

P.O. Drawer 879
Florence, MS 39073-0879



Phone: 601-932-2060
Fax: 601-932-2550

www.hemphillconstruction.com

Municipal & Public Works Construction

Heavy & Highway Construction

7/30/2025

VIA EMAIL

Madison County

ATTN: Scott Weeks, Zoning Administrator, Scott.Weeks@madison-co.com

125 West North Street

Canton, MS 39046

Re: Samuel T. Hodges and wife, Christy K. Hodges (Parcel 102G-36 -002/00.00)
Madison County

Subject: **Request for Public Hearing – Conditional Use Permit Application for Surface Mine**

Mr. Weeks:

Hemphill Construction Company, Inc. (Hemphill) respectfully submits this request to schedule a public hearing for a Conditional Use Permit regarding Parcels 102G-36 -002/00.00, located adjacent to Pisgah Bottom Road in Madison County, Mississippi. The total site area encompasses approximately seventeen (16.62) acres and is currently zoned Agricultural (A).

Pursuant to Section 805 of the Madison County Zoning Ordinance, Hemphill is requesting approval of a Conditional Use Permit to operate a surface mine for the extraction of construction fill material. The borrow material will support the Bozeman Road Improvements Project (STP-6985-00(001)LPA106993-701000) from Highway 463 to Gluckstadt Road, under contract with the Madison County Board of Supervisors.

The following supporting documents are included with this request:

- Warranty Deed and Legal Description
- Approved MDEQ Surface Mining Permit Notice of Exempt Operation
- USGS Quadrangle Map
- Proposed Mining Footprint
- Reclamation Plan
- Approved Heavy Hauling Permit

Upon issuance of the Conditional Use Permit, Hemphill will submit the full Surface Mining Permit Application to the Mississippi Department of Environmental Quality (MDEQ) along with a Storm Water Pollution Prevention Plan and Mining Notice of Intent to obtain coverage under MDEQ's Mining Storm Water General Permit.

The proposed mine area will cover approximately seventeen (16.62) acres, with site access from Pisgah Bottom Road as depicted. Hemphill will maintain a minimum 100-foot buffer from the Pisgah

The difficult we do immediately, the impossible takes a little longer!

Bottom Road right-of-way, 50-foot buffer adjacent properties, and the unnamed stream crossing the site. No permanent structures or utility installations are required for the mining operation.

The mine will operate Monday through Saturday, from 6:00 a.m. to 6:00 p.m. Traffic control measures, including flaggers, will be employed as needed, and a water truck will be used to manage dust. Upon completion of mining operations, Hemphill will reclaim the site by converting the excavated area into a recreational lake.

We understand that the County will invoice Hemphill for the cost of publishing the public notice, along with the \$100 filing fee. We respectfully request that this application be placed on the agenda for consideration at the August 2025 Board of Supervisors meeting.

Should you require any further information or documentation, please contact Brandon H. Brown at bhbrown@hemphillconstruction.com or (601) 326-9119.

Respectfully Submitted,
Hemphill Construction Company Inc.

A handwritten signature in blue ink, appearing to read "Brandon H. Brown", with a horizontal line drawn through the middle of the signature.

Vice President

Cc: File

H:\DIRT DIVISION PROJECTS\H24140-Bozeman Rd\12-Permits\25.7.30 Madison County Conditional Use Request R1.docx

Return to:

First Guaranty Title, Inc.
509 Cobblestone Court, Suite B
Madison, MS 39110
601.605.6626

GRANTOR:

Pisgah Bottom Pine Trees LLC,
a Mississippi limited liability company
Attn: Phillip Bowman
429 Greenwood Lane
Ridgeland, MS 39157
Telephone: (601) 942-4013

GRANTEE:

Samuel T. Hodges and wife, Christy K. Hodges
111 Gray Hawk Cove
Madison, MS 39110
Telephone: (601) 261-9699

INDEXING INSTRUCTIONS: W ½ of the E ½ of the SW ¼ and the E ½ of the NW ¼ of the SW ¼ of Section 36, Township 10 North, Range 2 East, Madison County, Mississippi.

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Pisgah Bottom Pine Trees LLC, a Mississippi limited liability company, (the "Grantor"), does hereby sell, convey and warrant unto Samuel T. Hodges and wife, Christy K. Hodges, as joint tenants with full rights of survivorship and not as tenants in common, (the "Grantee"), the following land and property located and situated in Madison County, Mississippi, and being more particularly described as follows, to-wit (the "Subject Property"):

60 acres, more or less, lying and being situate in the W ½ of the E ½ of the SW ¼
and the E ½ of the NW ¼ of the SW ¼ of Section 36, Township 10 North, Range 2
East, in Canton, Madison County, Mississippi

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantee or its assigns any deficit on an actual proration. Likewise, Grantee agrees to pay to said Grantor or its assigns any overpayment on an actual proration.

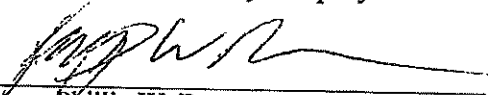
THIS CONVEYANCE is the first part of an exchange structured under Section 1031 of the Internal Revenue Code.

THIS CONVEYANCE is subject to any and all recorded reservations or conveyances of minerals, building restrictions, rights-of-way, easements and restrictive covenants applicable to the above-described property.

FURTHER, FOR THE SAME CONSIDERATION, Grantor conveys and quitclaims to Grantee all right, title, and interest in and to all strips, gores, gaps, land and property owned or claimed by Grantor adjacent or contiguous to the hereinabove described land although not included within the boundaries of the land described and conveyed herein.

WITNESS THE EXECUTION OF THIS INSTRUMENT, effective as of the 15th day of July, 2022, but actually executed on the date set forth in the acknowledgments below.

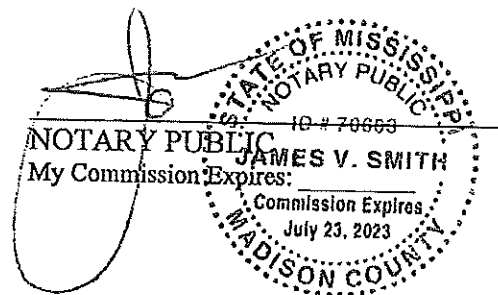
Pisgah Bottom Pine Trees LLC,
a Mississippi limited liability company

By: 
Name: Phillip W. Bowman
Title: Manager

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 15th day of July, 2022, within my jurisdiction, the within named Phillip W. Bowman, who acknowledged to me that he is a Manager of Pisgah Bottom Pine Trees, LLC, a manager managed Mississippi limited liability company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.

{Affix Official Seal}



Exemption 45-194

A.I. 88428

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF GEOLOGY
Mining and Reclamation Division
P. O. Box 2279
Jackson, Mississippi 39225-2279
(601) 961-5515

NOTICE OF EXEMPT OPERATION

This form shall be filed with the Office of Geology, Mining and Reclamation Division only for operations affecting 4 acres or less and greater than 1320 feet from another mine. **NOTE:** Local, county, federal or other state agencies may also require permits before mining can be done on your site. This is your responsibility.

Name of applicant/operator: Hemphill Construction Company, Inc.
Mailing address: P.O. Drawer 879
Telephone number: 601-932-2060

Do you have any other exempt mining operations on file? ☐ yes ☒ no
Do you plan to file for a permit and expand this site later? ☒ yes ☐ no

LOCATION

SE 1/4 of SE 1/4 of Section 36, Township 10N Range 2E County Madison

Include a map or aerial photo marked with site location with this form.

Name of land owner: Sam Hodges
Mailing address: 717 Piggan Bottom Road
Telephone number: _____

Date operation to begin 3/3/25 Date operation to end (estimated) 3/1/27
Material to be mined Dirt Number of acres to be mined 3.75 (A)*
Total acres to be affected by operation (mine, roads, storage, etc.) 4.00 (B)*
Is operation closer than 1,320 feet (1/4 mile) to another mine? ☒ no ☐ yes*




*If items A or B exceed 4 acres or you answered YES above, you need to apply for a MINING PERMIT.

Applicant/operator: Richard Rula By [Signature]
Signature

Date: 2/27/25 Position President

For Office of Geology use only


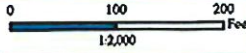
Date: 3/11/2025 By [Signature]
Division Director
Mining and Reclamation Division

-  Project Area (±4.00 ac)
-  Proposed Mining Area (±3.75 ac)
-  Staging Area

h Bottom Rd

Pisgah Bottom Rd

Existing Road

	
	
BASEMAP:	Google Earth Imagery Basemap
SPATIAL REF:	NAD 1983 StatePlane Mississippi West FIPS 2042 F 14
DATE:	2/25/2025
CREATOR:	MTM
PROJECT #:	2024-2024



Site Location Map

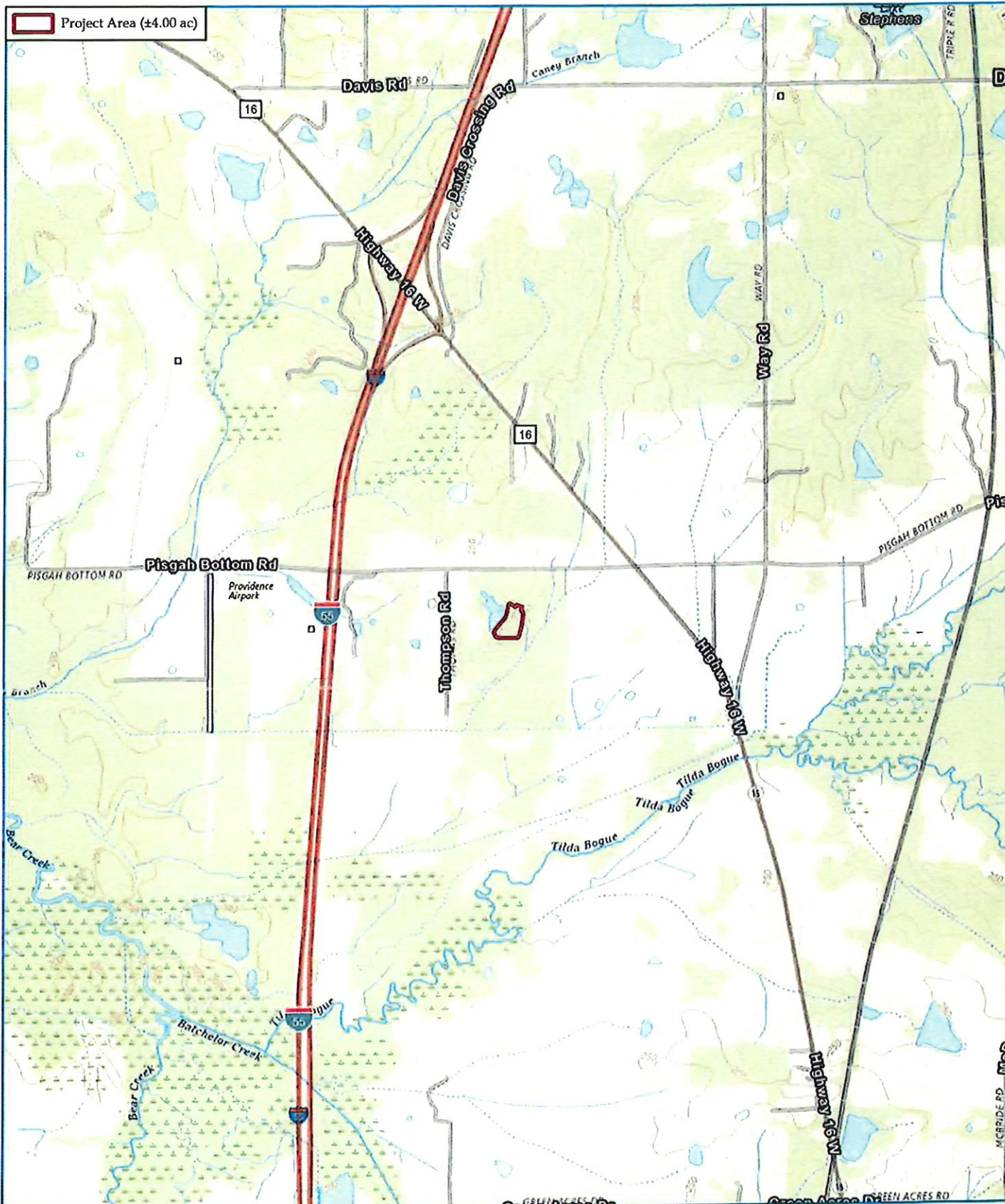
Pisgah Bottom Road Mine


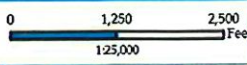
Sec. 36 - T 10N - R 2E


Madison County, Mississippi






HEADWATERS
www.headwaters-inc.com



 		Site Location Map	
BASEMAP: USGS Way (MS) Quad Basemap SPATIAL REF: NAD 1983 2011 StatePlane Mississippi West FIPS 3202 F1 US DATE: 2/25/2025 CREATOR: MTM PROJECT #: 2024-2024		Pisgah Bottom Road Mine Sec. 36 - T 10N - R 2E Madison County, Mississippi	


HEADWATERS
www.headwaters-inc.com

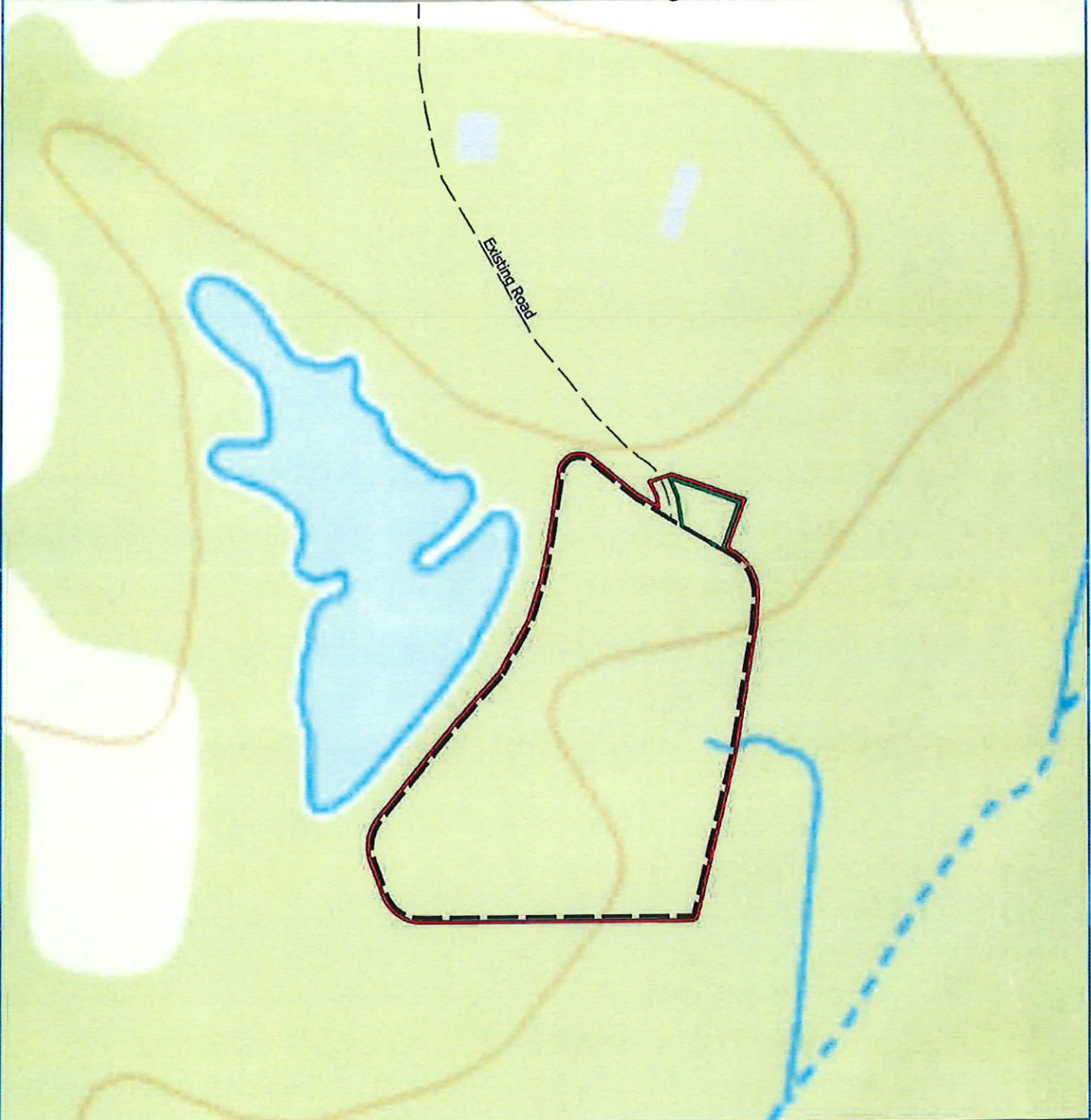
-  Project Area (±4.00 ac)
-  Proposed Mining Area (±3.75 ac)
-  Staging Area


PISGAH BOTTOM RD

h Bottom Rd

Pisgah Bottom Rd

Existing Road



	0 100 200 Feet 1:2,000
BASEMAP:	USGS W-100 (MS) Quad Base map
SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 3202 F1 US
DATE:	2/25/2025
CREATOR:	MTM
PROJECT #:	2024-2024



Site Location Map	
Pisgah Bottom Road Mine	
Sec. 36 - T 10N - R 2E	Madison County, Mississippi



HEADWATERS
www.headwaters-inc.com

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF GEOLOGY

Mining and Reclamation Division
P. O. Box 2279
Jackson, Mississippi 39225-2279
(601) 961-5515

Permit Number

Application
Number

PERFORMANCE BOND

Bond No. K41990028

KNOW ALL MEN BY THESE PRESENTS, that Hemphill Construction Company, Inc.

P O Drawer 879 Florence MS 39073-0879

as Principal, hereinafter called Principal, and Federal Insurance Company

P O Box 1650 Whitehouse Station NJ 08889-1650

as Surety, hereinafter called Surety, are held and firmly bound unto the State of Mississippi in the amount of _____

One Hundred Thousand Dollars (\$ 100,000.00)

for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents:

WHEREAS, Principal has filed an application with the Office of Geology, hereinafter called Office, for a permit to engage in a surface mining operation as required by the Mississippi Surface Mining and Reclamation Act of 1977 (Section 53-7-1 et seq., Mississippi Code of 1972), hereinafter called the Act, which permit application is by reference made a part hereof; in said

application Principal estimates that 62.68 acres of land will be affected by the surface mining operation; and said application contains a plan for reclamation of lands to be affected by the proposed mining operation.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if Principal shall faithfully perform the reclamation plan approved by the Office on all affected lands covered by said permit application in accordance with the Act, the rules and regulations of the Office, and the conditions of the surface mining permit, then this obligation shall be null and void, otherwise to remain in full force and effect.

Whenever Principal shall be, and declared by the Office to be, in default under the surface mining permit, Surety shall be given written notice of such default and may commence corrective action within sixty (60) days from the date of such notice, all in accordance with Section 53-7-35, Mississippi Code of 1972.

Dated the 21 day of February, 2025

Mary Beth Harrison
Witness
Mary Beth Harrison

Hemphill Construction Company, Inc.
Principal
By Richard A. Rula
Richard A. Rula, President
Print Name and Title

Susan G. Johnston
Witness
Susan G. Johnston

Federal Insurance Company
Surety
By Mary Anne Goodin
Mary Anne Goodin, Attorney in Fact
Print Name and Title



Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint **Ronald Lee Andrews, Mary Anne Goodin and Susan G. Johnston of Vicksburg, Mississippi**-----

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this 9th day of April 2024.

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President



STATE OF NEW JERSEY
County of Hunterdon

SS.

On this 9th day of April, 2024 before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY**, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22, 2027

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY** on August 30, 2016; **WESTCHESTER FIRE INSURANCE COMPANY** on December 11, 2006; and **ACE AMERICAN INSURANCE COMPANY** on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
- (3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
- (ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this **February 21, 2025**



Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF GEOLOGY
Mining and Reclamation Division
P. O. Box 2279
Jackson, Mississippi 39225-2279
(601) 961-5515

ORGANIZATION REPORT

This is the initial and principal instrument that identifies an organization to the Office of Geology. It is imperative that it be fully and correctly executed and filed with the Office of Geology.

1. Full Name of Organization: **Hemphill Construction Company, Inc.**
2. Post Office Box or Street Address, City, State, and Zip and Telephone Number:
P. O. Drawer 879 Florence, MS 39073 601-932-2060 ext. 120
3. Type of Organization (state whether corporation, partnership, limited partnership, joint venture, individual, trust, etc.): **Corporation**
4. If reorganized, give full name and address of previous organization.
N/A
5. If foreign corporation, give state or country under the laws of which it was incorporated.
N/A
6. If foreign corporation, give name and address of person registered as Mississippi agent.
N/A
7. If limited partnership, give name of Mississippi county in which certificate detailing the organization was filed.
N/A
8. Directors, Officers, Partners, Trustees, and General Partners* (required of all organizations except individuals):

Title	Name	Address
President	Richard A. Rula	P. O. Drawer 879 Florence, MS 39073
Secretary	Mary Beth Harrison	P. O. Drawer 879 Florence, MS 39073
Treasurer	Darin Grantham	P. O. Drawer 879 Florence, MS 39073

*If separate Form MRD-1's are already on file for any partner or joint venturer, include and clearly specify the organization names that appear on those forms.

I declare that I am authorized to make this report, that it was prepared by me or under my supervision, and that facts and information stated herein are true, correct, and complete to the best of my knowledge.

February 14, 2025

Date

Hemphill Construction Company, Inc.

P. O. Drawer 879
Florence, MS 39073

Street Address or P. O. Box

Florence, MS 39073

City

State

Zip

Richard A. Rula

Name of Person (Print)

President

Title (If agent, attach authorization from operator)

Telephone: 601-932-2060 ext. 120

(Area Code)

(Number)

**MADISON COUNTY BOARD OF SUPERVISORS****HEAVY HAULING PERMIT**

Madison County Road Department
3137 South Liberty Street
Canton, Mississippi 39046
601-855-5670

Application Date:	04/10/2025	Landowner:	Sam Hodges and Christy Hodges
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APPLICANT INFORMATION

Business Name	Business Address	Business Phone #
Hemphill Construction Co. Inc.	1858 HWY 49 S. Florence, MS 39073	601-932-2060
Company Contact	Contact Email Address	Contact Cell #
Richard A. Rula	rrula@hemphillconstruction.com	

CONTRACT HAULER

Business Name	Business Address	Business Phone #
Hemphill Construction Co. Inc.	1858 HWY 49 S. Florence, MS 39073	601-932-2060
Company Contact	Contact Email Address	Contact Cell #
Brandon H. Brown	bhbrown@hemphillconstruction.com	601-559-7788

SITE INFORMATION

Section	Township	Range	Address and/or Road Name(s)	Estimated Daily Loads	Estimated Total Project Loads
36	10N	2E	717 Pisgah Bottom Rd.	100	5,600

Describe operations (i.e. type of operation, number and location of ingress/egress points onto County roads, number of people working, number of each type of equipment in use, hours of operation requested and any other pertinent info.).

Mine operations for dirt, one location of ingress onto Pisgah Bottom Road at 717 Pisgah Bottom Rd., three [3] operators of equipment and fifteen [15] truck drivers, one [1] trackhoe one [1] bulldozer fifteen [15] trucks, 6:30 am to 6:00 pm.

List County roads being travelled. Describe requested haul route (if applicable).

Ingress onto Pisgah Bottom road, travel 0.41 miles to US HWY 16 to I-55 to Bozeman Road or Reunion Parkway Phase II

PERMIT STIPULATIONS

No equipment or vehicles are to block, restrict, or back across any lanes of traffic without using the appropriate temporary traffic control application from Chapter 6 of the latest version of the MUTCD.

All public streets shall be kept free of mud and debris. *It is recommended that a mechanical broom be kept onsite.*

Erosion and sediment control shall be installed at the discretion of the County Road Manager.

Two "Trucks Entering Highway" signs - diamond shape, orange with black letters, reflectorized must be installed at each location where trucks enter the roadway and may be required at other intersections at the discretion of the County Road Manager. Minimum size shall be 36"x36" but may be increased to 48"x48" at major intersections.

Signs shall be removed when operations are not taking place at the site.



continued on next page

PERMIT STIPULATIONS (continued)

A 12" minimum diameter pipe shall be installed under any driveway created for the project crossing a roadside ditch to allow for normal flow of water and to not damage the road shoulder. When hauling is complete, the pipe shall be removed and the shoulder restored to its previous condition.

No hauling shall take place on county roads during periods of wet weather unless written permission is granted by the County Road Manager.

A Road Bond in the amount of \$ 15,000.00 is required for this Permit.

Applicant agrees that upon request from the County Road Manager, a copy of all load tickets from the mill will be provided to the County.

Applicant agrees that they are responsible for any and all damage done to Madison County Roads caused by his or her operations. The damages shall be determined by the County Road Manager or his designee.

The Applicant further agrees to indemnify and hold Madison County harmless for any and all claims, accidents, damages, liabilities and expenses occasioned wholly, or in part, by any act or omission of applicant, its agents or employees. In case County shall, without fault on its own part, be made a party to any litigation commenced by or against applicant, then applicant shall protect and hold County harmless, and shall pay all costs, expenses and reasonable attorney's fees incurred or paid by County in connection with said litigation.

By signing below, applicant agrees with all permit stipulations outlined above and is authorized to sign on behalf of the Applicant Company.

Applicant's Printed Name

Richard A. Rula

Applicant's Signature

OFFICE USE ONLY

Permit Approval Date

4/14/2025

Initial Approval Date

4/14-25

Approved Start Date:

4/14/2025

MADISON COUNTY ROAD MANAGER

Renewal Date:

7/31/2025 S.B.

Modified Termination Date

Initial

S.B.

Permit Termination Date

5/30/2025

A COPY OF THIS PERMIT MUST BE KEPT IN EACH TRUCK HAULING UNDER THE PERMIT AND MUST PRESENTED TO ANY
MADISON COUNTY OFFICIAL WISHING TO VIEW IT.