

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
SEPTEMBER 21, 2006 AGENDA**

Subject:	Type:	Submitted By:
APPLICATION FOR REPLAT — LOTS 1 & 2, BROOK VALLEY BUSINESS PARK REPLAT 4	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and a resolution prepared to consider a replat application for Lots 1 and 2, Brook Valley Business Park Replat 4 (a replat of Lots 33C and 55A, Brook Valley Business Park), generally located southwest of 109th Avenue and Olive Street.

FISCAL IMPACT

None.

RECOMMENDATION

Hold the public hearing and table the resolution.

BACKGROUND

A public hearing has been scheduled to consider an application for a replat for Lots 1 and 2, Brook Valley Business Park Replat 4, generally located southwest of 109th Avenue and Olive Street. The application was submitted by one of the property owners, Zych Drywall, Inc. Both properties are zoned I-2, Heavy Industrial; the lots are developed as Zych Drywall and All About Storage.

The purpose of the proposed replat is to provide additional land to the rear of Lot 55A (Zych Drywall) in exchange for a utility easement to 109th Avenue granted to Lot 33C (All About Storage).

City engineer, John Kottmann, and staff have reviewed the application for the proposed replat and a detailed report is attached. Staff is recommending that the resolution be tabled pending completion of the following conditions:

1. The granting of an ingress/egress easement across proposed Lot 2, in a location approved by the City, for the City to have vehicular access for maintenance of an existing public sanitary sewer.
2. The applicant must submit a letter from the utility company stating they are agreeable to the proposed easement arrangement in order to extend gas service across proposed Lot 1 to reach Lot 2. This must be provided prior to Council consideration.
3. The applicant must submit a letter from the Burlington Northern Santa Fe (BNSF) railroad stating they will release the easement across proposed Lot 1 once it is replatted. The letter must also state BNSF has no interest in the remaining easement north of proposed Lot 1. This must be provided prior to Council consideration.

On August 19, 2010, the Planning Commission unanimously recommended approval of the proposed replat to Council subject to the conditions as outlined.

I:\BRENDA\WORD\COUNCIL\10 Memos\Brook Valley Bus Park Replat 4.doc

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, DETERMINING CONDITIONS FOR APPROVAL OF A REPLAT OF PART OF LOT 33A, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE ¼ AND IN THE SE ¼ OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., AND ALSO LOT 55, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE ¼, SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the owners of the above described piece of property have made application for approval of a Replat for Part of Lot 33A, Brook Valley Business Park, a subdivision located in the NE ¼ and in the SE ¼ of Section 17, Township 14 North, Range 12 East of the 6th P.M., and also Lot 55, Brook Valley Business Park, a subdivision located in the NE ¼, Section 17, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, to be replatted as Lots 1 and 2, Brook Valley Business Park Replat Four; and

WHEREAS, the City Administrator and the City Engineer have reviewed the replat plat; and

WHEREAS, on August 19, 2010, the La Vista Planning Commission held a public hearing and reviewed the replat and recommended approval subject to resolution of items identified by the city engineer and staff.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the plat for Part of Lot 33A, Brook Valley Business Park, a subdivision located in the NE ¼ and in the SE ¼ of Section 17, Township 14 North, Range 12 East of the 6th P.M., and also Lot 55, Brook Valley Business Park, a subdivision located in the NE ¼, Section 17, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, being replatted as Lots 1 and 2, Brook Valley Business Park Replat Four, generally located southwest of 109th Avenue and Olive Street, be, and hereby is, approved subject to the resolution of the following items identified by the City Engineer and staff:

1. The granting of an ingress/egress easement across proposed Lot 2, in a location approved by the City, for the City to have vehicular access for maintenance of an existing public sanitary sewer.
2. The applicant must submit a letter from the utility company stating they are agreeable to the proposed easement arrangement in order to extend gas service across proposed Lot 1 to reach Lot 2.
3. The applicant must submit a letter from the Burlington Northern Santa Fe (BNSF) railroad stating they will release the easement across proposed Lot 1 once it is replatted. The letter must also state BNSF has no interest in the remaining easement north of proposed Lot 1.

PASSED AND APPROVED THIS ____ DAY OF _____ 2010.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk

Brook Valley Bus Park Replat 4

Tabled

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER:

FOR HEARING OF: September 21, 2010
Report Prepared on: September 14, 2010

I. GENERAL INFORMATION

A. APPLICANT:

Zych Drywall, Inc.
7102 S. 109th Ave.
La Vista, NE 68128

B. PROPERTY OWNER:

Zych Drywall, Inc.
7102 S. 109th Ave.
La Vista, NE 68128

Store It Now, LLC
11109 Olive St,
La Vista, NE, 68128

C. LOCATION: South 109th Avenue and Olive Street

D. LEGAL DESCRIPTION: Part of Lot 33A, Brook Valley Business Park,
and also Lot 55A, Brook Valley Business Parks

E. REQUESTED ACTION(S): Replatting of the lots. Dedicating 0.544
acres to Lot 55A.

F. EXISTING ZONING AND LAND USE: I-2, Heavy Industrial

G. PURPOSE OF REQUEST: Replat of the two properties, providing
additional land to the existing Lot 55A, in exchange for a utility easement from
Olive Street to the existing Lot 33C.

H. SIZE OF SITE: Lot 55A - 1.167 Acres; Lot 33C - 13.831 Acres;

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Existing Lot 55A is flat. The
portion of Lot 33C that is proposed to be dedicated is moderate to steeply
sloping downward towards the remainder of the relatively flat Lot 33C.
Lot 55A contains Zych Drywall's business offices. Lot 33C contains All
About Storage, a self storage facility.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** I-2 Industrial
2. **East:** I-2 Industrial
3. **South:** I-2 Industrial
4. **West:** I-2 Industrial

C. RELEVANT CASE HISTORY: Previous administrative plats have required the applicant to proceed through the replat process.

D. APPLICABLE REGULATIONS:

1. Section 5.14 of the Zoning Regulations - I-2 Heavy Industrial
2. Section 3.08 of the Subdivision Regulations – Replats

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Plan of the Comprehensive Plan designates the area for Industrial development.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. An ingress/egress easement across proposed Lot 2 is needed for the city to have vehicular access for maintenance of an existing public sanitary sewer that exists across the south end of Lot 2. The route and granting of this easement needs to be agreed upon prior to this plat being considered by the City Council.

D. UTILITIES: All utilities exist on the site. As discussed in III(C), an access easement needs for the existing public sanitary sewer needs to be agreed upon prior to plat consideration by the City Council.

IV. REVIEW COMMENTS:

1. The applicant has stated that one of the reasons for this replatting is to provide an easement over proposed Lot 1 for gas service to be provided to the existing facility on proposed Lot 2. The applicant must submit a letter from the utility company stating they are agreeable to the proposed easement arrangement in order to extend gas service across Lot 1 to reach Lot 2. This must be provided prior to the City Council consideration.
2. Any new development on these lots that meets the definition of Significant Redevelopment as set forth in Chapter 154 of the City Municipal Code will be required to provide Post Construction Storm Water Management facilities.
3. The proposed development on Lot 1 may impact existing storm and sanitary sewers and may impact existing drainage paths. Prior to the issuance of any building permit on Lot 1, a drainage study addressing drainage paths for all storms up to 100-year events will be required.

V. **CITY COUNCIL RECOMMENDATION:** Table decision on the replat until the following conditions have been met:

1. The granting of an ingress/egress easement across proposed Lot 2, in a location approved by the City, for the City to have vehicular access for maintenance of an existing public sanitary sewer.
2. The applicant needs to provide a letter from the utility company that they are agreeable to the proposed easement arrangement to provide gas service across Lot 1 to reach Lot 2. This must be provided prior to the City Council consideration.
3. The applicant needs to submit a letter from Burlington Northern Santa Fe (BNSF) railroad stating that they will release the easement across the proposed Lot 1 once it is replatted. The letter will also note that BNSF will have no interest in the remaining easement north of the proposed Lot 1. This must be provided prior to City Council consideration.

VI. **ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Replat
3. City Engineer's Report

VII. **COPIES OF REPORT SENT TO:**

1. Ron Zych, Zych Drywall
2. Larry Courtnage, Store It Now, LLC
3. Jason Thiellen, E&A Consulting Group
4. Public Upon Request


Prepared by:


Community Development Director

9-16-10

Date



Vicinity Map

Brook Valley Replat 4

August 4, 2010
CAS





July 19, 2010

Mr. Christopher Solberg
City Planner
City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

RE: Application for Replat-Initial Review
Brook Valley Replat 4

Chris:

I have reviewed the application you provided from Zych Drywall, Inc. requesting approval of a plat to revise the boundary between Lots 33C and 55A in Brook Valley Business Park. I offer the following comments:

TRAFFIC & ACCESS:

1. The lots involved are existing developed lots and no new access points or public right-of-way dedications are proposed.
2. An ingress/egress easement across proposed Lot 2 is needed for the City to have vehicular access for maintenance of an existing public sanitary sewer that exists across the south end of Lot 2. The route and granting of this easement needs to be agreed upon prior to this plat being considered by the City Council.
3. Sidewalks are not required in this subdivision at this time but may be required by the City Council in the future when there is a determination that sidewalks are needed in the area.

UTILITIES & DRAINAGE:

4. One of the reasons stated for this replatting is that an easement will be provided over proposed Lot 1 to provide for a gas service to the existing facility on proposed Lot 2. The applicant needs to provide a letter from the utility company that they are agreeable to the proposed easement arrangement to provide gas service across Lot 1 to reach Lot 2. This needs to be provided prior to City Council consideration.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

5. The properties presently have access to water, sanitary and power utilities.
6. Any development on these lots that meet the definition of Significant Redevelopment as set forth in Chapter 154 of the City Municipal Code will be required to provide Post Construction Storm Water Management facilities.
7. The proposed development on Lot 1 may impact existing storm and sanitary sewers and may impact existing drainage paths. Prior to the issuance of any building permit on Lot 1, a drainage study addressing drainage paths for all storms up to 100-year events will be required.

PLAT APPLICATION & MISC:

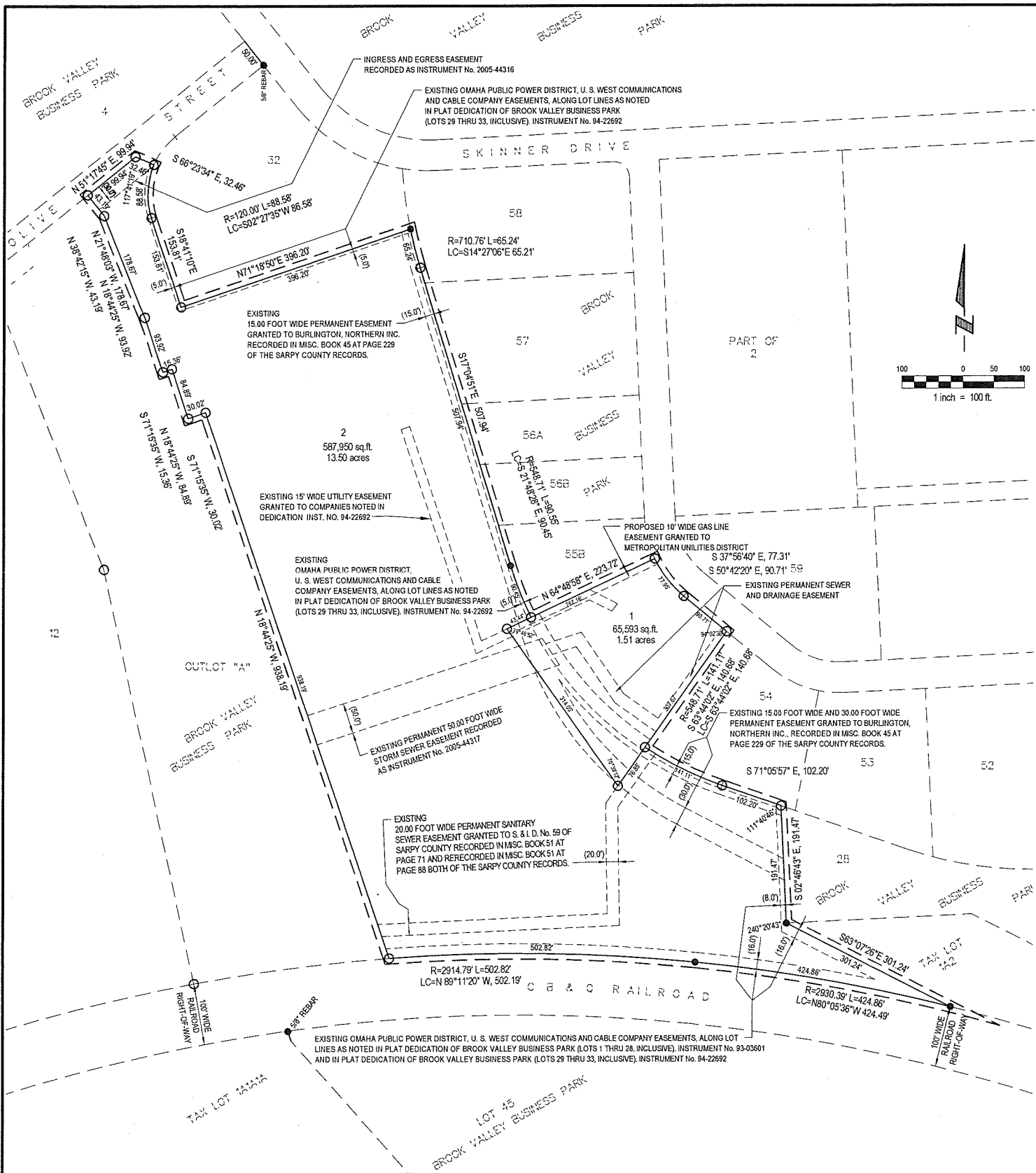
8. This platting is considered a Replatting per Section 3.08 of the La Vista Subdivision Regulations. That does allow for waiving the separate submission of preliminary and final plats, which is applicable in this situation. But, it does not mean that a preliminary plat is not required. A preliminary plat needs to be submitted concurrent with this final plat. The purpose would be to show the location of existing buildings and pavements in order to check that the new proposed lot line location does not cause setback violations and provides a basis for determining an agreeable access route for the maintenance access to the existing sanitary sewer.
9. The adjacent street right of way names and widths need to be shown on the final plat per Article 3.05.10. Also, the right of way width for Olive Street shown as 50 feet abutting 110th Street is not correct.
10. The curve data on the boundary abutting Lot 1 is not complete on the final plat.
11. The Owner of Lot 33C needs to sign on the plat application and needs to sign on the final plat. Also, any mortgage holders for Lots 55A and 33C need to appear on the final plat. The final plat will need to be revised since it does not provide for signature of Lot 33C owner.
12. The legal description in the Surveyor's Certificate on the final plat needs to have the total acreage in the final plat listed per Article 3.05.18.
13. The applicant for Lot 55A needs to submit a letter stating that he understands that if the BNSF does not release the spur track easement, he may not be able to utilize the additional property being added to Lot 55A in the manner that he desires. This letter should be submitted prior to Planning Board consideration.
14. A staking bond or a certification from the surveyor stating that all lot corners have been pinned as required is to be provided prior to obtaining the Mayor's signature. The surveyor's certificate on the final plat could also be modified to include such language if all pins have been found or set for the new lot configuration.

Please feel free to contact me if you have questions about my recommendations.

A handwritten signature in black ink that reads "John M. Kottmann". The signature is written in a cursive style with a large, stylized 'J' and 'K'.

John M. Kottmann
City Engineer

Cc file



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

ACCEPTANCE BY SARP COUNTY REGISTER OF DEEDS

RECORDED ON THIS _____ DAY OF _____

SARP COUNTY REGISTER OF DEEDS

LEGEND

- SET 58" REBAR WCAP L.S. 579
- FOUND 1/2" OPEN (UNLESS NOTED)

FINAL PLAT
CITY OF LA VISTA, NEBRASKA

BROOK VALLEY BUSINESS PARK REPLAT FOUR

A REPLATTING OF PART OF LOT 33A, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE1/4 AND IN THE SE1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., AND ALSO LOT 55, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE1/4, SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST, SARP COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL DIMENSIONS HAVE BEEN COMPUTED FOR ALL LOTS AND STREETS IN BROOK VALLEY BUSINESS PARK REPLAT FOUR (THE LOTS NUMBERED AS SHOWN) BEING A REPLATTING OF PART OF LOT 33A, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE1/4 AND IN THE SE1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., AND ALSO LOT 55, BROOK VALLEY BUSINESS PARK, A SUBDIVISION LOCATED IN THE NE1/4, SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST, SARP COUNTY, NEBRASKA

JOHN W. VON DOLLEN LS-579 DATE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ZYCH DRYWALL INC., L.L.C., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BROOK VALLEY BUSINESS PARK REPLAT FOUR (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

RON J. ZYCH KAREN J. ZYCH

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARP)

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RON J. ZYCH, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARP)

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME KAREN J. ZYCH, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE _____ COUNTY TREASURER _____

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF BROOK VALLEY BUSINESS PARK REPLAT FOUR (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2010.

CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION _____

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF BROOK VALLEY BUSINESS PARK REPLAT FOUR (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ON THIS _____ DAY OF _____, 2010, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

ATTEST _____ MAYOR _____
CITY CLERK _____

REVIEW OF SARP COUNTY SURVEYOR

THIS PLAT OF BROOK VALLEY BUSINESS PARK REPLAT FOUR (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE SARP COUNTY SURVEYOR ON THIS _____ DAY OF _____, 2010.

SARP COUNTY SURVEYOR _____

E&A CONSULTING GROUP, INC.

ENGINEERS • PLANNERS • SURVEYORS

7130 SOUTH 20TH STREET, SUITE D
LINCOLN, NE 68515-9841
PHONE: (402) 426-7217
FAX: (402) 426-7218

BROOK VALLEY BUSINESS PARK REPLAT FOUR

CITY OF LA VISTA, SARP COUNTY, NEBRASKA

FINAL PLAT

Revisions

Proj No: P2010.208.001

Date: 07/07/2010

Designed By: JAF

Drawn By: JAF

Checked By: JAF

Sheet 1 of 1