

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR DRIs, REZONINGS, PRELIMINARY SITE PLANS, PRELIMINARY PLANS,
NON-RESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN
ONE DWELLING UNIT PER LOT, AND PUBLIC SCHOOL COMPREHENSIVE PLAN CONSISTENCY REVIEW

To Be Completed By Department Responsible For Approval Sought; Completed Certificate Must Be Attached To the Agenda Item and Approval Document

Completed Application Received On (Date): _____ Certificate Form Completed By: _____

Parcel I.D. #'s: 25-26-20-0000-00100-0000 & 30-26-21-0000-00200-0000 (attach survey if project includes portion of parcel)

Project Name: River Landing Subdivision Name: _____

TAZ No.: 245 TAZ Map Version: GIS

Applicant Name, Address, and Telephone Number: Zephyr Egg Company, P.O. Box 9005, Zephyrhills, FL 33539

Job Site Address: _____

Project has direct connection (See 402.5.C.5.A.) to following collectors/arterials:
Morris Bridge Road, future S.R. 56

Aggregated With Another Project ?(See 402.5.C.5.B) Yes No (If yes, identify project name and I.D. No. _____)

Prior building(s) on or after January 1, 1985? Yes No (If yes, identify use and units/sq. ft. _____)

Approval Sought (Check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> DRI | <input type="checkbox"/> Non -Residential Subdivision |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Residential Subdivision Into More Than One Dwelling Unit Per Lot |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Public School Comprehensive Plan Consistency Review |
| <input type="checkbox"/> Preliminary Site Plan | |

TYPE OF DEVELOPMENT

(Use TIS Exhibits for land use description and units of measurement and if not on Exhibits, use ITE land use codes and description)

(If not restricted by applicant, use maximum allowed by requested (rezoning or DRI) or approved (other approvals) zoning or land use, whichever is less)

Residential		Nonresidential	
<input checked="" type="checkbox"/> Single Family	D.U. <u>1,043</u>	Specific Use _____ / _____	sq. ft. _____
<input type="checkbox"/> Mobile Home Park	D.U. _____	_____ / _____	sq. ft. _____
<input type="checkbox"/> Congregate Care Facility	D.U. _____	_____ / _____	(specify unit)
<input type="checkbox"/> Apartments	D.U. _____		
<input checked="" type="checkbox"/> Low-Rise Condo/Townhome	D.U. <u>428</u>	Storage/ Display Area _____ / _____	sq. ft. _____
<input type="checkbox"/> Hi-Rise Condominium (3 or more stories)	D.U. _____		
<input checked="" type="checkbox"/> Other Residential <u>multi-family</u>	D.U. <u>528</u>		

EXEMPTIONS AND LIMITED EXEMPTIONS (Requires Authorized Signature)

***EXEMPTIONS** (See 402.6 and Concurrency Applicability):

A. ALL FACILITIES

- Approved school consistency review or preliminary/construction plan prior to December 1, 2006
- Complete application prior to December 1, 2006 (Apply old 402 and TIS Guidelines)
- Unexpired Certificate of Level of Service Compliance
- Unexpired DRI approved prior to April 9, 1991
- Unexpired Initial Certificate of Capacity

B. ROADS ONLY

- Unexpired DRI applied for or approved prior to December 1, 2006
- Unexpired Traffic Study Completed After June 4, 1999
- Unexpired approved Traffic Study Methodology Prior to December 1, 2006 (Apply old TIS Guidelines)
- Unexpired approved Development Agreement exempt from transportation concurrency

Exemption Expires On: _____
Exemption Revoked On: _____

Authorized Growth Management Signature

***LIMITED EXEMPTIONS** (See 402.7; requires signature from County Administrator or his designee):

- Public School or School Required for School Concurrency
- Governmental Building or Use
- Target Business (requires letter from PEDC)
- Employment Center
- Affordable Housing (requires letter from Community Development)
- TND Development

Exemptions (check all that apply):

- Impact Fees or Interlocal Agreement As Proportionate Share (Roads Only)
- Traffic Study Waiver (Roads Only)
- 3 years committed capacity vs. 1 yr. (Roads Only)
- Extension of Certificate w/o Additional Review
- Other (requires CAO approval)

Authorized Signature

ISSUANCE DATE: _____
(Use date of final zoning/development order approval)

Authorized Signature

EXPIRATION (See 402.3.A.):

All Facilities (other than roads): Certificate of Capacity Expires (or subject to additional review) On: _____ Revoked On: _____ Relinquished On: _____
(6 yrs from issuance)

Roads: Certificate of Capacity Expires (or subject to additional review) On: 12/31/2018 (GM to complete) Revoked On: _____ Relinquished On: _____

*Completed Certificate of Capacity with limited exemptions or with exemptions for which no prior certificate of capacity has been issued must be distributed to the following: (1) Growth Management Administrator, (2) Engineering Services Director, (3) Parks and Recreation Director, (4) Transportation Manager, (5) Development Review Director, (6) MPO Transportation Planning Coordinator, (7) Assistant County Administrator for Development Services, (8) Assistant County Administrator for Utility Services, (9) OMB Director, and (10) BOCC as a noted item on agenda (excluding (3) and (8) if exemption is for roads only).

- (2) The developer(s)/applicant(s) shall construct a 265 foot (including 50 foot taper) southbound-to-westbound right turn-lane on New River Road at the project site access connection.
- e. *New River Road at Project Access H/I (second access south of S.R. 56)*
- (1) The project site access connection to New River Road shall be constructed to provide for right-turn in, right-turn out, left-turn in, and left-turn out movements. The design of this connection shall be approved by the Pasco County Engineering Services Department, including the determination of the need for westbound-to-northbound right turn-lane and eastbound-to-northbound left turn-lane. It is noted that the Traffic Impact Study included a review of numerical turn-lane warrants for these turn-lanes; which are shown not to be met.
- (2) The developer(s)/applicant(s) shall construct a 290 foot (including 50 foot taper) westbound-to-southbound left turn-lane on New River Road at the project site access connection.
- (3) The developer(s)/applicant(s) shall construct a 265 foot (including 50 foot taper) eastbound-to-southbound right turn-lane on New River Road at the project site access connection.
- f. *New River Road at Project Access J (third access south of S.R. 56)*
- (1) The project site access connection to New River Road shall be constructed to provide for right-turn in, right-turn out, left-turn in, and left-turn out movements. The design of this connection shall be approved by the Pasco County Engineering Services Department.
- (2) The developer(s)/applicant(s) shall construct a 315 foot (including 50 foot taper) eastbound-to-northbound left turn-lane on New River Road at the project site access connection.
- (3) The developer(s)/applicant(s) shall construct a 265 foot (including 50 foot taper) westbound-to-northbound right turn-lane on New River Road at the project site access connection.
- g. *New River Road at Project Access K (fourth access south of S.R. 56)*
- (1) The project site access connection to New River Road shall be constructed to provide for right-turn in, right-turn out, left-turn in, and left-turn out movements. The design of this connection shall be approved by the Pasco County Engineering Services Department, including the determination of the need for eastbound-to-southbound right turn-lane and westbound-to-southbound left turn-lane. It is noted that the Traffic Impact Study included a review of numerical turn-lane warrants for these turn-lanes; which are shown not to be met.
- h. *New River Road at Project Access L/M (access north of S.R. 56)*
- (1) The project site access connection to New River Road shall be constructed to provide for right-turn in, right-turn out, left-turn in, and left-turn out movements. The design of this connection shall be approved by the Pasco County Engineering Services Department, including the determination of the need for northbound-to-eastbound and southbound-to-westbound right turn-lanes and northbound-to-westbound and a southbound-to-eastbound left turn-lanes. It is noted that the Traffic Impact Study included a review of numerical turn-lane warrants for these turn-lanes; which are shown not to be met.
- i. *Morris Bridge Road at Project Site Access Connection (Project Access N)*
- (1) The project site access connection to Morris Bridge Road shall be constructed to provide for right-turn in, right-turn out, left-turn in, and left-turn out movements. The design of this connection shall be approved by the Pasco County Engineering Services Department, including the determination of the need for a southbound-to-westbound right turn-lane. It is noted that the Traffic Impact Study included a review of numerical turn-lane warrant for this turn-lane; which is shown not to be met.
- (2) The developer(s)/applicant(s) shall construct a 455 foot (including 50 foot taper) northbound-to-westbound left turn-lane on Morris Bridge Road at the project site access connection.
- j. *New River Road from northern Project Site Limit to Morris Bridge Road*
- (1) The developer(s)/applicant(s) shall design and construct, at no cost to Pasco County, New River Road from the northern Project Site Limit to S.R. 56 (approximately 1.2 miles) as a two-lane undivided roadway including pedestrian and bicycle facilities and all necessary drainage, retention, wetland, and flood plain mitigation facilities to accommodate the roadway. The design of this road shall be approved by the Pasco County Engineering Services Department.
- k. *New River Road at Morris Bridge Road*
- (1) The design of this intersection shall be approved by the Pasco County Engineering Services Department, including the determination of the need for a southbound-to-westbound right turn-lane. It is noted that the Traffic Impact Study included a review of numerical turn-lane warrant for this turn-lane; which is shown not to be met.
- (2) The developer(s)/applicant(s) shall construct a 580 foot (including 50 foot taper) northbound-to-westbound left turn-lane on Morris Bridge Road at the New River Road intersection.
- (3) New River Road shall operate under stop-sign control and Morris Bridge Road will remain as free-flow. All signing and marking of this intersection will be at the developer(s)/applicant(s) expense.
- l. *New River Road at S.R. 56*
- (1) The design of this intersection shall be approved by the Pasco County Engineering Services Department and/or FDOT as applicable, including the determination of the need for a northbound-to-eastbound, southbound-to-westbound, and westbound-to-northbound right turn-lanes and

southbound-to-eastbound left turn-lane. It is noted that the Traffic Impact Study included a review of numerical turn-lane warrants for these turn-lanes; which are shown not to be met.

- (2) The developer(s)/applicant(s) shall construct a 360 foot (including 50 foot taper) northbound-to-westbound left turn-lane on New River Road at the S.R.56 intersection.
- (3) The developer(s)/applicant(s) shall construct a 340 foot (including 50 foot taper) eastbound-to-northbound left turn-lane on S.R.56 at the New River Road intersection.
- (4) The developer(s)/applicant(s) shall construct a 290 foot (including 50 foot taper) eastbound-to-southbound right turn-lane on S.R.56 at the New River Road intersection.
- (5) The developer(s)/applicant(s) shall construct a 340 foot (including 50 foot taper) westbound-to-southbound left turn-lane on S.R.56 at the New River Road intersection.
- (6) The S.R. 56 at New River Road intersection shall operate as a signalized intersection (once signal warrants are shown to be met) with the eastbound-to-northbound and northbound-to-westbound left turn phases operating as "permissive plus protected". Signalization, signing and marking of this intersection will be at the developer(s)/applicant(s) expense.

m. *Morris Bridge Road at S.R. 56*

- (1) The design of this intersection shall be approved by the Pasco County Engineering Services Department and/or FDOT as applicable.
- (2) The developer(s)/applicant(s) shall construct a 580 foot (including 50 foot taper) northbound-to-westbound left turn-lane on Morris Bridge Road at the S.R.56 intersection.
- (3) The developer(s)/applicant(s) shall construct a 555 foot (including 50 foot taper) southbound-to-westbound right turn-lane on Morris Bridge Road at the S.R.56 intersection.
- (4) The developer(s)/applicant(s) shall construct a 515 foot (including 50 foot taper) eastbound-to-northbound left turn-lane on S.R.56 at the Morris Bridge Road intersection.
- (5) The Morris Bridge Road at S.R. 56 intersection shall operate as a signalized intersection (once signal warrants are shown to be met) with the northbound-to-westbound left turn phase operating as "permissive plus protected". Signalization, signing and marking of this intersection will be at the developer(s)/applicant(s) own expense.

n. *S.R. 56 from west Project Site Boundary to Morris Bridge Road:*

- (1) The developer(s)/applicant(s) shall design, at no cost to Pasco County, S.R. 56 from west Project Boundary to Morris Bridge Road (approximately 1.4 miles) as a 4-lane divided roadway including pedestrian and bicycle facilities. The applicant/developer shall also design, at no cost to Pasco County, all necessary drainage, retention, wetland, and flood plain mitigation facilities to accommodate an ultimate 6-lane roadway. The design of this road shall be approved by the Pasco County Engineering Services Department.
- (2) The developer(s)/applicant(s) shall dedicate 250 feet of right-of-way required for the final cross section of S.R. 56 (which such width accommodates a future frontage road), at no cost to Pasco County, and shall construct S.R. 56 from west Project Boundary to Morris Bridge Road (approximately 1.4 miles) as a 2-lane offset roadway (initial 2 lanes of the 4-lane section) including, but not limited to, pedestrian and bicycle facilities, frontage roads, multimodal paths, medians, buffers, etc. including pedestrian and bicycle facilities and all necessary drainage, retention, wetland, and flood plain mitigation facilities to accommodate the roadway. The design of the initial 2 lanes shall be approved by the Pasco County Engineering Services Department.

There shall be no impact fee credits for the above n. (1) and (2) except for the two lanes beyond the four lanes of SR 56 that are required by the applicant/developer to design.

- (3) The applicant/developer may receive approval for up to 358 units on west side of the development (Villages 8 and 9), as depicted on the approved master plan and 600 units on the east side of the development (Villages 1-7), or a maximum total of 860 units without construction of the entire segment of S.R. 56 that extends through the project (i.e. S.R. 56 from Meadow Pointe Boulevard to Morris Bridge Road). However, should the school site commence construction at any time beyond the 358 units on the west and the 600 units on the east, the applicant/developer shall be responsible for the construction of the entire SR 56 roadway through the River Landing MPUD development. Further, each segment of S.R. 56 that provides access to the corresponding increment (village) or bubble shall be constructed with that increment or bubble.

2. Prior to or concurrent with the first record plat, or where platting is not required prior to the issuance of the first Building Permit, the developer shall complete the following off-site improvements:

a. *The applicant shall mitigate project impacts on S.R. 56 from Meadow Pointe Boulevard to west Project Boundary by:*

- (1) The developer(s)/applicant(s) shall construct S.R. 56 from Meadow Pointe Boulevard to west Project Boundary (approximately 1.70 miles) as a four-lane divided roadway.

In lieu of the above-mentioned S.R.56 from Meadow Pointe Boulevard to west Project Boundary off-site improvement, the developer/applicant shall pay a proportionate share in the amount of \$7,286,407 (2010 dollars) for the improvements specified in the condition above. This proportionate share shall be paid prior to the issuance of the first build permit for any commercial and prior to record plat for residential. Such amount shall be adjusted at the time of payment by the most recent construction and right-of-way indices as adopted by the Transportation Impact Fee (TIF) Ordinance.

This proportionate share payment will be eligible for impact fee credits in accordance with Pasco County Impact Fee Ordinance, as amended.

- b. *The applicant shall mitigate project impacts at the S.R. 54 at Eiland Boulevard Intersection by:*
- (1) Constructing a northbound-to-eastbound right turn-lane on Eiland Boulevard. The right turn-lane shall be constructed at a total length of 290 feet.
 - (2) Constructing an additional (for a total of two) northbound-to-westbound left turn-lane on Eiland Boulevard. The left turn-lanes shall be constructed to a total length of 590 feet.
 - (3) Constructing an additional (for a total of two) northbound receiving lane on Eiland Boulevard for a total length of 300 feet.
 - (4) Constructing an additional (for a total of two) eastbound-to-northbound left turn-lane on S.R. 54. The dual left turn-lanes shall be constructed to a total length of 540 feet.
 - (5) Constructing an eastbound-to-southbound right turn-lane on S.R. 54. The right turn-lane shall be constructed to a total length of 290 feet.
 - (6) Constructing a westbound-to-northbound right turn-lane on S.R. 54. The right turn-lane shall be constructed to a total length of 290 feet.
 - (7) Constructing an additional (for a total of two) westbound through and receiving lane on S.R. 54. The through lane shall be constructed for a total length of 1,320 feet.
 - (8) Constructing an additional (for a total of two) westbound receiving lane on S.R. 54 for a total length of 300 feet.
- c. *The applicant shall mitigate project impacts at the Chancey at Morris Bridge Road intersection by:*
- (1) Constructing a northbound-to-eastbound right turn-lane on Morris Bridge Road. The right turn-lane shall be constructed at a total length of 290 feet.
 - (2) Constructing a southbound-to-eastbound left turn-lane on Morris Bridge Road. The left turn-lane shall be constructed to a total length of 390 feet.
 - (3) Constructing a westbound-to-southbound left turn-lane on Chancey Road. The left turn-lane shall be constructed to a total length of 490 feet.
- d. *The applicant shall mitigate project impacts at the Chancey at U.S. 301 Intersection by:*
- (1) Constructing a southbound-to-westbound right turn-lane on U.S. 301. The right turn-lane shall be constructed to a total length of 290 feet.
 - (2) Constructing an eastbound-to-southbound right turn-lane on U.S. 301. The right turn-lane shall be constructed to a total length of 235 feet.

In lieu of the above-mentioned off-site improvements at the S.R. 54 at Eiland Boulevard, Chancey Road at Morris Bridge Road, and Chancey Road at U.S. 301 intersections, the developer/applicant shall pay a proportionate share in the amount of \$391,403 (2010 dollars) for the improvements specified in the conditions above. This proportionate share shall be paid prior to the issuance of the first building permit for any commercial and prior to record plat for residential. Such amount shall be adjusted at the time of payment by the most recent construction and right-of-way indices as adopted by the Transportation Impact Fee (TIF) Ordinance.

The required proportionate-share contribution shall be indexed by the latest adopted Impact Fee Ordinance should payment not be received within the 90-day time frame.

3. Based on the land use assumptions proposed in the approved traffic study, the generally applicable transportation impact fees (TIF) for the project, based on 2009 dollars, is estimated to total \$16,553,224.00, as adjusted pursuant to the TIF Ordinance. Since the Traffic Impact Study (TIS) calculated proportionate-share amount of \$7,677,810.00 is less than the estimated Option 3 transportation impact fee amount, the applicant/developer shall pay its regular impact fees in accordance with the most recent impact fee schedule at the time of impact fees are collected. However, if no building permit is issued within three (3) years of this rezoning approval, the County reserves the right to adjust the proportionate-share amount by the most recent construction and right-of-way indices as adopted by the TIF Ordinance and may require payment of the adjusted proportionate share amount if the same are greater than the project's projected total impact fees.

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements	Meets LOS Std.		Review Standards
	Yes	No	
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B. and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Authorized Signature: 
 Michael A. Kirkpatrick
 Lead Utilities Inspector

Reviewed by: Cindy A. Zatorski

 Development Review Tech I
 Title

February 3, 2009

 Date

RIVER LANDING MPUD PID #25-26-20-0000-00100-0000;30-26-21-0000-00200-0000 PCU 06-241.00

We have reviewed the referenced parcel and have determined that this parcel is within the existing/future areas where water, wastewater and/or solid waste service(s) may be provided by Pasco County Utilities. An Application for Service, per County codes and ordinances, for water, wastewater and/or solid waste service(s) to this property must be submitted and will be subject to the following conditions:

The provision of water and wastewater services is contingent upon the County obtaining adequate water supply from Tampa Bay Water; receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapters 46 and 110, (including but not limited to the obligation to execute and implement, as applicable, a Utility Services Agreement and a Master Utility Plan, both acceptable to the County, and the payment of water and/or wastewater impact fees).

Likely points of service connection to the County's existing water transmission and wastewater collection facilities may be located at **significant distances and off-site** of the project development area. Off-site facilities and any on-site facilities will be addressed, as applicable, through the development approval process and approval of a project specific Master Utility Plan (MUP). Furthermore, the County may, as a matter of standard utility service policy, require necessary line extensions by the developer in accordance with the provisions of a standard Utilities Service Agreement. This agreement must be executed between the County and Owner/Developer prior to construction approval of the project.

The provision of solid waste service is contingent upon the County receiving all permits and approvals necessary to implement and construct the County's planned disposal system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 90 and other applicable regulatory requirements.

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

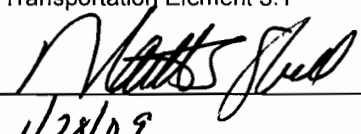
Comp. Plan Elements

Meets LOS Std.

Review Standards

	Yes	No	Conditional Approval(attach conditions of approval or list below)	
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B. and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by: MARTHA S CAMPBELL
ADM SERVICES MGR
Parks & Recreation Dept

Authorized Signature: 
1/28/09
 Date

CONCURRENCY REVIEW

(To Be Completed by Department Listed Below Only; Leave Blank if a 402.6 Exemption Applies)

Comp. Plan Elements

Meets LOS Std.

Review Standards

	Yes	No	Conditional Approval (attach conditions of approval or list below)	
Roads (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.5, Transportation Element 2.4.1 and TIS Guidelines
Water/Water Supply (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 1.1 and 1.3
Sewer (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 3.1
Parks/Recreation (Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.B. and Recreation and Open Space Element 1.1
Solid Waste (Utilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Public Facilities Element 4.1
Mass Transit (Public Transportation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LDC 402.4.A. and Transportation Element 5.1

Reviewed by: J. Williams & M. Carroll Authorized Signature: J. Williams
Trans Admin Mgr 2-2-09
 Title Date