

MISSION VALLEY NEIGHBORS ASSOCIATION, INC.

July 1, 2013

Mr. Chairman and Commissioners
City of Prairie Village Planning Commission
7700 Mission Road
Prairie Village, Kansas 66208

Re: Mission Chateau-Response to Letter from MVS, LLC

Dear Mr. Chairman and Commissioners:

This letter is in response to the letter from MVS, LLC to you dated June 18, 2013 (the "MVS Letter").

We also appreciate your service to this community as Commissioners and we acknowledge your time and commitment in your review of the proposed Mission Chateau project.

In summary, we do not believe the MVS Letter is persuasive in making the case for either the need for such a large CCRC in Prairie Village nor the density of the proposed project. "Why so big?" is not adequately addressed by the 10 page MVS Letter. We continue to assert that the Benton House project sets the correct and appropriate precedent for this senior dwelling facility.

Need:

The MVS Letter asserts "that Prairie Village has a proportionately higher need for more senior living residences than Johnson County as a whole". What the MVS Letter does not address is that the Prairie Village senior dwelling offerings are already proportionately higher and the need in Prairie Village does not support a project the size proposed by MVS, LLC.

Between 4% and 7.5% of Americans aged 75 and older live in senior dwelling units. According to a USA Today article on this topic, this percentage is actually dropping compared with 8.1% in 2000 and 10.2% in 1990. According to the latest census, the population in Prairie Village is 21,730 residents. The 7,400 Prairie Village residents 65+ as reflected in the MVS Letter is high (the number was taken from the 66207 and 66208 zip codes). The number of seniors in Prairie Village 75+ is less than the 3,400 reported in the MVS Letter (again, that number was taken from the 66207 and 66208 zip codes). The number of seniors in Prairie Village 65+ is closer to 4,700 and the number of seniors in Prairie Village 75+ is approximately 2,142 (roughly 10% of the Prairie Village population). There are 357 senior dwelling units in Prairie Village (set to grow even more when Benton House is fully developed) so you should subtract 357 from 2,142; thus there are approximately 1,785 seniors that are 75+. If you multiply

1,785 by 7.5% there are approximately 139 seniors 75+ that may be looking to move into senior dwelling units in Prairie Village. This number dictates a much smaller senior dwelling development than presently proposed at the Mission Valley site.

Let me also reiterate the information provided by Robert Higney at the May Planning Commission meeting. Citing the Nielsen Senior Life Report, 2013, the 75+ population in zip codes 66207 and 66208 is projected to gain only 24 individuals from 2013 to 2018. The projected percentage of seniors in the Prairie Village population remains stagnant at 10% for the next five years. This is directly contrary to the statement in the MVS Letter that the "need in Prairie Village will increase dramatically over the next few years". The reality is that the massive project proposed by MVS, LLC is intended to provide services to seniors from all over the Johnson County area.

Although the MVS Letter points out that the aging population is centralized in a certain 5 mile radius, what the MVS Letter fails to point out is the number of senior dwelling units offered within this same 5 mile radius. According to the National Investment Center for the Senior Housing and Care Industry (NIC) and the MVS Letter there are 8,140 senior living units offered in Johnson County. What the MVS Letter fails to mention is that there are already 34 senior living facilities within this five mile radius totaling 4,348 units (that may hold as many as 5,292 residents when you consider double occupancy in certain units). Prairie Village and the five mile radius around the Mission Valley site are clearly saturated with senior dwelling units. The senior living need is met. Who does Prairie Village want to be?

If you listen to those that support the Mission Chateau project they generally suggest that Prairie Village needs more senior dwelling units, that the Tutera company is a good operator and that they would want to live there, or they think by offering more senior dwelling units in Prairie Village this will open single family housing as the seniors move to the Mission Chateau property. For purposes of this discussion, let's assume that these assertions are all true. Each of these suggestions are still addressed by a less dense senior dwelling project with better transitioning and a SNF that exists within the primary facility (thus serving the residences of Mission Chateau and not a wide ranging population). *None of these points asserted by the Tutera proponents are contingent on the existence of a massive project.* A smaller development will still provide senior housing. Tutera will still be the operator. If Prairie Village residents move into a smaller development that will still open up housing. As discussed below, if you model the size of the Mission Chateau project after Benton House on a proportionate basis you still meet all of the desires of those in support of the Tutera project. Thus, there is no need for a project the size proposed by Tutera. "Why so big?"

Density:

The MVS Letter, in part, compares the proposed Mission Chateau project against certain other Independent Living Facilities in the area, certain other Assisted Living Facilities in the area, and certain other Memory Care Facilities in the area. The MVS Letter does not analyze the proposed Mission Chateau project against any other Skilled Nursing Facilities nor does the MVS Letter compare the proposed Mission Chateau project against other CCRCs in the area. The

selective comparisons reflected in the MVS Letter attempt to show that the size of the proposed project is somehow in line with other facilities in the Johnson County area. We disagree.

First, before looking at the comparisons based on residents per acre, we want to address comparisons based on square feet per acre. The other CCRCs in Johnson County (minus Claridge Court which is located in C-2 zoning) on average are 7,487 square feet per acre. The proposed Mission Chateau project is 20,870 square feet per acre. If you use 7,487 square feet per acre at the Mission Valley site the project would be 137,760 square feet. A project this size is not only consistent with other CCRCs in Johnson County, it is also consistent with the Benton House precedent described below.

Now let us address the comparisons used in the MVS Letter. It is our belief that the Facilities chosen by MVS, LLC as reflected in the comparisons mentioned above do not reflect the true picture. In fact, the comparisons are cherry-picked to support the proposed Mission Chateau project but in reality they distort the truth. For instance, the MVS Letter attempted to support the claim that the Independent Living Facility portion of the proposed Mission Chateau project is in line with other Independent Living Facilities. When the MVS Letter compared Assisted Living Facilities, however, the comparison was made using different facilities than those used to compare the Independent Living facilities. These different facilities are again used to support the claim that the Assisted Living Facility portion of the project is in line with other Assisted Living Facilities in the area. Why not compare the same Facilities for both the Independent Living comparison and the Assisted Living comparison? We believe the only fair and reasonable comparison has to include a total residents comparison of the varied living options offered at all of the Facilities listed in the MVS Letter. We have made this comparison (See Attachment One).

As you can see, the average number of residents per acre (when fully occupied) in all of the senior dwelling facilities used in the MVS Letter reflects that the average number of residents is 15.5 per acre. The average number of residents per acre in the Mission Chateau project is 24.5. Keep in mind that the MVS Letter emphasizes that the units in the proposed Mission Chateau project are larger than the older model senior dwelling units developed in the medical model era. In other words, you would think that if the units were bigger, the number of residents per acre would actually go down. This is not the case. The reality is that the Mission Chateau project is too big.

If you take the proposed Mission Chateau project and compare it to all of the senior dwelling facilities cited in the MVS Letter that are zoned either R-1, R-1a or R-1b, then the number of residents per acre is 12.5. Again, this compares to 24.5 residents per acre for the proposed Mission Chateau project. (See Attachment Two).

Finally, if you compare the proposed Mission Chateau project against the other CCRCs in Johnson County, the residents per acre goes down even further to 8.7. Again, this compares to 24.5 residents per acre for the proposed Mission Chateau project (See Attachment Three).

In summary, the comparisons provided in the MVS Letter do not give an accurate depiction of the proposed Mission Chateau project. If you compare the proposed Mission

Chateau project against the other facilities used in the MVS Letter then Mission Chateau is much larger. If you compare the other senior dwelling facilities located in R-1 zoning then the Mission Chateau project is too large. If you compare the proposed project against other CCRC facilities, then, again, it is significantly too big.

As you look at the comparisons one realizes that the larger facilities are located on much larger tracts of land (see Santa Marta or Lakewood) or the facilities are located on properties with higher density zoning (see Claridge Court or the Atriums). The size of the proposed project on property zoned R-1a is not appropriate.

"Why so big?" is not answered.

Mission Chateau v. Benton House:

At the June 4, 2013 Planning Commission meeting, MVNA proposed a senior dwelling facility at the Mission Valley site similar in size to the Benton House property on a proportionate basis. Since the former Somerset School was 49,800 square feet located on 6.79 acres and the Benton House project (when fully developed) will be roughly the same size, we proposed that the senior dwelling facility at the Mission Valley site be similar in size to the existing Mission Valley school building; roughly 100,000 square feet. During the question and answer period of the June 4, 2013 Planning Commission meeting, Commissioner Schafer suggested that 150,000 square feet would be appropriate and proportionate with the Benton House project. If you take the Benton House project (when fully developed) over the number of square feet in the Benton House property and do a comparison using the number of square feet in the Mission Valley site, *the size of the building at the Mission Valley site would be 135,154 square feet.**

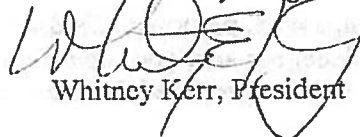
Benton House is the appropriate comparison. Benton House is located on property zoned R-1a. Benton House is on a former school site that required the issuance of a Special Use Permit. Benton House does not dominate the surrounding neighborhood and it preserves green space. Finally, Benton House is surrounded by single family residential on at least three sides.

In summary, the MVS Letter does not address "Why so big?" The need for senior housing in Prairie Village does not support a massive project and a massive project is not appropriate at the Mission Valley site.

Thank you for your attention to this matter.

Sincerely,

Mission Valley Neighbors Association, Inc.



Whitney Kerr, President

* 49,800 sq. ft at Benton House = 135,154 sq. at Mission Chateau
295,786.67 sq. ft. of land 802,747.30 sq. ft. of land

TUTERA'S RETIREMENT LIVING SAMPLE Maximum Residents

RETIREMENT FACILITY	ZONING	INDEP. LIV.	ASSIST. LIV.	SKILLED NURS.	MEM. CARE	TOTAL RES.	BLDG. SQ.FT.	ACRES	RES PER ACRE	SQ.FT./ACRE	PERIMETER TYPE	
SANTA MARTA	RP-4	231	32	32	16	311	294284	46.0	6.8	6397.5	MF	
VILLAGE SHALOM	R-1	128	54	52	12	246	220012	25.5	9.6	8627.9	TEMPLE,HOSPITAL,W-SF,E-MF	
CEDAR LAKE VILLAGE	RP4	197	36			233	160501	21.0	11.1	7661.1	FARM, AGRO	
FORUM	R-1	220	30	60	30	340	183445	7.5	45.2	24394.3	2-R,2-B	
TALL GRASS	R-1	227	32	44	28	331	317600	65.0	5.1	4886.2	2-MF,1-C,1-HWAY	
LAKEWOOD	RP-5	976	26	172		1174	909,088	100.0	11.7	9090.9	MULTIFAM,RES(BUILT AFTER LAKEVIEW)	
ATRIUMS	CP-0	203	35			238	183456	4.8	49.8	38379.9	4-B	
BICKFORD	CPO		101		30	131	49602	6.4	20.4	7714.2	1-R,3-B	
BROOKDALE PLACE	RP-3	416	40			40	496	312418	19.7	25.2	15866.8	4-B
CYPRESS SPRINGS	DFD					66	66	35166	2.4	27.3	14531.4	4-B
EMERITUS AT OVERLAND PK	CPO					56	56	24796	2.0	28	12398.0	OFFICE, MF
FREEDOM POINT	R-1		79		14	93	67443	4.6	20.4	14790.1	B, MF	
HERITAGE OF OP	R-1				48	48	30495	4.0	12.0	7604.7	CHURCH,3-R	
LAMAR COURT	RP-3		88			88	79311	4.0	22.3	20078.7	MF,SWEET LIFE	
PARK MEADOWS	RP-4	261	90		40	391	193569	8.5	45.8	22666.2	HIS,HWAY,1-B,1-R	
ROSE ESTATES	R-1		80			80	52195	5.9	13.5	8787.0	2-GREEN,1-R,1-2LANE MEDIAN	
SILVERCREST AT DEER CREEK	BO	141	24			165	157583	8.0	20.5	19624.3	4-BUS OFFICE	
STRATFORD COMMONS	RP-4				47	47	27649	4.7	10.0	5870.3	3-MF,1-S	
SUNRISE OP	CPO		69		20	89	47618	2.4	37.2	19923.8	4-BC	
SUNRISE LEAWOOD	SDO		53		30	83	63350	2.8	29.7	22706.1	4-BO,BC	
TOWNVILLAGE LEAWOOD	SDO	231				231	226745	8.5	27.3	26770.4	MF,BUSINESS,8BROOKSIDE SENIOR LIV	
SUNRISE LENEXA	RP-5		99		38	137	62664	1.9	72.1	32981.1	FIRESTATION,BUS, PARK 87&LACKMAN	
SWEET LIFE OF SHAWNEE	PUDMR				54	54	35182	3.7	14.8	9612.6	3-B,1-AGRIC	
BRIGHTON GARDENS	R1B		105	45	25	176	80382	4.4	39.8	18186.0	MF-1,SINGLE-2	
VILLA VENTURA	R-7.5	158	42			200	39903	4.6	43.2	8618.4	HOSPICE, CHURCH, 2-R	
KINGSWOOD MANOR	R15,R17	370	14	82	45	511	191019	15.4	33.2	12428.0	MF-1,SING-1,CHURCH-2	
BENTON HOUSE	R1A		47		13	60	39512	6.8	8.8	5819.1	RESI	
CLARBRIDGE	AGR				34	34	22875	2.1	16.3	10997.6	GREEN-1,RETIREMEN,RES,KCMO	
HOMESTEAD OLATHE	R4				43	43	20381	3.8	11.5	5434.9	RETIRE-1,BUS-1,IND-1,MF-1	
TOTAL		3759	1177	487	729	6152	4128244	396.3	15.5	10417.5		
MISSION CHATEAU	R-1A	242	72	100	36	450	384,000	18.4	24.5	20870.0		

ATTACHMENT ONE

TUTERA'S RETIREMENT SAMPLE ZONED R1 Maximum Residents

RETIREMENT FACILITY	ZONING	INDEP. LIV.	ASSIST. LIV.	SKILLED NURSING	MEMORY CARE	TOTAL RES	BLDG. SQ.FT.	ACRES	RES/ACRE	SQ.FT./ACRE	BUS PERMETER TYPE
VILLAGE SHALOM	R-1	128	54	52	12	246	220012	25.5	9.6	8627.9	NF TEMPLE,HOSPITAL,W-SF,E-MF
FORUM	R-1	220	30	60	30	340	183445	7.5	45.2	24394.3	FP 2-R,2-8
TALL GRASS	R-1	401	32	44	28	505	317600	65	7.8	4886.2	NF 2-MF,1-C,1-HWAY
FREEDOM POINT	R-1		79		14	93	67443	4.6	20.4	14790.1	B, MF
HERITAGE OF OP	R-1				48	48	30495	4.0	12.0	7604.7	CHURCH,3-R
ROSE ESTATES	R-1		80			80	52195	5.9	13.5	8787.0	2-GREEN,1-R,1-2LANE MEDIAN
BRIGHTON GARDENS	R1B		106	45	25	176	80382	4.4	39.8	18186.0	MF-1,SINGLE-2
BENTON HOUSE	R1A		47		13	60	39512	6.8	8.8	5819.1	RESI
TOTAL		749	428	201	170	1548	991084	123.7	12.5	8009.4	
MISSION CHATEAU	R-1A	242	72	100	36	450	384,000	18.4	24.5	20,870	TUTERA'S RETIREMENT SAMPLES ZONED R-1

ATTACHMENT TWO

JOHNSON COUNTY CCRC'S Maximum Residents

RETIREMENT FACILITY	ZONING	INDEP.	LIVING ASSIST.	LIVING SKILLED	NURSING MEMORY CARE	TOTAL RESIDENTS	BUILDING SQ.FT.	ACRES	RES PER ACRE	SQ.FT. PER ACRE	BUS PERIMETER	TYPE
ABERDEEN VILLAGE	RP-3	153	56	60	16	285	164,722	35.5	8.0	4640.1	NF	2-B,1-1,1-SF
SANTA MARTA	RP-4	231	32	32	16	311	294284	46	6.8	6397.5	NF	MF
VILLAGE SHALOM	R-1	128	54	52	36	270	220012	25.5	10.6	8627.9	NF	TEMPLE,HOSPITAL,W-SF,E-MF
CLARIDGE COURT	CP-2	224		45		269	241073	4.8	56.3	50433.7	NF	2-MF,2-C
FORUM	R-1	220	30	60	30	340	183445	7.5	45.2	24394.3	FP	2-R,2-B
TALL GRASS	R-1	401	32	44	28	505	317600	65	7.8	4886.2	NF	2-MF,1-C,1-HWAY
LAKWOOD	RP-5	300	26	172		498	909,088	100	5.0	9090.9	NF	MULTIFAM,RES(BUILT AFTER LKV
TOTAL		1657	230	465	126	2478	2330224	284.3	8.7	8196.4		
MISSION CHATEAU	R-1A	242	72	100	36	450	384,000	18.4	24.5	20,870		

ATTACHMENT THREE

LAW OFFICES
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July 1, 2013

Mr. Chairman and Commissioners
City of Prairie Village Planning Commission
7700 Mission Road
Prairie Village, Kansas 66208

Re: Mission Chateau-Response to June 14, 2013 Letter from Polsinelli

Dear Mr. Chairman and Commissioners:

This letter is in response to Mr. Peterson's June 14, 2013 letter to Mr. Enslinger and Mr. Williamson which we understand has been forwarded to you.

As you know, our firm represents Mission Valley Neighbors Association, Inc. ("MVNA"). This letter is being provided to you on behalf of MVNA.

Throughout this process we have heard from Mr. Peterson that we need to stick to the facts surrounding the proposed MVS, LLC ("MVS") Application. MVNA has been very determined to stay with facts in its correspondence with the City as well as the materials presented at the on-going Public Hearing. Despite Mr. Peterson's statement that he was going to deal with facts and that MVS was going to be transparent in this process, in his June 14 letter: i) Mr. Peterson accuses MVNA of "diversionary tactics" multiple times; ii) he accuses MVNA of "gamesmanship" and that one of its arguments is "disingenuous" and that another position is "ridiculous"; iii) he accuses MVNA of suggesting that it believes that "common sense" is the only planning tool to be utilized in these types of decisions; iv) he states that MVNA wants to use "whimsical" standards; v) that MVNA is on a "spiritual crusade"; vi) that MVNA has used "great dramatic effort" in making one of its substantive arguments, and vii) he characterizes our legal arguments as "entertaining" and "lengthy lectures about chicken coops and outhouses".

It appears that Mr. Peterson's methods are to insist on facts and transparency but to apply a different standard. No wonder, when the facts do not support your application and when compliance with the law is inconvenient, the best resort appears to be to ridicule your opponent.

Let us quickly review some of the facts as they relate to Mr. Peterson's letter:

1. Mr. Peterson accuses Mr. Duggan of using "diversionary and irrelevant efforts" in comparing the MVS project to retail and other commercial developments. Of course, you will recall the argument made by MVNA

was to compare the proposed *density* of the MVS project with the nearby commercial developments that were only half as dense as the proposed MVS project. Despite his suggestion that comparing the MVS project to commercial developments was a "diversionary" and "irrelevant" effort, in his June 14 letter, Mr. Peterson welcomes a focus on Claridge Court as a comparison to the MVS project. Please keep in mind that Claridge Court is, in fact, on property that is commercially zoned C-2 (the exact same zoning as Corinth Square). As we all know, Claridge Court is hardly within a residential area or even a transitional area. It is bounded by two arterial streets on the south and west and by apartments to the north and east. There are no single family residential units close to Claridge Court so please stop comparing the proposed MVS project to Claridge Court when it comes to land use. Let us also point out that Brighton Gardens is located on property that is zoned R-1b and the few homes that are in some proximity are also located in R-1b. R-1b zoning, though similar, is not the most restrictive zoning classification in the City as is the case with R-1a zoning.

2. Mr. Peterson wants to discount the comparison with Benton House by stating that it is distinguishable from Mission Chateau because of several factors. In a comparison between the Benton House property and the Mission Valley site those items that are different pale in comparison to the similarities. What Mr. Peterson fails to point out is that Benton House is on a former school property, the Benton House developer obtained its authorization to operate through the use of a special use permit, that the surrounding properties are bounded by single family residential properties (which is the case for the Mission Valley site except for the properties to the north), and despite Mr. Peterson's assertion that it has a single focus, I think everyone can agree that is Benton House is comprised of senior dwelling housing and related services.
3. The City's zoning ordinances are clear that there are a number of standards applicable to any similar land use application including Sections 19.28.035 and 19.52.030 of the City's Ordinances (the latter of which essentially contains the codification of the "Golden Factors"). MVNA's presentation spent considerable time addressing these standards and factors. MVNA also spent considerable time pointing out that this is not only a quantitative analysis but also a qualitative analysis. Is it reasonable to suggest that if you can show that you have met the minimum standards required by the City's ordinances, that compliance with the qualitative aspects is less important or even somehow suggests it "shifts the burden to those in opposition"? If that is the case, then why even have the Golden Factors? Why have qualitative standards in the City's Ordinances?

Satisfying the City's Ordinances and meeting the qualitative standards are solely the responsibility of the Applicant. There is no shift in the burden to any other party.

4. Let us discuss the timing of the phasing. Here is what we know. I draw your attention to the Mission Chateau Drawings submitted by MVS on April 5, 2013 as a part of its application. Page A-1 of these drawings (posted on the City's website) clearly reflects that Phase I is the SNF. The drawing shows the SNF and the circle drive leading to the SNF. "Phase I" is printed on the bottom of the drawing. You do not have to look this up, however, because at the final neighborhood meeting conducted by MVS Mr. Peterson was asked which phase was going to be first. Mr. Peterson clearly and unequivocally stated that the first phase was going to be the construction of the Skilled Nursing Facility. He did not stop there. The next question from a different neighbor was a follow up to the first inquiry. The second neighbor asked what would happen if after the SNF was built the second phase could not be built. Mr. Peterson stated again very clearly and with detail that in connection with the construction of the SNF the developer would be required to complete the drive, grading, and landscaping, but if they could not then build the remaining portions of the development they would have to plant grass on the remaining portions because they would not be able to keep it as dirt. The phasing of this project and the concept that the first phase was going to be the SNF clearly came from MVS. This is not in question. At the June 4 Hearing, Mr. Peterson was asked by Commissioner Vennard about phasing and specifically about "this conversation about the skilled nursing being built first." Mr. Peterson's answer was vague at best. When Commissioner Vennard stated that she was "wondering if I had missed something someplace" Mr. Peterson responded "I don't know why they keep...I don't know why they keep pounding that drum. I - I - I question that it might be a little diversionary". There is that "diversionary" word again. MVNA has asked the City's Staff and the Planning Commission to address this issue because the phasing originally proposed by MVS is neither consistent with the City's Ordinances nor State Law. When addressing this issue in his June 14 letter, Mr. Peterson states that "Mission Chateau will be constructed in accordance with the requirements of the City of Prairie Village Ordinances as interpreted by the City Attorney. End of Story." We do not believe that answer is sufficient. We certainly hope that this issue will be addressed in detail at the July work session because we believe the phasing is a serious question with significant legal implications. It is far from a diversionary tactic and it was introduced as an issue by MVS, despite what Mr. Peterson has stated on the record.

Your Planning Staff was at the neighborhood meeting. I suspect their recollection is similar to mine.


5. Mr. Peterson suggests in his June 14 letter that MVNA believes that the J.C. Nichols vision for the City is cast in stone in all aspects and any change in community visions as to redevelopment should be dismissed out of hand. No one stated this on behalf of MVNA. This is a straw man argument and completely misses the point MVNA presented. Remember facts and transparency are the standards proposed by Mr. Peterson.
6. Mr. Peterson discusses Village Vision. As MVNA addressed this issue in detail at the June 4 Hearing, there is no need to go into more detail other than to point out that Mr. Peterson's sole mention of Village Vision in his letter and the Applicant's presentation has been to discuss the City's stated vision for Corinth Shopping Center as it somehow relates to the MVS project. Remember that Mr. Peterson said in the same letter that when MVNA used the fact that Corinth Square's density was about half as dense as the proposed Mission Chateau project he said such a comparison was "diversionary and irrelevant". Yet, here he is suggesting that a specific reference to Corinth Square (a commercial development) is applicable to the Mission Valley site. He fails to mention several other stated goals in Village Vision, including, an emphasis on maintaining the character of the City's neighborhoods and protecting green space.

MVNA is anxious to see a significant re-design of the proposed Mission Chateau project; one that can fit for the entire community, one that can be embraced by the neighbors, and one with which MVNA can be enthused.

Thank you for your continued hard work and your commitment to the review of this proposed project.

Very truly yours.

DUGGAN SHADWICK DOERR & KURLBAUM LLC



BRIAN D. DOERR

BDD:cw

cc: Dennis Enslinger
Ron Williamson
John Duggan