, 2018 @ 6:00 PM
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Hearing:
December 4, 2018 @ 7:00 PM
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting and public hearings will be held at the above stated date, time, and location. The purpose of the public meeting and public hearings is to receive public comments, suggestions on the following request prior to approval.

ZON18-02 - A zone change application has been filed with the City of Maricopa by EPS Group, Inc on behalf of Marbella Homes for the property generally located south of the southeast corner of Bowlin Road and Hartman Road to change the zoning district from General Rural to RS-5.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and, if received prior to the meeting, will be included in the record. All comments or appeals should be sent in written form to the Development Services Department, Attn: Rodolfo Lopez at 39700 W. Civic Center Plaza, Maricopa, AZ 85238. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-568-9098.

Dated this October 3, 2018
No. of publications: 1; date of publication: Oct. 3, 2018.

RUTH A. KRAMER first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Tri-Valley Dispatch, a weekly newspaper published at Casa Grande, Pinal County, Arizona, Wednesday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issues. The first publication thereof having been on the

3RD day of OCTOBER A.D., 2018

Second publication _____

Third publication _____

Fourth publication _____

Fifth publication _____

Sixth publication _____

TRI-VALLEY DISPATCH

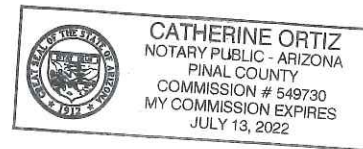
By [Signature]
agent and/or publisher of the Tri-Valley Dispatch

Sworn to before me this 8th

day of October A.D., 2018

[Signature]

Notary Public in and for the County
of Pinal, State of Arizona





Anderson Farms Phase 1A Neighborhood Meeting Minutes

October 18, 2018

Attendees: David Hughes (EPS Group, Inc.), Jackie Guthrie (EPS Group, Inc.),
Rodolfo Lopez (City of Maricopa)

Meeting Summary:

On Thursday, October 18, 2018, a neighborhood meeting was held at the City of Maricopa Council Chambers to discuss a proposed single-family residential development located northeast of the intersection of Hartman Road and Sorrento Boulevard. Only one neighbor was in attendance for the meeting; see attached sign-in sheet. David Hughes and Jackie Guthrie had an informal discussion with the neighbor. They provided a brief history of the property as well as the overall vision for the Anderson Farms community, and explained the two development application requests. The first request is for the City of Maricopa to rezone the approximately 20-acre property from the current zoning of General Rural (GR) to RS-5 Medium Density Residential. The second request is for a Preliminary Plat for a residential neighborhood with 80 lots. The effect of these requests will allow for the development of 80 lot single family residential development. Full size (24" x 36") copies of an Aerial Exhibit of the property and the Illustrative Development Plan were on display for overview and discussion (see attached).

Primary questions and concerns expressed by the one neighbor in attendance included the following:

Question: Will Hartman Road be widened due to this development?

Discussion: Yes, the Anderson Farms Phase 1A development shall be responsible for improving Hartman Road along the frontage of the property to the City of Maricopa's standards for a minor arterial roadway.

Comment: Are there going to be any amenities with this phase?

Discussion: The amenities in Phase 1A of Anderson Farms include paved trails with various benches throughout the community. These trails will lead to the main amenity areas which shall be built in the future phases of Anderson Farms.

Comment: What type of landscaping and vegetation will be planted in Phase 1A?

Discussion: The illustrative development plan shows a preliminary idea of the plant palette being used for this development. The tree placement shown is used as the template for the final landscape design and typically remains the same as shrubs and accents are shown at a later time with the construction documents.



Comment: What is the next step in the process?

Discussion: The next step for the rezoning request will be the Planning & Zoning Commission on November 12, 2018. The commission members shall consider the case and make a recommendation to the City Council. Then, the case will be heard by the City Council on December 4, 2018, and the Council shall make the final action of approval or denial of the request. You and any other property owners within 300 feet of the property shall be notified as these public hearing a minimum of 15 days before the hearing date.

Conclusion:

The attendance sign-in sheet and development exhibits are attached to this summary. The foregoing summarizes points of discussion and concerns expressed at this meeting. If there are any issues not recorded, or any discrepancies noted, please contact David Hughes by telephone at 480-503-2250, or by email at David.Hughes@epsgroupinc.com. We thank you for giving up a portion of your evening and meeting with us.

