

**LANDLORD LIGHTING PLAN**  
1/4" = 1'-0"



**LANDLORD POWER PLAN**  
1/4" = 1'-0"

**GENERAL ELECTRICAL NOTES**

1. ELECTRICAL SERVICE FOR NEW LEASE SPACE IS EXISTING, RE: ELECTRICAL ONE-LINE DIAGRAM.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NEC AND ALL APPLICABLE CODES.
3. ALL ELECTRICAL CIRCUITS SHALL BE CLEARLY LABELED ON THE ELECTRICAL PANEL. SEE PANEL SCHEDULE ON SHEET ED 1.
4. OUTLETS AND JUNCTION BOXES SHOWN INDICATE THE FINAL DESIRED LOCATION. SHOULD THEY ALREADY EXIST AS SHOWN AND MEET CURRENT APPLICABLE CODES AND ADA, THEY WILL REMAIN CONNECTED IN CURRENT LOCATION. REPLACE EXISTING RECEPTACLE AND COVER PLATE WITH NEW.
5. RECEPTACLE SHALL BE MOUNTED AT 18" AFF TO CENTER UNLESS NOTED OTHERWISE OR REQUIRED BY CODE.
6. RECEPTACLES SITUATED IN THE SAME STUD CAVITY MUST BE PROPERLY INSULATED TO ATTENUATE SOUND. BACK TO BACK RECEPTACLES SHALL NOT BE ALLOWED.
7. SPACE GANG POWER TELEPHONE AND DATA OUTLETS AS CLOSE AS POSSIBLE AND IN NO CASE WIDER THAN 6" ON CENTER.
8. ALL ELECTRICAL CIRCUITS, CONDUIT AND MAESTRO LAN CABLE AND TELEPHONE CABLE SHALL RUN CONCEALED WITHIN WALL STUD CAVITIES, SURFACE MOUNTED WIREMOLD IS NOT ACCEPTABLE UNLESS AUTHORIZED BY MARINER FINANCIAL.
9. ELECTRICAL CONTRACTOR SHALL COMPLETELY COORDINATE ALL CONNECTIONS AND OVERCURRENT PROTECTION FOR ALL NEW MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR.
10. GENERAL CONTRACTOR SHOULD CONTACT ENGINEER FOR ANY AND ALL ENGINEERING REQUIRED TO PROPERLY SIZE ALL ELECTRICAL WIRING, BREAKERS, ETC TO MEET ALL REQUIRED CODES.
11. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR DATA AND VOICE CABLE. CABLE TO BE PLENUM RATED CAT6 WITH NO CONDUIT. DATA OUTLETS SHALL BE RJ45 FEMALE, CAT6 GROUND BUSS BAR TO BE MOUNTED AT IT PHONE BOARD. ELECTRICAL CONTRACTOR TO TEST AND CERTIFY DATA AND VOICE ARE WORKING.
12. DATA OUTLETS SHOWN INDICATE THE FINAL DESIRED LOCATION, SHOULD THEY ALREADY BE EXISTING, THEY SHALL BE REUSED.
13. TENANT SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH TELEPHONE COMPANY FOR SERVICE.
14. ELECTRICAL CONTRACTOR SHALL SET ALL WALL SWITCH OCCUPANCY SENSORS TO A 10 MINUTE OVERRIDE DELAY SHUTOFF.
15. ALL CONDUCTORS TO BE COPPER WITH THHN/THHN-2 INSULATION. #12 AWG MINIMUM SIZE (#10 MINIMUM SIZE FOR CIRCUIT LENGTHS GREATER THAN 75 FEET).
16. ALL WIRING TO BE IN EMT (1/2" MIN. SIZE) OR MC CABLE. EMT REQUIRED FOR HOME RUNS AND EXPOSED WORK.
17. EC TO SUPPORT ALL LIGHT FIXTURES IN GRID BY ALL FOUR CORNERS WITH CABLE.

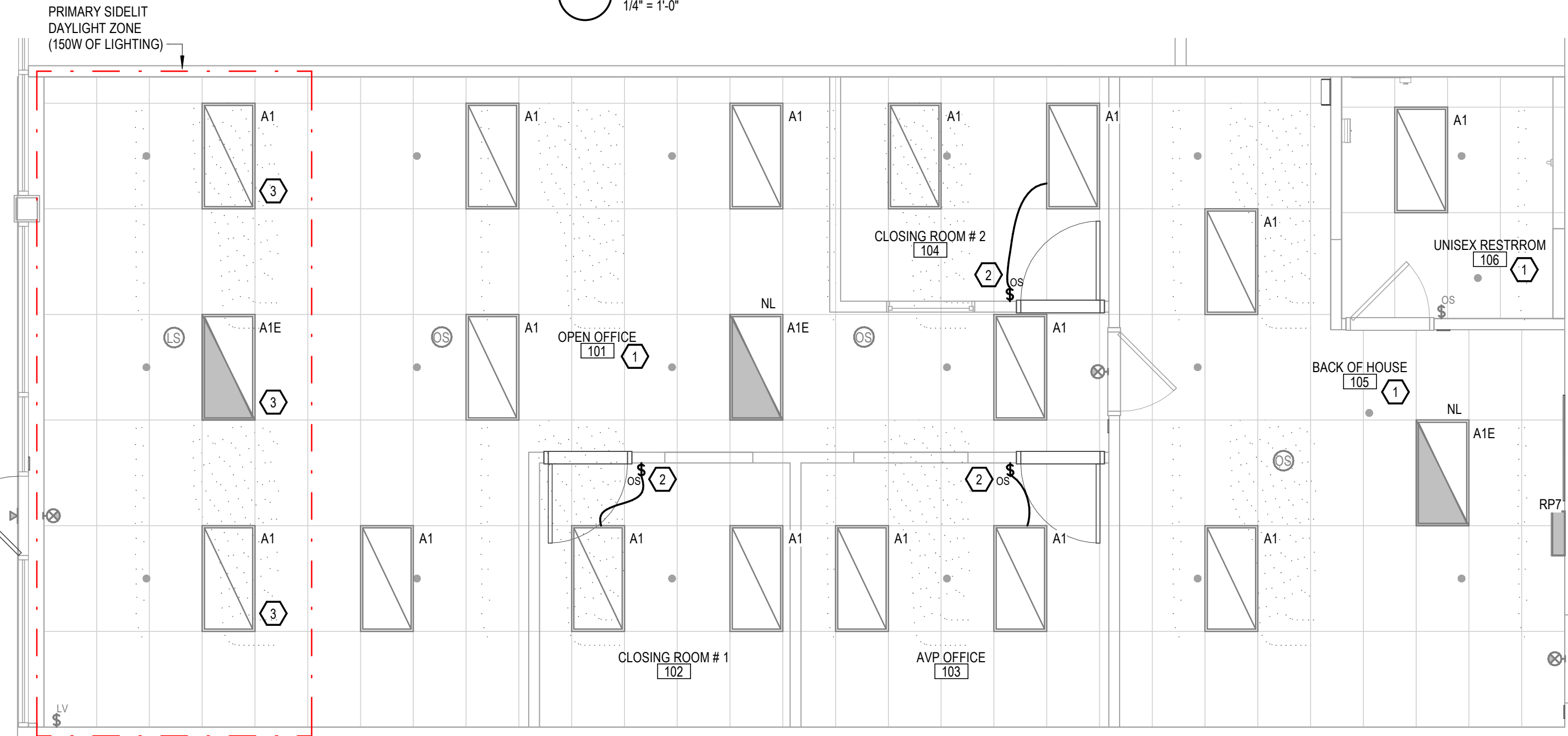
**ELECTRICAL KEYNOTES**

1. ELECTRICAL CONTRACTOR SHALL CONNECT THE EMERGENCY BALLAST OF THIS FIXTURE AHEAD OF ALL CONTACTORS AND SWITCH CONTROL SO AS TO PROVIDE CONSTANT POWER TO THE EMERGENCY BALLAST UNTIL EVENT OF UTILITY POWER FAILURE. TYPICAL FOR ALL EMERGENCY FIXTURES.
2. NIGHT LIGHT FIXTURE TO BE WIRED AHEAD OF ANY LOCAL SWITCHES SO THAT LIGHT FIXTURE IS ALWAYS ON.
3. SENSOR OR SWITCH STATION PART OF ROOM LIGHTING CONTROL SYSTEM. SEE LIGHTING CONTROL SCHEDULE ON SHEET ED 1.
4. COMBINATION 0-10V DIMMER AND WALL SWITCH STYLE OCCUPANCY SENSOR.
5. LUMINAIRE TO PART OF DAYLIGHT HARVESTING FUNCTION OF ROOM LIGHTING CONTROL SYSTEM - SEE LIGHTING CONTROL SCHEDULE ON SHEET ED 1.
6. LIGHTING ROOM CONTROLLER TO BE LUTRON OR CRESTRON.
7. A MINIMUM OF 30" WIDE BY 3'-0" DEEP CLEARANCE SHALL BE MAINTAINED FROM FRONT FACE OF ALL ELECTRICAL EQUIPMENT FOR SERVICING PER NEC ARTICLE 110.26.

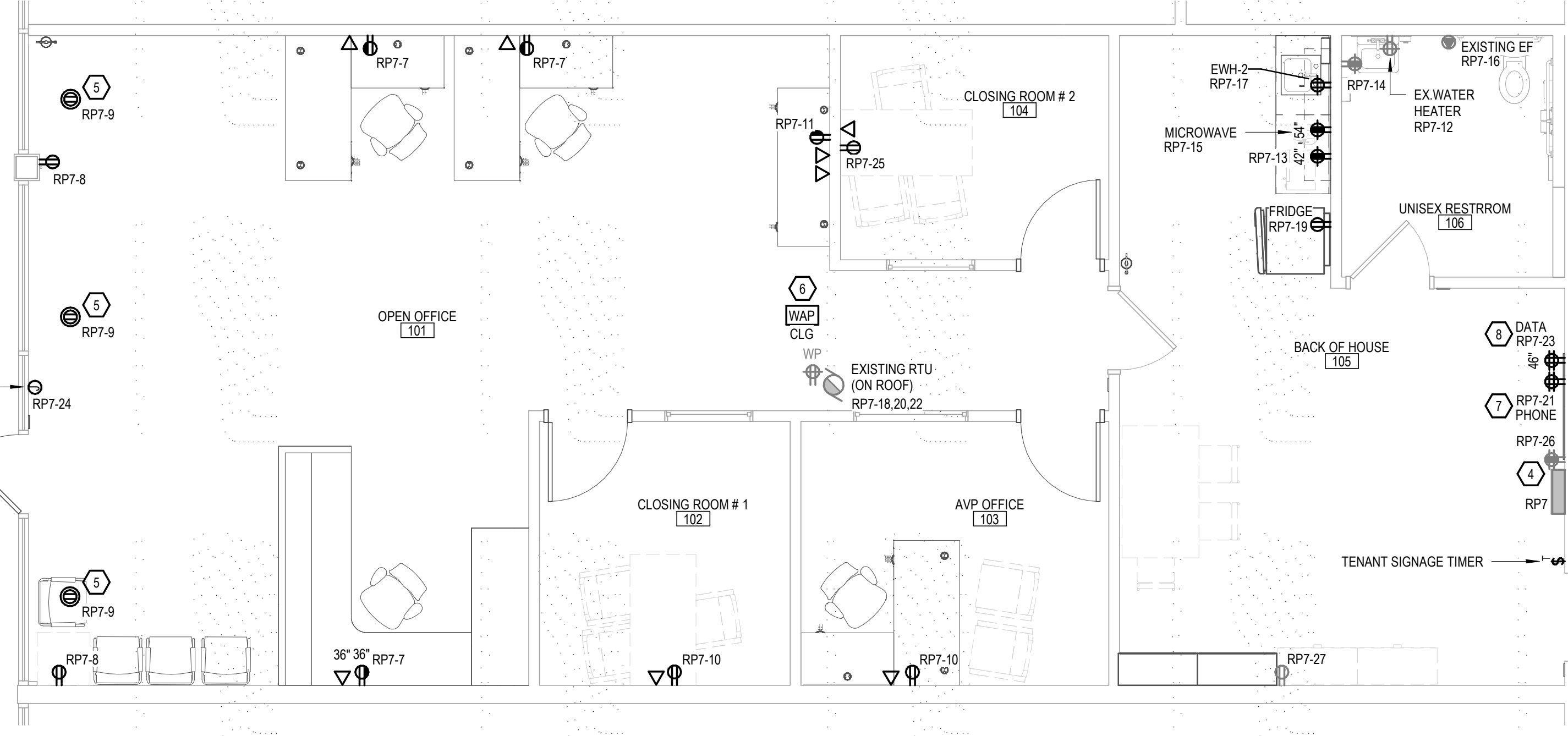
ElumTools General Use Global Illuminance Results					
Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
Space 5; Space 6; Space 7; Space 8; Space 9; Space 10	44 fc	88 fc	11 fc	3.9	6.1



**PHOTOMETRIC PLAN**  
1/4" = 1'-0"



**LIGHTING PLAN**  
1/4" = 1'-0"



**POWER PLAN**  
1/4" = 1'-0"

**GENERAL ELECTRICAL NOTES**

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- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NEC AND ALL APPLICABLE CODES.
- ALL ELECTRICAL CIRCUITS SHALL BE CLEARLY LABELED ON THE ELECTRICAL PANEL. SEE PANEL SCHEDULE ON SHEET E1.
- OUTLETS AND JUNCTION BOXES SHOWN INDICATE THE FINAL DESIRED LOCATION. SHOULD THEY ALREADY EXIST AS SHOWN AND MEET CURRENT APPLICABLE CODES AND ADA, THEY WILL REMAIN CONNECTED IN CURRENT LOCATION. REPLACE EXISTING RECEPTACLE AND COVER PLATE WITH NEW.
- RECEPTACLE SHALL BE MOUNTED AT 18" AFF TO CENTER UNLESS NOTED OTHERWISE OR REQUIRED BY CODE.
- RECEPTACLES SITUATED IN THE SAME STUD CAVITY MUST BE PROPERLY INSULATED TO ATTENUATE SOUND. BACK TO BACK RECEPTACLES SHALL NOT BE ALLOWED.
- SPACE GANG POWER TELEPHONE AND DATA OUTLETS AS CLOSE AS POSSIBLE AND IN NO CASE WIDER THAN 6" ON CENTER.
- ALL ELECTRICAL CIRCUITS, CONDUIT AND MAESTRO LAN CABLE AND TELEPHONE CABLE SHALL RUN CONCEALED WITHIN WALL STUD CAVITIES. SURFACE MOUNTED WIREMOLD IS NOT ACCEPTABLE UNLESS AUTHORIZED BY MARINER FINANCIAL.
- ELECTRICAL CONTRACTOR SHALL COMPLETELY COORDINATE ALL CONNECTIONS AND OVERCURRENT PROTECTION FOR ALL NEW MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR.
- GENERAL CONTRACTOR SHOULD CONTACT ENGINEER FOR ANY AND ALL ENGINEERING REQUIRED TO PROPERLY SIZE ALL ELECTRICAL WIRING, BREAKERS, ETC TO MEET ALL REQUIRED CODES.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR DATA AND VOICE CABLE. CABLE TO BE PLENUM RATED CAT6 WITH NO CONDUIT. DATA OUTLETS SHALL BE RJ45 FEMALE, CAT6 GROUND BUSS BAR TO BE MOUNTED AT IT PHONE BOARD. ELECTRICAL CONTRACTOR TO TEST AND CERTIFY DATA AND VOICE ARE WORKING.
- DATA OUTLETS SHOWN INDICATE THE FINAL DESIRED LOCATION, SHOULD THEY ALREADY BE EXISTING, THEY SHALL BE REUSED.
- TENANT SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH MARINER COMPANY FOR SERVICE.
- ELECTRICAL CONTRACTOR SHALL SET ALL WALL SWITCH OCCUPANCY SENSORS TO A 10 MINUTE OVERRIDE DELAY SHUTOFF.
- ALL CONDUCTORS TO BE COPPER WITH THHN/THHN-2 INSULATION. #12 AWG MINIMUM SIZE (#10 MINIMUM SIZE FOR CIRCUIT LENGTHS GREATER THAN 75 FEET).
- ALL WIRING TO BE IN EMT (1/2" MIN. SIZE) OR MC CABLE. EMT REQUIRED FOR HOME RUNS AND EXPOSED WORK.
- EC TO SUPPORT ALL LIGHT FIXTURES IN GRID BY ALL FOUR CORNERS WITH CABLE.

**ELECTRICAL KEYNOTES**

- LIGHT FIXTURE AND LIGHTING CONTROLS TO BE EXISTING TO REMAIN IN THIS ROOM.
- COMBINATION 0-10V DIMMER AND WALL SWITCH STYLE OCCUPANCY SENSOR, EC TO REWIRE LIGHT FIXTURES IN THIS ROOM TO NEW SWITCH ON SAME CIRCUIT AS EXISTING.
- EXISTING LUMINAIRE TO PART OF EXISTING DAYLIGHT HARVESTING FUNCTION OF ROOM LIGHTING CONTROL SYSTEM.
- A MINIMUM OF 30" WIDE BY 3'-0" DEEP CLEARANCE SHALL BE MAINTAINED FROM FRONT FACE OF ALL ELECTRICAL EQUIPMENT FOR SERVICING PER NEC ARTICLE 110.26.
- "SHOW WINDOW" RECEPTACLE MOUNTED IN CEILING PER NEC ARTICLE 210.62. EC TO PROVIDE IF NOT EXISTING.
- CABLE FROM CENTER OF OFFICE TO BREAK ROOM FOR WIFI ROUTER.
- CABLE FROM FRONT OF OFFICE TO BREAK ROOM FOR SECURITY CAMERA DATA CONNECTION. ELECTRICAL CONTRACTOR TO PROVIDE 20'-0" OF CABLE SLACK. GENERAL CONTRACTOR TO COORDINATE FINAL CAMERA LOCATION WITH MARINER FINANCE REPRESENTATIVE IN FIELD.
- PROVIDE AND INSTALL NEW CAT6 GROUND BUSS BAR AT IT DATA PHONE BOARD.

**progressive** ae  
 MARINER FINANCE, LLC.  
**1902 - HOOD CENTER**  
 NOT FOR CONSTRUCTION  
 E1.0B  
 PROJECT NUMBER: 85660046  
 PROJECT MANAGER: J.J. POTTER  
 PROFESSIONAL: K GROENENBOOM  
 DRAWN BY: R KENNEDY  
 CHECKED BY: K GROENENBOOM  
 ISSUANCE: 10/14/2022 LLOWNER REVIEW  
 PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING II, LLC  
 1811.4 Mile Run NE, Grand Rapids, MI 49505 | 616.361.2954  
 330 South Lynn St., Suite 500 | Charlotte, NC 28202 | 704.731.8080 | www.progressiveae.com

10/13/2022 3:56:53 PM Autodesk Docs:85660046-Marinere Finance Gresham CR:85660046-Marinere Finance-Gresham CR-Elc.dwg  
 89 - E1.0B  
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# COMcheck Software Version COMcheckWeb Interior Lighting Compliance Certificate

## Project Information

Energy Code: 90.1 (2019) Standard  
Project Title: Mariner Finance - Gresham OR  
Project Type: Alteration

Construction Site:  
1625 NE Division Street  
Gresham, Oregon 97030

Owner/Agent:  
Darren Dickerhoof  
Dickerhoof Properties  
777 NE 2nd Street  
Corvallis, Oregon 97330  
541-754-3630  
darren@dickerhoof.com

Designer/Contractor:  
Robert Kennedy  
Progressive Architecture  
Engineering & Planning II, LLC  
1811 4 Mile Road  
Grand Rapids, Michigan 49525  
616-36-2654  
kenedyr@progressiveae.com

## Allowed Interior Lighting Power

A Area Category	B Floor Area (ft <sup>2</sup> )	C Allowed Watts / ft <sup>2</sup>	D Allowed Watts
1-Office	1490	0.64	954
Total Allowed Watts =			954

## Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture Fixture Watt.	D E Total Proposed Watts
Office (1490 sq ft.) LED, A1A1E: 2x4 LED TROFFER: LED Panel 54W:	1	19	50
Total Proposed Watts =			950

## Interior Lighting PASSES

### Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Robert Kennedy - Designer

Name - Title: Robert Kennedy  
Signature: [Signature]  
Date: 10/11/2022

Project Title: Mariner Finance - Gresham OR  
Data filename: Mariner Finance - Gresham OR  
Report date: 10/11/22  
Page 1 of 5

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
9.4.1.3 (EL4)	Separate lighting control devices for specific uses installed per approved lighting plans.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
9.6.2 (EL8)	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

### Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
Project Title: Mariner Finance - Gresham OR  
Data filename: Mariner Finance - Gresham OR  
Report date: 10/11/22  
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# COMcheck Software Version COMcheckWeb Inspection Checklist

Energy Code: 90.1 (2019) Standard

Requirements: 100.0% were addressed directly in the COMcheck software  
Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
4.2.2, 8.4.1.1, 8.4.1.2, 8.7 (PR6)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the electrical systems and equipment and document where exceptions are claimed. Feeder connectors sized in accordance with approved plans and branch circuits sized for maximum drop of 3%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
4.2.2, 9.4.3, 9.7 (PR4)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

### Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
Project Title: Mariner Finance - Gresham OR  
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Report date: 10/11/22  
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
8.7.1 (F116)	Furnished as-built drawings for electric power systems within 30 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
8.7.2 (F117)	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
9.2.3 (F118)	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the interior Lighting fixture schedule for values.
9.4.4 (F120)	At least 75% of all permanently installed lighting fixtures in dwelling units have $\geq 55$ lm/W efficacy at a $\geq 45$ lm/W total luminaire efficacy.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.

### Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
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Report date: 10/11/22  
Page 5 of 5

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
8.4.2 (EL10)	At least 50% of all 125 volt 15- and 20-Amp receptacles are controlled by an automatic control device.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
8.4.3 (EL11)	New buildings have electrical energy use measurement devices installed. Where tenant spaces exist, each tenant is monitored separately. In buildings with a digital control system the energy use is transmitted to a control system and displayed graphically.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
9.4.1.1 (EL1)	Automatic control requirements prescribed in Table 9.6.1, for the appropriate space type, are installed. Mandatory lighting controls (labeled as "REQ") and optional choice controls (labeled as "ADD1" and "ADD2") are implemented.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
9.4.1.1a (EL2)	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
9.4.1.1b (EL26)	No lighting shall be automatically turned on - restricted to manual.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
9.4.1.1c (EL27)	$\leq 50\%$ of general lighting power shall be allowed to be automatically turned on.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
9.4.1.1d (EL28)	Bilevel lighting control - $\leq 50\%$ of general lighting controlled with one intermediate step between full off and full on.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
9.4.1.1e (EL29)	Automatic daylight responsive controls for sidelighting $\geq 150$ watts controlled by photocontrols.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
9.4.1.1f (EL30)	Automatic daylight responsive controls for toplighting $\geq 150$ watts controlled by photocontrols.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
9.4.1.1g (EL31)	Automatic partial OFF: lighting shall be reduced $\geq 50\%$ within 20 minutes of zero occupancy.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
9.4.1.1h (EL32)	Automatic full OFF: lighting shall be shut off within 20 minutes of zero occupancy.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
9.4.1.1i (EL33)	Scheduled shutoff: all lighting shall be shut off when scheduled to be unoccupied.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

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Report date: 10/11/22  
Page 3 of 5

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**progressive**  
**1902 - HOOD CENTER**  
**NOT FOR CONSTRUCTION**  
**ENERGY COMPLIANCE E5.1A**

MARINER FINANCE, LLC.  
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 330 South Lyon St. Suite 500 | Charlotte, NC 28202 | 704.731.8580  
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COA ARCHITECT COA ENGINEER  
 PROJECT NUMBER: 85560046  
 PROJECT MANAGER: J.J. POTTER  
 PROFESSIONAL: K GROENENBOOM  
 DRAWN BY: R KENNEDY  
 CHECKED BY: K GROENENBOOM  
 ISSUANCE: 10/14/2022 LLOWNER REVIEW