

Acct ID: 525622 MTL: 073W04A000900 Date: **3/13/24** Appr: **GRH** Prop Class: 551 RMV Prop Class: 551
 Situs: 1675 CHEMAWA RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 31687 Year: 2024

Last Date Appraised: 12/01/2021

Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: MOORE, PAUL D Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCF TFO INSP AV: 253448
 RMV Land: 222660 RMV Imp: 376020 RMV Total: 598680 MAV: 229240 MSAV: 24208 SAV: 48098
 Comment: 22-23 GRH L2 12/01/2021

Changes to MA

Update inv, Add LTH

INPUT GRH 05.17.24

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Farm-Hazulnut.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92420	0

Land

Site: 1	Code Area: 92420	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:	RMV: 24770	Exception: Y N		
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments: Liability year - 2009 / //09-10: GW39 changed land type per Excel analysis//00-01: separate the homesite from increment , 02400220 06-07: PART TOTALS UPDATED 07-08:RECALC SETUP; #19 12-6-02						
Site: 2	Code Area: 92420	Size: 5.61 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 152890	Exception: Y N		
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments: Liability year - 1976 / 02400220						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92420	Stat Class: 141	Year Blt: 1955	Eff Year Blt: 1955	Sq.Ft: 2186	% Complete: 100
Desc: One Story Only	Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0	Dimensions: RMV: 241310

Gom AP, 1980
EXP: Roof, window door.

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	2186	3	FB-1	1955	1955	KIT, ROOF, FP - 1, BATH - 1, HVAC	Y N
Garage Attached	4	Finished	460	0	0	1955	1955	ROOF	N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1955	18972	1	Y N

Improvements - Accessory Buildings

Bldg: 5	Code Area: 92420	Stat Class: 138	Year Blt: 1955	Eff Year Blt: 1955	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements	Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0	Dimensions: RMV: 7630

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Carport Attached	3	Unfinished	276	0	0	1955	1955	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Improvements - Accessory Buildings

Bldg: 2	Code Area: 92420	Stat Class: 301	Year Blt: 1970	Eff Year Blt:	Sq.Ft: 192	% Complete: 100
Desc: Accessory Improvements & Misc.	Func Obsc: 0	Econ %: 100	Other %: 100	Exception: 0	Adjust: Adjust RMV: 0	Dimensions: 16x12 RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Pump House	0	Finished	192	0	0	1970	0		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 3	Code Area: 92420	Stat Class: 351	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 768	% Complete: 100		
Desc: General Purpose Building (GB)			Dimensions: 32x24			RMV: 9650		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0			
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	6	Finished	768	0	0	1995	1995	FAIR
Exception: Y N								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

2003

paint siding roof
door - GOMAR

2003

0

Bldg: 6	Code Area: 92420	Stat Class: 341	Year Blt:	Eff Year Blt: 2010	Sq.Ft: 120	% Complete: 100		
Desc: Multi Purpose Shed (MP)			Dimensions: 12x10			RMV: 1880		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0			
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	120	0	0	0	2010	FAIR PCKG
Exception: Y N								

1/0

Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 7	Code Area: 92420	Stat Class: 342	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 4000	% Complete: 100		
Desc: Metal Component Building (MC)			Dimensions: 100x40			RMV: 115550		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0			
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Metal Componet Bldg	4	Finished	4000	0	0	2021	2021	FAIR
Exception: Y N								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

Aug

355, LTH, 14X32, NEW Exception
EYB/YR 2022



MA AGF 03.13.24 L2



BACK MA 03.13.24



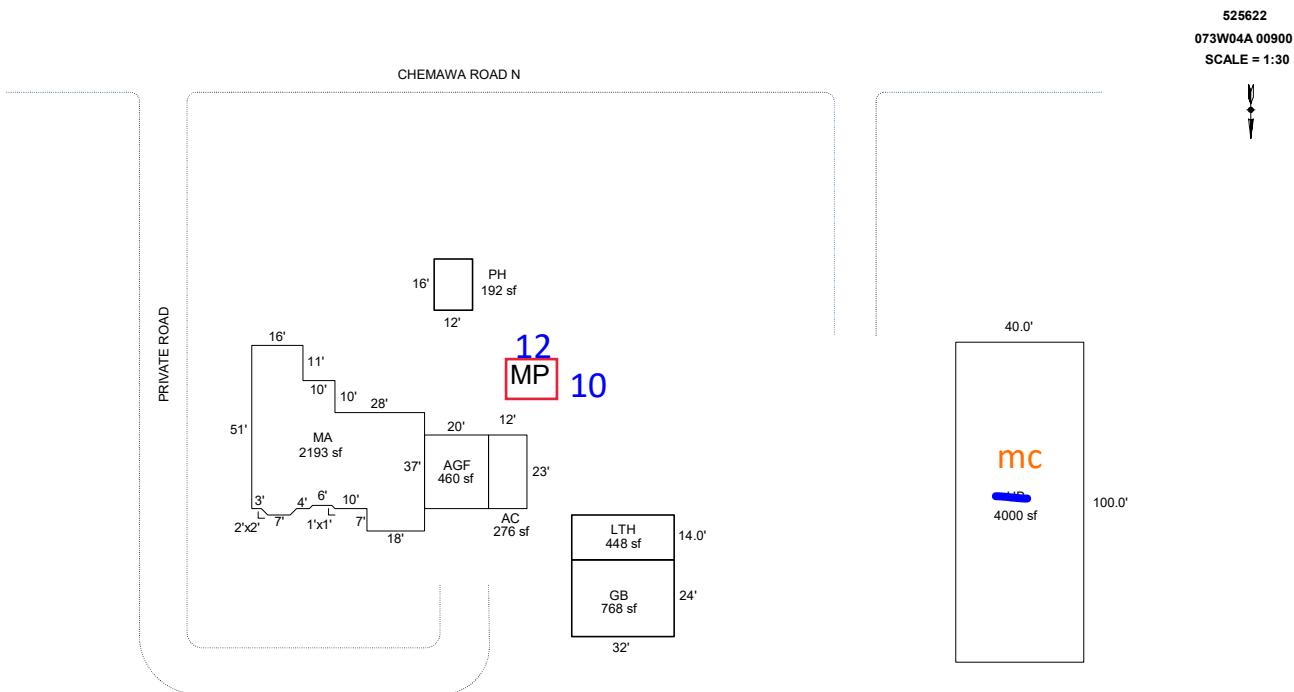
LTH GB 03.13.24

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 525622 Parcel No.: 073W04A 00900
 Property Address: 1675 CHEMEWA ROAD N.
 City: SILVERTON County: MARION State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	192.0	56.0	
	GB	1.0	768.0	112.0	
	UB	1.0	4000.0	280.0	
	LTH	1.0	448.0	92.0	5408.0
GLA1	MA	1.0	2193.0	226.5	2193.0
GAR	AGF	1.0	460.0	86.0	
	AC	1.0	276.0	70.0	736.0

COMMENT TABLE 1

Apex by RW 04/22/08
 UPDATED BY CJURAN 555-21-002127
 UPDATED BY CJURAN 03/18/2024

COMMENT TABLE 2

GRH 03/13/2024

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 1 (rounded) 2,193
 Net BUILDING cnt 4 (rounded) 5,408

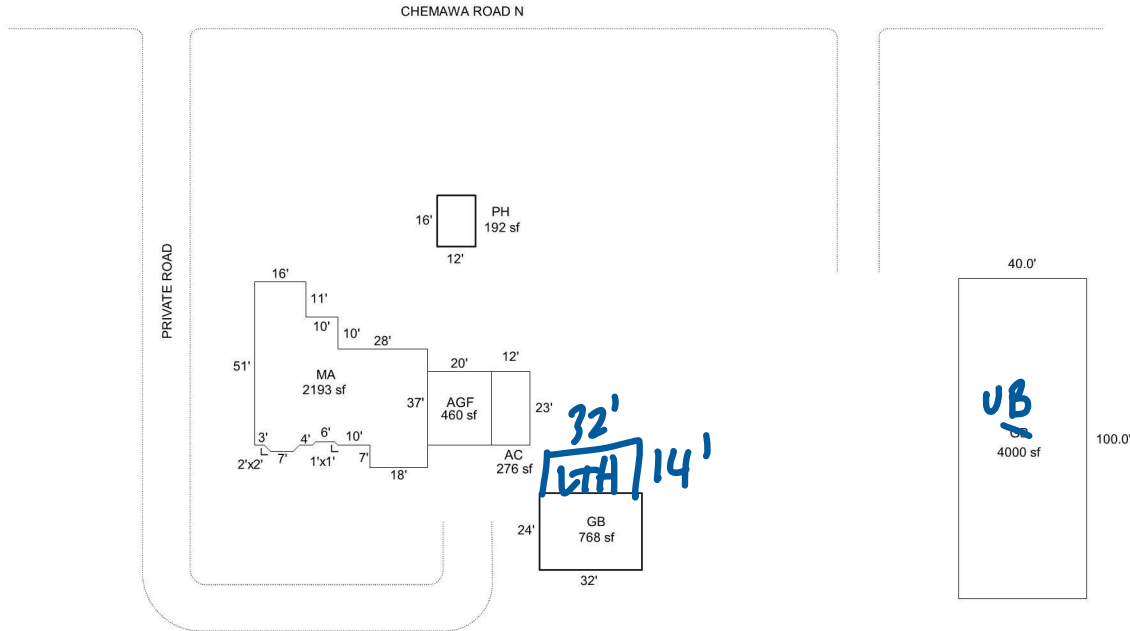
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R25622 Parcel No.: 073W04A 00900
 Property Address: 1675 Chemawa Rd N
 City: Keizer County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R25622
 073W04A 00900
 SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	192.0	56.0	
	GB	1.0	768.0	112.0	
	GB	1.0	4000.0	280.0	4960.0
GLA1	MA	1.0	2193.0	226.5	2193.0
GAR	AGF	1.0	460.0	86.0	
	AC	1.0	276.0	70.0	736.0

COMMENT TABLE 1

Apex by RW 04/22/08
 UPDATED BY CJURAN 555-21-002127

COMMENT TABLE 2

COMMENT TABLE 3

GAR 3/13/24 TAGS L2

Net LIVABLE	cnt	1	(rounded)	2,193
Net BUILDING	cnt	3	(rounded)	4,960

















R256 22

04A 073W
073W-04A -00900 53632-001
502 (551) 0-4K A94 024-00-22-0
BUCKHOLZ, WILLARD ET AL

6.61 ACRES

1675 CHEMAWA RD N
V1135P0529RD V1188P0467RD 11/21/94

Gate-



ACCOUNT NUMBER

CODE AREA NO.

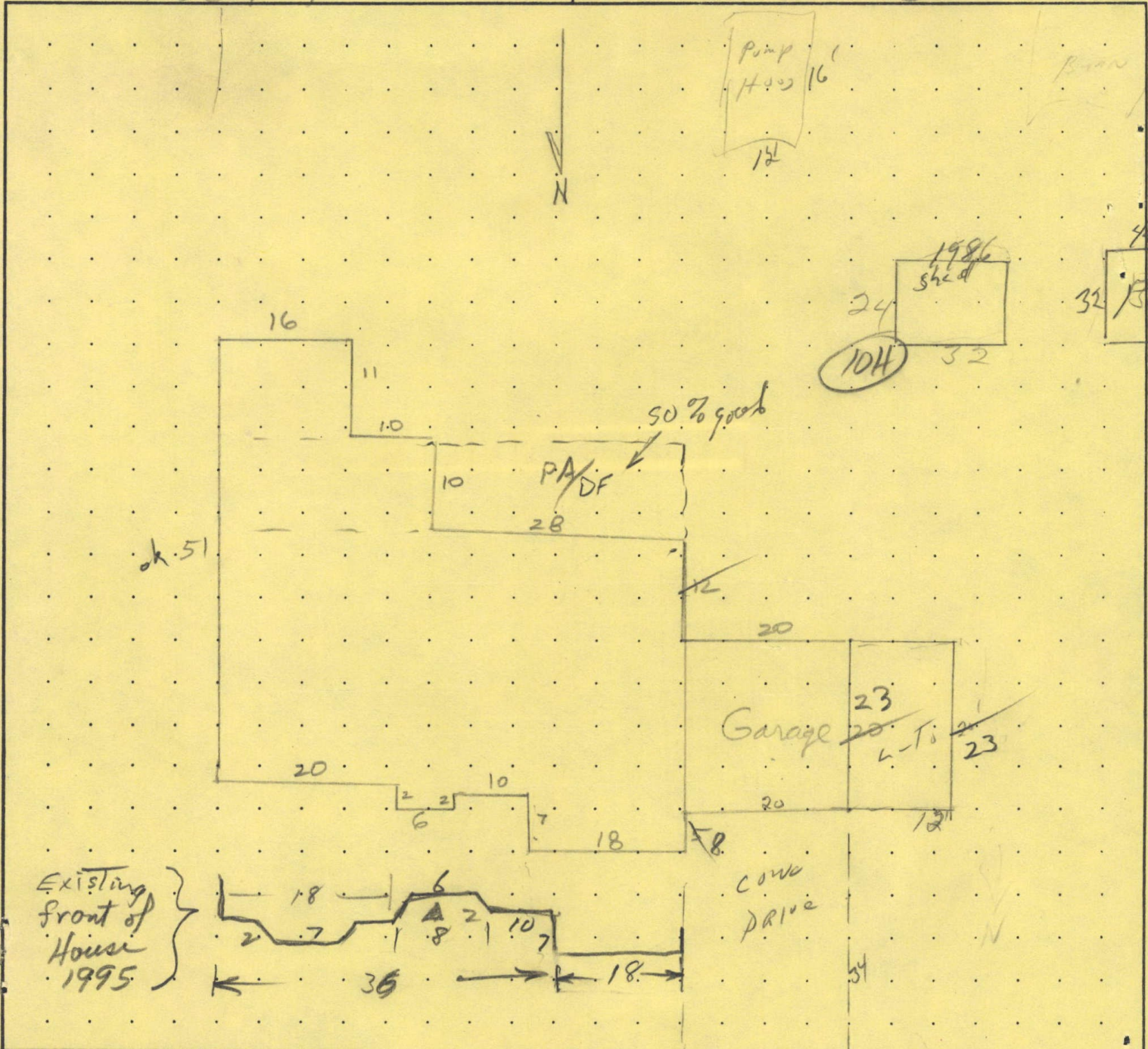
VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP IMP			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. ~~11884-7~~ 53632-001

MAP NO. 4-7-3W



1675 Chemawa Rd

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
73	46	2194 ft ²
12-9-87	Allan	
2-9-95	Don	cycle
8/17/11	MB 67	

11 x 16 =	176
10 x 26 =	260
7 x 18 =	126
2 x 9 =	18
-(2 x 7) =	- 14
30 x 54 =	1620
<hr/>	
2186 st.	
(Feb 1995)	

SKETCH/AREA TABLE ADDENDUM

Parcel No 073W04A 00900

File No R25622

Property Address 1675 Chemawa Rd N

City Keizer

State OR

Zip 97303

Owner

Client

Appraiser Name

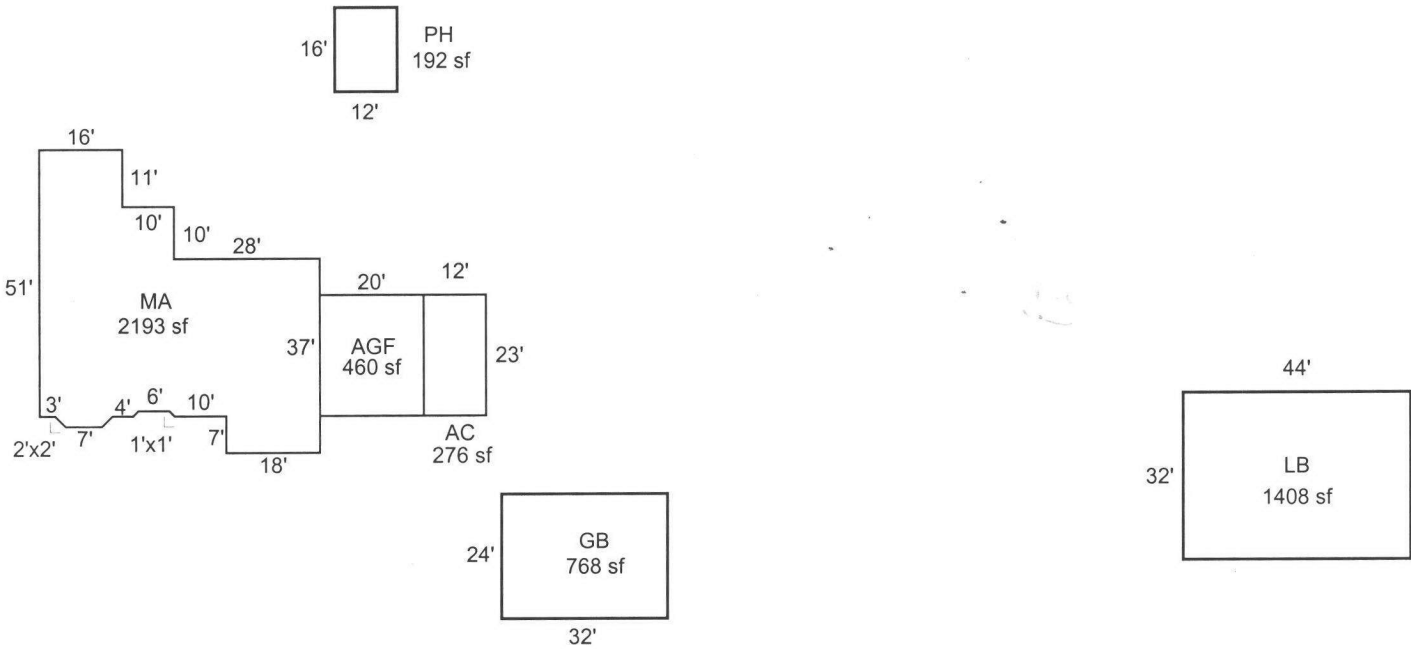
SUBJECT

Chemawa Rd

R25622
073W04A 00900
1=37'



IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2193	226	2193
GBA1	PH	1.00	192	56	
	GB	1.00	768	112	
	LB	1.00	1408	152	2368
GAR	AGF	1.00	460	86	
	AC	1.00	276	70	736

Comment Table 1

Apex by RW 04/22/08

Comment Table 2

Comment Table 3

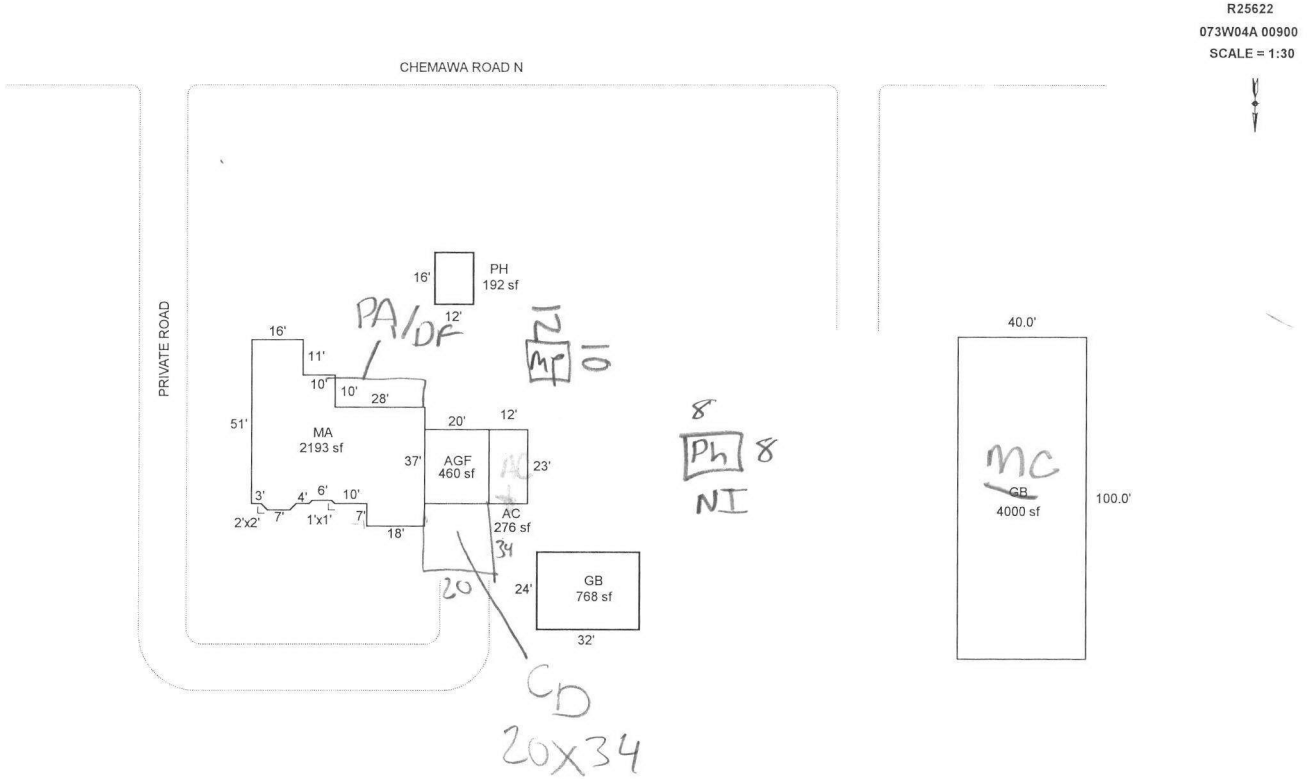
Net LIVABLE Area (Rounded w/ Factors) 2193
 Net BUILDING Area (Rounded w/ Factors) 2368

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R25622 Parcel No.: 073W04A 00900
 Property Address: 1675 Chemawa Rd N
 City: Keizer County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	192.0	56.0	
	GB	1.0	768.0	112.0	
	GB	1.0	4000.0	280.0	4960.0
GLA1	MA	1.0	2193.0	226.5	2193.0
GAR	AGF	1.0	460.0	86.0	
	AC	1.0	276.0	70.0	736.0

COMMENT TABLE 1

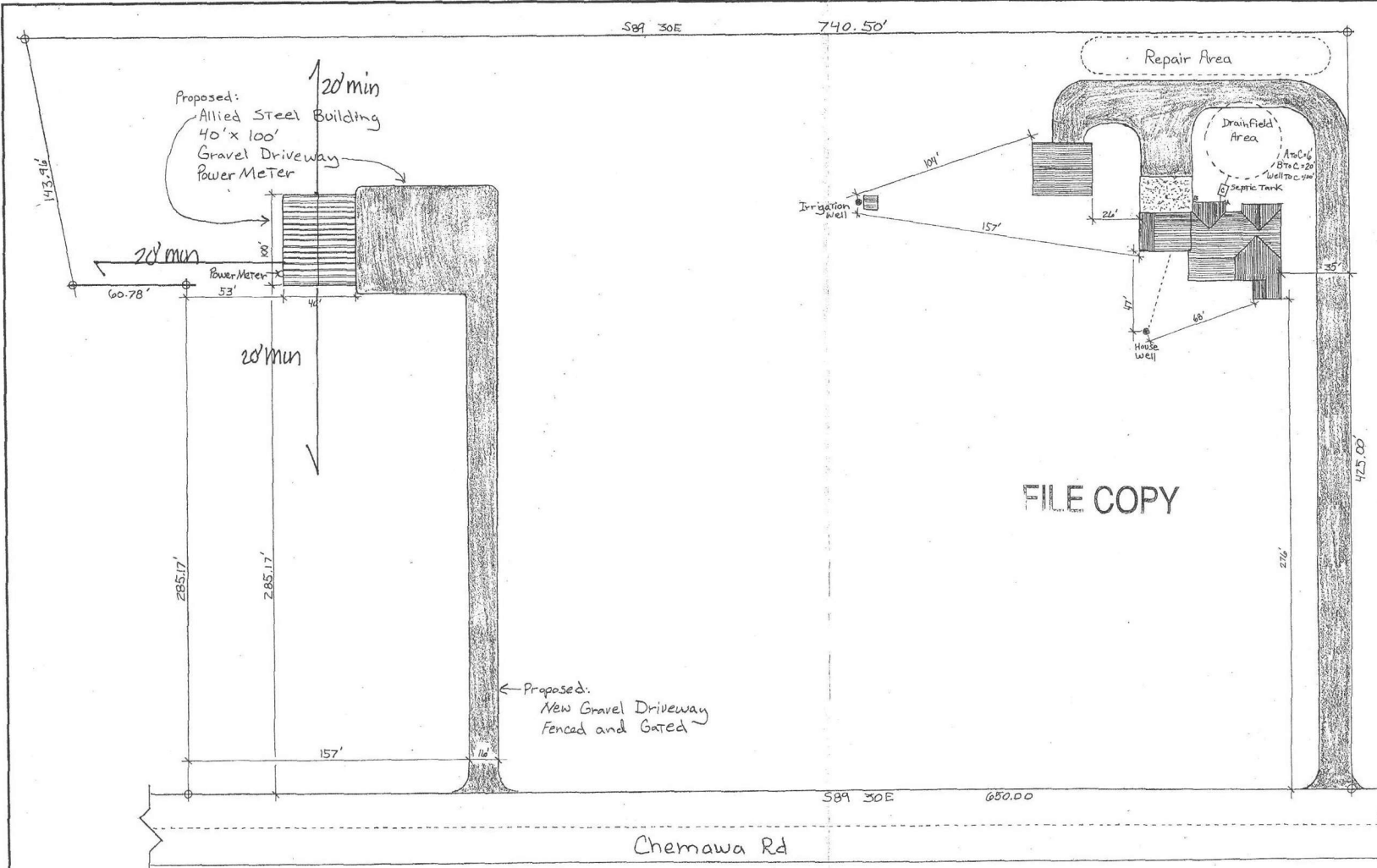
Apex by RW 04/22/08
 UPDATED BY CJURAN 555-21-002127

COMMENT TABLE 2

10/20/21/47
 L2 TABS

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	2,193
Net BUILDING	cnt	3	(rounded)	4,960



owner:
Paul and Amber Moore

Address:
1675 Chemawa Rd N.
Kiezer, OR

- Proposed:
1. New Allied Steel Building 40' x 100' x 16' Eave
 2. New Driveway - Gravel and Gated off Chemawa Rd
 3. New Power Meter for warehouse/shop

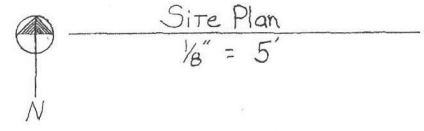
Notes:
Premanufactured Steel Building
Driveway Gravel 3/4 minus and up
Power meter for shop only

Contractor: General
Emerald Outdoor Living
2520 Silvertown Rd NE
Salem, OR 97301
CCB# 149569

RECEIVED
MAR 03 2021
MARION COUNTY
BUILDING INSPECTION

Planning approved
LK 3/5/2021

FILE COPY



Job: Moore	
SCALE: 1/8" = 5'	APPROVED BY:
DATE:	DRAWN BY: CRC
	REVISOR:
Proposed: Steel Building, 2nd Driveway, 2nd Power Meter	
CONTRACTOR: Emerald Outdoor Living CCB# 149569	DRAWING NUMBER: 1 of 1

R25622 073W04A 00900 Appr #: 67 Date 8/17/11 Prop Class 551 Prop Code A74
 Situs Address 1675 CHEMAWA RD N Franchise Code 19 Year For: 2011-2012
 Owner WILLARD C BUCHHOLZ RLT 50% &

Notes: WDA LBC Cycle Sales Verification Other: please make N's as noted

RMV Land: 125,830 RMV Imp: 140,860 RMV Total: 266,690 M50 Total: 131,780
 Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 2186 Eff Area 2186
 Length Width Roof Cover ARCOMP Plumbing BATH1 Heat BB
 Fireplace SGL-P Inter. Comp: RNG;H&F;DW Bedrooms 3
 Year Built 1955 Eff. Year Built 1955 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 100,600
 Lump Sum ___ Except Code/Year N/C Comments ___

Seg.Type AGF Seg. # 1.2 Method: R05 Class 4 Area 460 Eff Area 460
 Length 23 Width 20 Roof Cover COMP Plumbing Heat
 Fireplace Inter. Comp: ARCOMP Bedrooms
 Year Built 1955 Eff. Year Built 1955 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 15,850
 Lump Sum ___ Except Code/Year INV Comments ___

Accessory Improvements

Seg.Type YI4A Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: 1955 Cond. P F A G E % Comp ___ Econ ___ RMV: 6,000
 Lump Sum ___ Except Code/Year N/C Comments ___

Seg.Type AC Seg. # 5.1 Method: R05 Class 3 Area 276 Eff Area 276
 Length 23 Width 12
 Year Built Eff. Year Built: 1955 Cond. P F A G E % Comp ___ Econ ___ RMV: 4,330
 Lump Sum ___ Except Code/Year N/C Comments ___

Out Buildings

Seg.Type PH Seg. # 2.1 Method: F; INV Class Area 192 Eff Area 192
 Length 16 Width 12 Foundation FRAME Ex. Wall BEVEL Roof Cover COMP ARCOMP
 Roof Style Floor CONC Plumbing
 Heat Int. Comp. Elect. 220V Yr. Blt. Eff. Yr. Blt: 1970
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 500
 Lump Sum ___ Except Code/Year INV Comments ___

Seg.Type GB Seg. # 3.1 Method: F09 Class 6 Area 768 Eff Area 768
 Length 32 Width 24 Foundation CONC Ex. Wall 10FT;PLYWD Roof Cover COMP ARCOMP
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 1995
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 11,460
 Lump Sum ___ Except Code/Year INV Comments ___

Seg.Type LB Seg. # 4.1 Method: F09 Class 4 Area 1408 Eff Area 1408
 Length 44 Width 32 Foundation CONC Ex. Wall 8FT;WOOD Roof Cover METAL
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 1970
 Cond. P F A G E Adj. Codes FLCM;FUNC % Comp ___ Func ___ Econ ___ RMV: 2,120
 Lump Sum ___ Except Code/Year N/C Comments ___

R25622 073W04A 00900 Prop Class: 551 Prop Code: A94 Fran: 06 Appr #: T47 Date: 12/1/24
 Situs Address 1675 CHEMAWA RD N TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
 Owner BUCHHOLZ FAMILY LLC Pictom Sales Verif Other: ○

RMV Land: 187,600 RMV Imps: 253,610 RMV Total: 441,210 M50 Total: 175,860 For: 2022-2023

Notes: Changes as noted, MC @ 100% close tag
Farm: hazelnuts

X Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: RNG;H&F;DW Adj: RLCM4
 Class: 4 Roof Style: Gable
 Area: 2186 Eff 2186 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty:
 Found: Heat/AC: BB Bedrooms: 3 % Comp:
 Ex Wall: HEBERD Fireplace: SGL-P Year: 1955 Eff: 1955 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 186,450
 Exc Code: 1/0 Comment/Adj: L/S:

X Seg: 1.2 AGF RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM4 Gate open entering leaving
 Class: 4 Roof Style:
 Area: 460 Eff 460 Flooring:
 Dimens: 23 x 20 Plumbing:
 Found: Heat/AC: Bedrooms: Qty:
 Ex Wall: Fireplace: Year: 1955 Eff: 1955 Adj: % Comp:
 AddFactor1: AddFactor2: AddFactor3: RMV: 29,470
 Exc Code: N/C Comment/Adj: L/S:

Accessory Improvements

Seg: 1.3 YI4A RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring: Break out DELETE
 Dimens: x Plumbing: Electrical: % Comp:
 Found: Heat/AC: Bedrooms: Adj:
 Ex Wall: Fireplace: Year: Eff: 1955 RMV: 16,500
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: Comment/Adj: Break out Seg 22-23 No Breakouts

X Seg: 5.1 AC AC
 Method: R05 Roof Cover: METAL Int Comp: Adj: RLCM3
 Class: 3 Roof Style: SHED
 Area: 276 Eff: 276 Flooring: CONC
 Dimens: 23 x 12 Plumbing: Electrical: % Comp:
 Found: Heat/AC: Bedrooms: Adj:
 Ex Wall: 8FT;WOOD Fireplace: Year: Eff: 1955 RMV: 8,020
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: NIC Comment/Adj:

Out Buildings

X Seg: 2.1 PH PUMP HOUSE
 Method: F Roof Cover: ARCOMP Int Comp: Adj:
 Class: Roof Style:
 Area: 192 Eff: 192 Flooring: CONC
 Dimens: 16 x 12 Plumbing: Electrical: 220V % Comp:
 Found: FRAME Heat/AC: Bedrooms: Func:
 Ex Wall: BEVEL Fireplace: Year: 1970 Eff: Value: 0
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: N/C Comment/Adj:

X Seg: 3.1 GB GENERAL PURPOSE BUILDING
 Method: F09 Roof Cover: ARCOMP Int Comp: Adj: FLCMMP
 Class: 6 Roof Style: GABLE
 Area: 768 Eff: 768 Flooring: CONC
 Dimens: 32 x 24 Plumbing: Electrical: 110V % Comp:
 Found: CONC Heat/AC: Bedrooms: Func:
 Ex Wall: 10FT;PLYWD Fireplace: Year: Eff: 1995 Value: 10,510
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: NIC Comment/Adj:

Seg: 4.1 LB LOFT BARN
 Method: F09 Roof Cover: METAL Int Comp: Adj: FUNC;FLCMLS
 Class: 4 Roof Style: GABLE
 Area: 1408 Eff: 1408 Flooring: DIRT GONE - 7/14/2014
 Dimens: 44 x 32 Plumbing: Electrical: 110V % Comp:
 Found: CONC Heat/AC: Bedrooms: Func:
 Ex Wall: 8FT;WOOD Fireplace: Year: Eff: 1970 Value: 2,660
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: Comment/Adj: Used Google Earth Pro

R25622 073W04A 00900 Prop Class: 551 Prop Code: A94 Fran: 06 Appr #: _____ Date: _____

Situs Address 1675 CHEMAWA RD N TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner BUCHHOLZ FAMILY LLC Pictom Sales Verif Other: _____

RMV Land: 187,600 RMV Imps: 253,610 RMV Total: 441,210 M50 Total: 175,860 For: 2022-2023

Notes: _____

Segment	CD	MP	PA	DF	MC	Land
Class					4	
Dim/Size	20X34	12X10	28X10	28X10	100X40	
Foundation					CONC	
Exter Wall					BKenam	
Wall Height					12 Ft	
Inter Finish						
Roof Cover					BKenam	
Roof Style	Gable	Gable			Gable	
Flooring					CONC	
Plumbing						
Electric						
Misc.						
Yr Blt					2021	
Eff Yr	1955	2010	1955	1955	2021	
Cond.						
% Good						
% Comp					100	
Lump Sum						
Except.Code	1/0	1/0	1/0	1/0	NEW	

Has been there prior to last visit. Steel Beams on MC

Land Segments *YI*

YI YI

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM HOMESITE	008C	1.00		
2	TWO BENCH DRY	008CG	5.61		
3	FARM OSD	OSDA.RUR			

Eff Acres 18.98 Companion Accounts R25628 073W04A 00600

Zone: EFU

Routing Slip

Date: 6/10/22 Clerk: MLH Clerk Comments: _____

Appraiser Response: OK-GRH

Return to appraiser after input Review by lead appraiser _____



R25622 073W04A 00900 12/6/06



R25622 073W04A 00900 12/6/06



R25622 073W04A 00900 12/6/06



R25622 073W04A 00900 12/6/06



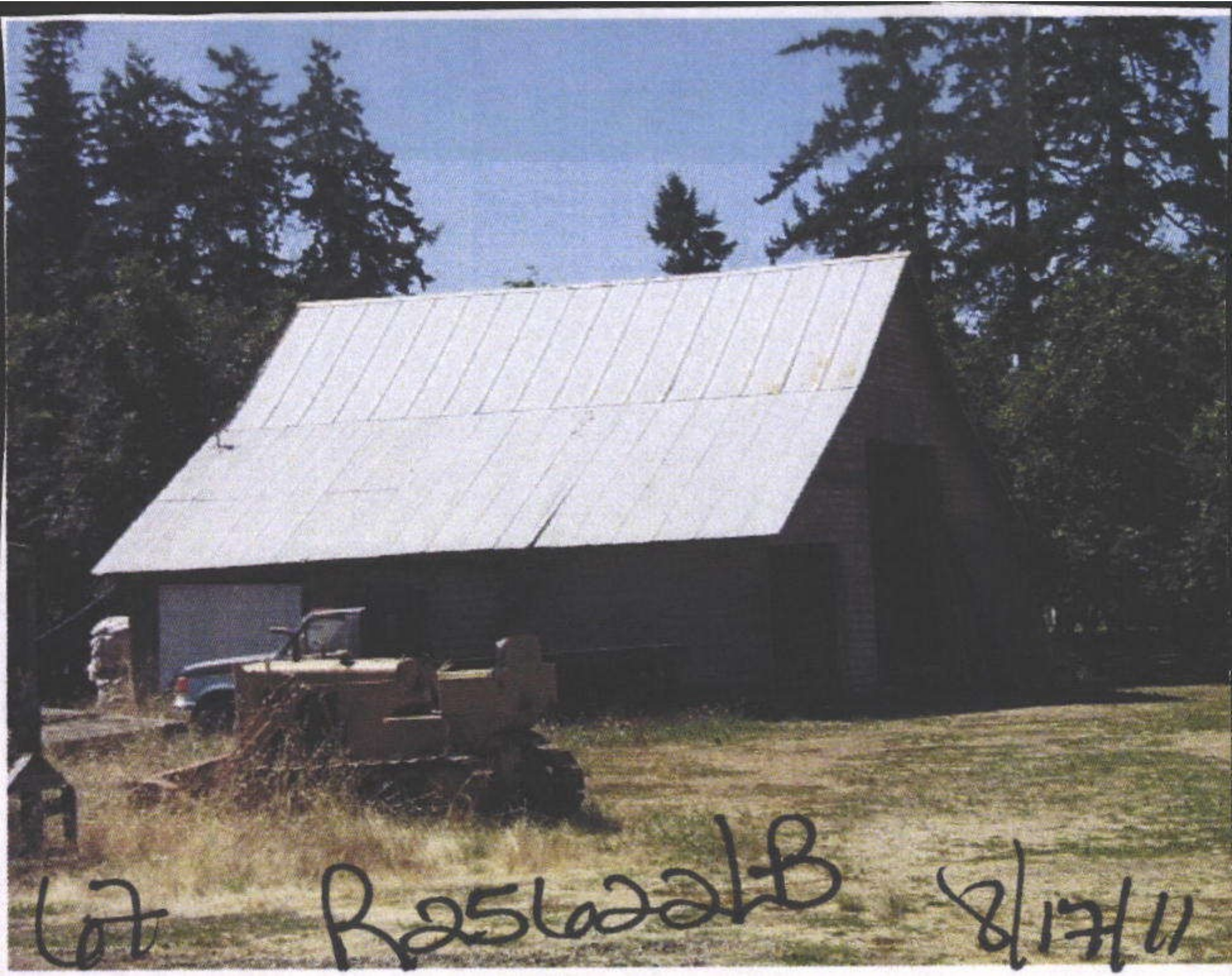
R25622 073W04A 00900 12/6/06



R25622 073W04A 00900 12/6/06



67[#] R25622 GB 8/17/11



Lot R2562218 8/17/11



Lat B 25600 AC 8/17/11



4-7-3-ll

Fast - 1188cl

6-22-60



Rae