



**CITY OF PACIFIC GROVE**  
**300 Forest Avenue, Pacific Grove, California 93950**

**AGENDA REPORT**

**TO:** Chair Frederickson and Planning Commission Members

**FROM:** Laurel O'Halloran, Associate Planner

**MEETING DATE:** February 4, 2016

**SUBJECT:** Consideration of an appeal of the Zoning Administrator's decision to deny Undocumented Unit Permit No. 15-671 for a property located at 210 17 Mile Drive. **APN: 006-351-015**

**APPLICANT:** Anthony Davi

**CEQA STATUS:** Exempt

**RECOMMENDATION**

Review the application and uphold the Zoning Administrator's decision to deny Undocumented Unit Permit No. 15-671

**BACKGROUND**

The subject site is located at 210 17 Mile Drive in the R-4 zone and has a designation of High Density 29.0 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map. Multi-family units are permitted with a Use Permit per PGMC section 23.28.020(c).

The subject site is approximately 8,400 square feet and is developed with a 1,230 sf single family residence, a permitted 1,830 sf duplex, and an approximate 324 sf unpermitted unit. Architectural Permit No. 49, dated December 9, 1964 allowed the conversion of the garage in to a third unit, creating the existing duplex. The subject property received a Variance No. 78-378 in 1978 to permit a reduction in a required side and rear setbacks to allow the applicant to construct an accessory structure? To be used as a workshop. The workshop was subsequently converted into an unpermitted two-bedroom dwelling unit, and is the subject of an open code enforcement violation (see below).

There is one uncovered off street parking space on the site. Per section 23.64.190 the parking requirements are as follows.

- Single-family residence: Not less than two garage or carport spaces.
- Duplex with two one-bedroom units: One and a half spaces for each unit and one space for each unit shall be in a garage or a carport.
- Two-bedroom additional (unpermitted) dwelling unit: Two spaces and one space shall be in a garage or carport.

**Code Violations**

On October 22, 1987 a code violation was opened because of the unpermitted fourth dwelling unit (converted accessory structure) on the site. An inspection dated September 12, 2014 confirmed the code violation had not been resolved. Compliance was required by January 12, 2015.

**DISCUSSION**

**Undocumented Unit Permit**

On October 27, 2015 the applicants applied for a permit to legalize the unpermitted fourth unit (accessory structure) on the site. On January 14, 2016, the Zoning Administrator denied the permit. The basis of the denial was that it was documented that the subject property received a permit in 1978 to construct a workshop which they are now proposing was an existing undocumented unit. Per PGMC 23.70.030 (1) Findings for all approvals under this section which includes permitting of undocumented units states that the subject property shall be in compliance with all laws, regulations and rules pertaining to uses, setbacks. The Zoning Administrator determined that the converted workshop does not comply with PGMC 23.70.030(1). On January 14, 2016 Anthony Davi filed an appeal of the Zoning Administrator’s denial. The appeal argues that the City has no legal basis on which the application to permit the undocumented unit may be denied.

**Water**

Monterey Peninsula Water Management (MPWMD) does not recognize the kitchen and bathroom in the unpermitted unit. The applicant would need to work with water management to install retrofit fixtures and maintain on-site credit. The applicant may request to be on the City’s residential water wait list which currently has .0 acres of water.

**Compliance**

The subject proposal will not be in compliance with all laws, regulations and rules pertaining to setback, parking and trash facilities and any other provisions of this code per section 23.70.040.c. The subject proposal does not meet Building Code, please see attached.

**Parking**

The subject property will not meet the required three uncovered and four covered off street parking spaces for the R-4 zone with 4 units per section 23.64.190(a) (b). The subject property provides for only one uncovered off-street parking.

**Trash Facilities**

The subject property will also not meet the required trash enclosure requirements for the R-4 zone with 4 units per section 23.26.080. The subject property exceeds the 60% site coverage requirement for the R-4 zone with site coverage of 78%.

**Conclusion**

The unpermitted fourth dwelling unit, which is a converted accessory structure, on the site does not meet applicable City requirements as outlined above. The appeal does not introduce any new or different information that would provide a basis for approving the structure’s conversion into a dwelling unit. Therefore, staff recommends that the Commission uphold the Zoning Administrator’s decision to deny the application for Undocumented Unit Permit No. 15-671.

**ENVIRONMENTAL REVIEW**

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities.

**ATTACHMENTS**

1. Undocumented Unit Permit signed Denial
2. Application materials
3. Project Plans

RESPECTFULLY SUBMITTED:

*Laurel O'Halloran*

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Laurel O'Halloran, Associate Planner



# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950  
T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

## Appeal Form

Appeal #: 15-671  
Date: 1-14-16  
Received By: Debbie Gonzalez  
Total Fee: \$ 601.00

**Project Information**

Project Address: 210 17 mile Dr. APN: 006-351-015  
 On HRI/  Not on HRI

Application & No.: PUV City Code §23,64.360 #15-671

Applicant Name: Jacqueline Trees (owner) Anthony Davi Phone #: 831-373-3192

Mailing Address: 215 W. Franklin St. #205

Email Address: anthony@davitlaw.com

Owner Name: Jacqueline Trees Phone #: 310-663-6570

Mailing Address: 1112 Montana Ave. suite #238, Santa Monica CA

Email Address: 90403

**Action<sup>1</sup>**

ARB: Architectural Review Board  
 CDD: Planning Staff  
 HRC: Historic Resources Committee  
 PC: Planning Commission  
 NRC: Natural Resources Committee  
 SPRC: Site Plan Review Committee  
 ZA: Zoning Administrator

Date of Action: January 14, 2016

Action Taken: ZA denial of Undocumented Unit permit 15-671

**Appeal Information**

Appellant Name: Jacqueline Trees / Anthony Davi Phone #: 831-373-3192

Mailing Address: 215 W. Franklin St. #205, Monterey, CA 93940

Email Address: anthony@davitlaw.com

Appeal Deadline: 5:00 p.m. on 01/24/16

Grounds for Appeal: Denial of permit application by Zoning Administrator.

*If necessary, use additional pages.*

**Fees**

Discretionary Fees <sup>2</sup>		\$	
Appeal Fee = 25% of discretionary fees	<u>848.50 x .25 = 212.13</u>	\$	<u>212.00</u>
Cost of publication of legal notice <sup>3</sup>		\$	<u>300.00</u>
Photocopies _____ copies @ 10¢ each		\$	<u>2.00</u>
Postage <sup>4</sup> _____ stamps @ 45¢ each		\$	<u>36.00</u>
Other <u>GEN PLAN</u>		\$	<u>53.00</u>
<b>Total Appeal Fee</b>	<u>601.00</u>	\$	<u>601.00</u>

[Signature]  
Appellant Signature

1-14-16  
Date

<sup>1</sup> See Table 23.70.012-1 in the Pacific Grove Zoning Code, which identifies roles of review authorities as they relate to appeals.  
<sup>2</sup> Whatever fee was collected by the city for the application for use permit, architectural approval, variance, etc., or combination of more than one fee if more than one decision is being appealed.  
<sup>3</sup> Currently averaging \$250-300.  
<sup>4</sup> Typically the number of address labels for parcels (or portions thereof) found within a 300 ft radius of the subject parcel (350 ft radius for homes in the Asilomar Dunes area) is approximately 120. Mailing is sent to owners and occupants (including most individual apartments) of properties.



## CITY OF PACIFIC GROVE

### Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T: 831.648.3183 • F: 831.648.3184 • www.ci.pg.ca.us/cdd

Item 5a

#### UNDOCUMENTED UNIT PERMIT 15-671

#### FOR A PROPERTY LOCATED AT 210 17 MILE DRIVE

Anthony Davi applied on October 27, 2015 to Permit an Undocumented Unit for a property located at 210 17 Mile Drive. Per PGMC 23.64.360

#### FACTS

1. The subject site is located at 210 17 Mile Drive Pacific Grove, CA 93950 APN 006-351-015
2. The subject site has a designation of High Den 29.0 Du/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-4 zoning district.
4. Multi-family units are permitted with a Use Permit per PGMC section 23.28.020(c).
5. Per section 23.64.190 parking requirements for the single-family residence is two covered, for the two-bedroom additional dwelling unit one covered and one uncovered and for the two one bedroom units one and a half off street parking shall be provided.
6. The subject site is approximately 8,400 square feet.
7. Architectural Permit No. 49 dated December 9, 1964 allowed the conversion of the garage in to a third unit creating the exiting duplex.
8. The subject property received a Variance No. 78-378 in 1978 to permit a reduction in a required side and rear setbacks to allow the applicant to construct a workshop.
9. The subject site is developed with a 1,230 sf single family residence, a 1,830 sf duplex and an approximate 324 sf unpermitted unit.
10. On October 22, 1987 a code violation was opened because of the unpermitted unit.
11. An inspection dated September 12, 2014 confirmed the code violation had not been resolved. Compliance was required by January 12, 2015
12. Monterey Peninsula Water Management (MPWMD) does not recognize the kitchen and bathroom in the unpermitted unit.
13. This project has been determined to be exempt under CEQA Guidelines Class 3 (b)

#### FINDINGS

1. The proposed approval as conditioned conforms to the applicable provisions of the General Plan, the Local Coastal Plan, and any applicable specific plan and these regulations;
2. The proposed approval is located on a legally created lot;
3. The subject proposal will not be in compliance with all laws, regulations and rules pertaining to setback, parking and trash facilities and any other provisions of this code per section 23.70.040.c;
4. The subject property will not meet the required three uncovered and four covered off street parking spaces for the R-4 zone with 4 units per section 23.64.190(a)(b);
5. The subject property will not meet the required trash enclosure requirements for the R-4 zone with 4 units per section 23.26.080;
6. The subject property exceeds the 60% site coverage requirement for the R-4 zone with a site coverage of 78% ;

#### PERMIT

Permit of an Undocumented Unit

Per Pacific Grove Municipal Code 23.64.360

**DENIED BY THE ZONING ADMINISTRATOR OF THE CITY OF PACIFIC GROVE** this 14th day of January, 2016:

DENIED:

MARK BRODEUR, ZONING ADMINISTRATOR

CPAF  
848.50  
10-27-15

Item 5a



### CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

### Permit Application

Application # PV15-671

Date: 10/27/15

Total Fees: 848.50

Received by: WL

Project Address: 210 17 mile Drive APN: 006-381-015

Project Description: Permit Undocumented Unit

APPLICANT/OWNER:

#### Applicant

Name: JYT Properties (Jacqueline Trees)

Phone: 310-663-6570

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

#### Owner

Name: ANTHONY DAVI

Phone: (831) 373-3192

Email: ANTHONY@DAVILAW.COM

Mailing Address: 215 WEST FRANKLIN ST #205  
MONTEREY, CA 93950

PLANNING STAFF USE ONLY:

#### Permit Request:

- CRD: Counter Determination
- AP: Architectural Permit
- AAP: Administrative AP
- ADC: AP Design Change
- SP: Sign Permit
- UP: Use Permit
- AUP: Administrative UP
- UP-A: UP Amendment
- AUP-A: AUP Amendment
- SU: Second Unit
- LLA: Lot Line Adjustment
- LM: Lot Merger
- IHS: Initial Historic Screening
- HPP: Historic Preservation
- HD: Historic Determination
- TPD: Tree Permit W/ Dev't
- PUU: Undocumented Unit
- VAR: Variance
- AVAR: Administrative VAR
- VAR-A: VAR Amendment
- AVAR-A: AVAR Amendment
- MMP: Mitigation Monitoring
- Stormwater Permit
- Other:

#### CEQA Determination:

- Exempt
- Initial Study & Mitigated Negative Declaration
- Environmental Impact Report

#### Review Authority:

- Staff
- ZA
- SPRC
- ARB
- HRC
- PC
- CC
- \_\_\_\_\_

#### Active Permits:

- Active Planning Permit
- Active Building Permit
- Active Code Violation Permit #:

#### Overlay Zones:

- Butterfly Zone
- Coastal Zone
- Area of Special Biological Significance (ASBS)
- Environmentally Sensitive Habitat Area (ESHA)

#### Property Information

Lot: 3 Block: 313 Tract: P6 Acres  
 ZC: R-4 GP: HDR 29 dulae Lot Size: 8,400  
 Historic Resources Inventory  Archaeologically Sensitive Area

#### Staff Use Only:

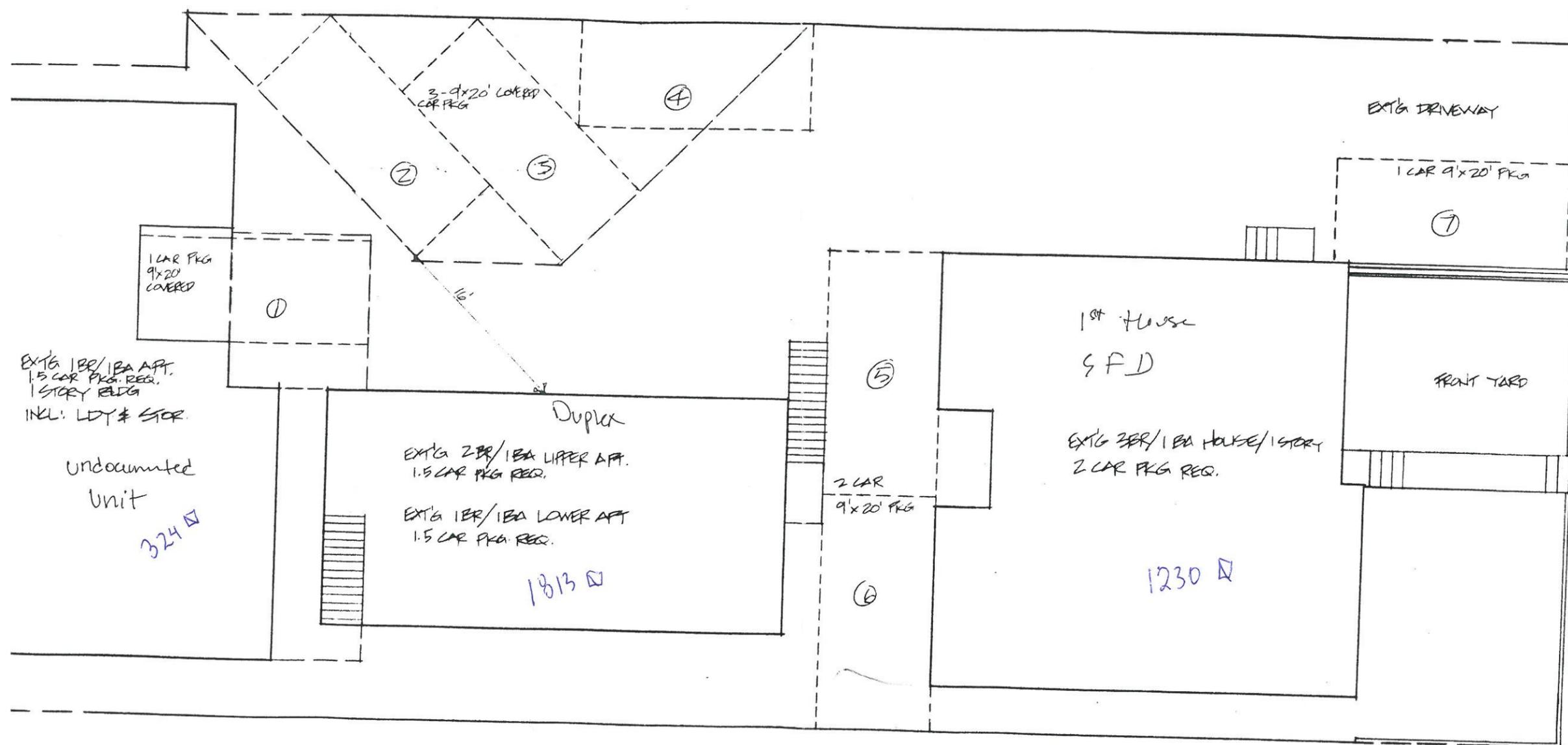
CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.

Applicant Signature: [Signature]

Date: 10-22-15

Owner Signature (Required): [Signature]

Date: 10-22-15



EXT'G 1BR/1BA APT.  
1.5 CAR PKG. REQ.  
1 STORY BLDG  
INCL. LDY & STOR.

Undocumented  
Unit  
324

1 CAR PKG  
9x20'  
COVERED

3-9x20' COVERED  
CAR PKG

EXT'G DRIVEWAY

1 CAR 9x20' PKG

1<sup>ST</sup> HOUSE  
SFD

FRONT YARD

EXT'G 3BR/1BA HOUSE/1 STORY  
2 CAR PKG REQ.

Duplex  
EXT'G 2BR/1BA UPPER APT.  
1.5 CAR PKG REQ.

EXT'G 1BR/1BA LOWER APT  
1.5 CAR PKG REQ.

1813

2 CAR  
9x20' PKG

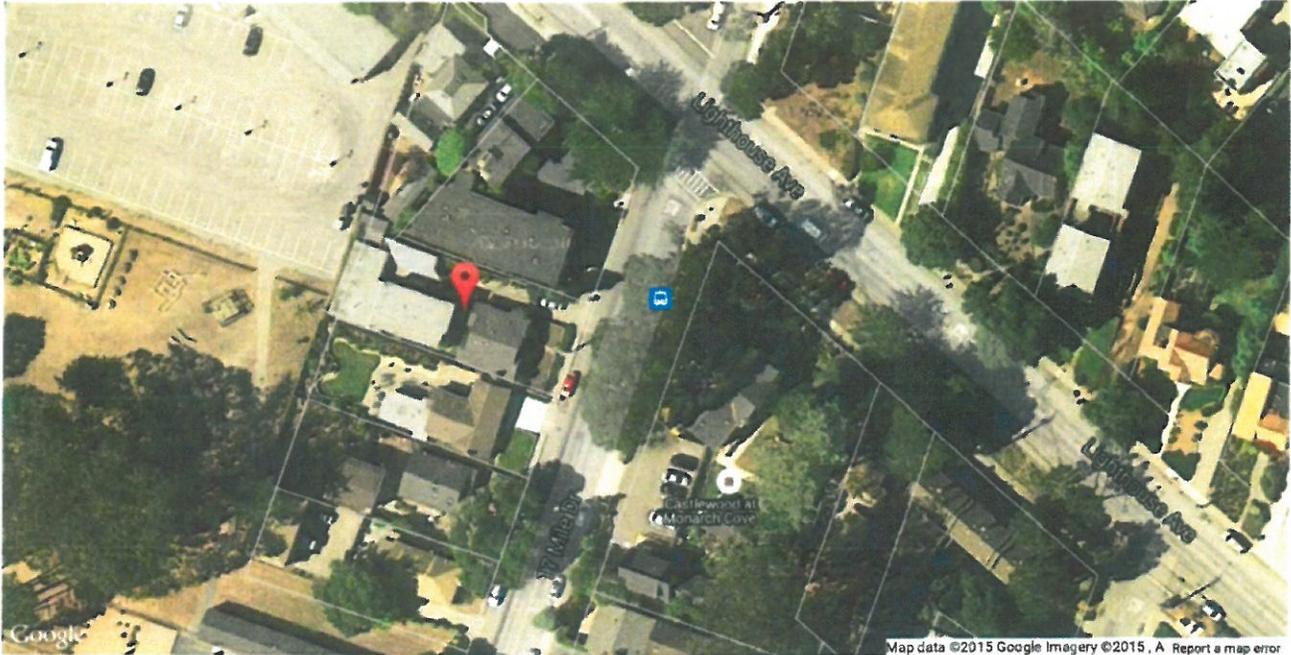
1230

Lot size 8,400



### Online Property Database

Access basic property information without having to leave home.



#### Property Details

**APN:** 006351015000  
**Site Address:** 210 17 MILE DR #C  
**City:** PACIFIC GROVE  
**Zip Code:** 93950-2455  
**Approx. Lot Size (Sq. Ft.):** 8399.31  
**Archaeological Zone:** No  
**Coastal Zone:** No  
**Historic Resources Inventory:** No  
**Area of Special Biological Significance Watershed:** Yes  
**Butterfly Habitat:** No  
**Environmentally Sensitive Habitat Area:** No  
**Septic:** No  
**Runoff Retention Required:** No  
**Land Use:** High Dens 29.0 DU/ac  
**Lot/Block:** PACIFIC GROVE ACRES POR OF BLK 313 A BLK 3313A & POR OF SUB D OF LOT 3 BLK 313A DESC AS EXCEPTION 2 IN VOL 1947 PG 148  
**Zoning:** [R-4](#)

#### Building Details

##### Unit Details

**Unit Sequence Number:** 1  
**Unit Size (Sq. Ft.):** 1230  
**Number of Bedrooms:** 3  
**Number of Full Bathrooms:** 1  
**Number of Half Bathrooms:** 0  
**Number of Total Rooms:** 8  
**Number of Fireplaces:** 1









39.

Case No. \_\_\_\_\_

CITY OF PACIFIC GROVE  
COMMUNITY DEVELOPMENT DEPARTMENT  
COMPLAINT AND INVESTIGATION FORM

DATE RECEIVED 10-22-87 BY \_\_\_\_\_

LOCATION OF VIOLATION 210 17 Mile Drive

APN. 06-351-15 ZONE R-4

NAME OF OWNER G.E. Herzog

ADDRESS OF OWNER 212 17 Mile Drive

NAME OF TENANT \_\_\_\_\_

COMPLAINANT/REFERRAL SOURCE \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

COMPLAINT: *Visiting the site this morning we suspected an additional unit (it seems that the owner converted a covered carport to a unit). In fact we also found 5 mail boxes instead of 4. Every thing in the file showed 1#00 + 2 units apartment.*

ASSIGNED TO \_\_\_\_\_ DATE 10/22/87

INVESTIGATION FINDINGS:

VIOLATION OF \_\_\_\_\_  
DISPOSITION: \_\_\_\_\_

- \_\_\_\_\_ UNSUBSTANTIATED COMPLAINT/NO VIOLATION (SEE FINDINGS)
- \_\_\_\_\_ FOLLOW UP/COMPLIANCE DATE \_\_\_\_\_
- \_\_\_\_\_ REFERRED \_\_\_\_\_ DATE \_\_\_\_\_
- \_\_\_\_\_ REASON \_\_\_\_\_
- \_\_\_\_\_ CLEARED \_\_\_\_\_

EXHIBIT  
**2**

**RECORDING REQUESTED BY:**  
Chicago Title Company  
Escrow No.: 09-52503687-GW  
Locate No.: CACTI7727-7727-4525-0052503687  
Title No.: 09-52503687-MM

Stephen L. Vagnini  
Monterey County Recorder  
Recorded at the request of  
**Chicago Title**  
CRMELISSA  
10/02/2009  
8:00:00

**When Recorded Mail Document and Tax Statement To:**  
Jacqueline Y. Trees  
1112 Montana Ave #238  
Santa Monica .CA 90403

**DOCUMENT: 2009062533** Titles: 1/ Pages: 3  
  
Fees.... 13.00  
Taxes... 951.50  
Other...  
AMT PAID \$964.50

APN: 006-351-015

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

**The undersigned grantor(s) declare(s)**  
**Documentary transfer tax is \$951.50 LP**

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- City of **Pacific Grove**,

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

Rafaela Gutierrez, Trustee, or her successors in trust, under the Survivor's Trust established under the Gutierrez Family Trust, dated December 11, 1995 and Louis Daniel Gutierrez, Successor Trustee of the Gutierrez Family Trust dated December 11, 1995

**hereby GRANT(S) to**

Jacqueline Trees, Trustee of the Jacqueline Trees Living Trust dated May 20, 1996

**the following described real property in the City of Pacific Grove, County of Monterey, State of California:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The within document is executed in two counterparts for the purpose of facilitating its execution by the parties hereto. The two counterparts are to be construed and interpreted as a single document

DATED: ~~September 8, 2009~~ SEPTEMBER 10 2009  
State of ~~California~~ MAINE  
County of YORK

The Survivors Trust Established under the Gutierrez Family Trust, dated December 11, 1995

On SEPTEMBER 10 2009 before me,  
FRANKIE R KEEFE, Notary Public  
(here insert name and title of the officer), personally appeared  
LOUIS DANIEL GUTIERREZ

Rafaela Gutierrez, Trustee

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.

The Gutierrez Family Trust dated December 11, 1995

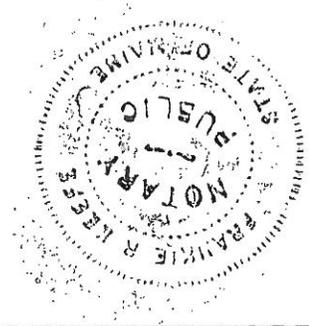
Louis Daniel Gutierrez 9-10-9  
Louis Daniel Gutierrez, Trustee Trustee

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 Frankie R Keefe (Seal)

Frankie R. Keefe, Notary Public  
State of Maine  
My Commission Expires 3/12/2016



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

Escrow No.: 09-52503687-GW  
Locate No.: CACTI7727-7727-4525-0052503687  
Title No.: 09-52503687-MM

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PACIFIC GROVE, COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

BEGINNING at a point on the Westerly line of Dennett Street, distant thereon S. 19° 23' 45" W., 100.00 feet from the point of intersection of said Westerly line of Dennett Street with the Southerly line of Lighthouse Road in the said City of Pacific Grove, California, and running thence S. 19° 23' 45" W., along said Westerly line of Dennett Street, 50.00 feet; thence at right angles N. 70° 36' 15" W., 140.00 feet; thence at right angles N. 19° 23' 45" E., 50.00 feet; thence at right angles S. 70° 36' 15" E., 140.00 feet to the point of beginning.

Being a part of that certain tract of land conveyed by Madelaine Crenner to U. Leandro and May Leandro, his wife, by deed dated July 5, 1945 in Volume 872 of Official Records of Monterey County, at Page 300.

PARCEL II:

BEGINNING at a point on the Westerly line of Dennett Street, distant thereon s. 19° 23' 45" W., 90 feet from the point of the intersection of said Westerly line of Dennett Street, now 17 Mile Drive, with the Southerly line of Lighthouse Avenue, in the City of Pacific Grove, California; and running thence S. 19° 23' 45" W., along said Westerly line of 17 Mile Drive, 10 feet; thence at right angles N. 70° 36' 15" W., 140 feet; thence N. 19° 23' 45" E., 5.88 feet to the Southwest corner of that certain parcel of land conveyed to Mildred Waterman, et al., by deed dated December 10, 1956 in Volume 1758 of Official Records of Monterey County, at Page 446; thence at right angles S. 70° 36' 15" E., 18.11 feet to the Southeast corner thereof; thence along the Southeasterly boundary thereof N. 41° 20' 15" E., 4.12 feet, more or less, to the point of intersection thereof with a line drawn N. 70° 36' 15" W., from the point of beginning; thence leaving said Southeasterly boundary S. 70° 36' 15" E., to the point of beginning.

APN: 006-351-015

**END OF DOCUMENT**

LOB



Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

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## 210 17-Mile Dr

1 message

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**Dana Schlagheck** <schlagheck@monterey.org>  
To: Laurel O'Halloran <lohalloran@cityofpacificgrove.org>

Mon, Nov 30, 2015 at 1:18 PM

Laurel,

Per our site visit for documenting an illegal unit at 210 17-Mile Dr, following are the inspection corrections I noted:

Owner needs to submit 3 sets of complete floor plans to the building department for review and approval and to obtain a building permit.  
Unit needs a water permit,  
Required GFCI protected outlets for kitchen countertops,  
Remove wall heater from sleeping room,  
Carbon monoxide detector.

Thank you,  
Dana

—  
Dana Schlagheck  
City of Monterey  
Inspector



**MONTEREY PENINSULA  
WATER MANAGEMENT DISTRICT**

187 Eldorado, Suite C • P.O. Box 85 • Monterey, CA 93942-0085 • (408) 649-2500

# INSPECTION REPORT

**Conservation:**  Change of Title  Change in Use  Existing Business  Reinspection  
**Permits:**  New Construction  Remodel/Addition  Demolition/Credits

**PROPERTY ADDRESS:** 210 n-mile Drive

**NAME OF BUSINESS:** NA

**CITY:** Pacific Grove **ZIP:** 93953

**ASSESSOR'S PARCEL NUMBER:** 006 - 351 - 15

**OWNER'S NAME:** GE Hertzog B S

**PERSON CONTACTED ON SITE:** GE Hertzog **PHONE:** \_\_\_\_\_

This form certifies that an inspection was conducted at the above address. At the time of the inspection, the property  was  was not found to be in compliance with the requirements of Ordinance 30 and/or Permit # \_\_\_\_\_.

The following items were not in compliance (see back of form):

- Showerheads
- Faucet Aerators
- Toilets
- Hot Water System
- Landscape Irrigation

Inspector's Notes: 3 Apartments - ea 1 bath - UR VIF toilets

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- Violations noted above must be corrected by \_\_\_\_\_
- Reinspection required. Please call 649-2500.
- Send itemized receipts to P.O. Box 85, Monterey, CA 93940.
- Fees for additional fixtures (if any) must be received by \_\_\_\_\_

NA  
Acknowledgement of Receipt \_\_\_\_\_ Date \_\_\_\_\_

Stephanie [Signature] 6-22-90  
MPWMD Representative Date  
CLIENTS' COPY







