

DESCRIPTION

PARCEL NO. 1:

A PORTION OF LOT 6, ONE SCOTTSDALE PLANNING UNIT II, RECORDED IN BOOK 1688, PAGE 27, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY NORTHEAST CORNER OF LOT 1, SAID ONE SCOTTSDALE PLANNING UNIT II, FROM WHICH THE SOUTHEAST CORNER OF TRACT B, SAID ONE SCOTTSDALE PLANNING UNIT II, BEARS SOUTH 00°02'11" EAST (BASIS OF BEARING), A DISTANCE OF 1898.22 FEET;

THENCE ALONG THE EAST LINE OF SAID ONE SCOTTSDALE PLANNING UNIT II, SOUTH 00°02'11" EAST, A DISTANCE OF 324.79 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°57'49" WEST, A DISTANCE OF 416.00 FEET, TO THE WEST LINE OF TRACT B, SAID ONE SCOTTSDALE PLANNING UNIT II AND THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, SOUTH 00°02'11" EAST, A DISTANCE OF 632.08 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 29°57'49" WEST, A DISTANCE OF 9.75 FEET;

THENCE SOUTH 89°57'49" WEST, A DISTANCE OF 288.87 FEET;

THENCE NORTH 52°05'25" WEST, A DISTANCE OF 12.69 FEET;

THENCE NORTH 00°02'11" WEST, A DISTANCE OF 643.15 FEET;

THENCE NORTH 89°57'49" EAST, A DISTANCE OF 12.07 FEET;

THENCE NORTH 44°57'49" EAST, A DISTANCE OF 7.80 FEET;

THENCE NORTH 89°57'49" EAST, A DISTANCE OF 275.82 FEET;

THENCE SOUTH 33°01'29" EAST, A DISTANCE OF 19.01 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR REASONABLE VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN "RECIPROCAL ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 9, 2006 AS 2006-1482868 OF OFFICIAL RECORDS.

SCHEDULE "B" ITEMS

- TAXES FOR THE YEAR 2024, A LIEN NOT YET DUE AND PAYABLE.
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
6. DRAINAGE EASEMENT AS SET FORTH ON "MAP OF DEDICATION FOR RIGHT OF WAY AND EASEMENTS FOR WEST 80 ACRES OF SECTION 26" RECORDED AS BOOK 431 OF MAPS, PAGE 12.

THEREAFTER SEWER LINE EASEMENT WAS RELEASED BY DOCUMENT RECORDED AUGUST 13, 2007 AS 2007-907756 OF OFFICIAL RECORDS.
6. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ONE SCOTTSDALE, AS RECORDED IN PLAT RECORD BOOK 971 OF MAPS, PAGE(S) 6, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
6. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ONE SCOTTSDALE - PLANNING UNIT II, AS RECORDED IN PLAT RECORD BOOK 1688 OF MAPS, PAGE(S) 27, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED NOVEMBER 22, 2002 AS 2002-1240138 OF OFFICIAL RECORDS AND FIRST AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED JUNE 27, 2016 AS 2016-0447478 OF OFFICIAL RECORDS.
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007-1097045 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF TEMPORARY UTILITY EASEMENT" RECORDED FEBRUARY 05, 2008 AS 2008-100027 OF OFFICIAL RECORDS.
6. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS BOOK 1008 OF SURVEYS, PAGE 25.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT" RECORDED OCTOBER 05, 2007 AS 2007-1097048 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT" RECORDED OCTOBER 05, 2007 AS 2007-1097052 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT AGREEMENT" RECORDED MAY 19, 2009 AS 2009-451681 OF OFFICIAL RECORDS.
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENTITLEMENTS ALLOCATION AGREEMENT" RECORDED MAY 09, 2019 AS 2019-0337314 OF OFFICIAL RECORDS AND SUPPLEMENT TO ENTITLEMENTS ALLOCATION AGREEMENT RECORDED JUNE 01, 2022 AS 2022-0469201 OF OFFICIAL RECORDS AND AS 2022-0591168 OF OFFICIAL RECORDS AND AS 2022-0886962 OF OFFICIAL RECORDS AND AS 2023-0479445 OF OFFICIAL RECORDS.
6. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "COMMON OPERATION AND RECIPROCAL AGREEMENT" RECORDED JUNE 01, 2022 AS 2022-0469198 OF OFFICIAL RECORDS AND SUPPLEMENT TO COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 22, 2022 AS 2022-0591164 OF OFFICIAL RECORDS AND AS 2022-0886961 OF OFFICIAL RECORDS AND AS 2023-0479444 OF OFFICIAL RECORDS OF OFFICIAL RECORDS.
6. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "SUPPLEMENT TO COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED JUNE 01, 2022 AS 2022-0469200 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 21, 2023 AS 2023-0495743 OF OFFICIAL RECORDS.
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED MAY 08, 2023 AS 2023-0236207 OF OFFICIAL RECORDS.
6. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY CONSTRUCTION EASEMENT AGREEMENT" RECORDED OCTOBER 21, 2022 AS 2022-0792528 OF OFFICIAL RECORDS.
6. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY CONSTRUCTION EASEMENT AGREEMENT" RECORDED FEBRUARY 07, 2023 AS 2023-0062780 OF OFFICIAL RECORDS.
6. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2023-0558342 OF OFFICIAL RECORDS.
20. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____:
- THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

NOTES

- ALL TITLE INFORMATION IS BASED ON A 2ND REVISED COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1199593-PHX1 DATED DECEMBER 22, 2023, RECEIVED ON JANUARY 2, 2024.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF BASIS OF BEARING NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE "WWW.MCDOT.MARICOPA.GOV", UNDER THE SURVEY INFORMATION LINK ON MARCH 29, 2006.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 82)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL: GEOID 03

CONTROL POINT: 1HH2
PID: AJ3694
LATITUDE: 33°41'03.58979"N
LONGITUDE: 111°56'4.12945"W
ELLIPSOID HEIGHT: 489.76M
DESCRIPTION: STAINLESS STEEL ROD

MODIFIED TO GROUND AT (GRID) N: 976521.464, E: 692046.432, USING A SCALE FACTOR OF 1.0001766565.

HORIZONTAL ADJUSTMENT: N: -0.60, E: -4.234
HORIZONTAL ROTATION: NONE

RESULTING IN A LOCAL COORDINATE ORIGIN OF (GROUND) N:976520.864, E: 692042.198

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE. SCOTTSDALE GPS POINT 2272, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND THOMPSON PEAK PARKWAY, HAVING AN ELEVATION OF 1622.878, CITY OF SCOTTSDALE NAVD 88 DATUM.

- THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/NSPS SURVEY REQUIREMENTS ADOPTED FOR USE IN 2021 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- AREA OF PARCEL NO. 1 IS 199,185 SQUARE FEET OR 4.5727 ACRES, MORE OR LESS.
- THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:
(R) ABOVE NAMED TITLE COMMITMENT
- ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1320L DATED OCTOBER 16, 2013, AND LOMR 20-09-0698P EFFECTIVE JANUARY 4, 2021, THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS OF FLOOD HAZARD ZONE X (SHADED). OTHER AREAS OF FLOOD HAZARD ZONE X (SHADED) IS DESCRIBED AS: "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE."
- ADJOINING LAND INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON JANUARY 16, 2024.
- SCHEDULE B ITEMS 1, 2, 20, 21 AND 22 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
- SCHEDULE B ITEMS 3, 4, 5, 6, 9, 13, 14, 15 AND 16 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY. PLOTTABLE PORTIONS, IF ANY, OF SAID ITEMS WITHIN THE VICINITY OF SUBJECT PROPERTY ARE SHOWN.
- IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEMS 3, 7, 8, 10, 11, AND 12 DO NOT APPEAR TO AFFECT SUBJECT PROPERTY.
- NO EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- NO PARKING SPACES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- IN THE OPINION OF THE UNDERSIGNED, THERE ARE WATER MANHOLES PLOTTED HEREON INSIDE PARCEL 1 AND ALONG THE PROPERTY LINE OF PARCEL 1 THAT DO NOT APPEAR TO HAVE THE BENEFIT OF AN EASEMENT
- IN THE OPINION OF THE UNDERSIGNED, PARCEL NO. 2 IS NOT IN CLOSE PROXIMITY TO PARCEL NO. 1 AND DOES NOT AFFECT PARCEL NO. 1. PARCEL NO. 2 IS PLOTTED IN THE VICINITY MAP.

CERTIFICATION

TO: BELGRAVIA GROUP, LTD., AN ILLINOIS CORPORATION
ONE SCOTTSDALE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 4, 2024.

BRIAN J. DIEHL, RLS 23945
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PATEL

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Land Survey
Construction Management

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ALTA/NSPS LAND TITLE SURVEY

ATAVIA

A PORTION OF LOT 6, ONE SCOTTSDALE - PLANNING UNIT II, RECORDED IN BOOK 1688, PAGE 27, MCR
SCOTTSDALE, ARIZONA



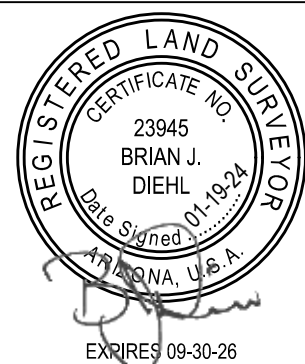
COMPLETED SURVEY FIELD WORK ON	01/04/2024
CHECKED BY	BJD
CAD TECHNICIAN	WSB
SCALE	NTS
DATE	01/19/2024
JOB NUMBER	WP# 215234.02
SHEET	1 OF 2

2:02/12/16/2024/US_Survey/ISSUE/2024-02.dwg

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ALTA/NSPS LAND TITLE SURVEY

ATAVIA
A PORTION OF LOT 6, ONE SCOTTSDALE - PLANNING UNIT II, RECORDED IN BOOK 1688, PAGE 27, MCR
SCOTTSDALE, ARIZONA

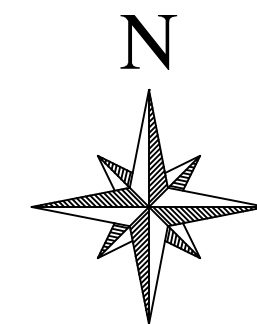


COMPLETED SURVEY FIELD WORK ON	01/04/2024
CHECKED BY	BJD
CAD TECHNICIAN	WSB
SCALE	1" = 40'
DATE	01/19/2024
JOB NUMBER	WP# 215234.02
SHEET	2 OF 2

2:02'10"162345.Survey\3224\402.dwg

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LEGEND	
#	PLOTTABLE SCHEDULE "B" ITEM
●	SURVEY MONUMENT FOUND AS NOTED
○	SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
AE	ACCESS EASEMENT
APS	ARIZONA PUBLIC SERVICE
EV	ELECTRIC VAULT
(M)	MEASURED DATA
MCR	MARICOPA COUNTY RECORDS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
(R)	RECORD DATA
TCE	TEMPORARY CONSTRUCTION EASEMENT
TJB	TELEPHONE JUNCTION BOX
UE	UTILITY EASEMENT
WSF	WATER & SEWER FACILITIES
Ⓢ	STORM DRAIN MANHOLE
Ⓢ	SEWER MANHOLE
Ⓢ	WATER MANHOLE
---	BOUNDARY LINE
- - -	EASEMENT LINE
---	LOT LINE
- - -	CENTERLINE
- . -	SECTION LINE



MOST EASTERLY
NORTHEAST CORNER OF LOT 1
POC

S00°02'11"E 1898.22'(M&R)
(BASIS OF BEARING)

324.79' (M&R)

PORTICO CONDOMINIUMS
BOOK 1716 , PAGE 3, MCR

LOT 2
ONE SCOTTSDALE - PLANNING UNIT II
BOOK 1688, PAGE 27, MCR

LOT 6
ONE SCOTTSDALE - PLANNING UNIT II
BOOK 1688, PAGE 27, MCR

PARCEL NO. 1
(BLANKET ITEMS)
9 3 4 5 6
13 14 15 16
"NO BUILDINGS OBSERVED"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S29°57'49"W	9.75'
L2	N52°05'25"W	12.69'
L3	N89°57'49"E	12.07'
L4	N44°57'49"E	7.80'
L5	S33°01'29"E	19.01'

LOT 6
ONE SCOTTSDALE - PLANNING UNIT II
BOOK 1688, PAGE 27, MCR

52' TRACT B

55' TRACT B

8' APS UE

20' TCE

POB

TRACT B
ONE SCOTTSDALE - PLANNING UNIT II
BOOK 1688, PAGE 27, MCR

S00°02'11"E 632.08'(M&R)

52.0'

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