

Ownership History 21 Calle del Onda, Stinson Beach, California

Brian Johnson is the applicant for a Coastal Permit authorizing development of a new 1296 square foot residence on a previously developed, currently vacant, infill lot at 21 Calle del Onda, Stinson Beach (APN 195-162-49).

Brian is currently a 50% owner of the property, having initially received a 1/8 ownership in 1980 upon the death of his mother, Deon Johnson. The other 50% ownership interest is held as follows:

- 25% by Janiele Herbert, successor trustee of the Modestine Bagwell 2003 Revocable Trust
- 25% shared by Scott Combs, Rene Wicks, and Eileen Combs (wife of Mark Combs, deceased).

All are descendants of the original owners and all have authorized the Coastal Permit application.

In 1937, Brian’s ancestors purchased four historic subdivision lots, Lots 1,2,5,and 7 as described in a map entitled “*Subdivision Lot Q Charles Robinson Tract, Subdivision One Marin Co. Cal*”, filed April 28, 1931 in Map Book 5, at page 60, Marin County Records. They developed a 540 square foot residence on one of them, which remained in use for 48 years before it was destroyed by fire in 1985.

By the 1950s, the four lots were merged into two Assessor parcels APN195-162-13 and APN195-162-14. In 2013, following receipt of a certified Notice of Intent to Record Notice of Merger, the owners waived their right to a public hearing and the two Assessor parcels became the single 15,200 square foot parcel (APN 195-162-49) that is the subject of this application.

As seen in the Image taken from the Assessor Map, the resultant shoreline lot (shown in blue) is substantially larger than most of the surrounding parcels in the neighborhood, increasing the property’s relative value.



In 1974, Meryl Smith gifted the entirety of the property, now known as 21 calle del Onda, to his five daughters (see Attachment A); Modestine Bagwell, Collette Combs, Marnette Cedarholm, Deon Johnson, and Yavette Kimball. Shortly thereafter, Marnette transferred her 20% share in the property to her sisters, resulting in each of the four remaining title holders having a 25% share as tenants in common.

In 1979, upon the death of Deon Johnson, her sons, Brian and Morgan, Jr. each received half of her 1/4 share. (See Attachment B) At that time, the combined

value of the two parcels, including the improvements was set by the Marin County Assessor at set at \$59,289 (see Attachment C)

REMARKS: P-13 8/76 Quilclor-
77 BASE YEAR
(2) 4-90 TRSF 12.5% assessable. Owner on phone says \$35000 on COR was financial transaction with his brother and did not represent their opinion of value. No recent lot sales in this area. Following are most recent beach front lots (as is subject) in the area:
195-164-24 5-85 \$120,000
195-164-11-12 6-89 \$110,000
195-132-32 3-88 \$50,000
Value for 4-90 set at \$100,000. See MCAR
Allocated \$70,000 this parcel, \$30,000 to parcel 14.
Miner 6-5-91

In 1990, Brian paid his brother, Morgan, Jr. \$35,000 for his 1/8 share in the property (Attachment D), becoming a 1/4 owner (see image at left). At the same time, Theresa Johnson, Brian's wife at that time, quitclaimed her interest in the property to him (Attachment E). The Marin County Assessor set the value of the two parcels at that time at \$100,000

Image of a portion of Marin County Assessor Records

In 1997, Brian Johnson transferred his 25% interest into the Brian Johnson Trust (See image at right)

11/13/03 THU 11:44 FAX 415 499 6542		MARIN ASSESSOR-RECORDS	
PARCEL NUMBER 195-162-14 x B		DEED REF.	
0			
Ref:	From:		
90-65397	COMBS, COLETTE		
Date:	To:		
11/19/90	COMBS, MARK BRIAN 83370		
	WICK, RENEE C. 83370		
	COMBS, WARREN S. 83370		
	JOHNSON, BRIAN 25170		
	DARWELL, MODESTINE 25170		
	KIMBALL, YVETTE 25170		
Ref:	From:		
99-066143	JOHNSON, BRIAN		
Date:	To:		
11/19/97	BRIAN JOHNSON TRUST - 25170		
	COMBS, MARK B. 83370		
	WICK, RENEE C. 83370		
	COMBS, WARREN S. 83370		
	DARWELL, MODESTINE 25170		
	KIMBALL, YVETTE 25170		

Image of a portion of Marin County Assessor Records

In 2003, Brian Johnson purchased Yvette Kimball's 1/4 interest in the property for \$65,000. The Marin County Assessor set the value of the two parcels at that time at \$218,686. (Attachment F) Since that time, through his Trust, Brian has had a 50% ownership of the property.

Ref:	From:		
03-087067	KIMBALL, YVETTE		
Date:	To:		
1/22/03	DARWELL, MODESTINE TR. 25170		
	BRIAN JOHNSON TRUST. 25170		
	JOHNSON, BRIAN 25170		
	COMBS, MARK B. 83370		
	COMBS, WARREN S. 83370		
	WICK, RENEE C.		

Image of a portion of Marin County Assessor Records

END OF OWNERSHIP

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OFFICIAL RECORDS COUNTY OF MARIN

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RETURN TO

Send back bills to:
MORSE JOHNSON, JR.
70 Edgewater Drive
Rio Vista, CA 94571

81 00874

This document is a
Correct copy of the original
on file in the office

1 JOHNSON, GREVE, CLIFFORD & DIPPERMROCK
2 433 Capitol Mall, Suite 725
3 Sacramento, California 95814
4 Telephone: (916) 443-2011
5 Attorneys for Administrators

ATTEST DEC 23 1980

WILL CRAMFORD, County Clerk
and ex-officio Clerk of the Superior
Court of the State of California in
and for the County of Solano
by *[Signature]*
NOTARY PUBLIC

APP 185-182-1344

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SOLANO

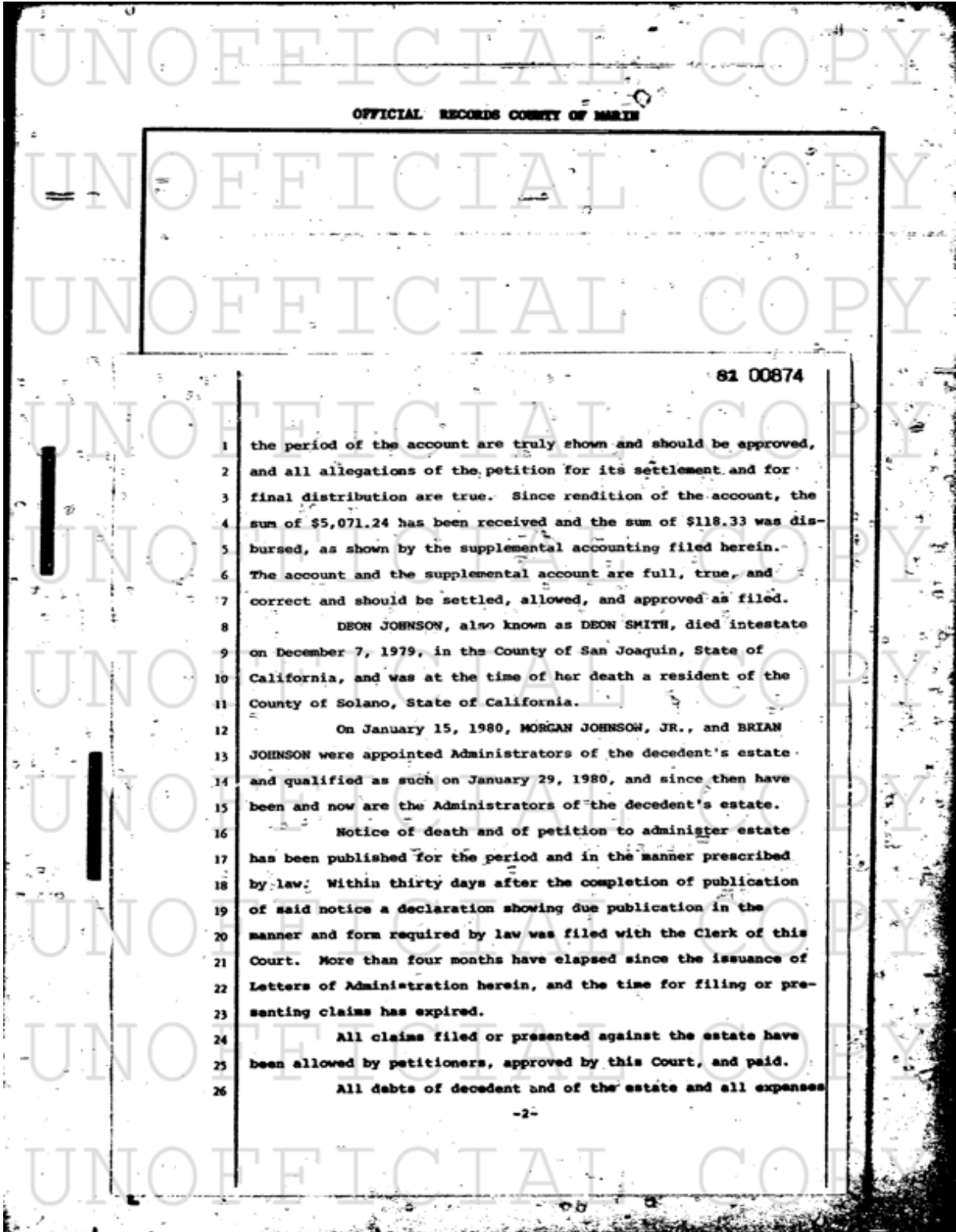
10 Estate of	No. 24210
11 DEON JOHNSON, also known as	JUDGMENT SETTLING FIRST AND FINAL
12 DEON SMITH,	AND SUPPLEMENTAL ACCOUNT AND
13 Deceased	REPORT OF ADMINISTRATORS
	CONFIRMING SALE AND OF FINAL
	DISTRIBUTION

14 MORGAN JOHNSON, JR., and BRIAN JOHNSON, as Administrators
15 of the Estate of DEON JOHNSON, also known as DEON SMITH, Deceased,
16 having filed their First and Final Account, Report, and Petition
17 for its settlement, for confirmation of sale and for final dis-
18 tribution, and the report and petition coming on regularly for
19 hearing on December 29, 1980, the Court finds:

20 Due notice of the settlement of the account and of the
21 hearing on the petition for final distribution of the estate has
22 been regularly given for the period and in the manner prescribed
23 by law, and notice of hearing on the supplemental account filed
24 herein has been dispensed with.

25 All acts and transactions of the Administrators of the
26 Estate of DEON JOHNSON, also known as DEON SMITH, Deceased, during

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1 the period of the account are truly shown and should be approved,
2 and all allegations of the petition for its settlement and for
3 final distribution are true. Since rendition of the account, the
4 sum of \$5,071.24 has been received and the sum of \$118.33 was dis-
5 bursed, as shown by the supplemental accounting filed herein.
6 The account and the supplemental account are full, true, and
7 correct and should be settled, allowed, and approved as filed.

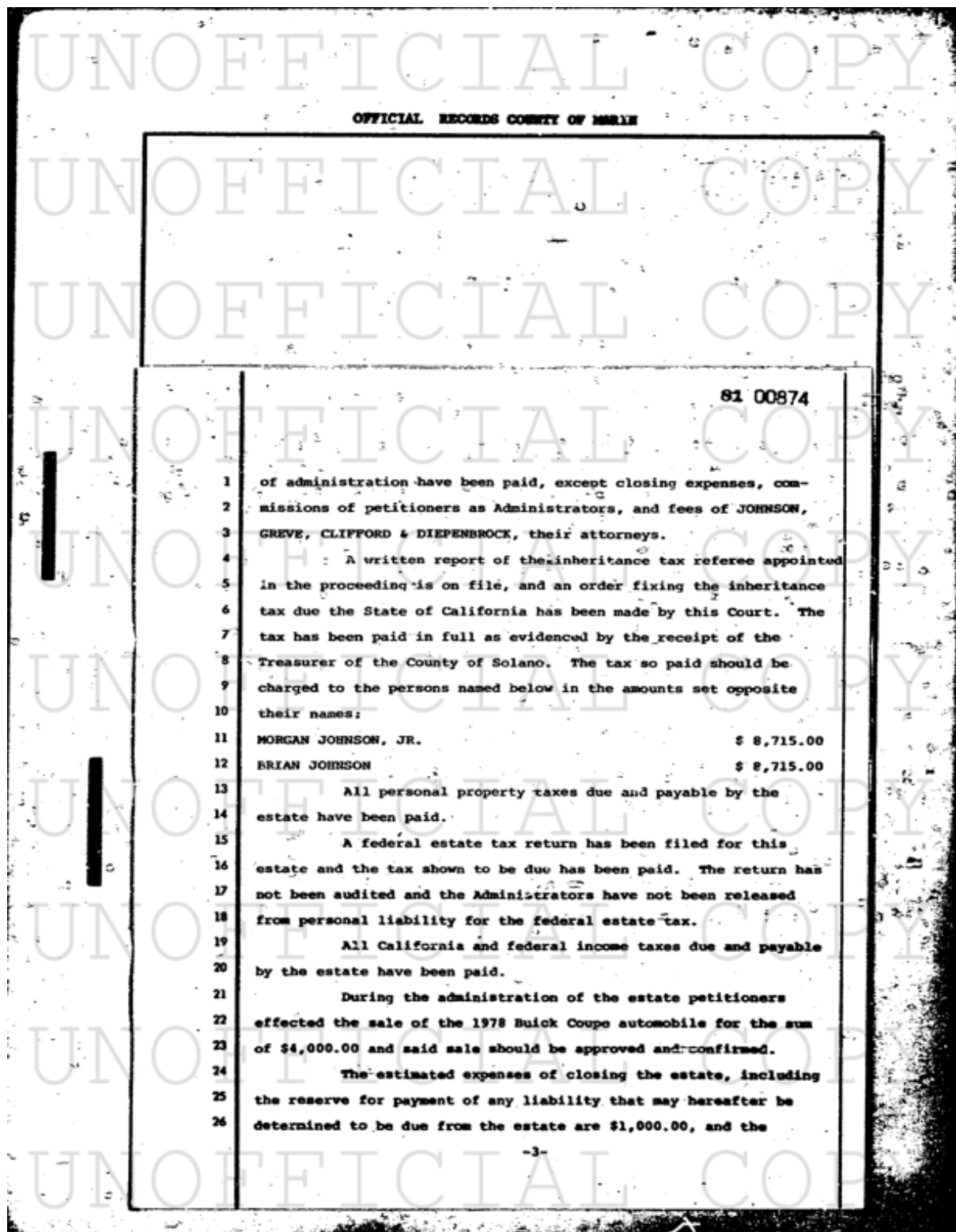
8 DEON JOHNSON, also known as DEON SMITH, died intestate
9 on December 7, 1979, in the County of San Joaquin, State of
10 California, and was at the time of her death a resident of the
11 County of Solano, State of California.

12 On January 15, 1980, MORGAN JOHNSON, JR., and BRIAN
13 JOHNSON were appointed Administrators of the decedent's estate
14 and qualified as such on January 29, 1980, and since then have
15 been and now are the Administrators of the decedent's estate.

16 Notice of death and of petition to administer estate
17 has been published for the period and in the manner prescribed
18 by law. Within thirty days after the completion of publication
19 of said notice a declaration showing due publication in the
20 manner and form required by law was filed with the Clerk of this
21 Court. More than four months have elapsed since the issuance of
22 Letters of Administration herein, and the time for filing or pre-
23 senting claims has expired.

24 All claims filed or presented against the estate have
25 been allowed by petitioners, approved by this Court, and paid.

26 All debts of decedent and of the estate and all expenses



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1 of administration have been paid, except closing expenses, com-
2 missions of petitioners as Administrators, and fees of JOHNSON,
3 GREVE, CLIFFORD & DIEPENBROCK, their attorneys.

4 A written report of the inheritance tax referee appointed
5 in the proceeding is on file, and an order fixing the inheritance
6 tax due the State of California has been made by this Court. The
7 tax has been paid in full as evidenced by the receipt of the
8 Treasurer of the County of Solano. The tax so paid should be
9 charged to the persons named below in the amounts set opposite
10 their names:

11 MORGAN JOHNSON, JR.	\$ 8,715.00
12 BRIAN JOHNSON	\$ 8,715.00

13 All personal property taxes due and payable by the
14 estate have been paid.

15 A federal estate tax return has been filed for this
16 estate and the tax shown to be due has been paid. The return has
17 not been audited and the Administrators have not been released
18 from personal liability for the federal estate tax.

19 All California and federal income taxes due and payable
20 by the estate have been paid.

21 During the administration of the estate petitioners
22 effected the sale of the 1978 Buick Coupe automobile for the sum
23 of \$4,000.00 and said sale should be approved and confirmed.

24 The estimated expenses of closing the estate, including
25 the reserve for payment of any liability that may hereafter be
26 determined to be due from the estate are \$1,000.00, and the

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1 liabilities, and any unexpended portion of such reserve shall
2 be distributed as follows:

- 3 MORGAN JOHNSON, JR. 50 per cent
- 4 BRIAN JOHNSON 50 per cent

5 5. The Administrators are authorized and directed to
6 pay to themselves the sum of \$8,594.76 as statutory commissions
7 for services rendered in the administration of this estate and
8 to pay to JOHNSON, GREVE, CLIFFORD & DIEPENBROCK, their attorneys,
9 the sum of \$8,594.76 as statutory fees for their services rendered
10 in the administration of this estate.

11 6. Notice of death has been given as required by law.

12 7. The California inheritance taxes due and payable
13 by this estate have been paid and shall be charged to the dis-
14 tributees as follows:

- 15 MORGAN JOHNSON, JR. \$ 8,715.00
- 16 BRIAN JOHNSON \$ 8,715.00

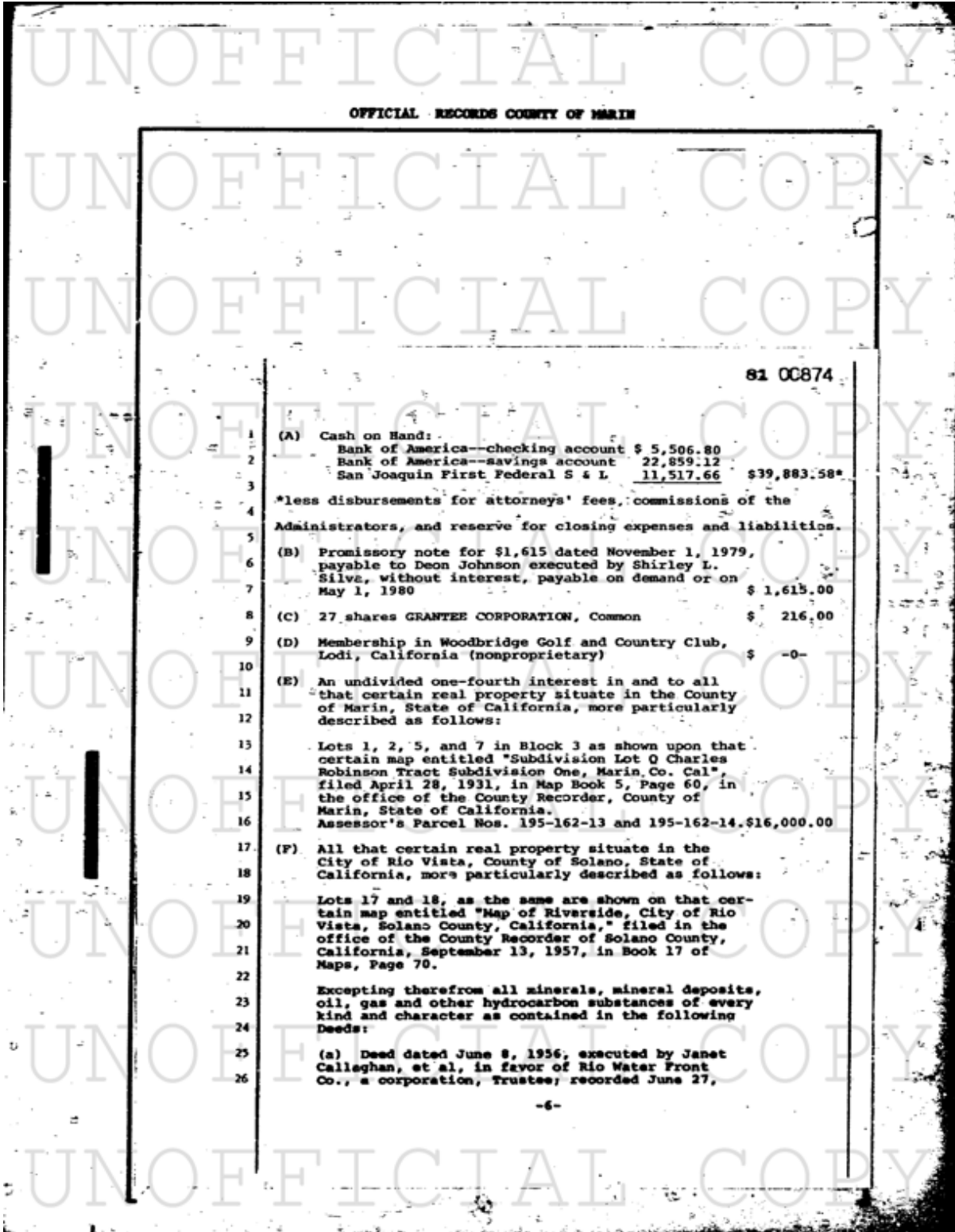
17 8. Decedent died intestate, leaving surviving her as
18 her only heirs at law, the persons whose names, ages, and rela-
19 tionships to her are set forth below and to whom the property in
20 the hands of the Administrators is to be distributed in the
21 manner set opposite each name:

- 22 MORGAN JOHNSON, JR., an adult, son of decedent--Fifty per cent;
- 23 BRIAN JOHNSON, an adult, son of decedent--Fifty per cent.

24 The estate in the possession of the Administrators remaining
25 for distribution consists of the following properties:

26 ////

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1 (A) Cash on Hand:
 2 Bank of America--checking account \$ 5,506.80
 3 Bank of America--savings account 22,859.12
 4 San Joaquin First Federal S & L 11,517.66 \$39,883.58*

*less disbursements for attorneys' fees, commissions of the Administrators, and reserve for closing expenses and liabilities.

5 (B) Promissory note for \$1,615 dated November 1, 1979,
 6 payable to Deon Johnson executed by Shirley L.
 7 Silva, without interest, payable on demand or on
 8 May 1, 1980 \$ 1,615.00

9 (C) 27 shares GRANTEE CORPORATION, Common \$ 216.00

10 (D) Membership in Woodbridge Golf and Country Club,
 11 Lodi, California (nonproprietary) \$ -0-

12 (E) An undivided one-fourth interest in and to all
 13 that certain real property situate in the County
 14 of Marin, State of California, more particularly
 15 described as follows:

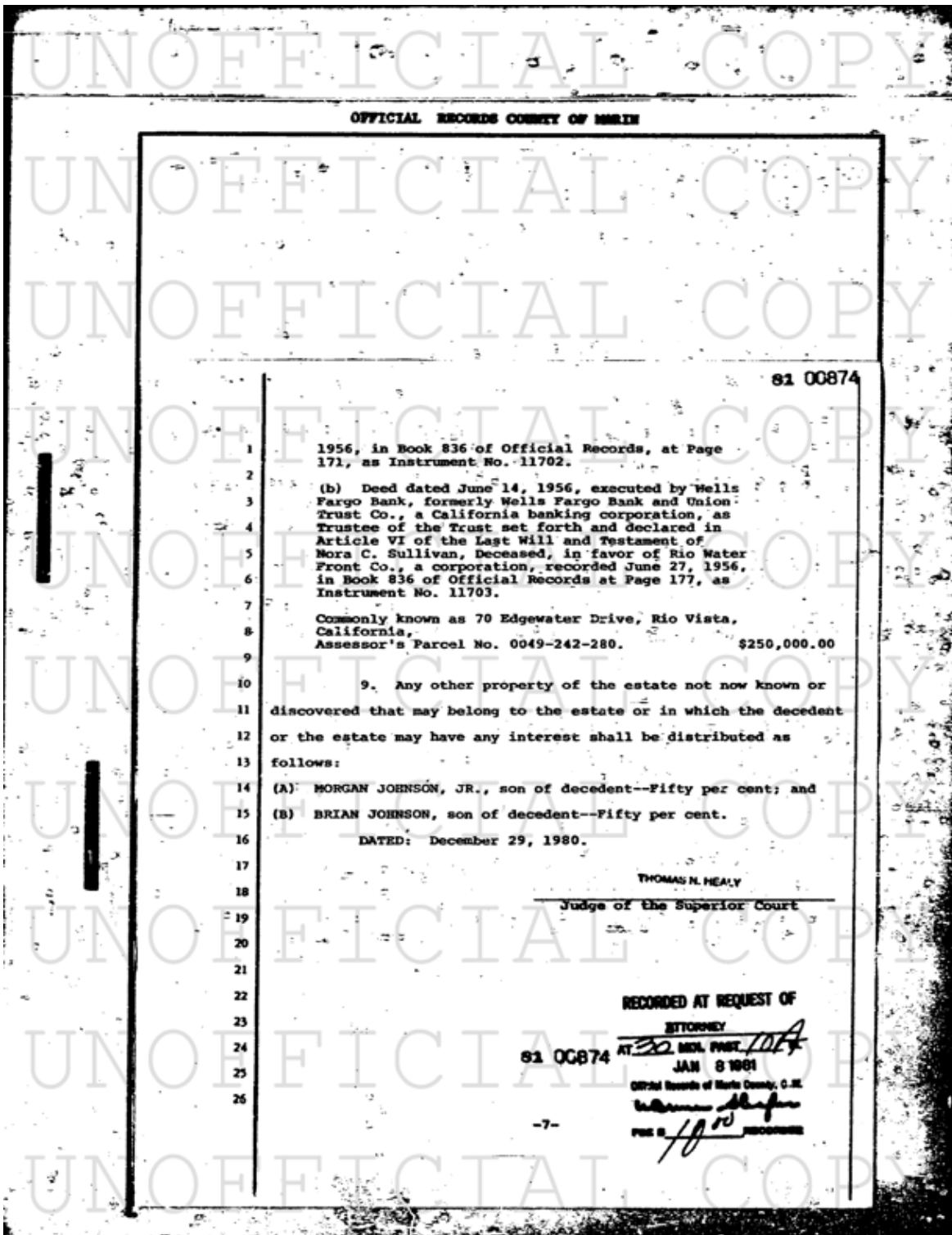
16 Lots 1, 2, 5, and 7 in Block 3 as shown upon that
 17 certain map entitled "Subdivision Lot 0 Charles
 18 Robinson Tract Subdivision One, Marin Co. Cal"
 19 filed April 28, 1931, in Map Book 5, Page 60, in
 20 the office of the County Recorder, County of
 21 Marin, State of California.
 22 Assessor's Parcel Nos. 195-162-13 and 195-162-14. \$16,000.00

23 (F) All that certain real property situate in the
 24 City of Rio Vista, County of Solano, State of
 25 California, more particularly described as follows:

26 Lots 17 and 18, as the same are shown on that cer-
 27 tain map entitled "Map of Riverside, City of Rio
 28 Vista, Solano County, California," filed in the
 29 office of the County Recorder of Solano County,
 30 California, September 13, 1957, in Book 17 of
 31 Maps, Page 70.

32 Excepting therefrom all minerals, mineral deposits,
 33 oil, gas and other hydrocarbon substances of every
 34 kind and character as contained in the following
 35 Deeds:

36 (a) Deed dated June 8, 1956, executed by Janet
 Callaghan, et al, in favor of Rio Water Front
 Co., a corporation, Trustee; recorded June 27,



RESIDENTIAL APPRAISAL RECORD

SHEET _____ OF _____
195-162-13

C D

CHANGES		BUILDING DATA		ACTION		COST FACTORS	
CODE 1	CODE 2	CODE 3	CODE 4	CODE 5	CODE 6	CODE 7	CODE 8
1 NEIGHBORHOOD	34 CLASS & SHAPE	67 COST BASE YEAR					
2 TRACT	35 DESIGN	68 BASIC AREA					
3 TAX RATE AREA	36 ARCHITECTURE	69 1ST FL. AREA					
4 USE CODE	37 PATTERN	70 2ND FL. AREA					
5 NO. OF UNITS	38 CONST. YEAR	71 3RD FL. AREA					
6 WIDTH (FEET)	39 EFF. YEAR	72 3RD FL. FACTOR					
7 DEPTH (FEET)	40 DEF. TABLE	73 ATTIC AREA					
8 SQ. FT. ACTUAL	41 LIVING ROOM	74 FIN. BSMT. AREA					
9 SQ. FT. USABLE	42 DINING ROOM	75 ATTIC FACTOR					
10 CUL-DE-SAC	43 DINING AREA	76 FIN. BSMT. AREA					
11 CORNER	44 FAMILY ROOM	77 FIN. BSMT. FACTOR					
12 STREET COND. POOR	45 KITCHEN	78 UNF. BSMT. AREA					
13 NUISANCE INT. L.	46 BREAKFAST AREA	79 UNF. BSMT. FACTOR					
14 UTIL. UNDERGRD.	47 DEN/LIBRARY	80 ADD. AREA					
15 SEPTIC TANK	48 BEDROOMS	81 ADD. AREA FACTOR					
16 VIEW	49 SUPP. ROOMS	82 GARAGE AREA					
17 ZONING USE CODE	50	83 GARAGE FACTOR					
18 WATERFRONT	51 BATHS	84 REC. POR. AREA					
19 LAND PROBLEM	52 KIT. BLT. NS	85 REC. POR. COST					
20 EASE BURDEN	53 BATHS MOD.	86 ACCESS POR. COST					
21 LDSCP BELOW AVG.	54 STOR. SP. ADEQ.	87 FIREPLACE COST					
22 LDSCP ABOVE AVG.	55 CENTRAL HEAT	88 HEAT/COOL AREA					
23 HILLSIDE	56 CENTRAL COOL	89 HEAT/COOL COST					
24 BENCH	57 FUNCT. PLAN POOR	90 EX. PLUMB. COST					
25 ARCH. ATT. POOR	58 PARKING ADEQ.	91 BLT. INS. COST					
26 ARCH. ATT. EXC.	59 DEF. MAINT.	92 YD. INS. COST					
27 UNDERIMP.	60	93 MISC. STRUC. COST					
28 OVERIMP.	61 INSP. DATE	94 SP. FEAT. COST					
29 ECONOMIC UNIT	62 EMPLOYEE NO.	95 MISC. ITEMS COST					
30	63 USABLE IN REG.	96 POOL AREA					
31 % OF BASE LOT	64	97 POOL COST					
32 APP. DATE	65	98 SLOPE COST					
33 EMP. OVERT NO.	66	99 PLANNING FEES					

LAND ADJUSTMENT SUMMARY	
BASE LOT VALUE - 15,000	
ADJ. LAND VALUE - 12,600	
ADJ. LAND - BASE VAL. - 2,400	
FACTORS CONS. DER.:	
SIZE	SHAPE
USE. AREA	TCPDG.
PRIVACY	
SETTING	
TREES	
UTILITIES	
ACCESS	
VIEW	
WATERFRONT	
WATERVIEW	

TOTAL	
1978	1977
12,600	12,600
12,600	12,600
26,78	26,77

WARNING: Assessor/Recorder-Courier is not liable for accuracy of contents. See Rev. & Tax. Code 1240-1040-475

RESIDENTIAL APPRAISAL RECORD

SHEET 195-162-14 OF 63

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NARIN COUNTY OFFICIAL RECORDS

80 21778

Order No. _____
Escrow No. _____
Loan No. _____

RECORDED BY REQUEST OF
PACIFIC COAST
TITLE

1990 APR 11 AM 8:00
MARIN COUNTY CLERK
JAMES M. DALY

WHEN RECORDED MAIL TO
B. Lee Johnson
c/o R.L.L. Marge Service
PO Box 667
Homesburg, CA 95716

MAIL TAX STATEMENTS TO
same as above

WHILE ADDING THIS LINE FOR ACCURACY USE
DOCUMENTARY TRANSFER TAX \$
X... Computed on the consideration or value of property conveyed, OR
... Computed on the consideration or value less fees and expenses
remaining in time of sale.
By B. Lee Johnson Pacific Coast Title Company
Secretary of Decision or Agent (Company Name) - Firm Name (agent)

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Morgan Johnson, Jr., a married man

hereby GRANT(S) to
Brian Johnson, a married man as his sole and separate property

the real property in the City of _____
County of _____ State of California, described as
ALL OF THE GRANTEE'S UNDIVIDED 1/8 INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:
Lots 1, 2, 5, and 7 in Block 3 as shown upon that certain map entitled "Subdivision
Lot 3 Charles Robinson Tract Subdivision One, Marin Co., Calif., filed April 28, 1941
in Map Book 5 Page 60 in the Office of the County Recorder, County of Marin, State of
California.

Date: 8-22-90

STATE OF CALIFORNIA
COUNTY OF SOLANO
I, Robert A. Huberto, Registrar, do hereby certify that the foregoing instrument was duly recorded in _____
_____ of _____ 1990.

Notary Public in and for the State of California

Witness my hand and official seal this _____ day of _____, 1990.

Signature: Robert A. Huberto

Morgan Johnson, Jr.

**OFFICIAL SEAL
ROBERT A. HUBERTO
NOTARY PUBLIC - CALIFORNIA
Please Print or Stamp Clearly
By Commission Expires _____**

MAIL TAX STATEMENTS AS DIRECTED ABOVE

MARIN COUNTY OFFICIAL RECORDS

90-21279

RECORDED AT REQUEST OF
PACIFIC COAST
TITLE
1990 APR 11 AM 8:00
MARIN COUNTY, CALIFORNIA
JAMES EARL RORER

Ordn. No.
Eschew No.
Loan No.

WHEN RECORDED MAIL TO:
Brian Johnson
c/o S.J. To Hedge Services
PO Box 687
Hoscowick, CA 95718

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Parcel 195-162 13 & 14

SPACE ABOVE THIS LINE FOR RECORDER'S USE
RET CODE 11911

DOCUMENTARY TRANSFER TAX - 0-
Computed on the consideration or value of property conveyed, OR
value computed on the consideration or value less the amount of
amounts in lieu of sale.
The undersigned Grantor declares
Signature of Deedmaker or Agent Deedmaking for - Firm Name

QUITCLAIM DEED

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

Whereas Johnson, wife of the Grantor herein

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

Brian Johnson, a married man as his sole and separate property

the real property in the City of _____, State of California, described as

County of Marin

lots 1, 2, 5, and 7 in Block 3 as shown upon that certain map entitled "Subdivision
Lot 0 Charles Robinson Trust Subdivision One, Marin Co., Calif., filed April 28, 1931
in Map Book 5 Page 69 in the Office of the County Recorder, County of Marin, State of
California.

IT IS THE INTENTION OF THE GRANTEE HEREOF TO RELEASE ALL HER RIGHT, TITLE AND INTEREST,
WHOLLY OR OTHERWISE, IN AND TO THE HEREIN PROPERTY, AND TO GRANT TITLE HERETO TO THE
GRANTEE HEREOF AS HIS SOLE AND SEPARATE PROPERTY.

Dated 4-2-90

STATE OF CALIFORNIA PLACER
COUNTY OF _____

On April 2, 1990

before me, the undersigned, a Notary Public in and for said State, personally appeared Theresa Johnson

personally known to me (or proved to me on the Oath of satisfactory
evidence) to be the person whose name is here subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same.

WITNESS my hand and official seal.

Signature _____

Notary Seal

(This seal for official notarial use)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FORM (5/82)

MULTIPLE OWNER ASSESSMENT RECORD

SALE

195-162-13

601 ROLL

2004/2005 RY; as of 07/22/03

NAME:	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET	BY SET
601 AV																		
TOTAL	165,527	34,625	-30,902															
LAND	165,527	34,625	-130,902															
IMPS	0		0															
RY VAL LD	4,983	4,983	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RY VAL IM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NAME:	Bagwill, Modestine	Combs, Colette	Kimball, Yvette	Johnson, Deon	Cedarholm,	Bagwill, Modestine	Combs, Colette	Kimball, Yvette	Johnson, Deon	Johnson, Morgan	Johnson, Brian	Johnson, Brian	Johnson, Brian	Johnson, Brian	Johnson, Brian	Johnson, Brian	Johnson, Brian	Johnson, Brian
% INTEREST	20000	20000	00000	00000	00000	05000	05000	00000	00000	00000	00000	00000	00000	00000	00000	00000	00000	00000
BASE YEAR	1975	1975	1975	1975	1975	1977	1977	1977	1977	1980	1980	1980	1980	1980	1980	1980	1980	1980
TRANS YEAR	2004	2004	2004	2004	2004	2004	2004	2004	2004	2004	2004	2004	2004	2004	2004	2004	2004	2004
TRANS MO	LD	LD	LD	LD	LD	Aug	Aug	Aug	Aug	Dec	Dec	Dec	Dec	Dec	Dec	Dec	Dec	Dec
TRANS YR	1975	1975	1975	1975	1975	1976	1976	1976	1976	1979	1979	1979	1979	1990	1990	1990	1990	2003
BY VAL LD	14,460	14,460	14,460	14,460	14,460	12,600	12,600	12,600	12,600	30,000	30,000	30,000	30,000	70,000	70,000	70,000	70,000	545,000
BY VAL IM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FACTOR:	1,72671	1,72671	1,69285	1,69285	1,69285	1,65965	1,65965	1,62711	1,62711	1,53927	1,53927	1,53927	1,53927	1,29566	1,29566	1,29566	1,29566	1,00000
RY VAL LD	4,983	4,983	0	0	0	1,045	1,045	0	0	0	0	0	0	0	0	0	0	0
RY VAL IM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DIFFERENCE																		
DIFFERENCE	1,00000	.00000																
MOAR																		

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1:46 PM

