

PLANNING COMMISSION FINAL REPORT

Case No. 0117-01

INFOR No. 16ZN10000040

Planning Commission Hearing Date: January 11, 2017

Applicant & Legal Description	<p>Owner: SuperElite, LLC. Applicant/Representative: Urban Engineering Legal Description/Location: Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre lot 34R, located on the northeast side of Granada Drive and west of Leeward Drive.</p>			
Zoning Request	<p>From: "RM-AT/IO" Multifamily AT District with an Island Overlay To: "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development Overlay Area: 2.35 acres Purpose of Request: To allow for the development of a 27-unit single-family development.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Medium Density Residential and Vacant	Multifamily Residential
	<i>North</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Water	Water
	<i>South</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Medium Density Residential and Vacant	Multifamily Residential
	<i>East</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Vacant	Multifamily Residential
	<i>West</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Medium Density Residential and Vacant	Multifamily Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Mustang Padre Island Area Development Plan and is planned for Multifamily Residential uses. The proposed rezoning to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development Overlay is consistent with the adopted Future Land Use Map and the Mustang Padre Island Area Development Plan. Map No.: 028026 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 392 feet of street frontage along Granada Drive which is designated as Local/Residential street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Granada Drive	Local/Residential	50' ROW 28' paved	60' ROW 37' paved	N/A
	Leeward Drive	C1 Minor Residential Collector	60' ROW 40' paved	95' ROW 25' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay to allow the development a 27-unit single-family development.

Development Plan: The subject property is comprised of 2.35 acres and is proposed to be developed into a gated community that will consist of twenty-seven (27) attached single-family units or townhouses with one common area (Lot 28). The density proposed is approximately 11.49 units per acre. The twenty-seven lots will have a minimum area of 1,400 square feet and the minimum width indicated is 16 feet. Vehicular access will be provided by a single 24-foot wide two-way private access drive. Pedestrian access will be provided by a combination of an existing 4-5 foot sidewalk and proposed 3, 4, and 6 foot sidewalks. The common area amenities include a pool and related structures. A total of 73 parking spaces are to be provided compared to 60 required parking spaces. The development proposes to maintain the 30% open space requirement.

The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RM-AT” Multifamily AT District and notes all necessary deviations from the UDC being requested by the applicant.

Minimum Dimensions	“RM-AT” District Standards	“RS-TH” District Standards	Proposed PUD	Deviation
Lot Area	5,000 sf.	1,600 sf.	1,400 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	16 ft.	No
Front Yard	20 ft.	10 ft.	0 ft.	<u>Yes</u>
Side Yard	5 ft.	0 ft.	0 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
Building Separation	N/A	10 ft.	0 ft.	<u>Yes</u>
Open Space	25%	30%	32%	No
Maximum Height	Varies	45 ft.	45 ft.	No
Paved Street Width	28 ft.	28 ft.	24 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	None	<u>Yes</u>
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	2/ unit (2 bedroom) 1/5 units (guests)	No
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. on both sides or 6 ft. on both sides of private streets	Combination of existing sidewalks and 3, 4, and 5 foot sidewalks	<u>Yes</u>

“RS-TH” District standards are applied in the “RM-AT” District in the cases of Townhome Developments.

Existing Land Uses & Zoning: The subject property is zoned “RM-AT/IO” Multifamily AT District with an Island Overlay and is vacant. To the north is the Packery Channel. To the south, east, and west, is zoned “RM-AT/IO” Multifamily AT District with an Island Overlay and consists of either vacant or medium density residential uses.

AICUZ: The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The subject property is comprised of three platted lots.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Mustang Padre Island Development Plan (ADP). The proposed rezoning to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development is consistent with the adopted with the Mustang Padre Island ADP. The proposed rezoning is also consistent with the following policies of the Comprehensive Plan:

- Planned Unit Development and other creative land planning techniques should be encouraged (Residential Policy Statement K).
- Tourist-oriented business and development will continue to be encouraged and promoted by all agencies of the City as illustrated on the Future Land Use Map. This includes commercial ventures, condominiums and resorts, fishing and outdoor recreation facilities, and recreational vehicle parks

(Policy Statement B.2).

- The City will continue to protect residential neighborhoods from encroachment of non-residential uses unless the negative effects of the non-residential uses are eliminated or significantly mitigated (Policy Statement B.13).

Department Comments:

- The proposed rezoning is consistent with the Comprehensive Plan and the Review Criteria for a PUD Zone Map Amendment set forth in the UDC.
 - The development is in harmony with the character of the surrounding area.
 - The development offers an alternative in housing types.
 - The development as proposed is orderly with respect to the area and community.
 - The development has a plan for the separation of vehicular and pedestrian traffic.
 - The development will include the timely provision of utilities, facilities and services.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property is suitable for the uses proposed by this rezoning.
- This PUD is a continuation of the development known as The Villas
- This PUD utilizes decreased lot sizes and street width, while maintaining lot size, building height, and open space requirements.
- Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can encourage development on difficult sites.
- Staff finds that the proposed deviations are acceptable.
- The subject property is located in a “Vinyl Not Allowed” area.

Planning Commission and Staff Recommendation:

Approval of the change of zoning from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay with the following conditions.

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Villas Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 27 townhouse units and common area amenities.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 11.49 dwelling units per acre.
3. **Building Height:** The maximum height of any structure on the Property is 45 feet.
4. **Parking:** The property must have a minimum of 73 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.

5. **Setbacks and Lot Width:** Minimum rear yard setbacks for all lots shall be five feet. Minimum width for townhouse lots shall be 16 feet.
6. **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The 2-way private access drive shall not be less than 24 feet and shall be striped or marked to indicate "Fire Lane/No Parking."
8. **Pedestrian Access:** Sidewalks shall be constructed and maintained as identified on the master site plan.
9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster placed in the street yard.
10. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

Vote Results

For: 9

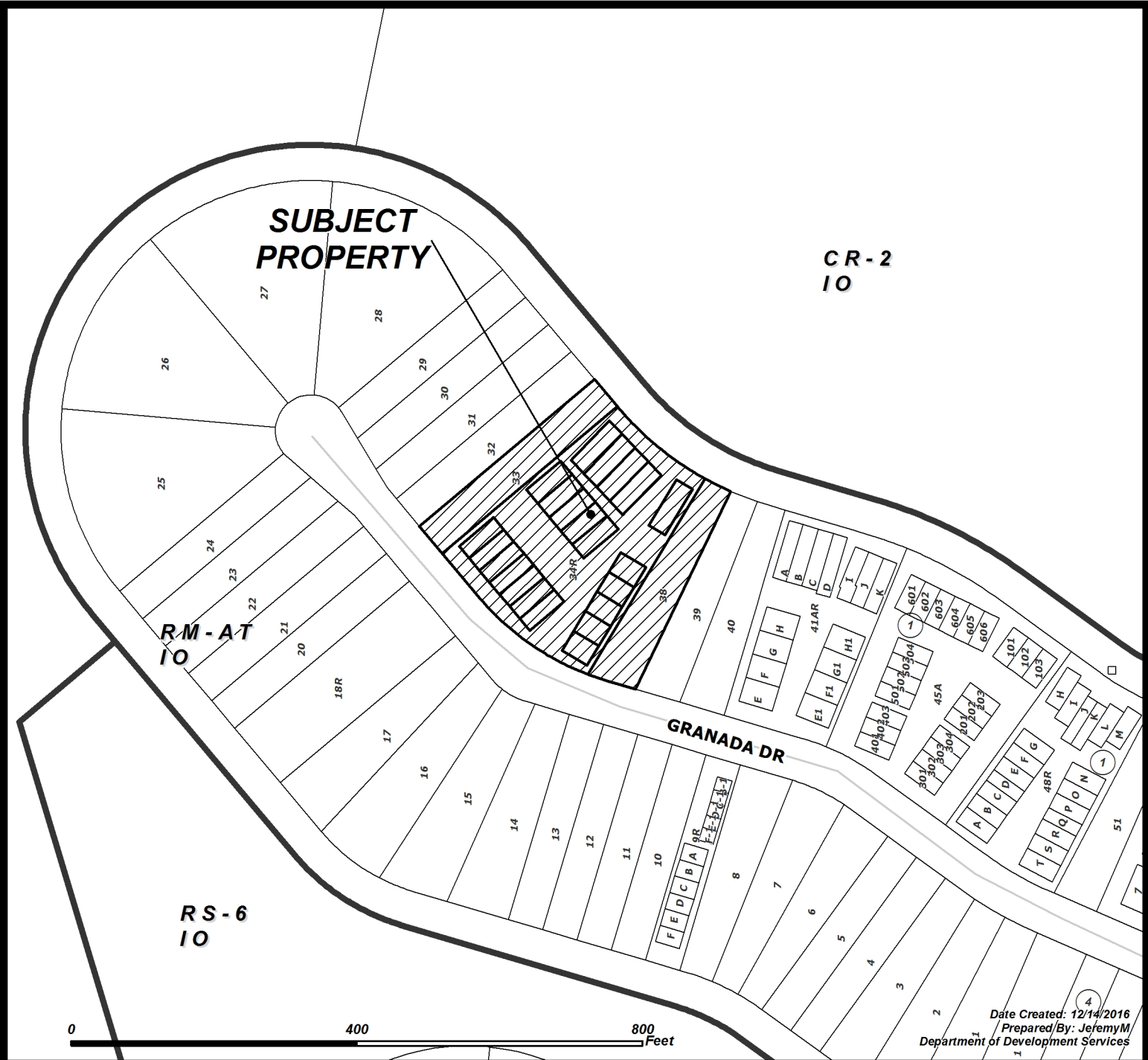
Against: 0

Absent: 0

Public Notification	Number of Notices Mailed – 55 within 200-foot notification area 1 outside notification area
	<u>As of January 6, 2017:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

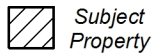
Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Public Comments Received (if any)



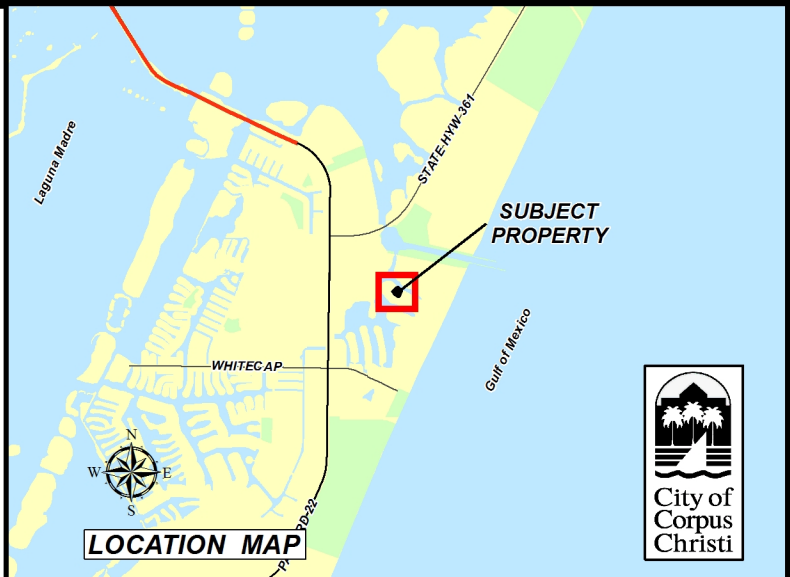
CASE: 0117-01

SUBJECT PROPERTY WITH ZONING

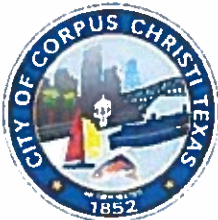


RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Map Scale: 1:2,400



16-10000040



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: 0117-01 Map No.: 028026

PC Hearing Date: January 11, 2017 Proj.Mgr:

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street

Hearing Time: 5:30 p.m.

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Urban Engineering Contact Person: Xavier Galvan
Mailing Address: 2725 Swantner Drive
City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 854-3101
E-mail: xavierng@urbaneng.com Cell: ()

2. Property Owner(s): SuperElite, LLC Contact Person: Michael Bertagna
Mailing Address: 5466 Quashnick Road
City: Stockton State: CA ZIP: 95212 Phone: (916) 300-7763
E-mail: mfbertagna@aol.com Cell: (209) 323-9334

3. Subject Property Address: 14826, 14836 and 14846 Granada Drive Area of Request (SF/acres): 2.35 Acres
Current Zoning & Use: RM-AT Proposed Zoning & Use: RM-AT/PUD
12-Digit Nueces County Tax ID: See Attached -
Subdivision Name: The Villas PUD Block: Lot(s):
Legal Description If not platted: Lots 33 and 38, Block 1, PICC, Section D and Lot 34R, Block 1, The Villas

4. Submittal Requirements:
☒ Early Assistance Meeting: Date Held 7-19-16 ; with City Staff Jeff Stringer/Andrew Dimas/Miguel Torres
☒ Land Use Statement ☒ Disclosure of Interest ☒ Copy of Warranty Deed
IF APPLICABLE:
☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☒ Site Plan for PUD or Special Permit
☐ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization
☒ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature

Jasbir Singh Cheema, Managing Member of SuperElite, LLC

Owner or Agent's Printed Name

Applicant's Signature

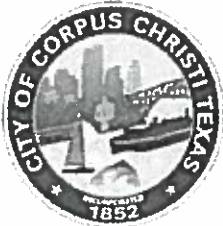
Xavier Galvan for Urban Engineering

Applicant's Printed Name

Office Use Only: Date Received: 10/21/16 Received By: ADP: MPI

Rezoning Fee: 1695.50 + PUD Fee 825.00 + Sign Fee 10.00 = Total Fee 2527.50

No. Signs Required 1 @ \$10/sign Sign Posting Date:



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

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E-mail: xavierng@urbaneng.com Cell: (_____) _____

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Subdivision Name: The Villas PUD Block: _____ Lot(s): _____
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I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature

Tarenjit K. Cheema, Managing Member of SuperElite, LLC

Owner or Agent's Printed Name

Applicant's Signature

Xavier Galvan for Urban Engineering

Applicant's Printed Name

Office Use Only: Date Received: _____ Received By: _____ ADP: _____

Rezoning Fee: _____ + PUD Fee _____ + Sign Fee _____ = Total Fee _____

No. Signs Required _____ @ \$10/sign Sign Posting Date: _____

Property IDs for SuperElite, LLC

6180-0001-0330

6180-0001-0380

9037-0000-0101

9037-0000-0102

9037-0000-0103

9037-0000-0104

9037-0000-0201

9037-0000-0202

9037-0000-0203

9037-0000-0204

9037-0000-0205

9037-0000-0301

9037-0000-0302

9037-0000-0303

9037-0000-0304

9037-0000-0305

9037-0000-0306

9037-0000-0307

9037-0000-0401

9037-0000-0402

9037-0000-0403

9037-0000-0404

9037-0000-0405

9037-0000-0501



P.O. Box 9277
Corpus Christi, TX 78469-9277
(361) 826-3240
Located at: 2406 Leopard St.

LAND USE STATEMENT

Complete land use statement form containing the following information:

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

The owner of the property is requesting a change of zoning from RM-AT to RM-AT/PUD. The property currently has a single building with 4 existing townhome units that were built by the previous owner. The new owner has obtained additional property on both sides of the existing Lot 34R, Block 1, The Villas of Padre. Development will include modifications to the existing approved layout to include additional Units and provide a second access point to the development. The revised layout will consist of 27 Townhome Units.

2. Identify the existing land uses adjoining the area of request:

North - Vacant - RM-AT
South - Vacant- RM-AT
East - Canal - RM-AT
West - Vacant - RM-AT



Job No. 43122.00.00

October 20, 2016

Mrs. Renissa Garza-Montalvo
Development Services, City of Corpus Christi
2406 Leopard
Corpus Christi, TX 78408

Subject: The Villas PUD (Application)

Mrs. Garza-Montalvo:

Below is a detailed list of the items that will deviate from the City of Corpus Christi Unified Development Code. These items are as follows:

- 0 Front yard setbacks
- Minimum lot area will be 1400 square feet
- Access will be private (gated community)
- Utility Easements along property lines will be 5 feet in width
- Per previous discussions with City staff, vehicle stacking area will be reduced to 1 and 1/2 spaces
- Existing 3' and proposed 4' wide Sidewalks will be provided adjacent to the individual Lots along Northwest and Southwest sides of the development

Sincerely,

URBAN ENGINEERING

Xavier Galvan



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: SuperElite, LLC

STREET: 5466 Quashnick Road CITY: Stockton, California ZIP: 95212

FIRM is: ☐ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☒ Other LLC

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
<u>N/A</u>	<u></u>
<u></u>	<u></u>

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>N/A</u>	<u></u>
<u></u>	<u></u>

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>N/A</u>	<u></u>
<u></u>	<u></u>

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
<u>N/A</u>	<u></u>
<u></u>	<u></u>

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Jasbir Singh Cheema
(Print Name)

Title: Managing Member

Signature of Certifying Person: Jasbir Singh Cheema

Date: 10-18-2016



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CITY: Stockton, California

ZIP: 95212

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Name

Job Title and City Department (if known)

N/A

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Name

Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Tarenjit K. Cheema
(Print Name)

Title: Managing Member

Signature of Certifying Person: Tarenjit K. Cheema

Date: _____



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STREET: 2725 Swantner

CITY: Corpus Christi, Texas

ZIP: 78404

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Job Title and City Department (if known)

N/A

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4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

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Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Xavier Galvan

(Print Name)

Title: Project Manager/Senior Platting Tech

Signature of Certifying Person: [Signature]

Date: 10-19-16

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Urban Engineering

Mailing Address: 2725 Swantner Drive

City: Corpus Christi State: Texas Zip: 78404

Home Phone: () Business Phone: (361) 854-3101 Cell: ()

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

*Signature of Agent: [Signature] Title: Project Manager/Senior Plotting Tech

Printed/Typed Name of Agent: Xavier Galvan for Urban Engineering Date: 10-19-16

*Signature of Property Owner: [Signature] Title: Managing Member of SuperElite, LLC

Printed/Typed Name of Property Owner: Jasbir Singh Cheema for SuperElite, LLC Date: 10-18-2016

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

APPOINTMENT OF AGENT

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I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

*Signature of Agent:  Title: Project Manager/Senior Plotting Tech

Printed/Typed Name of Agent: Xavier Galvan for Urban Engineering Date: _____

*Signature of Property Owner:  Title: Managing Member of SuperElite, LLC

Printed/Typed Name of Property Owner: Tarenjit K. Cheema for SuperElite, LLC Date: 10-20-16

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 7, 2015

Grantor: **William Lyle Presslor, Trustee of the Whittier and Washington Real Estate Trust dated January 18, 2011**

Grantor's Mailing Address: 9874 E. Rocky Fork N. Drive, Brazil, Clay County, Indiana 47834

Grantee: **SuperElite, LLC, a California limited liability company**

Grantee's Mailing Address:

4053 E. MORADA LANE
STOCKTON, CA 95212

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

TRACT I:

Villas 101, 102, 103 and 104, Lot Thirty-four R (34R), Block 1, THE VILLAS OF PADRE, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.

TRACT II:

Lot Thirty-eight (38), Block One (1), PADRE ISLAND-CORPUS CHRISTI SECTION D, an addition to the City of Corpus Christi Nueces County, Texas, according to map or plat thereof recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2015 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

2. The following Restrictive Covenants of record itemized below:

TRACT I:

File No. 793339, Volume 1335, Page 285, Deed Records of Nueces County, Texas.

File No. 246244, Volume 1800, Page 721, Deed Records of Nueces County, Texas.

File No. 933464, Volume 1482, Page 1008, Deed Records of Nueces County, Texas.

Document No. 828183, Official Public Records of Nueces County, Texas.

Document No. 931043, Official Public Records of Nueces County, Texas.

Document No. 931045, Official Public Records of Nueces County, Texas.

Document No. 931047, Official Public Records of Nueces County, Texas.

Document No. 2007000378, Official Public Records of Nueces County, Texas.

Document No. 2007017106, Official Public Records of Nueces County, Texas.

Document No. 2010030219, Official Public Records of Nueces County, Texas.

Volume 67, Page 316, Map Records of Nueces County, Texas.

TRACT II:

File No. 793339, Volume 1335, Page 285, Deed Records, Nueces County, Texas.

File No. 793340, Volume 1335, Page 294, Deed Records, Nueces County, Texas.

File No. 933464, Volume 1482, Page 1000, Deed Records, Nueces County, Texas.

File No. 233030, Volume 1788, Page 729, Deed Records, Nueces County, Texas.

File No. 246244, Volume 1800, Page 721, Deed Records, Nueces County, Texas.

Volume 35 Pages 24-25, Map Records of Nueces County, Texas

Document No. 828183 Official Public Records of Nueces County, Texas.

Document No. 1997040456, Official Public Records of Nueces County, Texas.

Document No. 2007000378, Official Public Records of Nueces County, Texas.

Document No. 2007017106, Official Public Records of Nueces County, Texas.

TRACT I:

3. Rights of Parties in Possession under any lease assigned by Grantor to Grantee.
4. Rights of tenants under leases affecting general common elements of subject property.
5. Rights of tenants in possession under any and all outstanding lease agreements, recorded or unrecorded.
6. Any and all party walls and rights of adjacent property owners therein.
7. A 5' utility easement along the common boundary with Lot 33; a 5' utility easement along the common boundary with Lot 38; a 10' yard requirement across the front of subject property; a 20' yard requirement across the rear of subject property; a 15' drainage easement over through and across the subject property from Granada Drive to the Navigation Channel; and a 25' mooring area adjacent to the rear of subject property; all as shown by map or plat thereof, recorded in Volume 67, Page 316, Map Records of Nueces County, Texas, together with all amendments and replats pertaining thereto.

8. Liens arising by virtue of the terms and conditions of that certain Agreement titled "Protective Covenants and Landowner's Agreement, Padre Island-Corpus Christi Section D, dated February 25, 1972, recorded under Clerk's File No. 793339, Volume 1335, Page 285, Deed Records of Nueces County, Texas, and amended by Clerk's File No. 933464, Volume 1482, Page 1008, Deed Records of Nueces County, Texas, and all amendments thereto.

9. 1,000 Foot Sand Dune Protection Line affecting the above described property, as established by the County Commissioners of Nueces County, Texas, dated October 23, 1973.

10. Any changes in the boundary lines of the above described property caused by erosion from the actions of the waters of the Gulf of Mexico.

11. The Rights, if any, of the State of Texas and/or the Public, individually and collectively, to the use of any portion of such property bordering on the Gulf of Mexico.

12. Any loss or liability arising from the loss of use or title to any portion of the subject property outside of the bulkhead line, as shown by map or plat recorded in the Map Records of Nueces County, Texas.

13. Right of Way to the United States of America under the Spoil Disposal and Right of Way Easement Deed dated August 21, 1947, executed by and between Arroy Colorado Navigation District to and with the United State of America, recorded under Clerk's File No. 250737, Volume 382, Page 307, Deed Records of Nueces County, Texas. (Blanket)

14. Right of Way Easement dated February 16, 1954, from Padre Island Development Company to Nueces County, recorded under Clerk's File No. 304484, Volume 474, Page 299, Deed Records of Nueces County, Texas. (Blanket)

15. All rights of the county of Nueces and/or the State of Texas, if any, under Agreement between Padre Island Development Company and Nueces County, dated June 29, 1950, recorded under Clerk's File No. 305876, Volume 476, Page 562, Deed Records of Nueces County, Texas.

16. Right of Way Easement dated August 1, 1950, from Padre Island Development Company to Central Power and Light Company, recorded under Clerk's File No. 308674, Volume 481, Page 411, Deed Records of Nueces County, Texas. (Blanket)

17. EASEMENT AND RIGHT OF WAY dated February 22, 2008, executed by Villas Of Padre, LLC to AEP Texas Central Company, recorded under Clerk's File No. 2008013894, Official Public Records of Nueces County, Texas. (Blanket)

18. Terms, conditions, stipulations as set forth in the Declaration of Covenants, Conditions & Restrictions for The Villas of Padre, dated August 11, 2010, executed by Villas of Padre, LLC, recorded under Document No. 2010030219, Official Public Records of Nueces County, Texas, and any amendments thereto.

19. Terms, conditions and stipulations of the Owners Association as set forth in Declaration dated August 11, 2010, executed by Villas of Padre, LLC, recorded under Clerk's File No. 2010030219, Official Public Records of Nueces County, Texas.

20. Lack of means of access to and from a public road or roadway.

21. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

TRACT II:

22. Rights of parties in possession under any lease assigned by Grantor to Grantee.

23. Rights of tenants in possession under any and all outstanding lease agreements, recorded or unrecorded.

24. A stated 25' Building Line across the front of the subject property; and a stated 20' building line across the rear of the subject project, as shown by the map or plat thereof recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County Texas.

25. Right-of-Way Easement dated August 1, 1950, from Padre Island Development Company to Central Power and Light Company, File No. 308674, Volume 481, Page 411, Deed Records of Nueces County Texas. (Blanket)

26. Terms, conditions, restrictions, covenants and reservation contained in Deed dated November 11, 1982, from Padre Island Investment Corporation to Martha Palmer, File No. 296692, Volume 1846, Page 768, Deed Records of Nueces County, Texas. (LOT 18)

27. Terms, conditions, restrictions, covenants and reservation contained in Deed dated January 31, 1983, from Padre Island Investment Corporation to Diane Moody Freeman, et al, File No. 396228, Volume 1855, Page 237, Deed Records of Nueces County, Texas. (LOT 19)

28. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Protective Covenants and Landowner's Agreement recorded under File No. 793339, Volume 1335, Page 285; Agreement recorded under File No. 793340, Volume 1335, Page 294; amended under File No. 933464, Volume 1482, Page 1008 all in the Deed Records of Nueces County, Texas; Correction Amendment of Protective Covenants and Landowners' Agreement recorded under Document No. 2007017106, Official Public Records of Nueces County, Texas. Assignment recorded under File no. 233030, Volume 1788, Page 729, and ratification of Assignment recorded under File No. 246244, Volume 1800, Page 721 of the Deed Records of Nueces County, Texas.

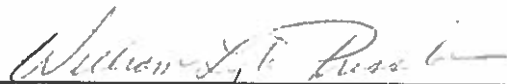
29. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by, through or under Grantor but not otherwise.

BY ACCEPTANCE OF THIS DEED, GRANTEE EXPRESSLY ACKNOWLEDGES AND AGREES THAT (i) ANY INFORMATION PROVIDED OR STATEMENT MADE TO GRANTEE PERTAINING TO THE PROPERTY BEFORE OR AFTER THE EXECUTION OF THAT CERTAIN ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE) DATED TO BE EFFECTIVE FEBRUARY 20 , 2015, BETWEEN GRANTOR AND GRANTEE (THE "CONTRACT") HAS NOT BEEN INDEPENDENTLY INVESTIGATED OR VERIFIED BY GRANTOR, (ii) GRANTOR IS NOT MAKING ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER AS TO THE ACCURACY OR COMPLETENESS OF ANY SUCH STATEMENT OR INFORMATION; AND (iii) GRANTOR SHALL NOT BE, LIABLE OR BOUND IN ANY MANNER WHATSOEVER BY ANY WRITTEN OR VERBAL STATEMENT, INCLUDING THE DISCLOSURE STATEMENT, REPRESENTATION, REPORT, COMMITMENT, SURVEY OR INFORMATION FURNISHED TO GRANTEE, OR MADE, BY ANY PARTY WITH RESPECT TO THE PROPERTY. GRANTEE SPECIFICALLY AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO CONDUCT SUCH TESTS, STUDIES AND INVESTIGATIONS AS GRANTEE DEEMS NECESSARY AND APPROPRIATE, GRANTEE IS RELYING SOLELY UPON GRANTEE'S OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED BY GRANTOR. GRANTEE FURTHER AGREES THAT GRANTEE HAS AGREED TO PURCHASE AND ACCEPT THE PROPERTY IN ITS CURRENT, "AS IS," WITH ALL FAULTS CONDITION, AND TO HAVE ASSUMED THE RISK OF ANY MATTER OR CONDITION THAT COULD HAVE BEEN REVEALED BY GRANTEE'S INVESTIGATIONS. EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED, GRANTOR HAS NOT MADE (AND GRANTOR HEREBY EXPRESSLY DISCLAIMS, AND GRANTOR IS SELLING THE PROPERTY WITHOUT) ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WHATSOEVER AS TO THE VALUE, CONDITION, NATURE, CHARACTER, SUITABILITY, HABITABILITY OR FITNESS OF THE PROPERTY, THE INCOME TO BE DERIVED FROM THE PROPERTY, OR COMPLIANCE OF THE PROPERTY WITH, OR VIOLATION OF, ANY LAW, STATUTE,

ORDINANCE, RULE OR REGULATION, AND ANY OF SUCH REPRESENTATIONS AND WARRANTIES, AND ANY CLAIMS OR CAUSES OF ACTION AGAINST GRANTOR BASED IN WHOLE OR IN PART ON ANY VIOLATION OF, OR ARISING WITH RESPECT TO, ANY FEDERAL, STATE OR LOCAL STATUTE, ORDINANCE, RULE OR REGULATION ARE HEREBY EXPRESSLY WAIVED AND RELEASED BY GRANTEE. Grantee and Grantor expressly confirm and agree that the sales price has been adjusted and agreed upon by Grantee and Grantor in part as a result of Grantee's agreeing to purchase the Property in its current condition, and without any representation or warranties, express or implied, by Grantor as to the condition, habitability or fitness of the property.

When the context requires, singular nouns and pronouns include the plural.



William Lyle Presslor, Trustee of the Whittier and Washington Real Estate Trust dated January 18, 2011

AGREED AND ACCEPTED BY:

SuperElite, LLC, a California limited liability company

By: 

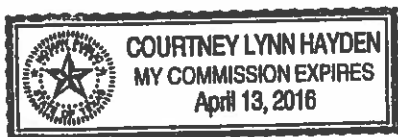
Printed Name: JASBIR SINGH CHEEMA

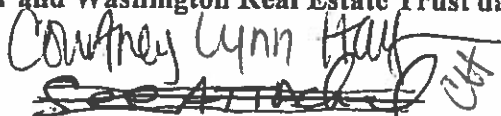
Its: MEMBER

STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged before me on April 8, 2015 by William Lyle Presslor, Trustee of the Whittier and Washington Real Estate Trust dated January 18, 2011, in said capacity.




~~SECRETARY~~

Notary Public, State of Texas

My commission expires: 4-13-16

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Joaquin

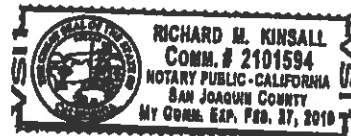
On APRIL 07, 2015 before me, Richard M Kinsall- Notary Public
(Insert name and title of the officer)

personally appeared JASBIR Singh Cheema
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Richard M. Kinsall (Seal)



STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on _____
by _____, _____, of **SuperElite, LLC**, a California
limited liability company, in said capacity.

Notary Public, State of Texas

My commission expires: _____

AFTER RECORDING RETURN TO:	PREPARED IN THE LAW OFFICE OF:
SECURITY TITLE 14602 S. Padre Island Dr. Corpus Christi, Texas 78418 GF# 155004024-CH	NICOLAS, MORRIS, GILBREATH & SMITH, L.L.P. 5306 Holly Rd, Ste. A Corpus Christi, Texas 78411

LASTAWHITTIER & WASHINGTON RE TRUST-SUPERELITESWD.DOCX/ggg

AFTER RECORDING RETURN TO:

Security Title

14602 South Padre Island Dr.

Corpus Christi, TX 78418

GF# 155004024

Doc# 2015013079
Pages 10
04/09/2015 1:03PM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$47.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS

Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: September 6th, 2016

Grantor: Elite Lender, LLC, a California limited liability company

Grantee's Mailing Address: 4053 E. Morada Lane, Stockton, San Joaquin County, California
95212

Grantee: SuperElite, LLC, a California limited liability company

Grantee's Mailing Address: 5466 Quashnick Road, Stockton, San Joaquin County, California
95212

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot Thirty-three (33), Block One (1), PADRE ISLAND - CORPUS CHRISTI, SECTION D, a Subdivision of the City of Corpus Christi, Nueces County, Texas, as shown by the map or plat thereof recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

1. Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2016 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; shortages in area ; homestead or community property

or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

2. The following Restrictive Covenants of record itemized below:

File No. 793339, Volume 1335, Page 285, Deed Records of Nueces County, Texas.

File No. 246244, Volume 1800, Page 721, Deed Records of Nueces County, Texas.

File No. 933464, Volume 1482, Page 1008, Deed Records of Nueces County, Texas.

Document No. 828183, Official Public Records of Nueces County, Texas.

Document No. 2007000378, Official Public Records of Nueces County, Texas.

Document No. 2007017106, Official Public Records of Nueces County, Texas.

Volume 35, Pages 24 and 25, Map Records of Nueces County, Texas.

3. Rights of Parties in Possession under any lease assigned by Grantor to Grantee.

4. A 25' building line across the front of the subject property; a 25' mooring area adjacent to the rear of the subject property; a 20' building line along the rear of the subject property; and bulkhead lines and restrictive building lines; canals and waterways together with all bulkheads and/or retaining walls; all as shown by map or plat thereof, recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County, Texas.

5. Liens arising by virtue of the terms and conditions of that certain Agreement titled "Protective Covenants and Landowner's Agreement, Padre Island-Corpus Christi Section D, dated February 25, 1972, recorded under Clerk's File No. 793339, Volume 1335, Page 285, Deed Records of Nueces County, Texas, and amended by Clerk's File No. 933464, Volume 1482, Page 1008, Deed Records of Nueces County, Texas, and all amendments thereto.

6. 1,000 Foot Sand Dune Protection Line affecting the above described property, as established by the County Commissioners of Nueces County, Texas, dated October 23, 1973.

7. Any changes in the boundary lines of the above described property caused by erosion from the actions of the waters of the Gulf of Mexico.

8. The Rights, if any, of the State of Texas and/or the Public, individually and collectively, to the use of any portion of such property bordering on the Gulf of Mexico.



9. Any loss or liability arising from the loss of use or title to any portion of the subject property outside of the bulkhead line, as shown by map or plat recorded in the Map Records of Nueces County, Texas.
10. Short Form Lease dated February 2, 1983, by and between I.P.I., Inc., General Partner, and Kwik-Wash Laundries, Inc., recorded under Clerk's File No. 369058, Volume 1912, Page 497, Deed Records of Nueces County, Texas.
11. Terms, Conditions, Provisions and Easements contained in the Declaration of Condominium for Sand Dollar Studio Condominium, a Texas Condominium Project, dated March 13, 1984, executed by Sand Dollar Company, recorded under Clerk's File No. 365420, Volume 23, Page 17, Condominium Records of Nueces County, Texas.
12. Grant of Easement dated February 1, 2001, executed by Sand Dollar I Studio Condominium, Inc. to TCI Cablevision of Texas, Inc., recorded under Document No. 2001036588, Official Public Records of Real Property of Nueces County, Texas. (Blanket)
13. Right of Way to the United State of America under the Spoil Disposal and Right of Way Easement Deed dated August 21, 1947, executed by and between Array Colorado Navigation District to and with the United State of America, recorded under Clerk's File No. 250737, Volume 382, Page 307, Deed Records of Nueces County, Texas. (Blanket)
14. Right of Way Easement dated February 16, 1954, from Padre Island Development Company to Nueces County, recorded under Clerk's File No. 304484, Volume 474, Page 299, Deed Records of Nueces County, Texas. (Blanket)
15. All rights of the county of Nueces and/or the State of Texas, if any, under Agreement between Padre Island Development Company and Nueces County, dated June 29, 1950, recorded under Clerk's File No. 305876, Volume 476, Page 562, Deed Records of Nueces County, Texas.
16. Right of Way Easement dated August 1, 1950, from Padre Island Development Company to Central Power and Light Company, recorded under Clerk's File No. 308674, Volume 481, Page 411, Deed Records of Nueces County, Texas. (Blanket)
17. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever

lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Elite Lender, LLC, a California limited liability company

By: [Signature]
Printed Name: JASBIR S. CHEEMA
Its: Member

AGREED AND ACCEPTED BY:

SuperElite, LLC, a California limited liability company

By: [Signature]
Printed Name: JASBIR S. CHEEMA
Its: Managing Member

STATE OF _____
COUNTY OF _____

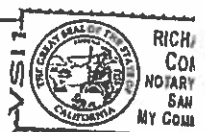
This instrument was acknowledged before me on _____
by _____ of **Elite Lender, LLC, a California limited liability company**, in said capacity.

see CA Attachment
Notary Public, State of _____
My commission expires: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____
of **SuperElite, LLC, a California limited liability company**, in said capacity.

see CA Attachment
Notary Public, State of _____
My commission expires: _____



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Joaquin

On Sept 06, 2016 before me, Richard M. Kinsall, Notary Public
(insert name and title of the officer)

personally appeared JAGBIR S. Cheema
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

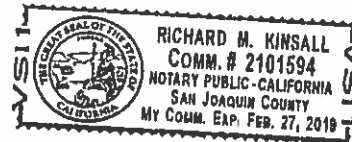
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Richard M. Kinsall

(Seal)



P

M. KINSALL
2101594
CALIFORNIA
SAN JOAQUIN COUNTY
FEB. 27, 2019

AFTER RECORDING RETURN TO:

**NICOLAS, MORRIS, GILBREATH &
SMITH, L.L.P.**

5306 Holly Rd, Ste. A
Corpus Christi, Texas 78411

PREPARED IN THE LAW OFFICE OF:

**NICOLAS, MORRIS, GILBREATH &
SMITH, L.L.P.**

5306 Holly Rd, Ste. A
Corpus Christi, Texas 78411

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Pages 7
09/19/2016 12:27PM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$35.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS

LLC-1

Articles of Organization of a Limited Liability Company (LLC)

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A \$70 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: Before submitting the completed form, you should consult with a private attorney for advice about your specific business needs.

201426110351

FILED

Secretary of State
State of California

SEP 15 2014

This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/be/filing-tips.htm.

LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

① SuperElite, LLC

Proposed LLC Name

The name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

Purpose

- ② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

LLC Addresses

③ a. 4053 E. Morada Lane, Stockton

Initial Street Address of Designated Office in CA - Do not list a P.O. Box

City (no abbreviations)

CA 95212

State Zip

b.

Initial Mailing Address of LLC, if different from 3a

City (no abbreviations)

State Zip

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

④ a. Jasbir S Cheema

Agent's Name

b. 4053 E. Morada Lane, Stockton

Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box

City (no abbreviations)

CA 95212

State Zip

Management (Check only one.)

- ⑤ The LLC will be managed by:



One Manager



More Than One Manager



All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

Organizer Sign here

Jagdeep Hansra

Print your name here

Make check/money order payable to: Secretary of State

Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail

Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off

Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814



State of California Secretary of State

L

STATEMENT OF INFORMATION (Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

This Space For Filing Use Only

File Number and State or Place of Organization

1. SECRETARY OF STATE FILE NUMBER
201426110351

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)
CA

No Change Statement

1. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.
- ☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 15

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

5. STREET ADDRESS OF PRINCIPAL OFFICE
4053 E MORADA LANE CITY **STOCKTON, CA** STATE **CA** ZIP CODE **95212**

6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5
CITY STATE ZIP CODE

7. STREET ADDRESS OF CALIFORNIA OFFICE
4053 E MORADA LANE CITY **STOCKTON** STATE **CA** ZIP CODE **95212**

Name and Complete Address of the Chief Executive Officer, If Any

1. NAME ADDRESS CITY STATE ZIP CODE

Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

9. NAME ADDRESS CITY STATE ZIP CODE
JASBIR CHEEMA **4053 E MORADA LANE** **STOCKTON, CA** **CA** **95212**

10. NAME ADDRESS CITY STATE ZIP CODE

11. NAME ADDRESS CITY STATE ZIP CODE

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address; a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS
JASBIR CHEEMA

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE
4053 E MORADA LANE **STOCKTON** **CA** **95212**

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY

REAL ESTATE

15. THE INFORMATION CONTAINED HEREIN INCLUDING ANY ATTACHMENTS IS TRUE AND CORRECT.

02/17/2015 **JASBIR CHEEMA** **MANAGER**

DATE TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM TITLE SIGNATURE

PREPARED 10/21/16, 11:54:56	PAYMENTS DUE INVOICE
City of Corpus Christi	PROGRAM P2821L

PROJECT NUMBER: 16-10000040	14826, 14836 AND 14846 GRANADA - RM-AT/P

FEE DESCRIPTION	AMOUNT DUE
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REZONING FEE 1 - 9.99 ACRES	1692.50
ZONING SIGN FEE	10.00
PUD APPLICATION FEE	825.00
TOTAL DUE	2527.50

Please present this invoice to the cashier with full payment.

Oper: CORDDPF	Type: OC	Drawer: 1
Date: 10/21/16 55	Receipt no: 239189	
PZ 2816 10000040	PLANNING/ PLANNING & ENG	\$2527.50
	1.00	19379740
Trans number:		
14836, 14836&14846 GRANADA		
MULTIPLE TENDER		
Trans date: 10/21/16	Time: 12:00:23	