



September 15, 2020

Dear Asbestos Testing/Sampling Contractor:

The City of Fort Dodge, Development Services Department, is taking bids for asbestos sampling and testing on the properties located at **118 N 8th St, 122 N 8th St, & 126 N 8th St**, Fort Dodge, Iowa. PLEASE NOTE: Bid form shall include all costs associated with asbestos testing/sampling and follow the attached bid specifications. The City will use the final Asbestos testing and sampling reports as part of the demolition specifications at a later date.

This bid packet is available online at www.fortdodgeiowa.org. Click the EXPLORE FORT DODGE search bar and type “asbestos.” Click the packet for the above address(es). If you are unable to download the bid packet, please email mbock@fortdodgeiowa.org for assistance.

All contractors must use the enclosed “Asbestos Testing and Sampling Bid Specifications” for bidding the project.

Please submit bids with qualifications and estimated time of completion by Wednesday, September 23, 2020 at 10:00am. Bids can be emailed to mbock@fortdodgeiowa.org before the time of bid opening. Contractors hand delivering bids, must call 515.576.4551 x1236 upon arrival. City staff will meet you at the front door (north door) to receive your bid package.

If you have any questions, please feel free to contact me.

Sincerely,

Melissa Bock

Development Project Assistant

ASBESTOS TESTING AND SAMPLING BID SPECIFICATIONS

Minimum requirements for approval of any asbestos inspection services submitted for reimbursement consideration will require certified asbestos inspection reports to include the following:

- **The asbestos inspection shall be conducted by an Iowa licensed asbestos inspector**, with current license issued through Iowa Workforce Development. A copy of the inspector's credentials shall be provided.
- **The asbestos inspection shall be conducted to comply with Federal and State NESHAP regulations** for the significant renovation or demolition of a structure.
- **Previous asbestos surveys or evaluations conducted under the Asbestos Hazard Emergency Response Act (AHERA) at a public school shall not be used** in lieu of any conditions presented herein.
- **The inspector shall verify any suspected asbestos materials through sampling and laboratory analysis; the inspector shall not rely only upon "inspector knowledge"** for quantifying any suspect material as regulated asbestos construction material (RACM).
- **If sampling occurs of a suspect material, the inspector may use that sample to be representative of other materials within the structure** that are of like or similar material, installation, placement, design, or area, subject to that inspector's evaluation and discretion.
- **If the intent of the asbestos inspection is to facilitate demolition of the structure, or large scale removal or destruction of roofs, walls, or flooring, the inspector shall take appropriate destructive samples of suspect materials** to determine the content, thickness, type, and extent of all materials that will be disturbed and the asbestos content therein. The inspector shall discuss the necessity for any post-sampling weatherization measures with the building owner or other parties as appropriate.
- **The inspector shall provide an asbestos inspection report, with the report being completed in a type set fashion, using word processing software, that shall contain, but is not limited to, the following information:**

- A) **Introductory summary of the intent of the inspection, date of inspection, location and description of the facility**, and other pertinent information or observations the inspector may include.
- B) **A table, chart, or other clear description that identifies the sample number, sample location or area, and description of the material sampled, along with the ACM by content percent.**
- C) **Any material confirmed as RACM shall be noted in a table, chart, or other clear summary and description** that identify the location and description of the RACM, along with an estimated amount of the RACM, based upon square footage area, linear feet, or other quantitative estimate or summary of the material.
- D) **A Chain of Custody shall be provided** that denotes appropriate information on the location of the asbestos inspection, date of sampling, individual sample identification and description, and the location and confirmation of receipt of the samples by the analytical laboratory for the analysis. Signatures shall be provided for all parties in custody of samples collected and analyzed.
- E) **The laboratory used for RACM analysis shall provide a laboratory report for all samples analyzed**; the laboratory report must identify the sample identification number, the analysis method used, a description of the sample appearance, proportion, if known, and type of asbestos present, and comment on any other materials or observations detected. The laboratory report shall include any all relevant certifications of the laboratory, and the date, time, and name of the technician conducting the analysis.
- F) **For structures of more than 4,000 sq. ft., based on the area of any single story, or combination of stories therein, the inspector shall include a diagram** that shows the general floorplan of the structure, created using a general scale or proportion, with sample locations identified on the diagram therein.
- G) Any limitations noted by the inspector, such as areas not available for inspection, or other observations or conclusions, shall be included.
- H) Photographs may be included that aid in confirming the location, description, and condition of asbestos materials.



ASBESTOS TESTING/SAMPLING BID FORM

- 118 N 8th St
- 122 N 8th St
- 126 N 8th St

Bid Amount: _____

Anticipated Start Date: _____

Completion Date: _____

Bid Due: Wednesday, September 23, 2020 @ 10:00 AM

Date

Contracting Firm

Name

Address

Phone

E-mail Address

Iowa Contractors License #

Site Locations/Vicinity Map – 118, 122, 126 N 8th St



All property line and/or utility information shown on this map is estimated only and should not be interpreted for survey/legal purposes. It is the contractor's responsibility to verify this information in the field.



Summary

Parcel ID 0719431015
 Alternate ID 0000452000
 Property Address 118 N 8TH ST
 FORT DODGE IA 50501
 Sec/Twp/Rng N/A
 Brief FTD ORIGINAL TOWN S 40' LOT 1 BLK 53
 Tax Description
 (Note: Not to be used on legal documents)
 Deed Book/Page 2020-03800 (8/12/2020)
 Contract
 Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Adjusted CSR Pts 0
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District 01000 - FORT DODGE CITY/FORT DODGE SCH
 School District FORT DODGE COMMUNITY SCHOOL DISTRICT



Owner

Deed Holder
[City Of Fort Dodge Ia](#)
[819 1st Ave S](#)
 Fort Dodge IA 50501

Contract Holder

Mailing Address
 City Of Fort Dodge Ia
 819 1st Ave S
 Fort Dodge IA 50501

Land

Map Area 17
 Lot Dimensions Regular Lot: 40.00 x 120.00
 Lot Area 0.11 Acres; 4,800 SF

Residential Dwellings

Residential Dwelling
 Occupancy Two-Family Conversion
 Style 2 Story Frame
 Architectural Style N/A
 Year Built 1897
 Condition Normal
 Grade [what's this?](#) 4
 Roof Asph / Gable
 Flooring Carp / Vinyl
 Foundation TILE/STN
 Exterior Material Asb
 Interior Material Plas
 Brick or Stone Veneer
 Total Gross Living Area 1,723 SF
 Attic Type Floor & Stairs;
 Number of Rooms 9 above; 0 below
 Number of Bedrooms 4 above; 0 below
 Basement Area Type Full
 Basement Area 822
 Basement Finished Area
 Plumbing 2 Full Bath; 1 Sink;
 Appliances
 Central Air No
 Heat FHA - Gas
 Fireplaces
 Porches 1S Frame Enclosed (60 SF);
 Decks
 Additions 1 Story Frame (63 SF);
 1 1/2 Story Frame (192 SF) (192 Bsmt SF);
 1 Story Frame (60 SF);
 1 Story Frame (14 SF);
 Garages 552 SF (24F W x 23F L) - Det Frame (Built 1983);

Permits

Permit #	Date	Description	Amount
49212	08/20/2014	Roof	10,000

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/7/2020	DOUBLE B PROPERTIES LLC	FORT DODGE CITY OF	2020-03800	Sale to/by Government/Exempt Organization	Deed		\$40,000.00
2/28/2017	SADLER PROPERTIES LLC	DOUBLE B PROPERTIES LLC	2017-797	Other with explanation	Deed	Y	\$305,000.00
2/11/2013	FLANNERY MARJORIE A	SADLER PROPERTIES LLC	2013-792-793	Normal	Deed		\$27,999.00
6/6/2011	FLANNERY LARRY E & MARJORIE A	FLANNERY MARJORIE A	2011-3510	SALE BETWEEN FAMILY MEMBERS	Affidavit		\$0.00
8/26/2002	WEBER THERESA	FLANNERY LARRY E & MARJORIE A	2002-6310	FULLFILLMENT OF PRIOR YEAR CONTRACT	Deed		\$0.00
8/26/1993			464-113	NORMAL ARMS-LENGTH TRANSACTION	Contract		\$25,000.00

Valuation

	2020	2019	2018	2017	2016
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$3,800	\$4,600	\$4,180	\$4,180	\$2,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$43,480	\$53,040	\$48,220	\$48,220	\$48,240
= Gross Assessed Value	\$47,280	\$57,640	\$52,400	\$52,400	\$50,240
- Exempt Value	(\$47,280)	\$0	\$0	\$0	\$0
= Net Assessed Value	\$0	\$57,640	\$52,400	\$52,400	\$50,240

Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
+ Taxable Land Value	\$2,533	\$2,379	\$2,325
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$29,211	\$27,446	\$26,820
= Gross Taxable Value	\$31,744	\$29,825	\$29,145
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$31,744	\$29,825	\$29,145
x Levy Rate (per \$1000 of value)	44.32416	44.55226	44.95829
= Gross Taxes Due	\$1,407.03	\$1,328.77	\$1,310.31
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,408.00	\$1,328.00	\$1,310.00

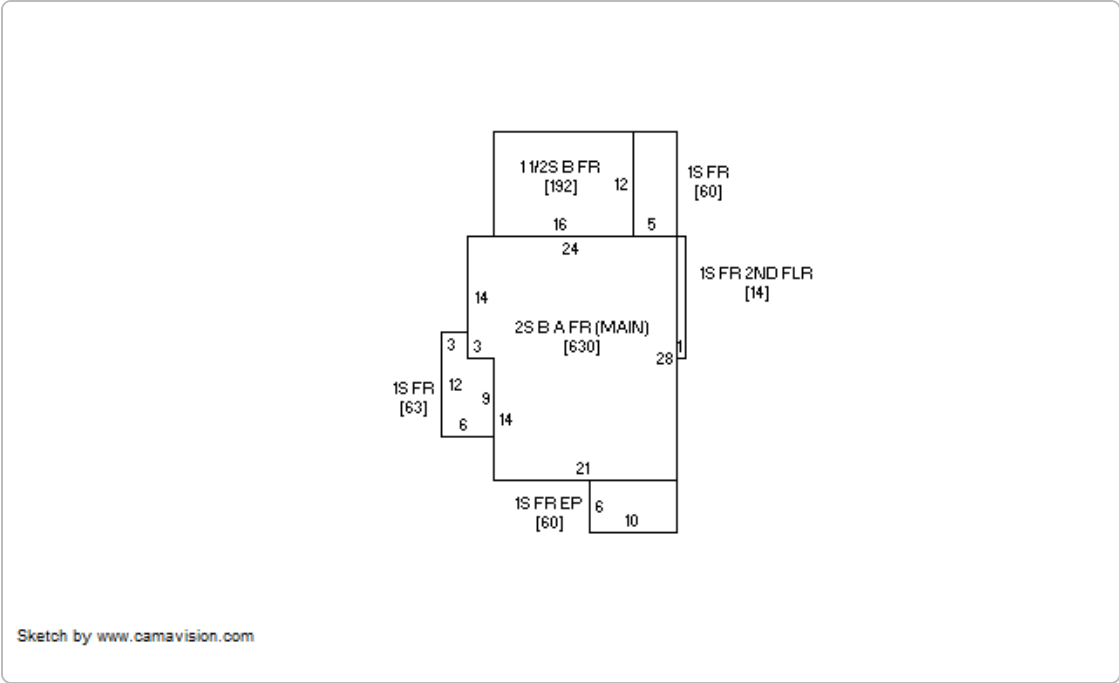
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$704	No		005950
	September 2020	\$704	No		
2018	March 2020	\$664	Yes	5/27/2020	028569
	September 2019	\$664	Yes	10/1/2019	
2017	March 2019	\$655	Yes	4/2/2019	007532
	September 2018	\$655	Yes	10/2/2018	
2016	March 2018	\$643	Yes	4/3/2018	019590
	September 2017	\$643	Yes	10/2/2017	
2015	March 2017	\$631	Yes	2/28/2017	032236
	September 2016	\$631	Yes	9/29/2016	
2014	March 2016	\$618	Yes	4/1/2016	025746
	September 2015	\$618	Yes	9/29/2015	
2013	March 2015	\$598	Yes	3/27/2015	025697
	September 2014	\$598	Yes	9/16/2014	
2012	March 2014	\$585	Yes	3/31/2014	025643
	September 2013	\$585	Yes	8/20/2013	

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Special Assessments, Tax Sale Certificates.

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Summary

Parcel ID 0719431020
 Alternate ID 0000453000
 Property Address 122 N 8TH ST
 FORT DODGE IA 50501
 Sec/Twp/Rng N/A
 Brief Tax Description FTD ORIGINAL TOWN N 20' LOT 1 & S 20' LOT 2 BLK 53
 (Note: Not to be used on legal documents)
 Deed Book/Page 2020-04282 (9/4/2020)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Adjusted CSR Pts 0
 Class M - MultiResidential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District 01000 - FORT DODGE CITY/FORT DODGE SCH
 School District FORT DODGE COMMUNITY SCHOOL DISTRICT



Owner

Deed Holder
[City Of Fort Dodge Ia](#)
 819 1st Ave S
 Fort Dodge IA 50501

Contract Holder

Mailing Address
 City Of Fort Dodge Ia
 819 1st Ave S
 Fort Dodge IA 50501

Land

Map Area FORT DODGE NW-C
 Lot Dimensions Regular Lot: 40.00 x 120.00
 Lot Area 0.11 Acres; 4,800 SF

Residential Dwellings

Residential Dwelling
 Occupancy Four-Family Conversion
 Style 2 Story Frame
 Architectural Style N/A
 Year Built 1897
 Condition Below Normal
 Grade [what's this?](#) 4-5
 Roof Asph / Gable
 Flooring Carp
 Foundation Stn
 Exterior Material Asb
 Interior Material Plas
 Brick or Stone Veneer
 Total Gross Living Area 2,084 SF
 Attic Type Floor & Stairs;
 Number of Rooms 12 above; 3 below
 Number of Bedrooms 4 above; 0 below
 Basement Area Type Full
 Basement Area 988
 Basement Finished Area
 Plumbing 4 Full Bath; 3 Sink;
 Appliances
 Central Air No
 Heat Yes
 Fireplaces
 Porches 1S Frame Enclosed (48 SF);
 Decks
 Additions 1 Story Frame (84 SF);
 1 Story Frame (24 SF);
 Garages

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/1/2020	DOUBLE B PROPERTIES LLC	CITY OF FORT DODGE	2020-04282	Sale to/by Government/Exempt Organization	Deed		\$40,000.00
2/28/2017	SADLER PROPERTIES LLC	DOUBLE B PROPERTIES LLC	2017-797	Other with explanation	Deed	Y	\$305,000.00
8/31/2015	UNITED PROPERTY GROUP LLC	SADLER PROPERTIES LLC	2015-4284	Normal	Deed		\$54,000.00
2/27/2007	GUENTHER BEULAH E & GUTKNECHT DONNA L	UNITED PROPERTY GROUP LLC	2007-1262	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$38,000.00
9/4/1990		GUENTHER BEULAH E & GUTKNECHT DONNA L	209-382	UNUSEABLE SALE - OTHER	Deed		\$0.00

Valuation

	2020	2019	2018	2017	2016
Classification	Multiresidential	Multiresidential	Multiresidential	Multiresidential	Multiresidential
+ Assessed Land Value	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$40,550	\$40,550	\$40,550	\$40,550	\$41,080
= Gross Assessed Value	\$42,450	\$42,450	\$42,450	\$42,450	\$42,980
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$42,450	\$42,450	\$42,450	\$42,450	\$42,980

Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
+ Taxable Land Value	\$1,354	\$1,425	\$1,496
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$28,892	\$30,413	\$31,933
= Gross Taxable Value	\$30,246	\$31,838	\$33,429
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$30,246	\$31,838	\$33,429
x Levy Rate (per \$1000 of value)	44.32416	44.55226	44.95829
= Gross Taxes Due	\$1,340.63	\$1,418.45	\$1,502.91
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,340.00	\$1,418.00	\$1,502.00

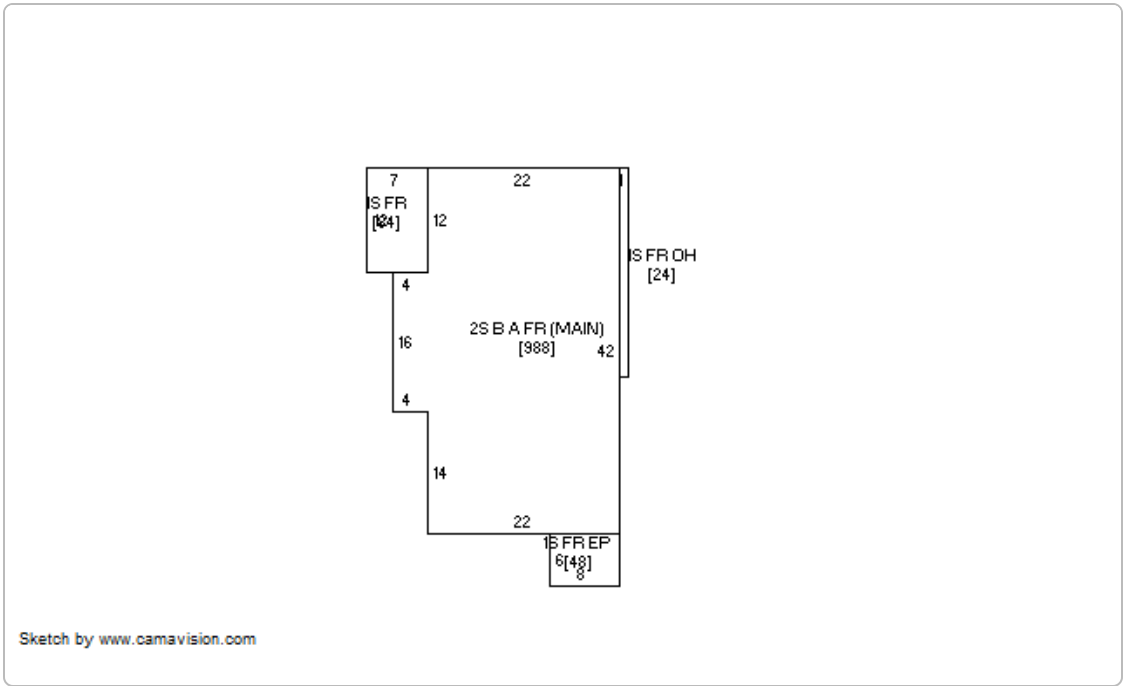
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$670	Yes	9/4/2020	027879
	September 2020	\$670	Yes	9/4/2020	
2018	March 2020	\$709	Yes	5/27/2020	024956
	September 2019	\$709	Yes	10/1/2019	
2017	March 2019	\$751	Yes	4/2/2019	026927
	September 2018	\$751	Yes	10/2/2018	
2016	March 2018	\$797	Yes	4/3/2018	019591
	September 2017	\$797	Yes	10/2/2017	
2015	March 2017	\$836	Yes	2/28/2017	032237
	September 2016	\$836	Yes	9/29/2016	
2014	March 2016	\$853	Yes	8/31/2015	025747
	September 2015	\$853	Yes	8/31/2015	
2013	March 2015	\$894	Yes	3/6/2015	025698
	September 2014	\$894	Yes	9/3/2014	
2012	March 2014	\$948	Yes	3/5/2014	025644
	September 2013	\$948	Yes	9/11/2013	

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Permits, Yard Extras, Special Assessments, Tax Sale Certificates.

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Summary

Parcel ID 0719431012
Alternate ID 0000454000
Property Address 126 N 8TH ST
 FORT DODGE IA 50501
Sec/Twp/Rng N/A
Brief Tax Description FTD ORIGINAL TOWN N 40' LOT 2 BLK 53
 (Note: Not to be used on legal documents)
Deed Book/Page 2020-03801 (8/12/2020)
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class M - MultiResidential
 (Note: This is for tax purposes only. Not to be used for zoning.)
District 01000 - FORT DODGE CITY/FORT DODGE SCH
School District FORT DODGE COMMUNITY SCHOOL DISTRICT



Owner

Deed Holder
[City Of Fort Dodge Ia](#)
[819 1st Ave S](#)
 Fort Dodge IA 50501

Contract Holder

Mailing Address
 City Of Fort Dodge Ia
 819 1st Ave S
 Fort Dodge IA 50501

Land

Map Area FORT DODGE NW-C
Lot Dimensions Regular Lot: 40.00 x 120.00
Lot Area 0.11 Acres; 4,800 SF

Residential Dwellings

Residential Dwelling
Occupancy Five-Family Conversion
Style 2 Story Frame
Architectural Style N/A
Year Built 1900
Condition Below Normal
Grade [what's this?](#) 4-5
Roof Asph / Gable
Flooring Carp / Vinyl
Foundation Tile Blk
Exterior Material Asb
Interior Material Plas / Panel
Brick or Stone Veneer
Total Gross Living Area 2,895 SF
Attic Type None;
Number of Rooms 12 above; 2 below
Number of Bedrooms 6 above; 0 below
Basement Area Type Full
Basement Area 944
Basement Finished Area
Plumbing 5 Full Bath; 4 Sink;
Appliances
Central Air No
Heat Yes
Fireplaces
Porches 1S Frame Enclosed (70 SF);
Decks Wood Deck-Med (32 SF);
Additions 1 Story Frame (44 SF);
 2 Story Frame (416 SF);
 1 Story Frame (104 SF);
 1 Story Frame (27 SF);
Garages 700 SF (25F W x 28F L) - Det Frame (Built 1949);

Permits

Permit #	Date	Description	Amount
DARA19-34745	07/23/2019	Roof	3,500

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/7/2020	DOUBLE B PROPERTIES LLC	FORT DODGE CITY OF	2020-03801	Sale to/by Government/Exempt Organization	Deed		\$55,000.00
2/28/2017	SADLER PROPERTIES LLC	DOUBLE B PROPERTIES LLC	2017-797	Other with explanation	Deed	Y	\$305,000.00
9/26/2014	UNITED PROPERTY GROUP LLC	SADLER PROPERTIES LLC	2014-4752	Normal	Deed		\$67,500.00
2/27/2007	GUENTHER BEULAH & GUTKNECHT DONNA & HOTTMAN MEHRING L & MARY JEAN	UNITED PROPERTY GROUP LLC	2007-1271	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$52,000.00
2/1/1994		GUENTHER BEULAH & GUTKNECHT DONNA & HOTTMAN MEHRING L & MARY JEAN	232-203	TRANSFER OF PARTIAL INTEREST	Deed		\$6,750.00

Valuation

	2020	2019	2018	2017	2016
Classification	Multiresidential	Multiresidential	Multiresidential	Multiresidential	Multiresidential
+ Assessed Land Value	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$52,880	\$52,880	\$52,880	\$52,880	\$52,330
= Gross Assessed Value	\$54,780	\$54,780	\$54,780	\$54,780	\$54,230
- Exempt Value	(\$54,780)	\$0	\$0	\$0	\$0
= Net Assessed Value	\$0	\$54,780	\$54,780	\$54,780	\$54,230

Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
+ Taxable Land Value	\$1,354	\$1,425	\$1,496
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$37,677	\$39,660	\$41,643
= Gross Taxable Value	\$39,031	\$41,085	\$43,139
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$39,031	\$41,085	\$43,139
x Levy Rate (per \$1000 of value)	44.32416	44.55226	44.95829
= Gross Taxes Due	\$1,730.02	\$1,830.43	\$1,939.46
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,730.00	\$1,830.00	\$1,940.00

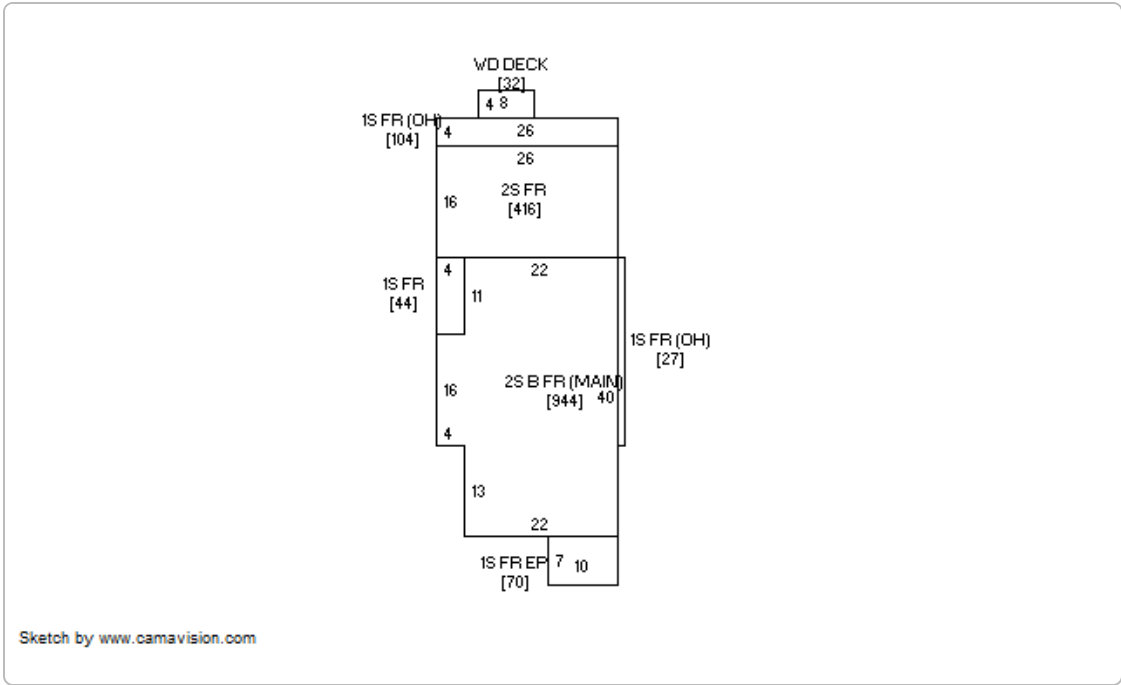
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021 September 2020	\$865 \$865	No No		020971
2018	March 2020 September 2019	\$915 \$915	Yes Yes	5/27/2020 5/27/2020	014648
2018	March 2020 September 2019	\$0 \$82	No Yes	5/27/2020	014648
2017	March 2019 September 2018	\$970 \$970	Yes Yes	4/2/2019 4/2/2019	020862
2017	March 2019 September 2018	\$0 \$87	No Yes	4/2/2019	020862
2016	March 2018 September 2017	\$1,005 \$1,005	Yes Yes	4/3/2018 10/2/2017	019589
2015	March 2017 September 2016	\$1,055 \$1,055	Yes Yes	2/28/2017 9/29/2016	032235
2014	March 2016 September 2015	\$1,077 \$1,077	Yes Yes	4/1/2016 11/23/2015	025745
2013	March 2015 September 2014	\$1,128 \$1,128	Yes Yes	9/29/2014 9/3/2014	025696
2012	March 2014 September 2013	\$1,196 \$1,196	Yes Yes	3/5/2014 9/11/2013	025642

Photos



Sketches



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