

# FOR SALE +/- 6.75 AC

## 2625 Hillhouse Rd, Pearland, TX 77584



**Danny Nguyen, CCIM**

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[www.dncommercial.net](http://www.dncommercial.net)





Cullen Boulevard (FM 865)

Cullen Boulevard (FM 865)



West Broadway Street (FM 518)

SITE



Hillhouse Satellite Services Center



Hill House Road

- Price: \$1,800,000
- Lot Size: +/- 6.75 AC
- P/SF: \$6.14
- +/- 0.2 Miles from FM 518
- +/- 0.5 Miles from the Intersection of Broadway & Cullen Pkwy
- +/- 350' of frontage on Hillhouse Rd
- City Utilities Available
- Zoned Commercial



**SITE**

Hillhouse Rd

Cullen Pkwy

Broadway



Retail Development

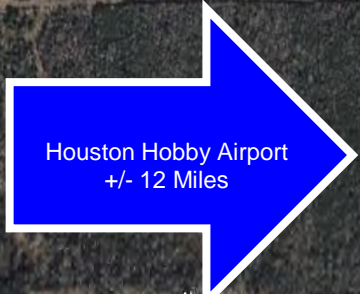


Retail Development





Site

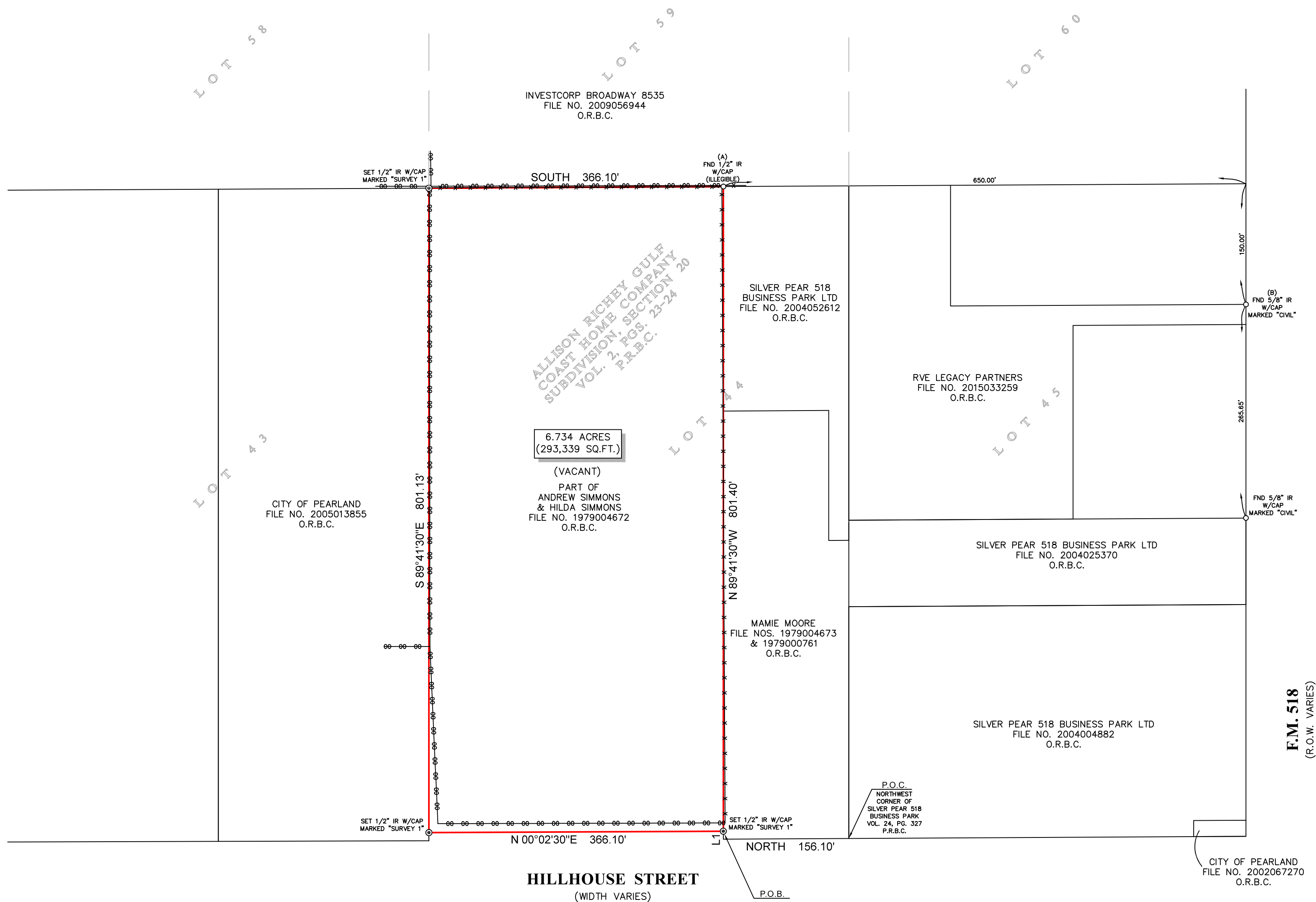


288 TEXAS



H.T. & B.R.R. SURVEY  
ABSTRACT 506

SCALE 1"=100'



DESCRIPTION OF A TRACT OF LAND CONTAINING 6.734 ACRES (293,339 SQUARE FEET) SITUATED IN THE H.T. & B.R.R. SURVEY, ABSTRACT 506 IN BRAZORIA COUNTY, TEXAS

Being a tract of land containing 6.734 acres (293,339 square feet), situated in the H.T. & B.R.R. Survey, Abstract 506, in Brazoria County, Texas, being part of Lot 44, of the Allison Richey Gulf Coast Home Company Subdivision, Section 20, a subdivision plat recorded in Volume 2, Page 23-24, of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed unto Andrew Simmons and Hilda Simmons, by deed recorded under County Clerk's File No. 1979004672 of the Official Records of Brazoria County, Texas. Said tract being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Silver Pear 518 Business Park, a subdivision plat recorded in Volume 24, Page 327, of the Plat Records of Brazoria County, Texas, being in the east right-of-way line of Hillhouse Street (width varies);

THENCE North, with said east right-of-way line, a distance of 156.10 feet the southwest corner of said Simmons Tract;

THENCE South 89° 41' 30" East, with the south line of said Simmons Tract, a distance of 9.90 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the east right-of-way line of said Hillhouse Street for the POINT OF BEGINNING and southwest corner of the said tract herein described;

THENCE North 00° 02' 30" East, with said east right-of-way line, a distance of 366.10 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the north line of said Simmons Tract, for the northeast corner of the said tract herein described;

THENCE South 89° 41' 30" East, with the north line of said Simmons Tract, a distance of 801.13 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner of said Simmons Tract and the northeast corner of the said tract herein described;

THENCE South, with the east line of said Simmons Tract, a distance of 366.10 feet to a found 1/2-inch iron rod with cap (illegible) for the southeast corner of said Simmons Tract, and the southeast corner of the said tract herein described;

THENCE North 89° 41' 30" West, with the south line of said Simmons Tract, a distance of 801.40 feet to the POINT OF BEGINNING, and containing 6.734 acres (293,339 square feet) of land, more or less.

NOTES:

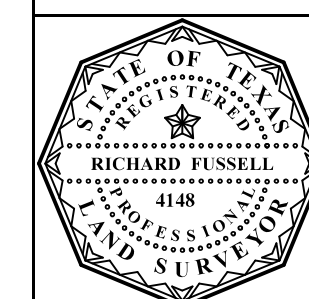
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY IS CERTIFIED TO WINONA SMITH FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
4. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.



LEGEND

—●—●—●	FENCE	
—○—○—○	CHAIN LINK	
—x—x—x	METAL	
LINE	BEARING	DISTANCE
L1	S89°41'30"E	9.90'

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 6.734 ACRES (293,339 SQUARE FEET) SITUATED IN THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION SECTION 20, H.T. 7 B.R.R. SURVEY, ABSTRACT 506, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 3, 2016 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL  
RPLS# 4148

CLIENT:  
WINONA SMITH  
ADDRESS:  
2625 HILLHOUSE ROAD  
www.survey1inc.com  
survey1@survey1inc.com

FIELD CREW: JR	TECH: SF
DRAFTER: DC	FINAL CHECK: BC
DATE: AUGUST 8, 2016	JOB#

8-47414-16

REVISED(M&B): 8-17-2018(EF)

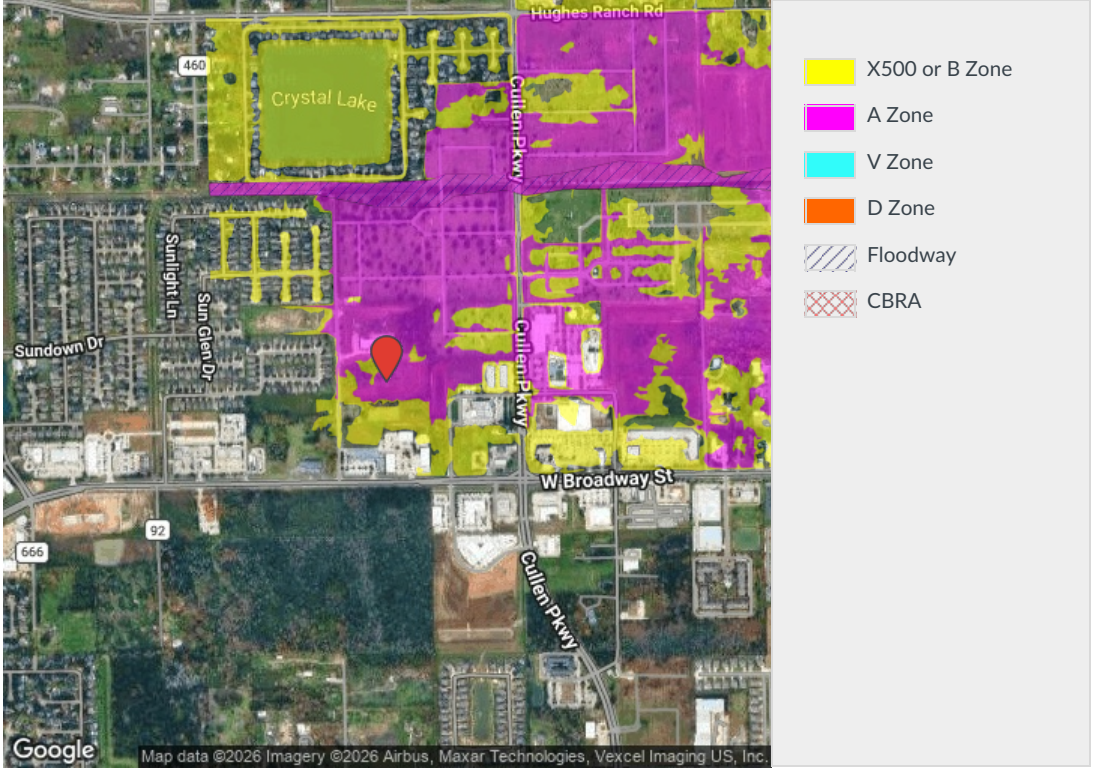
2625 HILLHOUSE RD PEARLAND, TX 77584-3493

LOCATION ACCURACY: 📍 Excellent

### Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY	480077	PANEL	0040K
PANEL DATE	December 30, 2020	MAP NUMBER	48039C0040K





# Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

*CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.*

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)

# Executive Summary

2625 Hillhouse Rd, Pearland, Texas, 77584



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	7,756	50,544	59,630
2020 Population	8,416	61,805	95,449
2025 Population	8,389	62,628	108,186
2030 Population	8,606	66,341	115,520
2010-2020 Annual Rate	0.82%	2.03%	4.82%
2020-2025 Annual Rate	-0.06%	0.25%	2.41%
2025-2030 Annual Rate	0.51%	1.16%	1.32%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	37.4	36.8	35.3
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	30.1%	33.6%	25.4%
Black Alone	31.4%	26.7%	35.5%
American Indian Alone	0.4%	0.6%	0.8%
Asian Alone	21.0%	16.6%	12.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	5.6%	8.0%	11.8%
Two or More Races	11.5%	14.5%	13.8%
Hispanic Origin	18.0%	25.0%	30.4%
Diversity Index	82.4	85.1	86.2

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	2,646	17,559	20,020
2020 Total Households	2,899	21,438	31,793
2025 Total Households	2,953	22,194	36,674
2030 Total Households	3,076	23,831	39,713
2010-2020 Annual Rate	0.92%	2.02%	4.73%
2020-2025 Annual Rate	0.35%	0.66%	2.76%
2025-2030 Annual Rate	0.82%	1.43%	1.60%
2025 Average Household Size	2.83	2.81	2.94
Wealth Index	117	120	96

**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

<b>Mortgage Income</b>	<b>0 - 1 mile</b>	<b>1 - 3 mile</b>	<b>3 - 5 mile</b>
2025 Percent of Income for Mortgage	23.5%	19.4%	20.8%
<b>Median Household Income</b>			
2025 Median Household Income	\$105,147	\$114,605	\$97,650
2030 Median Household Income	\$111,348	\$126,432	\$107,232
2025-2030 Annual Rate	1.15%	1.98%	1.89%
<b>Average Household Income</b>			
2025 Average Household Income	\$129,766	\$141,474	\$122,235
2030 Average Household Income	\$140,236	\$153,861	\$133,638
<b>Per Capita Income</b>			
2025 Per Capita Income	\$46,355	\$49,648	\$41,718
2030 Per Capita Income	\$50,871	\$54,711	\$46,253
2025-2030 Annual Rate	1.88%	1.96%	2.09%
<b>Income Equality</b>			
2025 Gini Index	41.4	40.0	42.5
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	57.9	55.0	50.2
<b>Housing Unit Summary</b>			
Housing Affordability Index	84	103	97
2010 Total Housing Units	2,764	18,715	21,962
2010 Owner Occupied Hus (%)	66.2%	78.2%	76.9%
2010 Renter Occupied Hus (%)	33.8%	21.8%	23.1%
2010 Vacant Housing Units (%)	4.3%	6.2%	8.8%
2020 Housing Units	3,024	22,695	33,380
2020 Owner Occupied HUs (%)	60.0%	71.1%	71.6%
2020 Renter Occupied HUs (%)	40.0%	28.9%	28.4%
Vacant Housing Units	6.1%	5.1%	4.9%
2025 Housing Units	3,074	23,653	38,519
Owner Occupied Housing Units	60.5%	71.4%	72.0%
Renter Occupied Housing Units	39.5%	28.6%	28.0%
Vacant Housing Units	3.9%	6.2%	4.8%
2030 Total Housing Units	3,203	25,337	41,551
2030 Owner Occupied Housing Units	1,879	16,870	28,968
2030 Renter Occupied Housing Units	1,197	6,961	10,746
2030 Vacant Housing Units	127	1,506	1,838

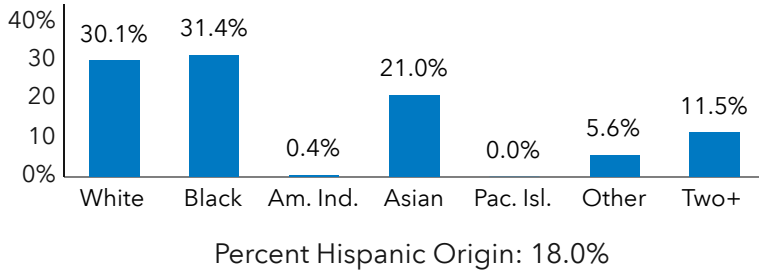
# Graphic Profile

2625 Hillhouse Rd, Pearland, Texas, 77584

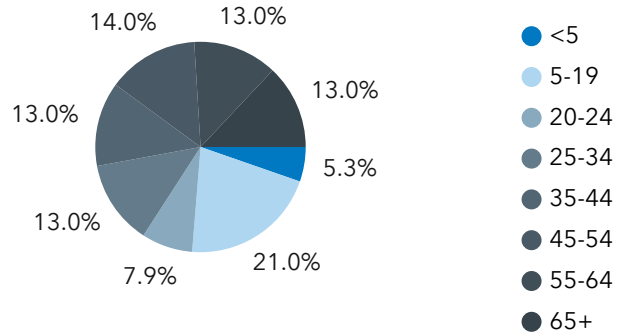


Ring band: 0 - 1 mile radius

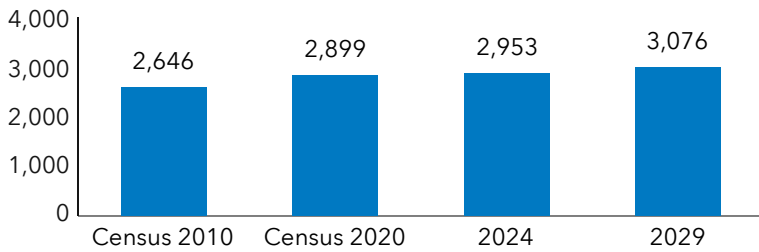
## Population by Race



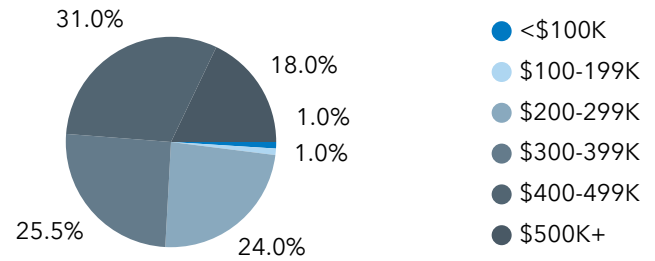
## Population by Age



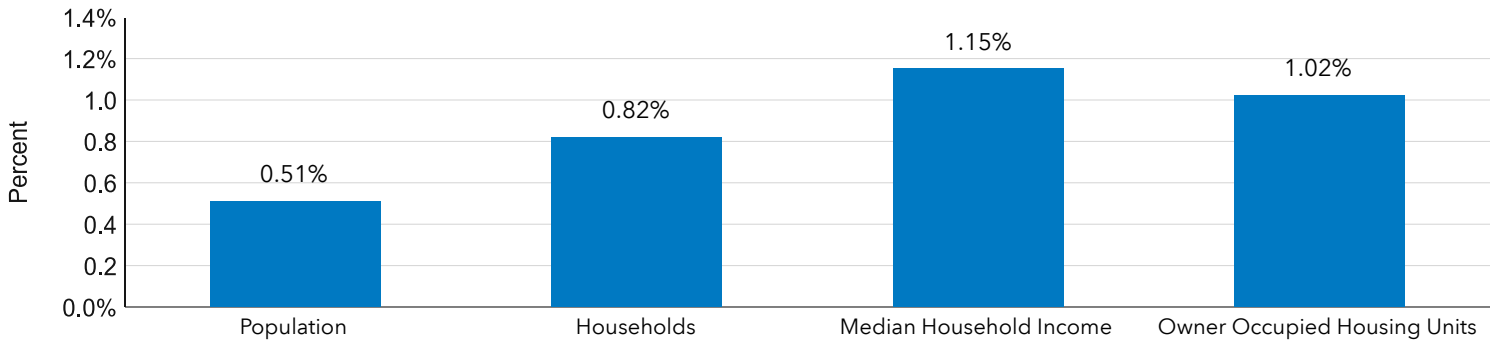
## Households



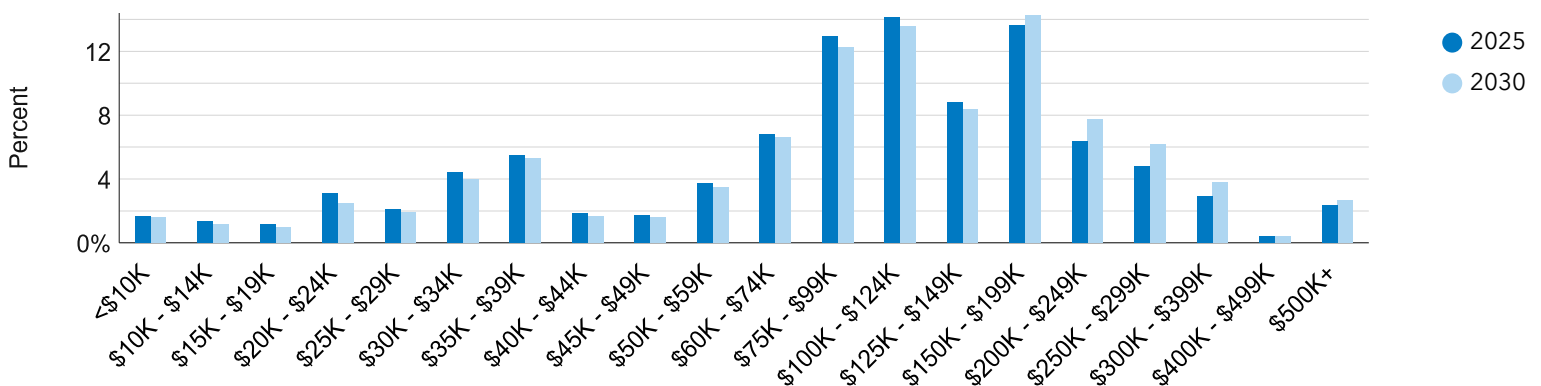
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

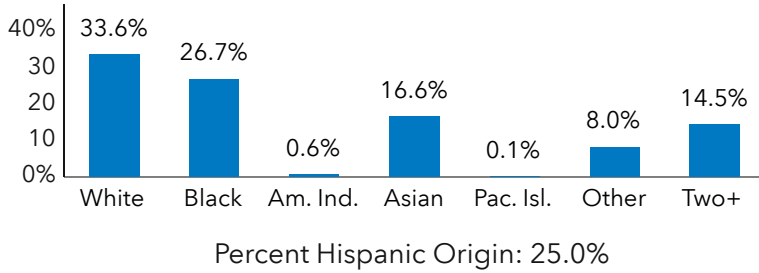
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2625 Hillhouse Rd, Pearland, Texas, 77584

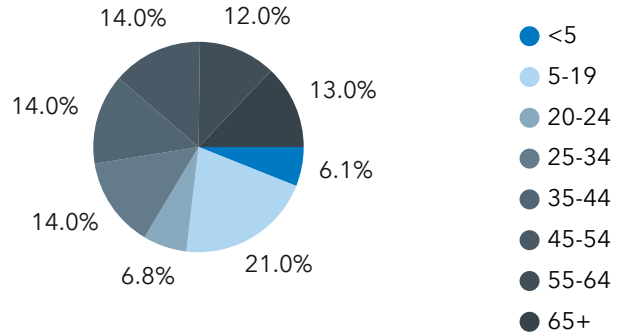


Ring band: 1 - 3 mile radius

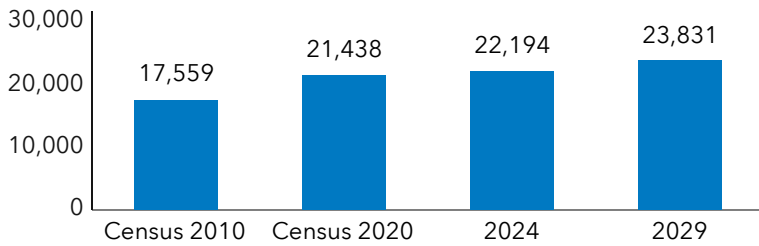
## Population by Race



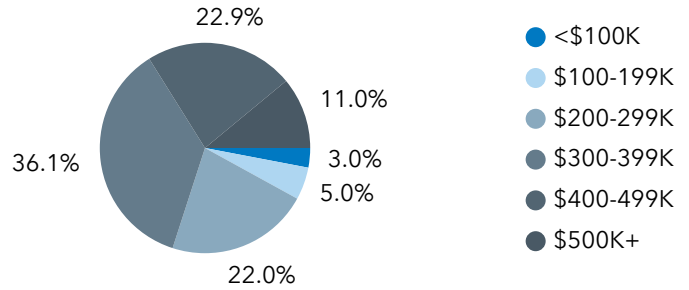
## Population by Age



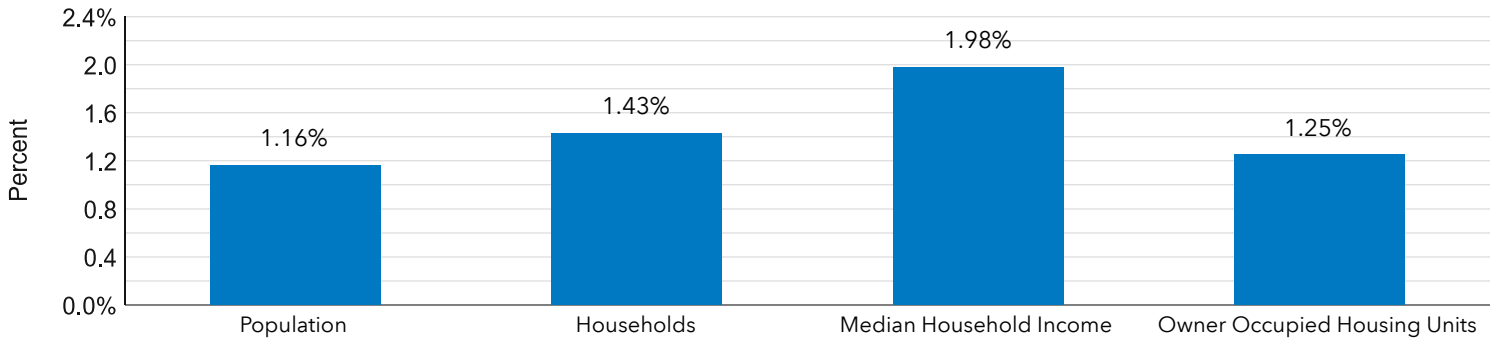
## Households



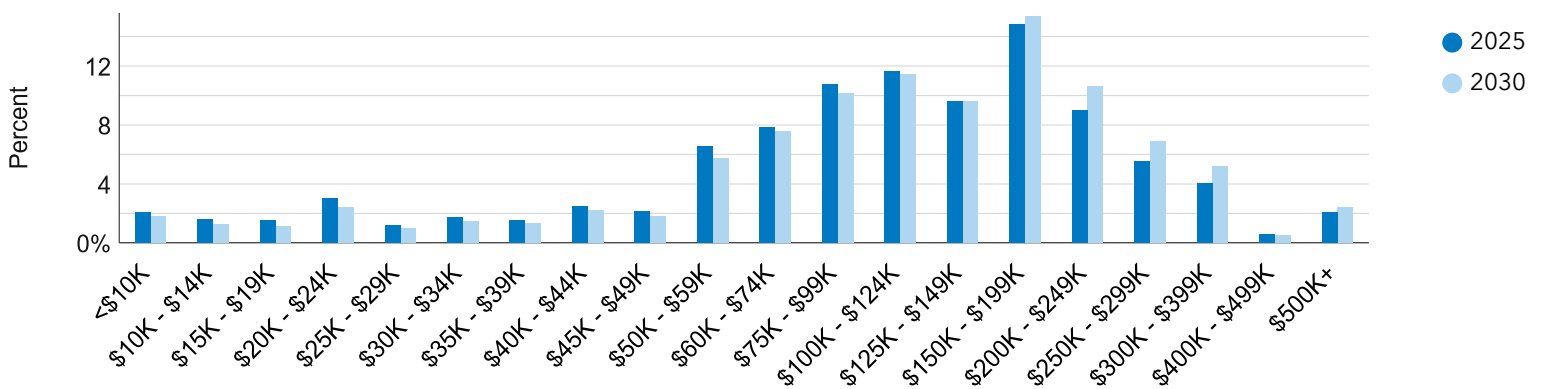
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



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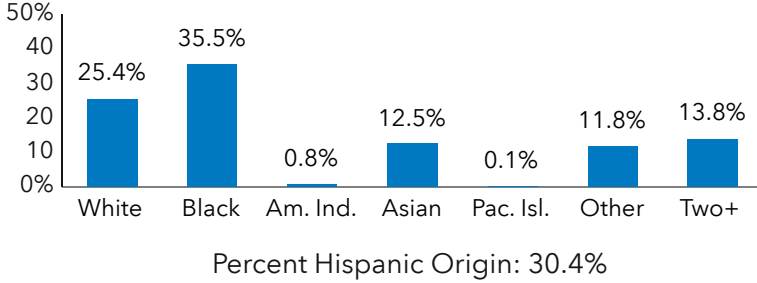
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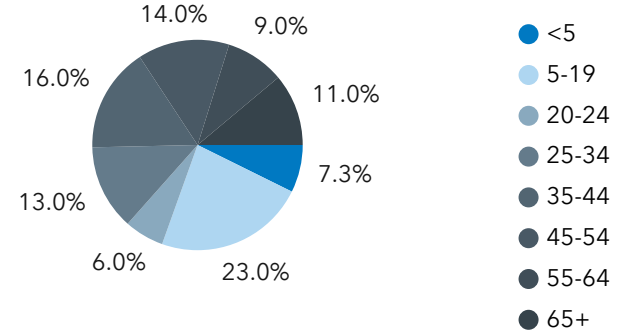


Ring band: 3 - 5 mile radius

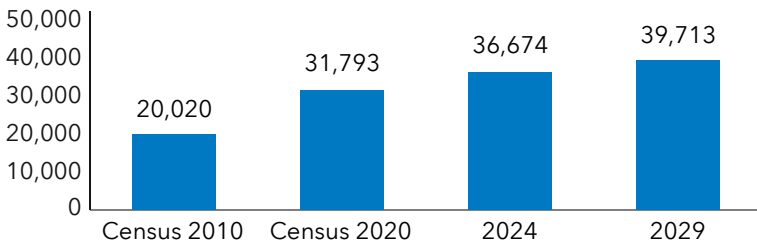
## Population by Race



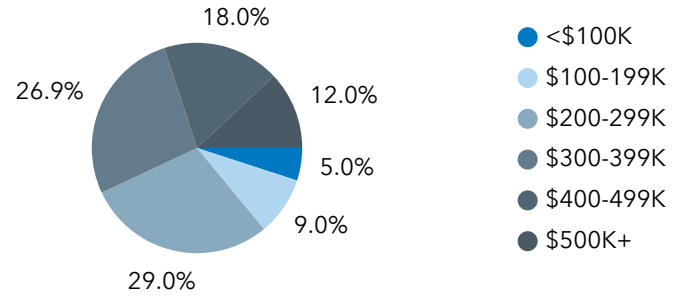
## Population by Age



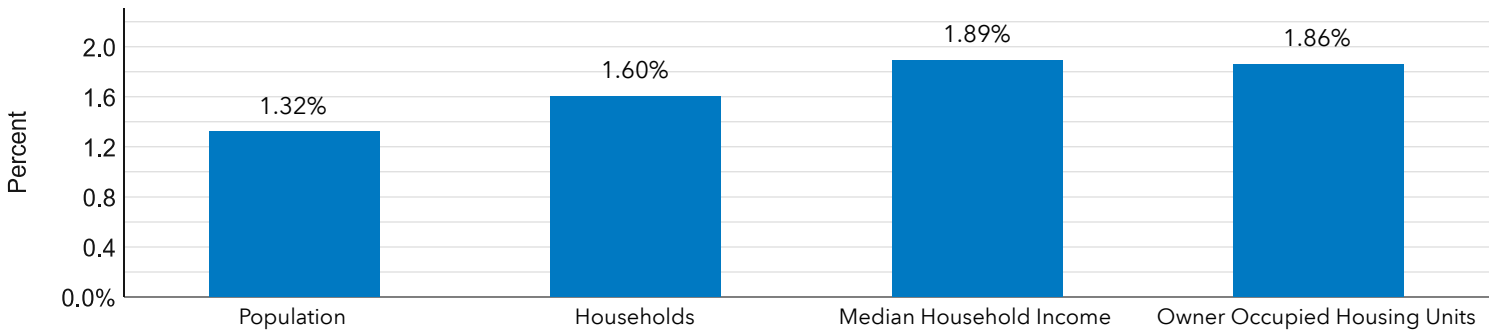
## Households



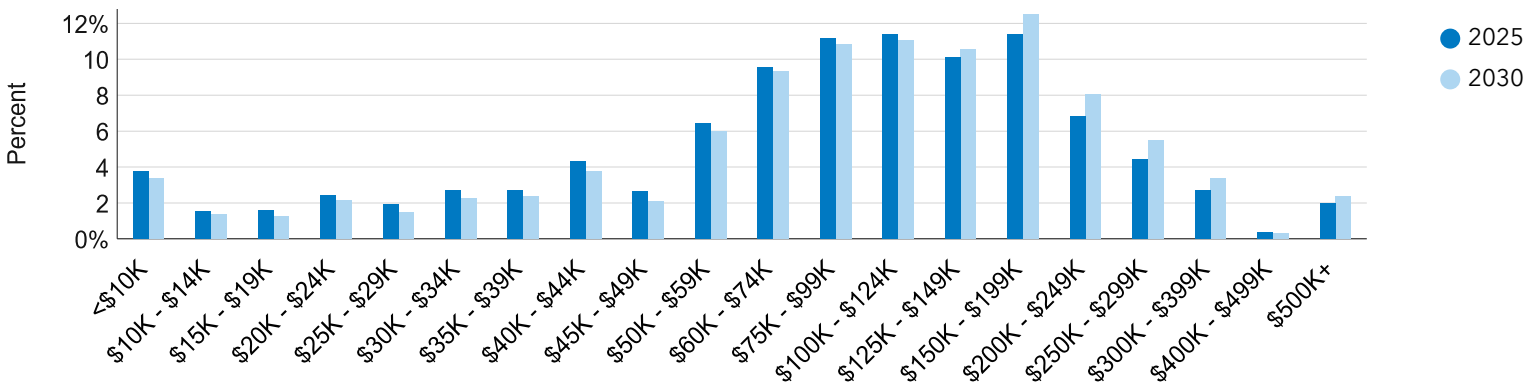
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



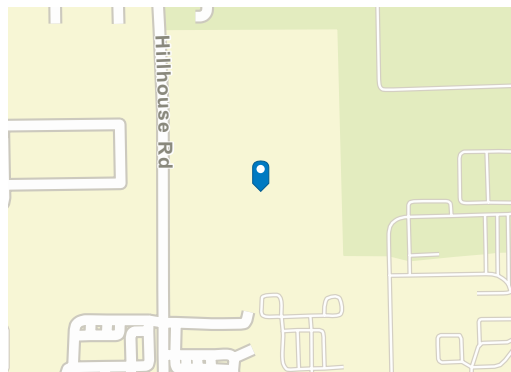
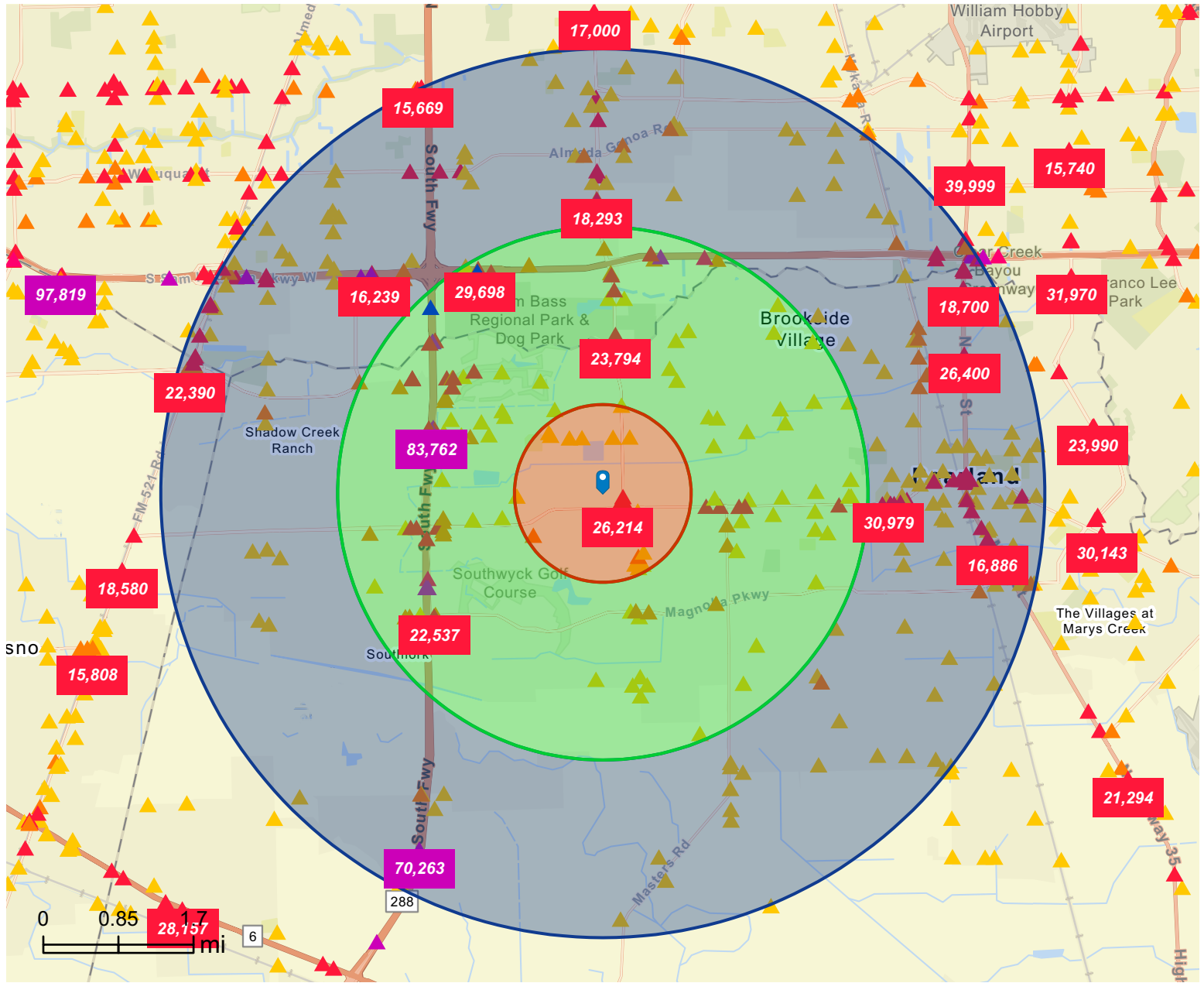
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

# Traffic Count Map

2625 Hillhouse Rd, Pearland, Texas, 77584

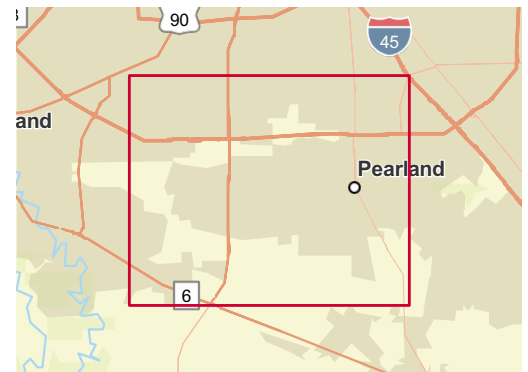


Ring bands: 0-1, 1-3, 3-5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



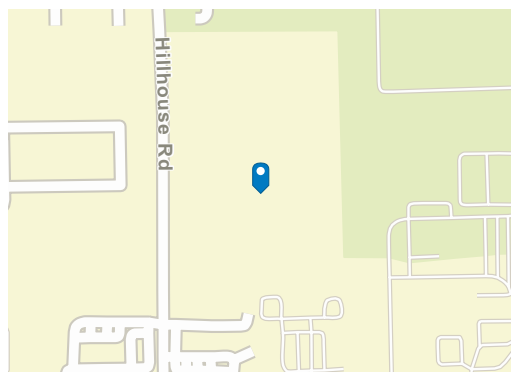
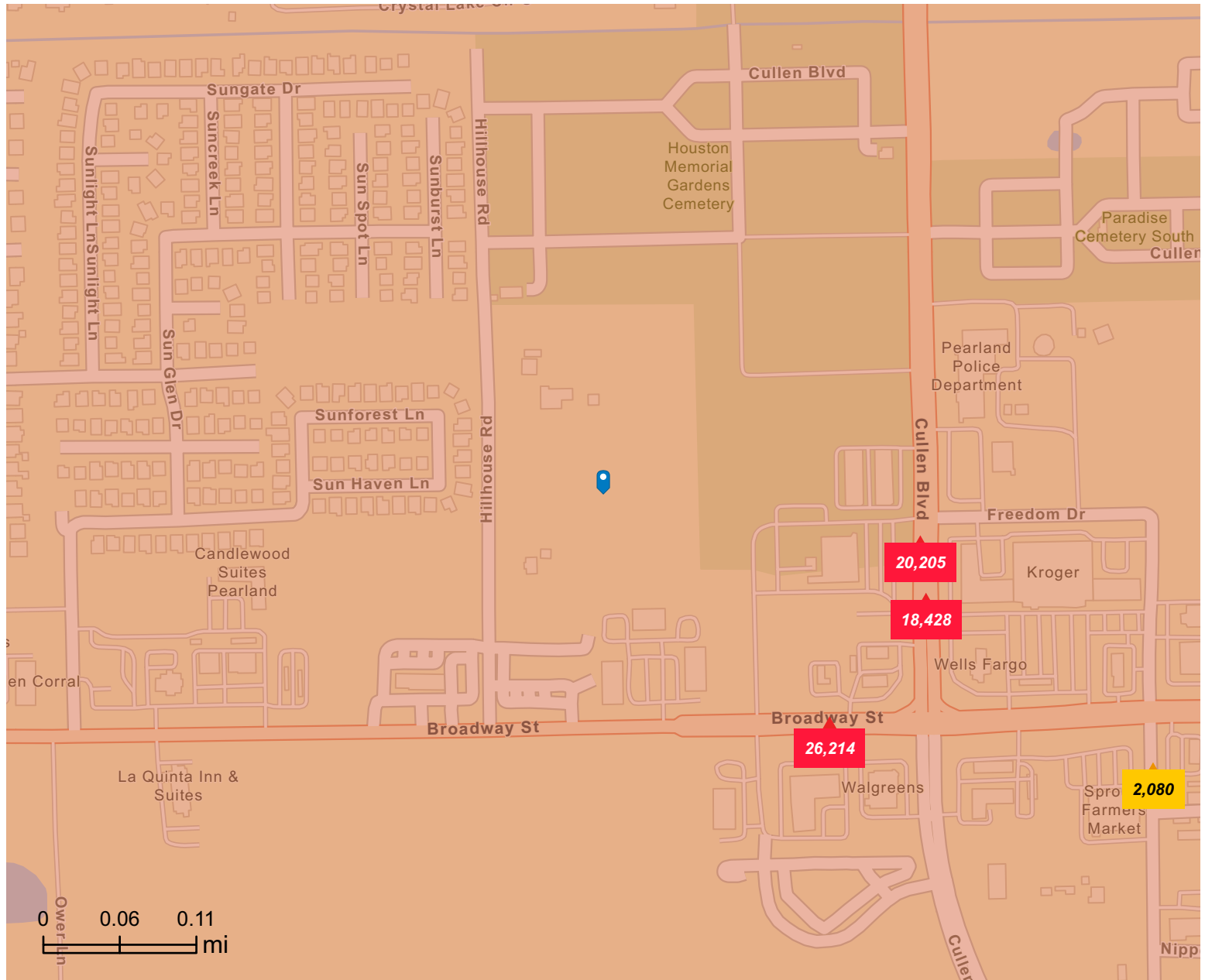
Source: Traffic Counts (2025)

# Traffic Count Map - Close Up

2625 Hillhouse Rd, Pearland, Texas, 77584

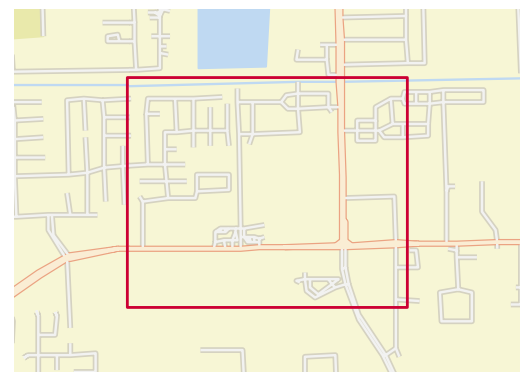


Ring bands: 0-1, 1-3, 3-5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

# Traffic Count Profile

2625 Hillhouse Rd, Pearland, Texas, 77584



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.20	Cullen Boulevard	Freedom Dr	2022	20,205
0.20	West Broadway Street	Cullen Blvd	2020	29,333
0.20	FM 518	Cullen Pkwy	2021	26,214
0.20	FM 518	Cullen Pkwy	2022	32,882
0.20	Cullen Blvd	Broadway St	2013	18,428
0.40	Old Chocolate Bayou Rd	Broadway St	2011	2,080
0.50	Old Chocolate Bayou Rd	Nipper Ln	2001	1,120
0.60	Hughes Ranch Rd	Cullen Blvd	2011	4,560
0.70	Hughes Ranch Rd	Crystal Lake Cir N	2008	6,260
0.70	Hughes Ranch Rd	Cullen Blvd	2011	1,230
0.70	Hughes Ranch Rd	Brookney St	2015	5,892
0.80	Fite Rd	Old Chocolate Bayou Rd	2011	4,990
0.80	Cullen Pkwy		2007	8,336
0.90	Northfork Dr	Old Chocolate Bayou Rd	2007	2,203
0.90	Hughes Ranch Rd	N Hampton Dr	2011	4,770
0.90	Southwyck Blvd	Summerwind Ct	2011	9,650
0.90	Northfork Dr	Plantation Dr	2011	2,520
0.90	N Hampton Dr	Sheldon Dr	2001	2,410
0.90	Cullen Pkwy		2007	3,442
1.00	Summer Breeze Dr	Sunshade Ct	2011	2,021
1.00	Cullen Blvd	Hawk Rd	2007	1,603
1.10	N Hampton Dr	Southdown Dr	2001	842
1.20	Miller Ranch Rd	Broadway St	2011	4,680
1.20	West Broadway Street	Rodriquez Rd	2022	27,519
1.30	Max Rd	Broadway St	2007	1,245
1.30	Broadway St	Max Rd	2011	26,000
1.40	Southfork Dr	Sandstone Ct	2011	7,650
1.40	Max Rd	W Cliff Stone Rd	2011	3,030

*Closest locations 1-28, Table 1 of 2*

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.40	Magnolia Parkway	Sandstone Ct	2019	14,136
1.40	Oxford Dr	Southdown Dr	2000	181
1.40	McHard Road	Cullen Blvd	2022	2,982
1.40	Magnolia Parkway		2013	8,662
1.40	Bedford Ave	Hughes Ranch Rd	2011	890
1.40	Manvel Rd	Westchester Cir	2002	9,400
1.40	E Peach Hollow Cir	N Peach Hollow Cir	2000	966
1.50	Cr 89		2001	1,823
1.50	Southdown Dr	Oxford Dr	2011	2,373
1.50	Cliff Stone Rd W	Woodglen Ct	2007	2,263
1.50	Wooten Rd	Broadway St	2007	1,075
1.50	Wooten Road	Broadway St	2019	1,288
1.50	Manvel Road	Fite Rd	2022	9,214
1.50	Stone Rd	Seddon Rd	2007	2,093
1.50	Broadway St	Piper Rd	2013	26,318
1.50	W Cliff Stone Rd	Max Rd	2007	1,066
1.60	Southdown Dr	Melford Ave	2000	1,626
1.60	Piper Rd	Broadway St	2011	450
1.60	Brookside Rd	Stone Rd	2011	3,170
1.60	West Broadway Street	Roy Rd	2020	25,516
1.60	West Broadway Street	Roy Rd	2022	28,589
1.60	Hughes Ranch Rd	Southdown Dr	2015	9,038



## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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