

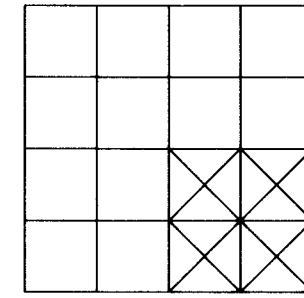
PREPARED BY: MGS PASCO, INC.
 6303 BURDEN BLVD., SUITE E, PASCO, WA 99301, (509) 544-7802
 MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE
 SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

SUNRISE ESTATES PHASE 1

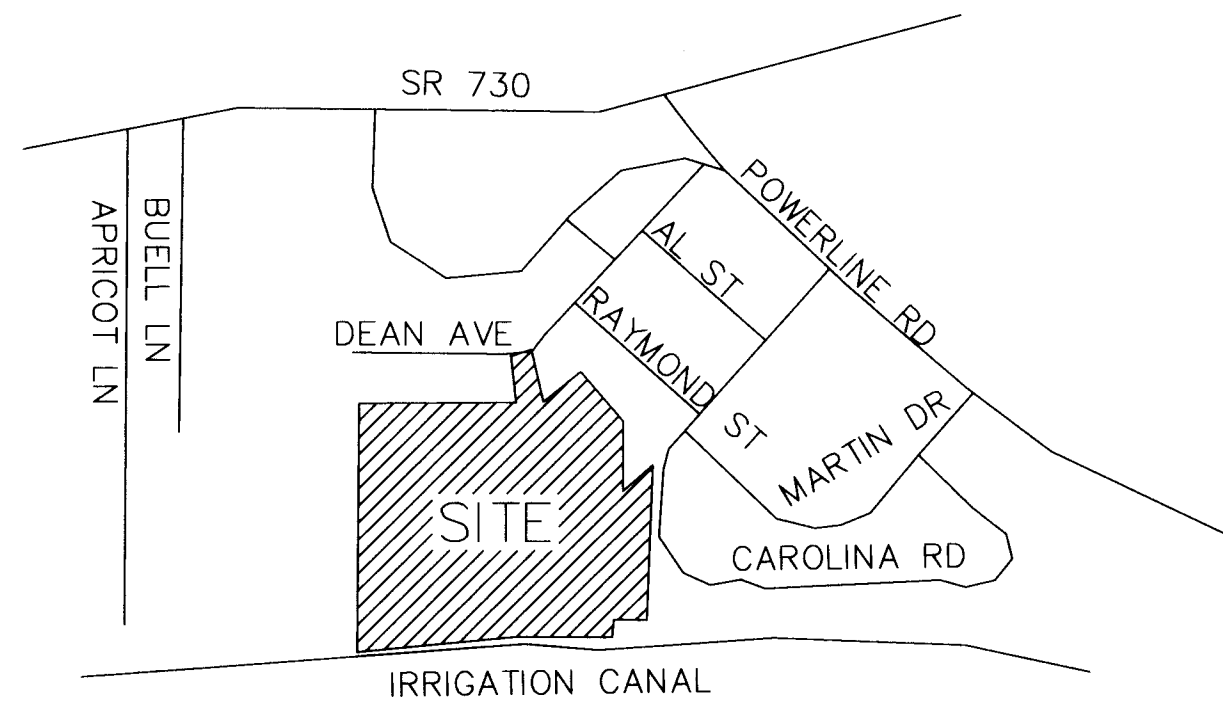
LOCATED IN A PORTION OF LOT 12 OF
 "UMATILLA TERRACE" (13-145) AND
 LOCATED IN A PORTION OF THE THE SE
 1/4 OF SECTION 18, T 5 N , R 28 E, W.M.
 CITY OF UMATILLA
 UMATILLA COUNTY, OREGON

AUGUST 4, 2021

SECTION INDEX



SECTION 18
 T 5 N, R 28 E



VICINITY MAP
 NOT TO SCALE

- SHEET INDEX:**
- 1) SECTION INDEX, SHEET INDEX, VICINITY MAP
 - 2) SECTION BREAKDOWN, APPROVALS, NOTES, DECLARATION, LEGAL DESCRIPTION AND ACKNOWLEDGEMENT
 - 3) DIMENSIONING OF LOTS, EASEMENTS, ROADS, LINE, CURVE TABLE, LEGEND
 - 4) DIMENSIONING OF SITE BOUNDARY

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/23/21
 Rec'd By: CT
 No.: 21-095-8

STATE OF OREGON }
 COUNTY OF UMATILLA }

I certify that this instrument was received
 and recorded on 08-23-2021

at 10:20 o'clock a. m., in the record of
 PLATS of said County.
 BOOK 17 PAGE 32

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 125.00 No. 2021-7270242

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL
 DOCUMENT
KL 8/6/2021
 KEVIN L. BETHJE DATE

SURVEY REFERENCE

- 1) "UMATILLA TERRACE" BOOK 13, PAGE 145
- 2) "PETERSON ADDITION" BOOK 9, PAGE 14
- 3) EDWARDS SURVEY, 95-176-A
- 4) EDWARDS SURVEY, 96-47-A
- 5) WAGNER SURVEY, 10-110-B
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- 7) PARTITION PLAT NO. 1998-43
- 8) PARTITION PLAT NO. 2017-18
- 9) PARTITION PLAT NO. 2019-09
- 10) "RIVER VIEW TERRACE SUBDIVISION" BOOK 12, PAGE 30

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

KL
 KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATED 8.6.2021

8.6.2021
**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

OREGON
 JANUARY 9, 2001
 KEVIN L. BETHJE
 55437

Expires 12-31-2021

SHEET 1 OF 4

PREPARED BY: MGS PASCO, INC.
 6303 BURDEN BLVD., SUITE E, PASCO, WA 99301, (509) 544-7802
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LOCATED IN A PORTION OF LOT 12 OF
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 LOCATED IN A PORTION OF THE THE SE
 1/4 OF SECTION 18, T 5 N , R 28 E, W.M.
 CITY OF UMATILLA
 UMATILLA COUNTY, OREGON

AUGUST 4, 2021

LEGAL DESCRIPTION PER TITLE REPORT BY
 AMERITITLE, FILE NO. 294653AM, DATED
 APRIL 30, 2019

TRACT I:

LOT 12, PLAT OF UMATILLA TERRACE, ACCORDING TO
 THE PLAT THEREOF RECORDED IN BOOK 13 OF PLATS,
 PAGE 145, UMATILLA COUNTY RECORDS; EXCEPT THAT
 PORTION OF SAID LOT 12 DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT
 11; THENCE SOUTH 41°30'41" WEST, 15.00 FEET;
 THENCE SOUTH 48°27'41" EAST, 178.36 FEET TO THE
 EAST LINE OF SAID LOT 12; THENCE NORTH 00°43'34"
 WEST, 20.27 FEET ALONG SAID EAST LINE TO THE
 SOUTHEAST CORNER OF SAID LOT 11; NORTH 28°27'41"
 WEST, 164.73 FEET ALONG THE SOUTHWESTERLY LINE
 OF SAID LOT 11 TO THE POINT OF BEGINNING.

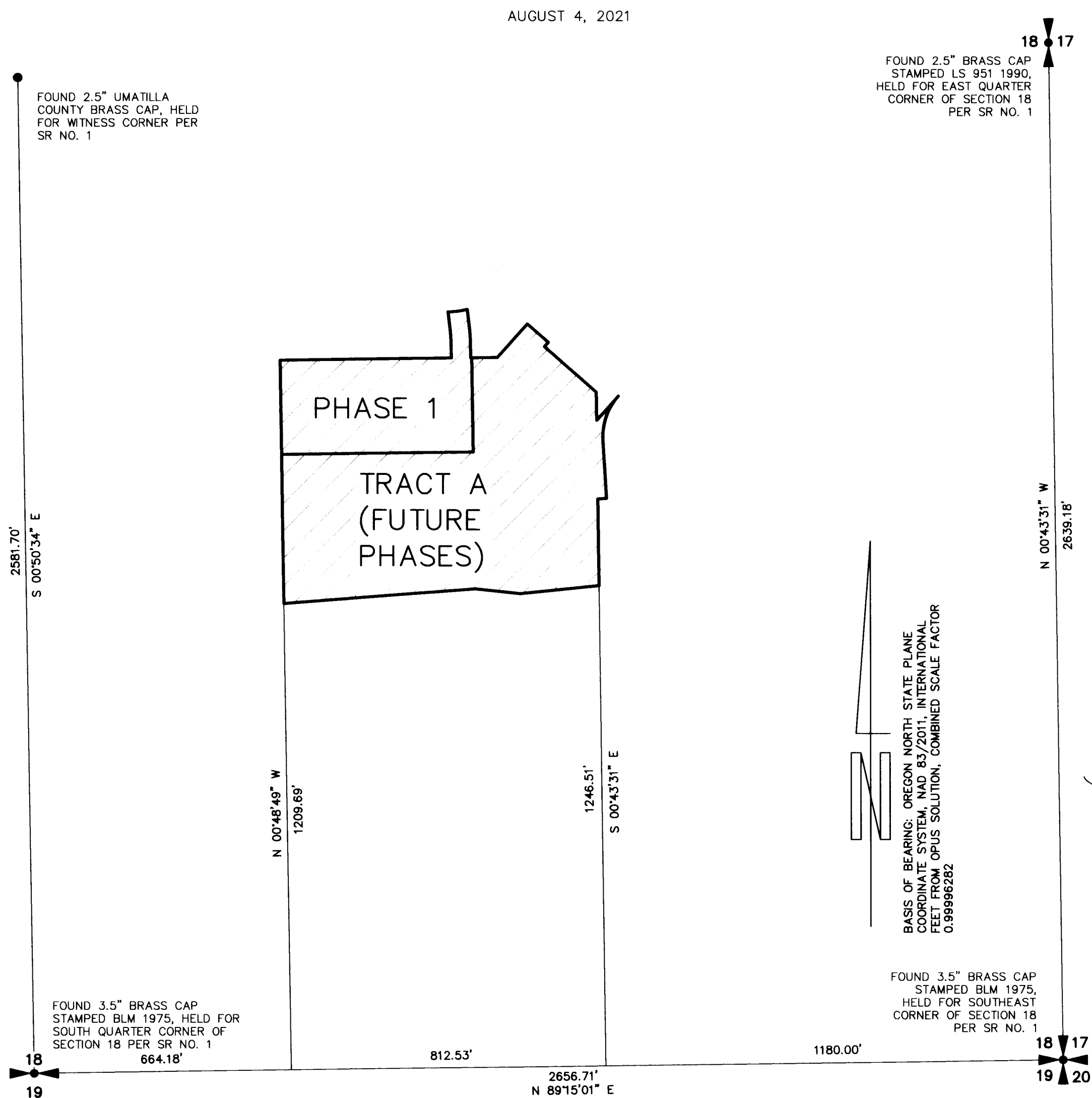
TRACT II:

A TRACT OF LAND LOCATED IN THE NORTHEAST
 QUARTER OF THE SOUTHEAST QUARTER OF SECTION
 18, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE
 WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON,
 DESCRIBED AS BEGINNING AT THE MOST SOUTHERLY
 CORNER OF THAT TRACT OF LAND CONVEYED TO
 RAFAEL E. MUNOZ, ET UX, BY DEED RECORDED IN
 MICROFILM REEL 318, PAGE 504, UMATILLA COUNTY
 RECORDS AND THE TRUE POINT OF BEGINNING FOR
 THIS DESCRIPTION; THENCE SOUTH 00°53'03" EAST
 ALONG THE SOUTHERLY EXTENDED WEST LINE OF SAID
 MUNOZ TRACT TO THE NORTHWEST CORNER OF LOT
 19, BLOCK 2, RIVER VIEW TERRACE SUBDIVISION, AS
 PLATTED IN BOOK 12, PAGE 30, PLAT RECORDS FOR
 UMATILLA COUNTY; THENCE EASTERLY ALONG THE
 NORTH LINE OF SAID LOT 15 TO THE WESTERLY LINE
 OF CAROLINA ROAD; THENCE NORTHERLY AND
 EASTERLY ALONG SAID WESTERLY LINE OF CAROLINA
 ROAD TO THE SOUTHEASTERLY LINE OF SAID MUNOZ
 TRACT; THENCE SOUTHWESTERLY ALONG THE
 SOUTHEASTERLY LINE OF SAID MUNOZ TRACT TO THE
 POINT OF BEGINNING; SUBJECT TO ANY AND ALL
 WATER RIGHTS OF WAY.

UTILITIES NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL,
 MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL
 OTHER RELATED FACILITIES ABOVE AND BELOW
 GROUND WITHIN THE PUBLIC UTILITY EASEMENTS
 IDENTIFIED ON THIS PLAT MAP AS MAY BE
 NECESSARY OR DESIRABLE IN PROVIDING UTILITY
 SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED
 HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH
 FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF
 ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES
 AND VEGETATION THAT MAY BE PLACED WITHIN THE
 PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO
 REMOVE ALL OBSTRUCTIONS AT THE OWNER'S
 EXPENSE, OR THE UTILITY MAY REMOVE SUCH
 OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT
 NO TIME MAY ANY PERMANENT STRUCTURES BE
 PLACED WITHIN THE PUE OR ANY OTHER
 OBSTRUCTION WHICH INTERFERES WITH THE USE OF
 THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF
 THE UTILITIES WITH FACILITIES IN THE PUE.

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received
 and recorded on 08-23-2021
 at 10:20 o'clock a. m., in the record of
 PLATS of said County.
 BOOK 17 PAGE 32
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 125.00 No. 2021-7270242



CERTIFICATE OF OWNERSHIP AND DEDICATION:
 WE, AMBIENCE HOMES, OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE. WE ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF SUNRISE ESTATES PHASE 1.

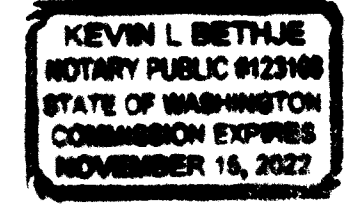
[Signature] 08/06/2021
 SIGNATURE DATE

ACKNOWLEDGEMENT:

STATE OF WA
 COUNTY OF Benton
 THIS IS TO CERTIFY THAT ON THIS 6 DAY OF August 2021, ANTHONY POTTS PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature] 8/6/2021
 SIGNATURE DATE

KEVIN L BETHJE
 NOTARY PUBLIC
 MY APPOINTMENT EXPIRES: 11/15/22



UMATILLA COUNTY SURVEYOR:
 I, DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS 4 DAY OF August 2021.

[Signature]
 UMATILLA COUNTY SURVEYOR

CITY OF UMATILLA APPROVALS
 WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THE PLAT OF SUNRISE ESTATES PHASE 1.

[Signature] 8/12/2021
 CITY OF UMATILLA PLANNING COMMISSION DATE

[Signature] 8/13/2021
 CITY OF UMATILLA Mayor Council President DATE

UMATILLA COUNTY COMMISSIONERS:
 THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER. DATED THIS 20 DAY OF August 2021.

[Signature] CHAIRMAN
[Signature] COMMISSIONER

[Signature] 08/20/2021
 COMMISSIONER

ASSESSOR AND TAX COLLECTOR:
 WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT. DATED THIS 20 DAY OF August 2021.

[Signature] COUNTY ASSESSOR
[Signature] COUNTY TAX COLLECTOR

SURVEYOR'S CERTIFICATE
 I, KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

[Signature]
 KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATE 8/06/2021

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/23/21
 Rec'd By: CT
21-095-B

- SURVEY REFERENCE**
- 1) "UMATILLA TERRACE" BOOK 13, PAGE 145
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 - 10) "RIVER VIEW TERRACE SUBDIVISION" BOOK 12, PAGE 30

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT
[Signature] 8-6-21
 KEVIN L. BETHJE DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 9, 2001
 KEVIN L. BETHJE
 55437

Expires 12-31-2021

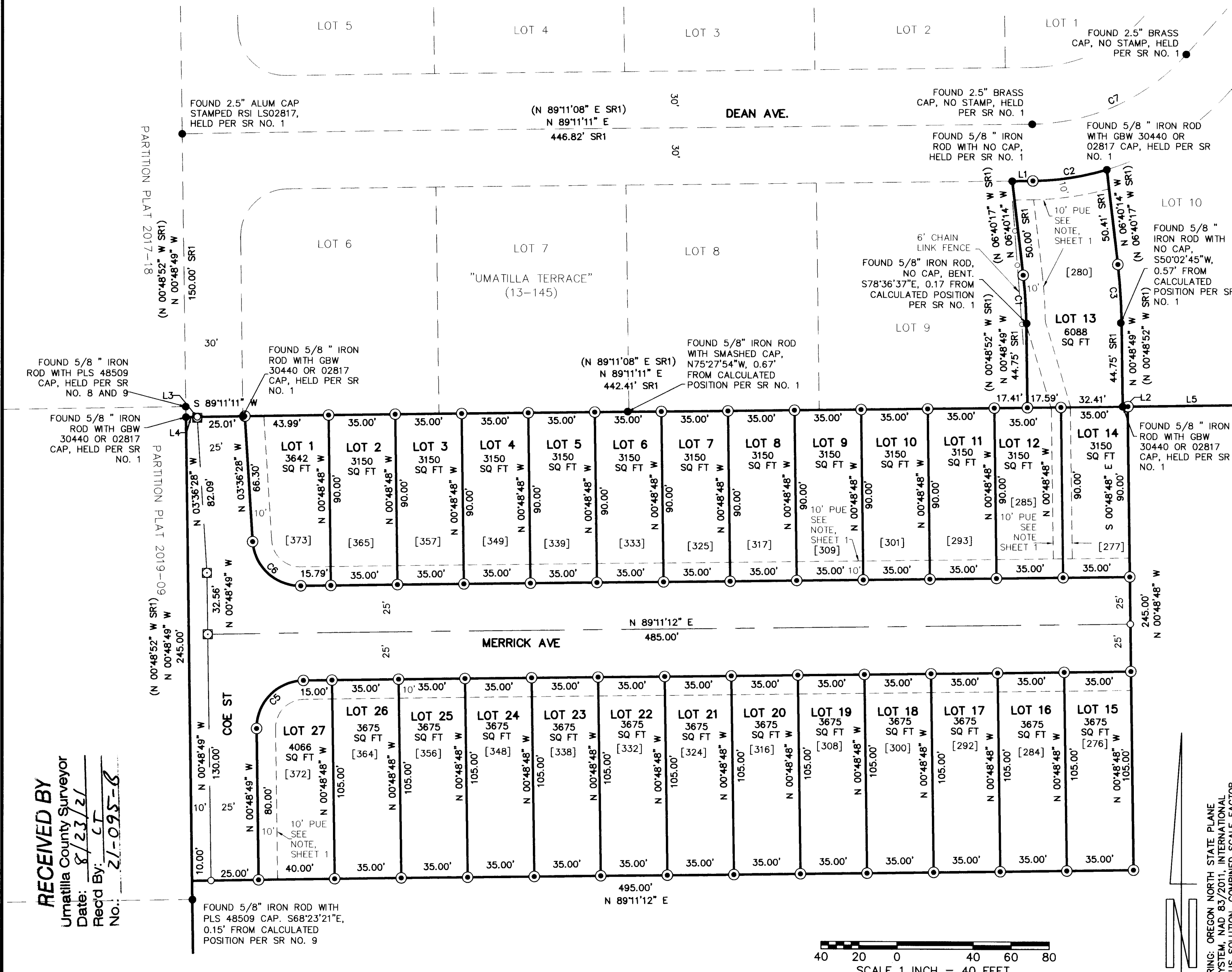
SHEET 1 OF 3

PREPARED BY: MGS PASCO, INC.
6303 BURDEN BLVD., SUITE E, PASCO, WA 99301, (509) 544-7802

SUNRISE ESTATES PHASE 1

LOCATED IN A PORTION OF LOT 12 OF "UMATILLA TERRACE" (13-145) AND LOCATED IN A PORTION OF THE THE SE 1/4 OF SECTION 18, T 5 N , R 28 E, W.M.
CITY OF UMATILLA
UMATILLA COUNTY, OREGON

AUGUST 4, 2021



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°11'11" E	10.82'
L2	N 89°11'11" E	2.59'
L3	N 00°48'49" W	0.44'
L4	N 89°11'11" E	6.00'
L5	N 89°11'11" E	66.56'
L6	N 41°32'22" E	116.84'
L7	S 48°27'38" E	72.06'
L8	N 41°30'44" E	15.00'
L9	S 00°43'31" E	73.62'
L10	S 41°32'41" W	84.47'
L11	S 03°27'19" E	149.50'
L12	N 86°32'41" E	22.54'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	250.00'	5°51'25"	25.56'	N 03°44'31" W	25.54'
C2	140.00'	16°07'26"	39.40'	N 81°07'28" E	39.27'
C3	300.00'	5°51'25"	30.67'	N 03°44'31" W	30.65'
C5	25.00'	90°00'01"	39.27'	S 44°11'12" W	35.36'
C6	25.00'	87°12'20"	38.05'	S 47°12'38" E	34.48'
C7	110.00'	47°40'27"	91.53'	N 65°20'58" E	88.91'
C8	130.00'	45°00'00"	102.10'	S 19°02'41" W	99.50'
C9	100.00'	46°59'26"	82.01'	S 26°57'02" E	79.73'
C10	160.00'	45°00'00"	125.66'	S 19°02'41" W	122.46'

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT
 KEVIN L. BETHJE 8/6/21
 DATE

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/23/21
 Rec'd By: CT
 No.: 21-095-B

SURVEYOR'S CERTIFICATE
 I, KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.
 KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
 DATED 8/6/2021

- LEGEND**
- INDICATES 5/8" IRON ROD WITH "BETHJE LS 55437" CAP SET
 - INDICATES FOUND MONUMENT AS NOTED
 - INDICATES CALCULATED POSITION, NOTHING FOUND OR SET
 - INDICATES BRASS CAP IN ASPHALT SET, STAMPED "BETHJE LS 55437" SET.
 - (XX.XX SRX) INDICATES RECORD DATA PER SURVEY REFERENCE
 - [XXX] INDICATES ADDRESS

- SURVEY REFERENCE**
- 1) "UMATILLA TERRACE" BOOK 13, PAGE 145
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 - 10) "RIVER VIEW TERRACE SUBDIVISION" BOOK 12, PAGE 30

BASIS OF BEARING: OREGON NORTH STATE PLANE
 COORDINATE SYSTEM, NAD 83/2011, INTERNATIONAL
 FEET FROM OPUS SOLUTION, COMBINED SCALE FACTOR
 0.99999282

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 08-23-2021
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 BOOK 17 PAGE 32
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 Fee \$ 125.00 No. 2021-7270242

86621
REGISTERED PROFESSIONAL LAND SURVEYOR
 KEVIN L. BETHJE
 OREGON
 JANUARY 9, 2001
 KEVIN L. BETHJE
 55437

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

Expires 12-31-2021
 SHEET 2 OF 24

PREPARED BY: MGS PASCO, INC.
6303 BURDEN BLVD., SUITE E, PASCO, WA 99301, (509) 544-7802

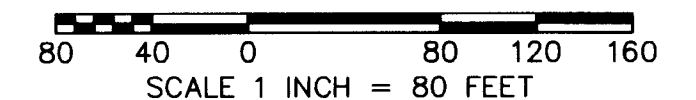
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UMATILLA COUNTY, OREGON

AUGUST 4, 2021

LEGEND

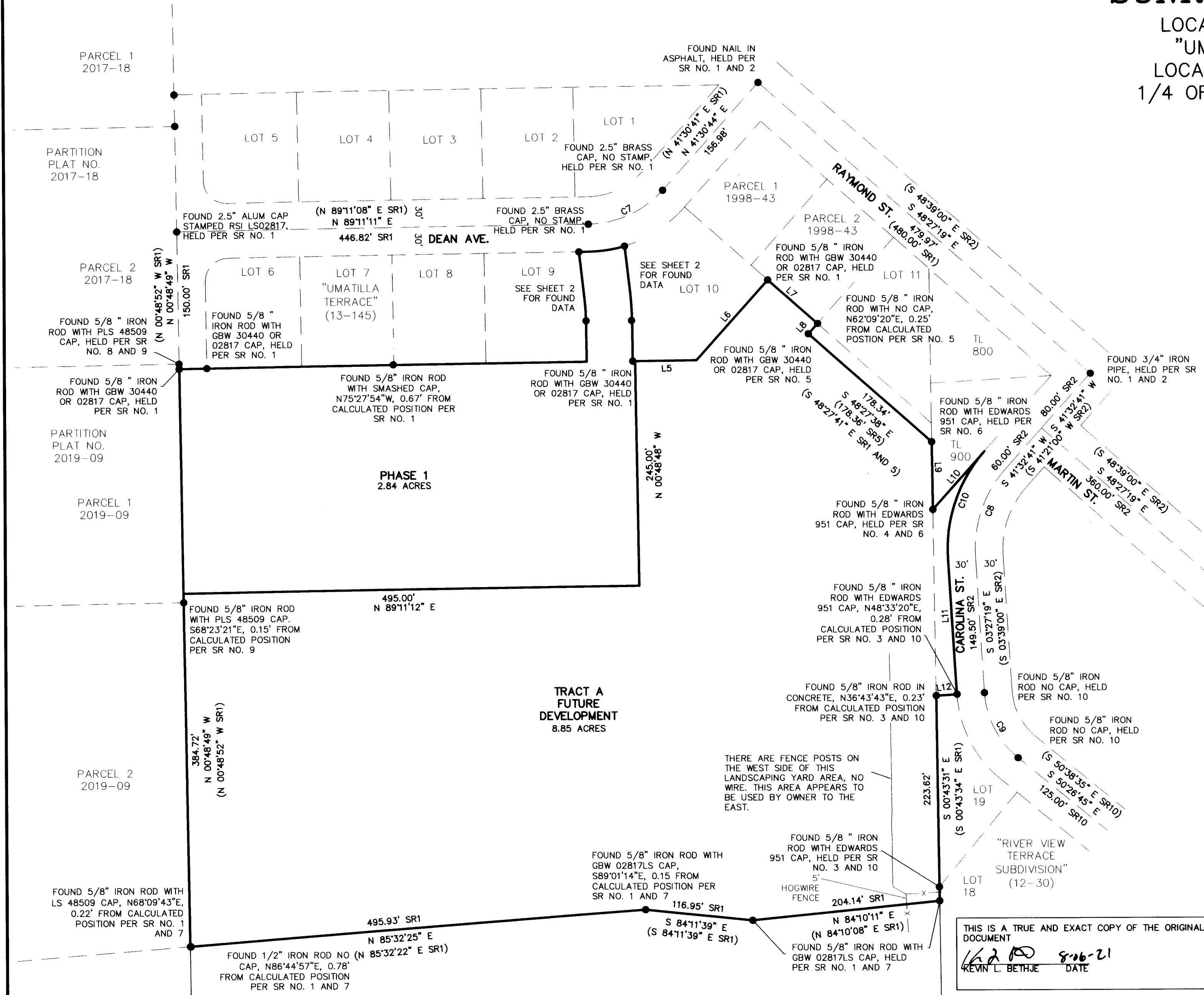
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THERE ARE FENCE POSTS ON THE WEST SIDE OF THIS LANDSCAPING YARD AREA, NO WIRE. THIS AREA APPEARS TO BE USED BY OWNER TO THE EAST.

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT
Kevin L. Bethje 8-6-21
KEVIN L. BETHJE DATE

SURVEY REFERENCE

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Kevin L. Bethje
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATED *8/4/2021*

RECEIVED BY
Umatilla County Surveyor
Date: *8/23/21*
Rec'd By: *CT*
No.: *21-095-B*

STATE OF OREGON, }
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I certify that this instrument was received and recorded on 08-23-2021
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8-6-21
REGISTERED PROFESSIONAL LAND SURVEYOR
Kevin L. Bethje
OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437
Expires 12-31-2021
SHEET *3* OF *34*