

# REDLANDS MESA - FILING 5

## CERTIFICATE OF OWNERSHIP AND DEDICATION:

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Redlands Mesa, LLC, a Colorado limited liability company, is the owner of certain real property in the County of Mesa, State of Colorado, being situated in portions of Section 20, Township 1 South, Range 1 West of the Ute Meridian, described in Book 2391 Page 157 of the records of the Mesa County Clerk and Recorder, and as shown hereon, said property being more particularly described as follows:

Block 3 and Block 5, Redlands Mesa Filing 5, according to the Final Plat thereof recorded December 17, 2001 at Reception No. 2031159 in the Office of the Clerk and Recorder of Mesa County, Colorado,

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designates the same as Redlands Mesa Filing 5, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

1. All streets shown hereon, being Lions Paw Court, and Yellow Cat Court, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes. In accordance with applicable City regulations, all such dedicated street rights-of-way, and any improved pathways that may be located within said dedicated street rights-of-way, shall be subject to the rights of the undersigned Owner, the Owners and Occupants of Lots in Redlands Mesa, the Redlands Mesa Master Association (hereafter the "Master Association"), and the owner of the "Golf Land" as platted on the recorded Final Plat of Redlands Mesa Filing 1, to use said street rights-of-way for access, egress and ingress to their respective properties, and for the installation, operation and maintenance of underground utility lines serving such lands, and for the operation of golf carts.

2. A perpetual, non-exclusive easement over the entirety of Tract 12-1, as shown hereon, is hereby granted to the City of Grand Junction, the Master Association and reserved to the undersigned Owner for the installation, operation, maintenance, and repair/replacement of drainage facilities for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

3. Perpetual, non-exclusive easements over the entirety of Tracts 12-2, 12-3 and 12-4, respectively, as shown hereon, are hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of underground utilities.

4. Perpetual, non-exclusive easements over all of Tract 12-3, except that portion set aside as an access easement for the benefit of Lot 9, as shown hereon, are hereby granted to the City of Grand Junction for public ingress and egress.

5. Perpetual, non-exclusive Multi-Purpose Easements as shown hereon are hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of underground utility lines and appurtenances thereto including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, telephone lines, irrigation water lines, and are further granted to the City of Grand Junction for the installation, operation, maintenance, and repair/replacement of traffic control facilities, street lighting, street trees and necessary utility structures.

6. Perpetual, non-exclusive Drainage Easements as shown hereon are hereby granted to the City of Grand Junction and the Master Association, and reserved to the undersigned Owner, for the installation, operation, maintenance, and repair/replacement of drainage facilities for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

7. Perpetual, non-exclusive Sanitation Sewer Easements as shown on Sheet 2 hereof are hereby granted across Lot 4 Block Two for the benefit of Lot 5 Block 2, and across Lots 2 and 3, Block Two for the benefit of Lots 1 and 2, Block Two for the installation, operation, maintenance, and repair/replacement of an underground sewer line.

8. All Utility Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.

All of the easements described in Paragraphs 2-8 above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the condition and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original condition as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

### COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:44 o'clock P. M., this 19<sup>th</sup> day of December, 2003, and is duly recorded in Plat Book No. 3553 Pages 918, 919, 920, 921, 922 and 923 at Reception No. 2107951

Drawer No. 00-105 Fee: \$ 161.00

Clerk and Recorder of Mesa

### PLAT NOTES

1. The lands within Redlands Mesa Filing 5 are subject to the terms and conditions of the Development Improvements Agreement for Redlands Mesa Filing 5 recorded December 18, 2003 in Book 3553 at Page 924-937 in the Office of the Clerk and Recorder of Mesa County, Colorado, as said Agreement may be amended from time to time.

2. The lands within Redlands Mesa Filing 5 are subject to the terms and conditions of the Master Declaration of Covenants, Conditions and Restrictions for Redlands Mesa (including the Declarant's reserved rights under Article 6 thereof) recorded July 17, 2000 in Book 2730 at Page 66 in the Office of the Clerk and Recorder of Mesa County, Colorado, the First Supplemental Declaration to Master Declaration for Redlands Mesa recorded May 16, 2001 in Book 2851 at Page 9 of said records, the Second Supplemental Declaration to Master Declaration for Redlands Mesa recorded December 17, 2001 in Book 2982 at Page 820 of said records, and the Third Supplemental Declaration to Master Declaration for Redlands Mesa recorded December 17, 2003 in Book 3553 at Page 924-937 of said records, as said Master Declaration and/or First Supplemental Declaration and/or Second Supplemental Declaration and/or Third Supplemental Declaration may be amended from time to time. This Final Plat of Redlands Mesa Filing 5 constitutes a Supplemental Plat as defined in Section 2.52 of said Master Declaration.

3. Redlands Mesa is subject to that certain Declaration of Golf Course and Community Area Easements recorded July 17, 2000 in Book 2730 at Page 44 in the Office of the Clerk and Recorder of Mesa County, Colorado, as said Declaration may be amended from time to time, which instrument establishes certain easements and restrictions on Redlands Mesa for the benefit of the Golf Land and certain easements and restrictions on the Golf Land for the benefit of Redlands Mesa, all as more specifically set forth in said Declaration.

4. Tracts 12-1, 12-2, 12-3, and 12-4 as shown hereon, shall be conveyed to the Master Association by separate instrument for open space purposes, subject to the various easements granted or reserved on the Final Plat. All Tracts owned by the Master Association shall constitute Common Area under the Master Declaration of Covenants, Conditions and Restrictions for Redlands Mesa.

Book 2730 Pages 66-146

5. The three (3) Common Driveway Easements shown on Sheet 2 hereof are subject to the terms and provisions of that certain Common Driveway Declaration recorded in Book 3553 at Page 941-949 for the use and benefit of the three (3) pairs of adjoining Lots in Redlands Mesa Filing 5 burdened by said Common Driveway Easements.

6. The undersigned Owner reserves the right from time to time, but shall have no obligation, to further subdivide and/or develop all or portions of Block 3, Filing 5, as shown hereon, by the filing of Supplemental Plats or Maps and Supplemental Declarations or otherwise, all pursuant to the Outline Development Plan for Redlands Mesa approved by the City of Grand Junction. Said future filings may include less than all of a platted Block or Blocks. All Supplemental Plats or Maps or other subdivisions of a platted Block shall be approved by the City of Grand Junction.

7. The undersigned Owner reserves the right from time to time to alter the boundary lines common to Block 3, Filing 5, as platted hereon and adjoining lands previously platted on the Final Plat of Redlands Mesa Filing 1 to accommodate adjustments necessary for safety and/or newly discovered conditions or circumstances as development proceeds. In such event, the then Owner shall propose the changes to the Plat or legal descriptions to the City of Grand Junction, and no further public hearings shall be required by the City in order to approve and implement such minor adjustments, which shall be accomplished administratively.

8. The No Build Easements (or approximate locations thereof), as shown hereon, are subject to the terms of the Declaration of Golf Course and Community Area Easements referred to above.

9. The undersigned Owner reserves to itself the right-of-way over that area within Tract 12-3 labeled "20" access easement for the benefit of Lot 9" for conveyance to the eventual purchaser of Lot 9.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed

this 19<sup>th</sup> day of December, 2003.

Redlands Mesa, LLC, a Colorado limited liability company

By: *Ronald D. Austin*

Ronald D. Austin, Manager

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December, 2003, by Ronald D. Austin as Manager of Redlands Mesa, LLC,

a Colorado limited liability company.

Witness my hand and official seal:

My commission expires 11/6/05

SUSAN J. OTTMAN  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 11/6/05

### CITY OF GRAND JUNCTION APPROVAL

This Plat of REDLANDS MESA FILING 5, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 17<sup>th</sup> day of December, 2003.

*Harry R. Butler, Jr.*  
City Manager

*Harry R. Butler, Jr.*  
President of City Council

### ABBREVIATIONS

Bivd. Boulevard  
C Curve  
Centerline Centerline  
Drain. Drainage  
E East  
Easmt Easement  
L Line  
M-P Multi-Purpose  
N North  
No. Number  
PLS Professional Land Surveyor  
PLSS Public Land Survey System  
Recept. Reception  
r-o-w Right-of-way  
S South  
San. Sanitary  
Sec. Section  
Sew. Sewer  
Sp. Space  
Sq. Ft. Square Feet  
Tr. Tract  
W West

### SYMBOLS

Found PLSS brass monument  
Found PLSS aluminum monument  
found rebar and cap as noted  
calculated position - no monument  
set 24" #5 rebar/aluminum cap PLS 18480

### BULK STANDARDS

Minimum Lot Area..... 8,500 sf  
Maximum Lot Coverage..... 35%  
Minimum Street Frontage..... 20 feet  
Maximum Structure Height..... 32 feet  
Minimum Side Yard Setback..... 15 feet

### Minimum Front Yard Setback

West Ridges Blvd..... 20 feet from r-o-w (path side)  
West Ridges Blvd..... 30 feet from r-o-w (non-path side)  
Note: path side is that side 40 feet from control line shown inside r-o-w.

20 feet from r-o-w (all others unless otherwise depicted on this plat)

### Minimum Rear Yard Setback

30 feet from property line (common rear yard lot lines)  
20 feet from property line (adjacent to golf or open space)  
30 feet from property line in Block 2 for multi-story structures  
20 feet from property line in Block 2 for single-story structures

### TITLE CERTIFICATION

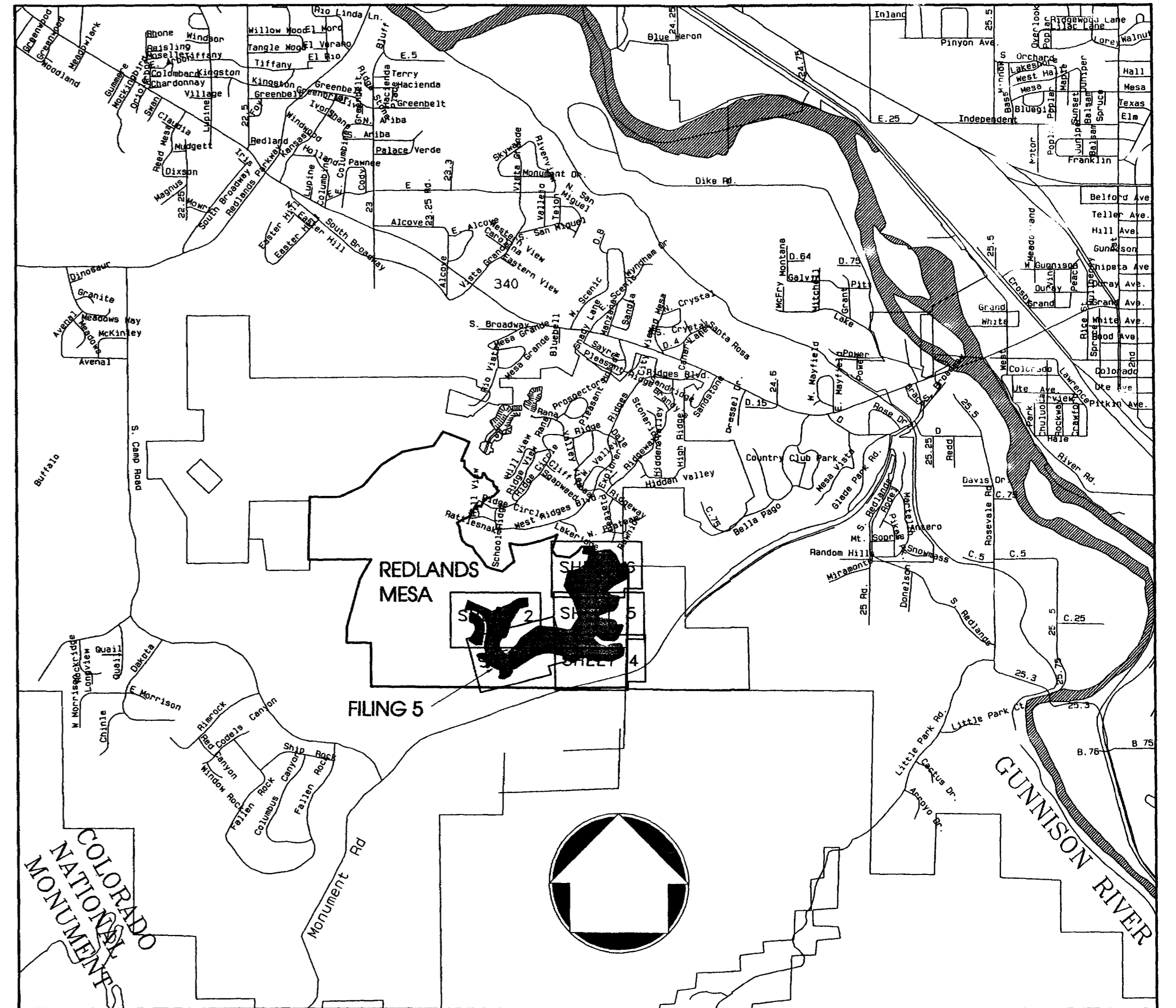
We, Meridian Land Title LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Redlands Mesa, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

DATE: 12/19/2003

BY: *Meridian Land Title LLC*

### AREA SUMMARY

Lots	10.020 Acres	12.17 %
Roads	0.708 Acres	0.88 %
Future Development (Block 3)	68.874 Acres	83.63 %
Homeowners Association Tracts	2.755 Acres	3.34 %
Total	82.357 Acres	100 %



VICINITY MAP / KEY MAP

1" = 2000'

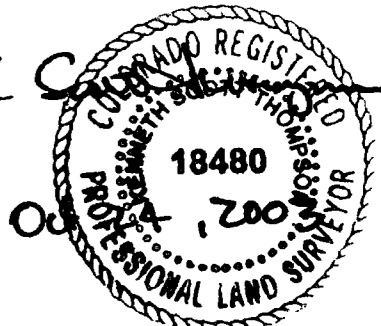
NOTE: The construction of a driveway across a natural, existing drainage will require the installation of a culvert adequate to allow the drainage to continue unrestricted at the expense of the Lot Owner.

NOTE: That portion of each lot located outside the building envelope is subject to the conveyance of runoff water which originates within the lot or areas upstream through natural or man-made facilities above ground.

### SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of REDLANDS MESA FILING 5, a subdivision of a part of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. To the best of my knowledge and belief this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code (2000) and the applicable laws of the State of Colorado. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,  
Colorado PLS 18480



## REDLANDS MESA FILING 5

Section 20, Township 1 South, Range 1 West, Ute Meridian

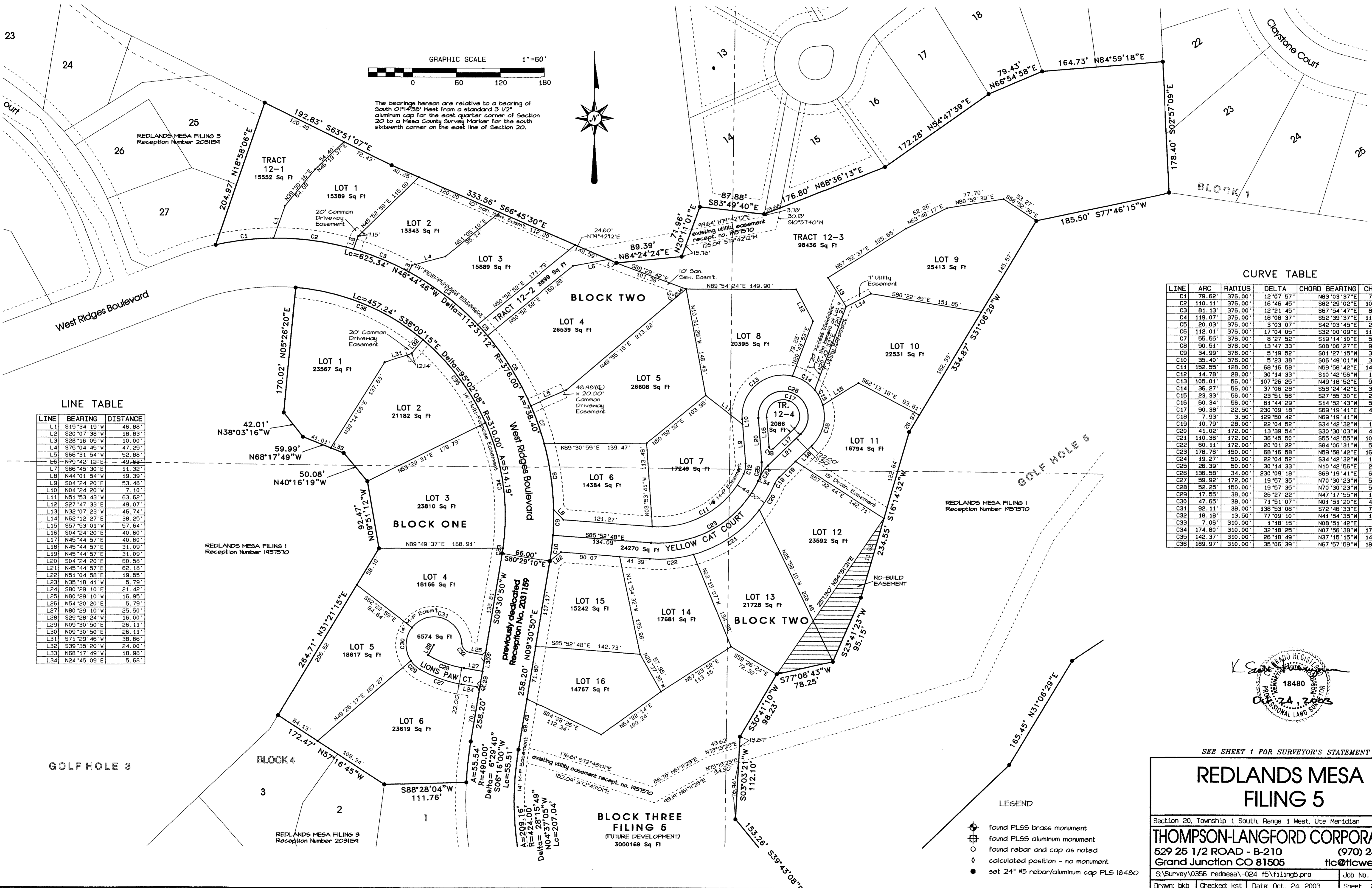
THOMPSON-LANGFORD CORPORATION  
529 25 1/2 ROAD - B-210 (970) 243-6067  
Grand Junction CO 81505 tlc@tlcwest.com

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Drawn: kst Checked: kst Date: Oct. 24, 2003 Sheet 1 of 6



# REDLANDS MESA - FILING 5

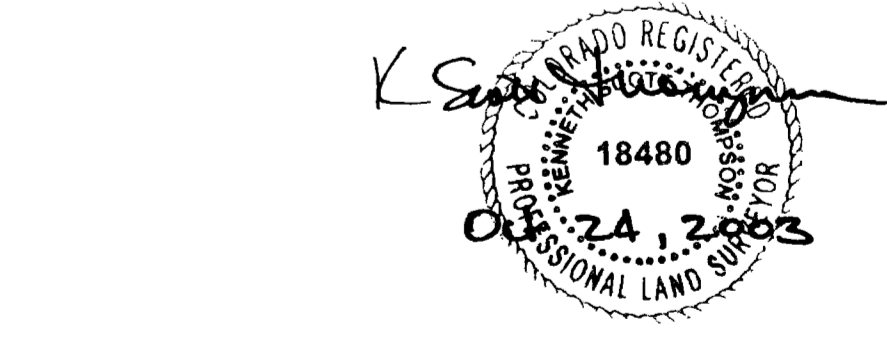


LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°34'19"W	46.88'
L2	S20°07'38"W	18.83'
L3	S28°16'05"W	10.00'
L4	S75°04'45"W	47.29'
L5	S66°31'54"W	52.88'
L6	N79°42'12"E	49.63'
L7	S66°45'30"E	11.32'
L8	N44°01'54"W	19.39'
L9	S04°24'20"E	53.48'
L10	N04°24'20"W	7.10'
L11	N51°53'43"W	63.62'
L12	S27°47'33"E	49.07'
L13	N32°07'23"W	46.74'
L14	N62°12'27"E	38.25'
L15	S7°53'01"W	57.64'
L16	S04°24'20"E	40.60'
L17	N45°44'57"E	40.60'
L18	N45°44'57"E	31.09'
L19	N45°44'57"E	31.09'
L20	S04°24'20"E	60.58'
L21	N45°44'57"E	62.18'
L22	N51°04'58"E	19.55'
L23	N35°18'41"W	5.79'
L24	S80°29'10"E	21.42'
L25	N80°29'10"W	16.95'
L26	N54°20'20"E	5.79'
L27	N80°29'10"W	25.50'
L28	S29°28'24"W	16.00'
L29	N09°30'50"E	26.11'
L30	N09°30'50"E	26.11'
L31	S71°29'46"W	38.66'
L32	S39°35'20"W	24.00'
L33	N68°17'49"W	18.98'
L34	N24°45'09"E	5.68'

CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	79.62'	376.00'	12°07'57"	N83°03'37"E	79.47'
C2	110.11'	376.00'	16°46'45"	S82°29'02"E	109.72'
C3	81.13'	376.00'	12°21'45"	S67°54'47"E	80.97'
C4	119.07'	376.00'	18°08'37"	S52°39'37"E	118.57'
C5	20.03'	376.00'	3°03'07"	S42°03'45"E	20.03'
C6	112.01'	376.00'	17°04'05"	S32°00'09"E	111.59'
C7	55.55'	376.00'	8°27'52"	S19°14'10"E	55.50'
C8	90.51'	376.00'	13°47'33"	S08°06'27"E	90.29'
C9	34.99'	376.00'	5°19'52"	S01°27'15"W	34.97'
C10	35.40'	376.00'	5°23'38"	S06°49'01"W	35.38'
C11	152.55'	128.00'	68°16'58"	N59°58'42"E	143.68'
C12	14.78'	28.00'	30°14'33"	S19°42'56"W	14.61'
C13	105.01'	56.00'	107°26'25"	N49°18'52"E	90.29'
C14	36.27'	56.00'	37°06'28"	S58°24'42"E	35.64'
C15	23.33'	56.00'	23°51'56"	S27°55'30"E	23.16'
C16	60.34'	56.00'	61°44'29"	S14°52'43"W	57.47'
C17	90.38'	22.50'	230°09'18"	S69°19'41"E	40.76'
C18	7.93'	3.50'	129°50'42"	N69°19'41"W	6.34'
C19	10.79'	28.00'	22°04'52"	S34°42'32"W	10.72'
C20	41.02'	172.00'	13°39'54"	S30°30'03"W	40.93'
C21	110.36'	172.00'	36°45'50"	S55°42'55"W	108.48'
C22	60.11'	172.00'	20°01'22"	S84°08'31"W	59.80'
C23	178.78'	150.00'	68°16'58"	N59°58'42"E	168.37'
C24	19.27'	50.00'	22°04'52"	S34°42'32"W	19.15'
C25	26.39'	50.00'	30°14'33"	N10°42'56"E	26.09'
C26	136.58'	34.00'	230°09'18"	S69°19'41"E	61.59'
C27	59.92'	172.00'	19°57'35"	N70°30'23"W	59.62'
C28	92.25'	150.00'	19°57'35"	N70°30'23"W	51.99'
C29	17.55'	38.00'	26°27'22"	N47°17'55"W	17.39'
C30	47.65'	38.00'	71°51'07"	N01°51'20"E	44.59'
C31	92.11'	38.00'	138°53'06"	S72°46'33"E	71.16'
C32	18.18'	13.50'	77°09'10"	N41°54'35"W	16.84'
C33	7.05'	310.00'	1°18'15"	N08°51'42"E	7.06'
C34	174.80'	310.00'	32°18'28"	N07°56'38"W	172.49'
C35	142.37'	310.00'	26°18'49"	N37°15'15"W	141.12'
C36	189.97'	310.00'	35°06'39"	N67°57'59"W	187.01'



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

## REDLANDS MESA FILING 5

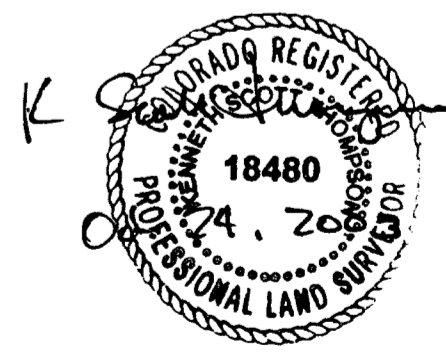
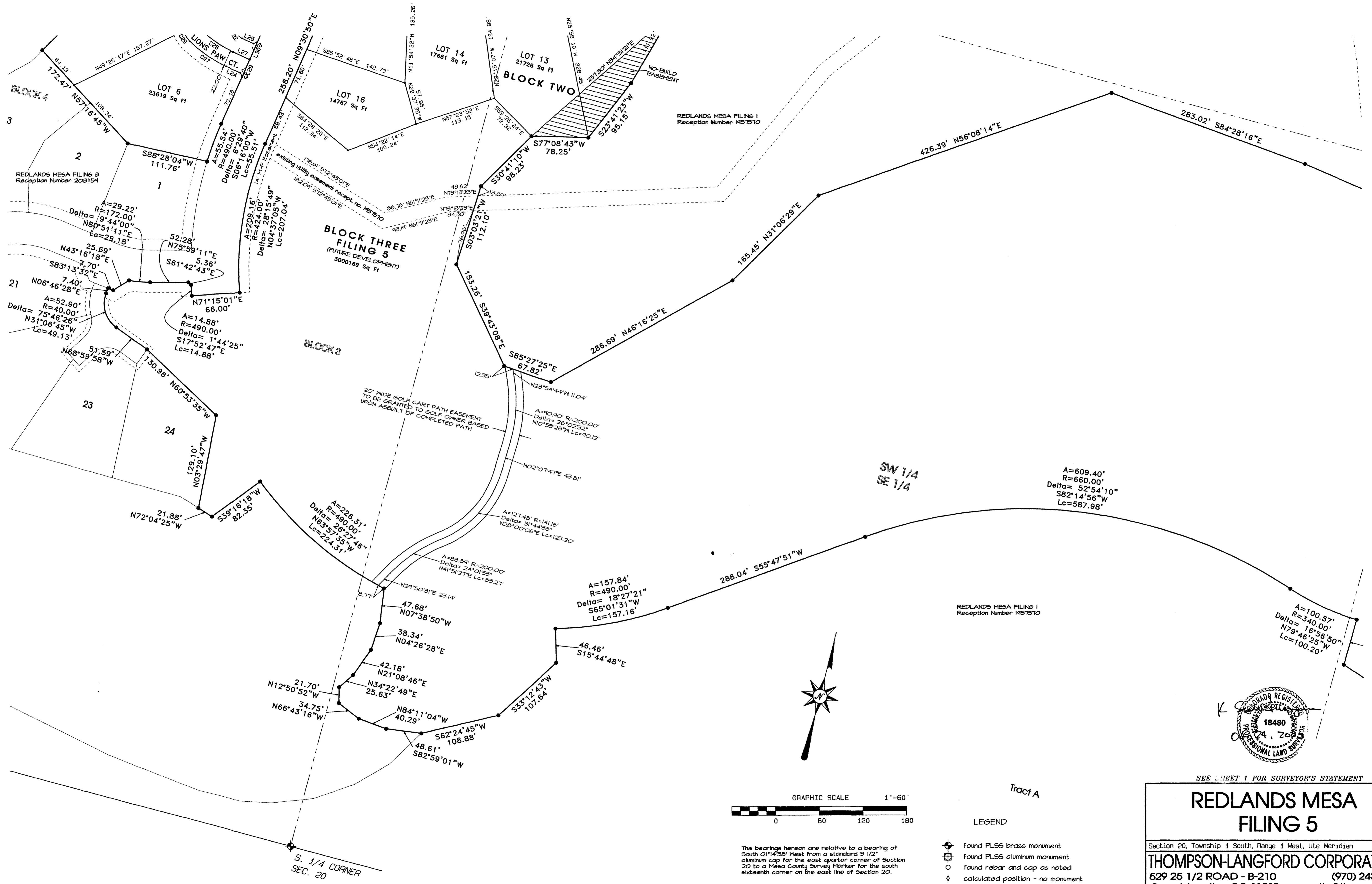
Section 20, Township 1 South, Range 1 West, Ute Meridian

**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - B-210 (970) 243-6067  
 Grand Junction CO 81505 tlc@tlcwest.com

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 Drawn: bkb Checked: kst Date: Oct. 24, 2003 Sheet 2 of 6

- LEGEND
- ◆ found PLSS brass monument
  - found PLSS aluminum monument
  - found rebar and cap as noted
  - ◇ calculated position - no monument
  - set 24" #5 rebar/aluminum cap PLS 18480

# REDLANDS MESA - FILING 5



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

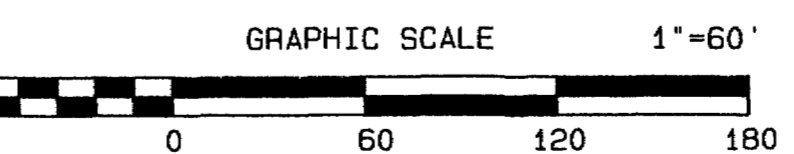
**REDLANDS MESA FILING 5**

Section 20, Township 1 South, Range 1 West, Ute Meridian

**THOMPSON-LANGFORD CORPORATION**

529 25 1/2 ROAD - B-210 (970) 243-6067  
Grand Junction CO 81505 tlc@tlcwest.com

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Drawn: kst Checked: kst Date: Oct 24, 2003 Sheet 3 of 6



LEGEND

- ⊕ found PLSS brass monument
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- set 24" #5 rebar/aluminum cap PLS 18480

The bearings hereon are relative to a bearing of South 01°43'58" West from a standard 3 1/2" aluminum cap for the east quarter corner of Section 20 to a Mesa County Survey Marker for the south sixteenth corner on the east line of Section 20.

# REDLANDS MESA - FILING 5

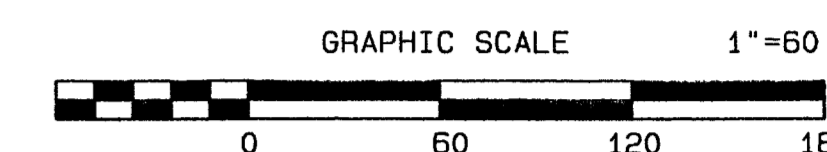
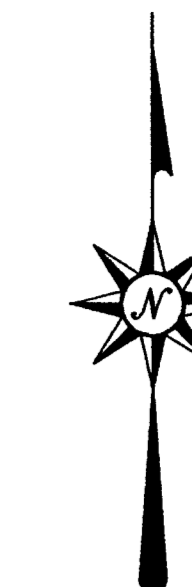
**BLOCK THREE  
FILING 5**  
(FUTURE DEVELOPMENT)  
3000169 Sq Ft

A=91.65'  
R=1040.00'  
Delta= 5°02'56"  
S41°27'54"W  
Lc=91.62'

REDLANDS MESA FILING 1  
Reception Number 1457570

REDLANDS MESA FILING 1  
Reception Number 1457570

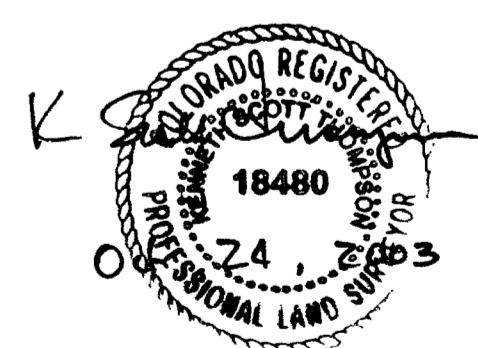
SE 1/4  
SE 1/4



The bearings hereon are relative to a bearing of South 01°45'30" West from a standard 3/12" aluminum cap for the east quarter corner of Section 20 to a Mesa County Survey Marker for the south sixteenth corner on the east line of Section 20.

**LEGEND**

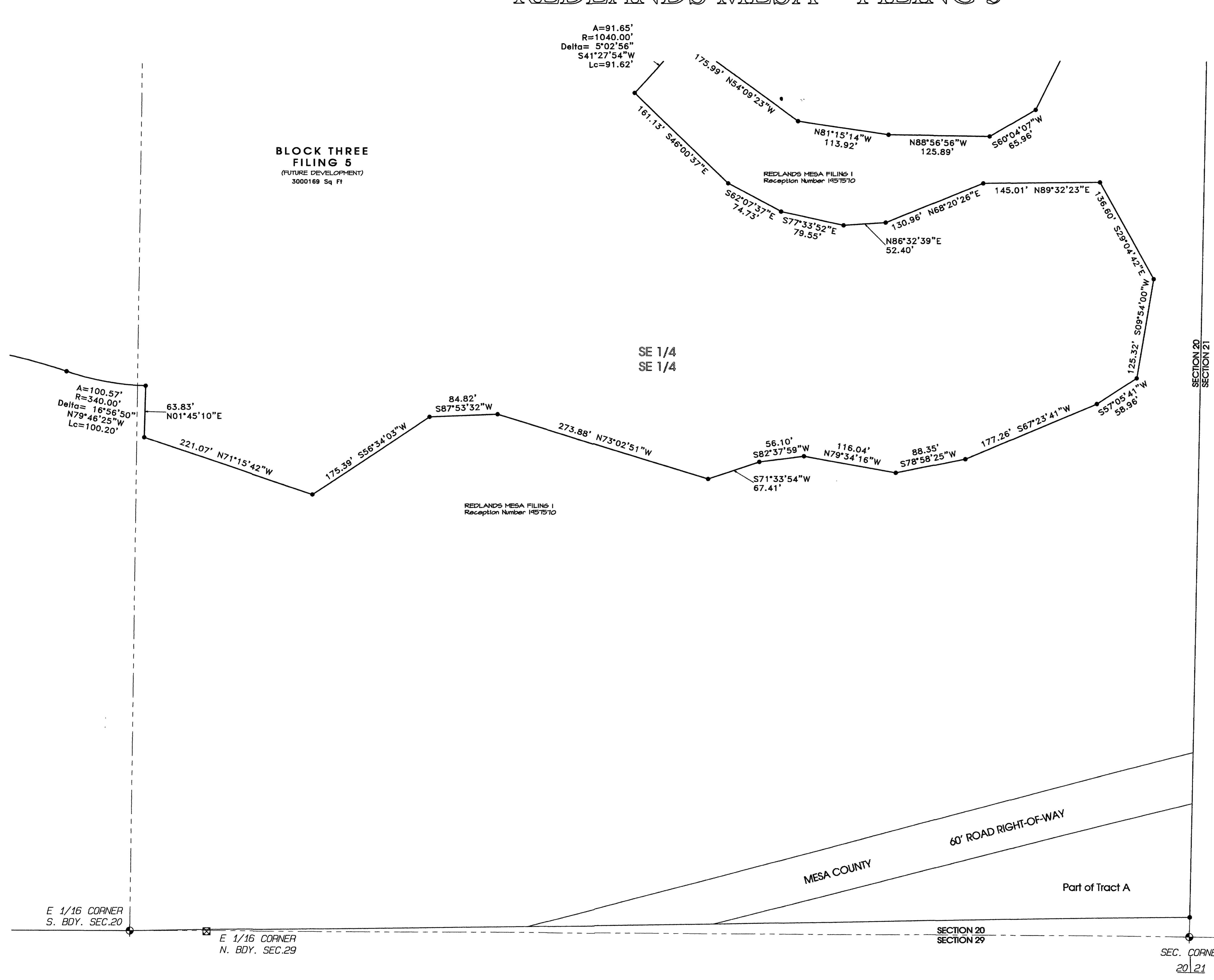
- ⊕ found PLSS brass monument
- ⊞ found PLSS aluminum monument
- found rebar and cap as noted
- ◇ calculated position - no monument
- set 24" #5 rebar/aluminum cap PLS 18480



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

## REDLANDS MESA FILING 5

Section 20, Township 1 South, Range 1 West, Ute Meridian	
<b>THOMPSON-LANGFORD CORPORATION</b>	
529 25 1/2 ROAD - B-210	(970) 243-6067
Grand Junction CO 81505	tlc@tlcwest.com
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Drawn: kst	Checked: kst Date: Oct 24, 2003 Sheet 4 of 6



E 1/16 CORNER  
S. BDY. SEC.20

E 1/16 CORNER  
N. BDY. SEC.29

SECTION 20  
SECTION 29

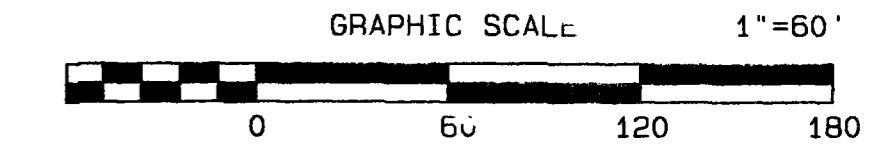
SEC. CORNER  
20 21

MESA COUNTY  
60' ROAD RIGHT-OF-WAY  
Part of Tract A

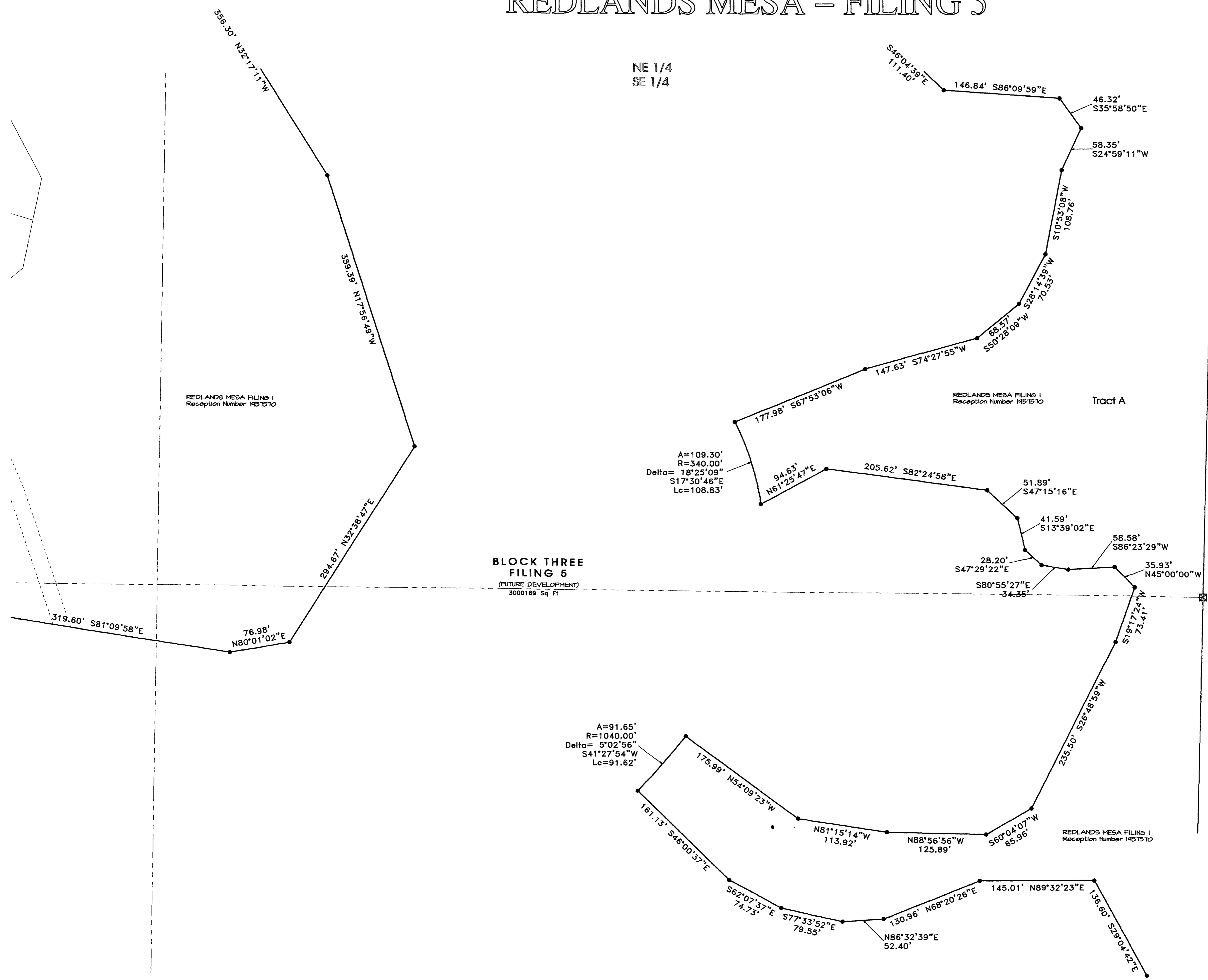


# REDLANDS MESA - FILING 5

NE 1/4  
SE 1/4



The bearings hereon are relative to a bearing of South 01°43' West from a standard 3 1/2" aluminum cap for the east quarter corner of Section 20 to a Mesa County Survey Marker for the south sixteenth corner on the east line of Section 20.



Basis of Bearings

**LEGEND**

- ⊕ found PLSS brass monument
- ⊠ found PLSS aluminum monument
- found rebar and cap as noted
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- set 24" #5 rebar/aluminum cap PLS 18480

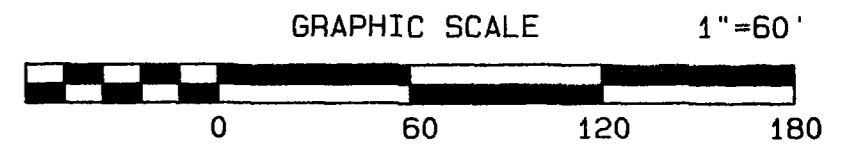
S. 1/16 CORNER  
S.20 S.21



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

<b>REDLANDS MESA FILING 5</b>	
Section 20, Township 1 South, Range 1 West, Ute Meridian	
<b>THOMPSON-LANGFORD CORPORATION</b>	
529 25 1/2 ROAD - B-210	(970) 243-6067
Grand Junction CO 81505	tlc@tlcwest.com
S:\Survey\0356 redmesa\024 f5\filling5.pro	Job No. 0356-024
Drawn: kst	Checked: kst
Date: Oct 24, 2003	Sheet 5 of 6

# REDLANDS MESA - FILING 5



The bearings herein are relative to a bearing of South 01°14'38" West from a standard 3 1/2" aluminum cap for the east quarter corner of Section 20 to a Mesa County Survey Marker for the south sixteenth corner on the east line of Section 20.

1/4 CORNER  
S.20 | S.21  
3 1/2" alum. cap -  
PLS 18480

### LEGEND

- found PLSS brass monument
- found PLSS aluminum monument
- found rebar and cap as noted
- calculated position - no monument
- set 24" #5 rebar/aluminum cap PLS 18480



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

## REDLANDS MESA FILING 5

Section 20, Township 1 South, Range 1 West, Ute Meridian

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - B-210 (970) 243-6067  
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