



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

Initial Historic Screening Determination

Address: 641 Eardley Ave. APN: 006-523-007

Owner: Nathalia Holt Applicant: same

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the January 22, 2020 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

☒ Determined to be ineligible as an “Historical Resource,” due to the following criteria:

☐ 1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.

- _____ (description of known alteration)
- _____ (type of documentation)

☐ 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;

or

☒ 2b. The property does not exhibit unique architectural, site or locational characteristics.

☐ 3. The property is not associated with important persons, events or architecture.

☐ Determination of ineligibility cannot be made.

HRC Comments:

Claudia Sawyer, HRC Chair

Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

☐ Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.

☐ Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz, AICP, Director

Date



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 # 2000-02

Date: 1-2-20

Total Fees: \$452

APPLICANT/OWNER:

Project Address: 641 Eardley APN: 006-523-007

Project Description: Initial Historic Screening

Will the project create, add, or replace impervious surface? ☐ Yes ☒ No

Will the project impact any tree(s) on site? ☐ Yes ☒ No

Applicant

Name: NATHALIA HOLT

Phone: 805 616 1690

Email: Nathaliaholt@gmail.com

Mailing Address: 641 Eardley Ave
Pacific Grove CA 93950

Owner

Name: Same as applicant

Phone: _____

Email: _____

Mailing Address: _____

Permit Request:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> CRD: Counter Determination | <input type="checkbox"/> SP: Sign Permit | <input checked="" type="checkbox"/> IHS: Initial Historic Screening | <input type="checkbox"/> VAR: Variance |
| <input type="checkbox"/> AP: Architectural Permit | <input type="checkbox"/> UP: Use Permit | <input type="checkbox"/> HPP: Historic Preservation | <input type="checkbox"/> MMP: Mitigation Monitoring |
| <input type="checkbox"/> AAP: Administrative AP | <input type="checkbox"/> AUP: Administrative UP | <input type="checkbox"/> A: Appeal | <input type="checkbox"/> Stormwater Permit |
| <input type="checkbox"/> ADC: Arch Design Change | <input type="checkbox"/> ADU: Acc. Dwelling Unit | <input type="checkbox"/> TPD: Tree Permit W/ Dev't | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> ASP: Admin Sign Permit | <input type="checkbox"/> LLA: Lot Line Adjustment | <input type="checkbox"/> EIR: Environmental Impact | <input type="checkbox"/> Other: _____ |

CEQA Determination:

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

Review Authority:

- ☒ Staff
- ☐ HRC
- ☐ ZA
- ☐ PC
- ☐ SPRC
- ☐ CC
- ☐ ARB
- ☐ _____

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: 11

Block: 154

Tract: PG Addition

ZC: R-1

GP: Med Dens. 17.4 duar

Lot Size: 5994 sf

- ☐ Historic Resources Inventory
- ☐ Archaeologically Sensitive Area

RECEIVED

Staff Use Only:

Received by: _____

Assigned to: _____

JAN 13 2020

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

\$ PAID
452.00
1-13-2020

Application # _____

INDEMNIFICATION CONDITION

In consideration for City review and approval of application in this matter, the Owner/Applicant shall indemnify, defend, protect and hold harmless the City, its elected and appointed officials, officers, agents, and employees (collectively "Indemnitees"), using counsel approved in writing by the City, from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements which may accrue against Indemnitees by reason of the City's processing, approval or denial of the request and application in this matter. Indemnification shall include, but shall not be limited to any action, or proceeding brought to attack, set aside, void, annul, limit, or inhibit the approval of the application referenced above, and shall expressly include causes of action under the California Environmental Quality Act (CEQA), or the National Environmental Policy Act (NEPA).

The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant and also extend to any expense incurred in establishing the City's right to indemnification. City expenses shall be paid by Owner/Applicant upon City request notwithstanding final disposition of the matter has not yet occurred. If the City is later determined to not be entitled to indemnification, the City shall repay amounts so advanced.

This indemnification condition is the Owner/Applicant's inducement to the City to process and approve the application, which approval would otherwise be withheld by City due to its concern for liability or expense that may result from performance of the City's duties. Should any dispute arise regarding interpretation of this condition, the prevailing party shall recover all reasonable costs incurred, including court costs, attorney fees and related expenses. Recovery of expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnities: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged that such remuneration was in violation of law; or (c) on account of the City's misconduct if such misconduct shall be finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful.

Any permit or other approval given by the City to the Owner/Applicant Guarantor shall be valid only so long as this indemnification condition is given full force and effect. If this indemnification condition is revoked, the permit or other approval of the City shall then become null and void.

Owner/Applicant represents it (and any subsidiary) is (a) duly formed and organized, (b) validly existing and in good standing under state law, and (c) has all necessary power to execute and deliver this document and perform its obligations. Owner/Applicant also represents it is authorized to enter into this agreement by all requisite partnership, corporate or other action, and its terms are a valid and legally binding obligation. Neither execution nor delivery of this document nor performance of its obligations will violate any law or provision of any agreement, articles of incorporation, by-laws or other organizational or governing documents relating to Owner/Applicant, nor conflict with any court order relating to Owner/Applicant.

Applicant Signature:  Date: 1/13/20

Owner Signature (Required): _____ Date: _____



**City of Pacific Grove
Community Development Department
300 Forest Ave., Pacific Grove, CA 93950**

Report of Initial Historic Screening

Address 641 Eardley Ave APN 006-523-007
Block 154 Lot11 Date 1/14/2019

City of Pacific Grove CDD Office Data:

<u>Assessors Maps</u>	<u>Yes</u>	<u>Historic Files</u>	<u>N/A</u>
<u>1978 Historic Inventory</u>	<u>N/A</u>	<u>1928 Block Files</u>	<u>Yes</u>
<u>Assessment files by APN</u>	<u>Yes</u>	<u>Alpha by owner</u>	<u>Yes</u>
<u>Mo. Co. Assessor File</u>	<u> </u>	<u>1947-1967 Building Permit register</u>	<u>No</u>
<u>Building Permit #</u>	<u>228</u>	<u>Date</u> <u>8/1/1929</u>	<u>Project</u> <u>New SFD</u>
<u>Owner</u>	<u>John H. Clark</u>	<u>Builder</u>	<u>Owner</u>
<u>Building Permit #</u>	<u>01414</u>	<u>Date</u> <u>9/3/1975</u>	<u>Project</u> <u>Addition</u>
<u>Owner</u>	<u>DiGirolomo</u>	<u>Builder</u>	<u>Owner</u>
<u>Building Permit #</u>	<u> </u>	<u>Date</u> <u> </u>	<u>Project</u> <u> </u>
<u>Owner</u>	<u> </u>	<u>Builder</u>	<u> </u>
<u>Building Permit #</u>	<u> </u>	<u>Date</u> <u> </u>	<u>Project</u> <u> </u>
<u>Owner</u>	<u> </u>	<u>Builder</u>	<u> </u>

Heritage Society Barn Materials:

<u>Sanborn Maps</u>	No Records: <input type="checkbox"/>	1888: <input type="checkbox"/>	1892: <input type="checkbox"/>	1897: <input type="checkbox"/>
	1905: <input type="checkbox"/>	1914: <input type="checkbox"/>	1926: <input checked="" type="checkbox"/>	1962: <input checked="" type="checkbox"/>
<u>Assessors files</u>	<input type="text" value="N/A"/>	<u>Property Files by Address</u>	<input type="text" value="N/A"/>	
<u>Name (and Topic) files</u>	<input type="text" value="N/A"/>	<u>Board and Batten Index</u>	<input type="text" value="No"/>	
<u>Photo Collection Index</u>	<input type="text" value="N/A"/>	<u>P.G. Directory 1903</u>	<input type="text" value="N/A"/>	<u>1906</u> <input type="text" value="N/A"/>
<u>Mo. Co. Census 1900</u>	<input type="text" value="N/A"/>	<u>Polk Directory 1889</u>	<input type="text" value="N/A"/>	<u>1907</u> <input type="text" value="N/A"/>
<u>Howard Research Books</u>	<input type="text" value="N/A"/>	<u>Grove Acres Map (1926)</u>	<input type="text" value="N/A"/>	

Pacific Grove Library Data

<u>Polk Directories 1926 to 1988</u>	<input type="text" value="N/A"/>	<u>Historic Index Card File</u>	<input type="text" value="N/A"/>
<u>Newspaper Microfilm</u>	<input type="text" value="N/A"/>	<u>Mo. Co Directory 1875</u>	<input type="text" value="N/A"/>
<u>Greater Register of Mo. Co 1875</u>	<input type="text" value="N/A"/>	<u>Tuttle Photo Collection</u>	<input type="text" value="N/A"/>
<u>Library Photo Collection</u>	<input type="text" value="N/A"/>		

Steve Honegger, Heritage Society of Pacific Grove





Sketch of Lot	Year	Real Estate ⁴⁶⁰	Improvements ⁴⁶⁰	Personal Property	Exemption	TOTAL
	1931	350	1750	30.		2130
	1932	350	1750			2100
	1933	280	1680			1960
	1934	280	1680			1960
	1935	280	1680			1960
	1936	280	1680			1960
	1937	280	1680			1960
	1938	280	1680			1960
	1939	280	1680			1960
	1940	280	1680			1960

District Gibson 2 No. 20-U 20 Asst. No. 58 Original Amt. \$ _____ Int. _____ %

Year	1931	1932	1933	1934	1935	1936	1937	1938	1939	
Principal	68.22	68.22	68.22	68.22	68.22	68.22	68.22	68.21	68.21	Total
Interest	36.84	32.74	28.65	24.56	20.46	16.37	12.28	8.19	4.09	
TOTAL	105.06	100.96	96.87	92.78	88.68	84.59	80.50	76.40	72.30	

District _____ Asst. No. _____ Original Amt. \$ _____ Int. _____ % _____

[illegible]

911 West Maple Ave. City of Fresno
Add. 5,6-5-23-9 Lot 11 Block 154 Owner + Frances P. Serra

Sketch of Lot	Year	Real Estate	Improvements	Personal Prop.	Exemption	TOTAL
	1941	280	1680			1960
	1942	280	1680			1960
	1943	280	3050 1680			1960
	1944	280	1830			2110
	1945	280	1830			2110
	1946	280	1830			2110
	1947	360	1920	120		2400
	1948	360	1920	120		2400
	1949	360	1920	120		2400
	1950	360	1920	120		2400
	1951	360	1920	120		2400
	1952	400	1920	120		2440

District..... Asst. No..... Original Amt. \$..... Int..... %

[illegible]

CITY OF PACIFIC GROVE

Item No. 8B
Page 9 of 18

LOT 11

BLOCK 154

ADD. Fifth

[illegible]

EARDLEY

AV.

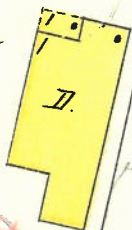
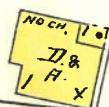
637

613

2nd P.

Gibson

Av.



10 9 8 7 6 5

634

2nd

154.52
406

BLOCK 154

N. Junipero Ave
E. Second St
S. Gibson Ave
W. Eardley Ave

FIFTH ADDITION
H D SEVERANCE MAP

1	G W Brainard	2-10-25	
2	June E Downey	10-14-12	
3	J J Williams	10-31-08	
4	Mabel C Culp	6-1-15	613 Eardley
5	"	6-10-24	
6	Herbert Lang	6-10-11	
7	Margaret A Cummings	2-4-16	
8	H E Hague	1-27-17	(Mary A Cummings) 10-15-27
9	Franklin Grant	10-22-24	
10	"	"	637 Eardley
11	G H Tarbox	10-8-27	

SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS
EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA

AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME Fifth Addition BLOCK NO. 154

LOT NO.	NAME OF OWNER	APPRAISED 1928		ASSESSED 1928-1929	
		LAND	IMPS.	LAND	IMPS.
1	G W Brainard	600			
2	June E. Downey	300			
3	J J Williams	310			
4-5	Mable C Culp	630	2480		
6	Herbert Lang	320			
7	Margaret A. Cummings	330			
8	H E Hague	330			
9	Franklin Grant	330	340		
10	Franklin Grant	340	2420		
11	G. H. Tarbox	580			
TOTALS		4070	5240		



PETITION FOR BUILDING PERMIT

UNDER ORDINANCE NO. 149 OF THE CITY OF PACIFIC GROVE, CALIFORNIA

To the Honorable Board of Trustees and City Clerk of the City of Pacific Grove, California:

Application is hereby made for a permit to single family residence a building on
Lot No. 11 in Block No. 154, 5th Addition to Pacific
Grove Retreat Grounds, at No. Civ. Eadley + Gibson Street, according to Plans
and Specifications herewith presented, as follows:

(Note: If plans and specifications have been prepared a copy of same must be filed with the City Clerk with this petition.)

Size <u>40 x 30</u>	Size of Flues <u>8" x 8"</u>
Stories <u>1</u>	Fireplaces <u>1</u>
Foundation <u>concrete</u>	Toilets <u>1</u>
Basement <u>—</u>	Baths <u>1</u>
Sides <u>plaster + stucco</u>	Outside Finish <u>stucco</u>
Roof <u>tile + concrete</u>	Inside Finish <u>plaster</u>
Floors <u>pine + oak</u>	Time necessary to do the work <u>—</u>
Number of Rooms <u>4</u>	Estimated Cost <u>\$3,500</u>
Chimneys <u>2 brick</u>	

To properly carry on said work it will be necessary to partially obstruct
_____ Street _____ for a period of _____ days. I therefore ask permission to obstruct
said street _____ during the period necessary for doing said work, diligently prosecuted, under the conditions and restraints pro-
vided for in Ordinance No. 149 of the City of Pacific Grove.

Dated Aug 1, 1929 Lee C. Johnson Petitioner.

APPLICATION FOR BUILDING PERMIT CITY OF PACIFIC GROVE

Item No. 8B
Page 15 of 18

PERMIT NO. **01414**
Prop. Grov. Pot. 5th

ASSESSOR'S NO. 6-523-7

Location Of Work 641 Eardly Lot 11 Block 154

Owner Giuseppe Di Girolamo Address _____ Phone _____

Contractor Owner Address _____ Phone _____

Eng./Arch. _____ Phone _____

Address _____ Financed by _____

RECEIPT NO.	STORIES	TYPE <u>Addition</u>	SITE DIMENSIONS & AREA																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="4">SET BACKS IN FEET</th> <th rowspan="2">COVERAGE DATA</th> </tr> <tr> <th>FRONT</th> <th>SIDE</th> <th>SIDE</th> <th>REAR</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>ALLOWED</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>EXISTING</td> </tr> <tr> <td colspan="4"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>FIRE ZONE</th> <th>USE ZONE</th> <th>BLDG. TYPE</th> </tr> <tr> <td><u>III</u></td> <td><u>E-1</u></td> <td><u>V-N</u></td> </tr> </table> </td> <td>NEW</td> </tr> <tr> <td colspan="4">TOTAL</td> </tr> </table>				SET BACKS IN FEET				COVERAGE DATA	FRONT	SIDE	SIDE	REAR					ALLOWED					EXISTING	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>FIRE ZONE</th> <th>USE ZONE</th> <th>BLDG. TYPE</th> </tr> <tr> <td><u>III</u></td> <td><u>E-1</u></td> <td><u>V-N</u></td> </tr> </table>				FIRE ZONE	USE ZONE	BLDG. TYPE	<u>III</u>	<u>E-1</u>	<u>V-N</u>	NEW	TOTAL			
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TYPE IMPROVEMENT
☐ BUILD ☐ REMODEL ☒ ADD TO ☐ REPAIR ☐ ALTER
☐ MOVE ☐ DEMOLISH ☐ OTHER

OWNER BUILDER
SURCHARGE

A SURCHARGE OF 10% OR \$3.00 WHICHEVER IS GREATER IS REQUIRED BECAUSE OF THE INCREASED NUMBER OF INSPECTIONS NECESSARY ON OWNER BUILDER PERMITS

VALUATION

FEES	
PERMIT	<u>101.50</u>
PLAN CK.	<u>—</u>
SUB-TOTAL	<u>—</u>
SMIP	<u>2.10</u>
PENALTIES	<u>—</u>
TOTAL	<u>\$103.60</u>

DESCRIPTION OF WORK AUTHORIZED

DVWY. PERMIT NO. _____
 ELE CONTR. _____
 MECH. CONT. _____
 PLUMB. CONT. _____
 VARIANCE NO. _____ DATE _____
 ARCHITECTURAL APPROVAL NO. _____ DATE _____
 USE PERMIT NO. _____ DATE _____
 TREE PERMIT NO. _____
 CURB GUTTER & SIDEWALK PERMIT NO. _____

EXPIRATION OF PERMIT

THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 60 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 120 DAYS OR ABANDONED. AFTER EXPIRATION, THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN.

Warning: Trees on the streets of Pacific Grove are public property and under City control. Permission to remove trees may be obtained only from the City.

This permit does not include any signs or flood lighting.

GRADE LINES AS SHOWN ON DRAWING ACCOMPANYING THIS APPLICATION ARE ASSUMED TO BE CORRECT. IF ACTUAL GRADE LINES ARE NOT THE SAME AS SHOWN, REVISED DRAWINGS SHOWING CORRECT GRADE LINES, CUTS AND FILLS, TOGETHER WITH COMPLETE DETAILS OF RETAINING WALLS AND WALL FOOTINGS REQUIRED MUST BE RESUBMITTED TO THIS DIVISION FOR APPROVAL.

IN CONFORMITY WITH THE PROVISIONS OF SECTION 3800 OF THE LABOR CODE OF THE STATE OF CALIFORNIA, APPLICANT SHALL FILE WITH THE BUILDING INSPECTOR THE CERTIFICATES, DESIGNATED IN (1) AND (2) BELOW AND/OR SHALL INDICATE ITEM (3), (4), OR (5) WHICHEVER IS APPLICABLE.

- (1) CERTIFICATE OF CONSENT OF SELF-INSURED ISSUED BY THE DIRECTOR OF INDUSTRIAL RELATIONS
- (2) CERTIFICATE (OR EXACT DUPLICATE COPY) OF WORKMEN'S COMPENSATION INSURANCE ISSUED BY AN ADMITTED INSURER.
- ☐ (3) THE COST OF THE WORK TO BE PERFORMED IS \$100 OR LESS.
- ☐ (4) I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED THAT I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMEN'S COMPENSATION LAWS OF CALIFORNIA.
- ☐ (5) I CERTIFY THAT THE APPLICANT IS LICENSED UNDER THE PROVISIONS OF CHAPTER 9 (COMMENCING AT SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND SAID APPLICANT'S CALIFORNIA STATE CONTRACTOR'S.

HALF DAY NOTICE IS REQUIRED FOR ALL INSPECTIONS.

LICENSE NO. _____ CLASSIFICATION IS IN FULL FORCE AND EFFECT

APPLICANT'S SIGNATURE Giuseppe E. Di Girolamo

THIS APPLICATION BECOMES A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED BY APPLICANT, AND APPROVED BY BUILDING INSPECTOR.

Application Approved [Signature] Date 8-3-75
BUILDING INSPECTOR

THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.



(444)
JUNE 1926
PACIFIC GROVE
CAL.

1962

AV.

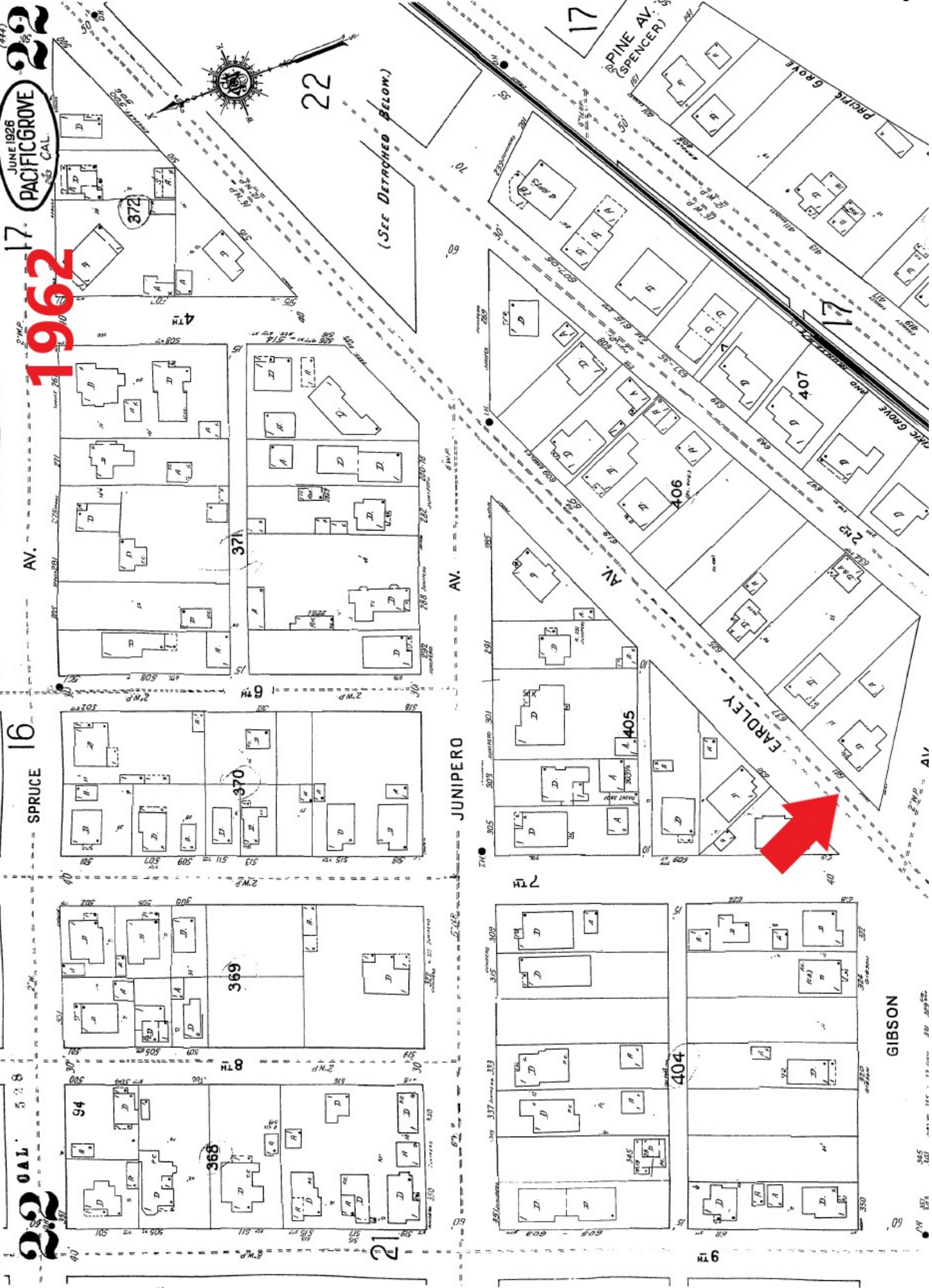
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SPRUCE

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(SEE DETACHED BELOW.)

PINE AV.
(SPENCER)

EARDLEY

GIBSON

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