

NOVEMBER 2011

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NEAL OBRINGER
PRESIDENT

LINDA PAINTER-STEMEN
PRESIDENT-ELECT

Joe Guagenti
VICE PRESIDENT

ROXANN DUNNO
EXECUTIVE OFFICER

PUBLISHED MONTHLY
BY

WEST CENTRAL
ASSOCIATION OF REALTORS®
400 SOUTH CABLE ROAD
LIMA, OHIO 45805-3112
(419)227-5432
(419)229-1842 FAX



West Central Association of REALTORS®
Contributed \$7,826.00 in 2011
(110 Contributors)

OHIO DIAMOND CLUB MEMBER
Contributions of at least \$500 in One Year

Dawn Arheit
Maria Sanko

OHIO CLUB

Contributions of at least \$200 in One Year

Dawne Anderson
Dave Beach
Carol Bice
Tammy Breneman

Brenda Caprella
Elaine Evans
Rick Gable
Jason Kaser

Neal Obringer
Linda Painter-Stemen
Michelle Snyder
Ron Spencer
Elaine Wehri

CAPITAL CLUB

Contributions of at least \$100 in One Year

Jeff Buroker
Laura Buroker
Tim Carder
Joe Guagenti
Teresa Irwin

Pam Jennings
Gene Laman
Tim Sprague
Dixie Staley
Tami Sanford

Tim Stanford
Steve Uncapher
Larry Vandemark
Pam Vickers

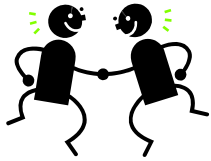
OTHER CONTRIBUTORS

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Molly Aregood
Ruth B. - Liebrecht
Gale Bellmann
Ashley Bolen
Marla Bolen
Judy Bosch
Kyle Bushong
Dale Butler
Jackie Caprella
Nanci Carroll
Dick Clark
Stephanie Clemons
Darla Crownhart
Barb Curtis
Trent Cutlip
James Brian Dabbelt
Fred Davis
George Delph
Tony Delph
Judy Dickman
Steve Doyle
Renee Dunahue
Roxann Dunno
Vern Eldridge
Christine Enderud
Ed Evans

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Robin Flanagan
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Bailey Joseph
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Jamie Ward
Debbie Warris
Randy Westrick
Sara Whittaker
Kristen Windau
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Rose Zuchetto

CONGRATULATIONS! JOB WELL DONE!!



WELCOME NEW MEMBERS

Cowan, REALTORS®
Lindsay McDonald

RON SPENCER REAL ESTATE
Lee Ann Gibson

VERN ELDRIDGE REALTY
Jan Layman

TRANSFER

OAKRIDGE REALTY
Kyler "Scott" Bishop

WELCOME NEW AFFILIATE

540 Title Agency, LLC
540 W. Market Street
Lima, Ohio 45801
Phone: 419 227-3423
Blaine Brock

West Central Association Membership Statistics

	Year to Date thru 10/15/2011	Year to Date thru 10/15/2010	Year Ending 12/31/2010
# Offices	59	63	62
# Primary Members	309	332	332
# Secondary Members	5	4	4
# Affiliates	25	25	25

West Central Association MLS Statistics

	Year to Date thru 10/15/2011	Year to Date thru 10/15/2010	Year Ending 12/31/2010
# Offices	77	82	82
Total Membership in Multiple	334	350	350
New Listings	2538	2745	3325
Closings	1176	1274	1548



The Third Quadrennial Period for the NAR Professional Standards Requirement Code of Ethics Course began January 1, 2009. **THIS COURSE MUST BE COMPLETED BY DECEMBER 31, 2012.** Fax your certificate to the Board upon completion of your Ethics Course as your Certificate Number is needed to meet this requirement.



OCTOBER MLS VIOLATIONS & WARNINGS

VIOLATION	Amount of Fine	Warnings	Fines
Bulletins over the 7 day limit	\$5/day	0	0
Unallowable Data in Public Remarks	\$50.00	0	0
Blank, Incorrect or Fictitious Information in Required Fields	\$50.00	0	0
No Photo	\$50.00	6	0
Non-Reported Closings (Solds)	\$50.00	0	0
Non-Reported Status Change	\$50.00	0	0
Non-Reported Dual or Variable Rate Commission	\$50.00	0	0
Listing Not Submitted to MLS within 48 hours	\$50.00	0	0
Entry of Branded Virtual Tour on Listing	\$50.00	0	0
Non-Existent Listing	\$500.00	0	0
Providing Login Name/Password to Non-Member	\$500.00	0	0



Thank you Cindy Sawmiller, US Bank for providing us with the Pizza Lunch at the Annual Meeting (which was the last membership meeting for 2011). The question on everyone's mind was "Which is better – the Pizza or the Salad??"

Thanks to Sandy Foreman for all of her efforts to set up the lunches and speakers and all of the affiliates for their support.





BOARD OF DIRECTORS

Approved via email

September Minutes

September Financial Statement

New Members: Lee Ann Gibson, Ron Spencer Real Estate, Inc; Jan D Layman, Vern Eldridge Realty; Lindsay Nichole McDonald, Cowan Realtors; New Affiliates: 540 Title Agency, LLC, Lima OH;

The next meeting is scheduled for November 2, 2011.

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West Central Association of REALTORS®

2012 OFFICERS and DIRECTORS

President—Linda Painter-Stemen—Cowan, REALTORS®

President Elect—Joe Guagenti – Azzarello’s Realty

Vice President-Tammy Breneman – Yocum Realty

Board of Directors

NEW

Kim Eilerman – Dick Clark Real Estate
Veronica Fox – Yocum Realty
Dino Guagenti – *Real Living* CCR, REALTORS®

NEW

Tim Heinz – Yocum Realty

NEW

Lisa Quaintance – *Prudential One*, REALTORS®
Tim Stanford – Yocum Realty

* * * * *

DO YOU HAVE A QUESTION OR A CONCERN REGARDING THE BOARD????

Officers



President	Neal Obringer	419-222-2560
President-Elect	Linda Painter-Stemen	419-222-1212
Vice President	Joe Guagenti	419-991-3322
Past President	Jim Kitchen	419-222-3040

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lindastemen@yahoo.com
joebikeshop@earthlink.net
jkitchen2@woh.rr.com

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Sandy Foreman	419-222-1212
Veronica Fox	419-222-3040
Dino Guagenti	419-222-0555
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West Central Association of REALTORS®

Is offering 30 Hours of Continuing Education

JANUARY 13, 14, 15 and 16, 2012



With Alec Hagerty

REAL ESTATE DISCIPLINARY ACTIONS

SUSPENSIONS, FINES, EDUCATION

Joseph Audino, salesperson, North Royalton, Ohio, as the result of an investigation into a formal complaint, was required to complete a 10 day license suspension, which commenced on March 29, 2011, and to complete and submit proof of completion of 3 hours of education in ethics as well as pay a \$600.00 fine for violations of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry. Mr. Audino provided a property lock box code to his clients which resulted in his clients' unsupervised entry into a property.

Jere Austin, broker, Lakewood, Ohio, as the result of an investigation of a formal complaint, was ordered to complete and submit proof of completion to the Division of 10 hours of broker post-licensure education in a live classroom setting and 3 hours of education in agency in a live classroom setting, as a result of violating Revised Code 4735.18(A)(19), when she attempted to negotiate the sale of a property directly with a seller that was represented by another agent, Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry, when as the buyer's agent, she met with the seller to sign a purchase offer without receiving prior authorization from the seller's agent and/or notifying the seller's agent that she was meeting with the seller, and Revised Code 4735.18(A)(24) as that section incorporates Ohio Administrative Code 1301:5-5-09 for failing to properly maintain a trust account ledger.

Gary E. Babcock, salesperson, Newark, Ohio, as the result of an investigation into a formal complaint, was required to pay a \$500.00 fine as well as complete and submit proof of completion to the Division of 3 hours of education in agency for violating Revised Code 4735.18(A)(24), when he failed to maintain complete and accurate records of the transaction, specifically the pre-approval letter from the prospective buyer.

J. Paul Basinger, broker, North Lima, Ohio, as the result of an investigation into a formal complaint, was required to pay a \$1,000 fine and to submit his brokerage forms that contain the Fair Housing language for violations of Revised Code 4735.18(A)(6) as that section incorporates Ohio Administrative Code 1301:5-6-05(B)(3), and Revised Code 4735.18(A)(9), as that section incorporates Revised Code 4735.55(A)(2). Mr. Basinger failed to include "military status" in the fair housing language of his Consumer Guide to Agency Relationships and used the term "handicap" instead of "disability" in his agency agreement fair housing language.

Randy J. Best, broker, Upper Arlington, Ohio, as the result of an investigation of a formal complaint, was required to pay a \$2,000.00 fine as well as complete and submit to the Division proof of completion of 10 hours of broker post-licensure education and 3 hours of continuing education in agency, for violations of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry and/or Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 2 of the Canons of Ethics for the Real Estate Industry, when he failed to personally oversee and direct the operations of his real estate company.

Fred D. Bradley, broker, Euclid, Ohio, was required to complete a 180 day suspension for violating Revised Code 4735.18(A)(6) as that section incorporates Ohio Administrative Code 1301:5-1-13, when he failed to obey a subpoena issued to him by the Superintendent of the Division of Real Estate and Professional Licensing pursuant to an investigation. Mr. Bradley was also ordered to complete a 180 day suspension, to run consecutively, for violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics for the Real Estate Industry, Section 1, Article 3, which provides that a licensee should provide assistance wherever possible to the members and staff of the Real Estate Commission and Division of Real Estate in the enforcement of the licensing statutes and administrative rules and regulations, when he failed to cooperate with a mail-in compliance inspection. Further, Mr. Bradley was ordered to pay a \$250.00 civil penalty for violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Revised Code 4735.13(D), for changing his business address without notifying the Division of Real Estate and Professional Licensing and without receiving new licenses.

Jo Beth Bryant, salesperson, Xenia, Ohio, as the result of an investigation into a formal complaint, was required to pay a \$50 fine for violating Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry which provides that a licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee. Ms. Bryant failed to publish a property which was to have an open house until the day of the open house despite agreeing with the sellers of the property in advance regarding the date for the property's open house.

Robert S. Cassel, broker, Worthington, Ohio, as the result of an investigation into a formal complaint, was required to complete and submit proof of completion of 10 hours of post-licensure broker education as well as pay a \$500.00 fine for 2 violations of Revised Code 4735.18(A)(6), when he entered into a commission split with the listing agent

and then demanded a commission from the sellers and failed to put in writing, a commission split agreement entered into with the listing agent.

Frank Chahulski, salesperson, Seven Hills, Ohio, as the result of an investigation of a formal complaint, was required to pay a \$2,000.00 fine, and to complete and submit proof to the Division of completion of 3 hours of education in ethics, 3 hours of education in core law and 3 hours of education in agency as a result of violations of Revised Code 4735.18(A)(24), when Mr. Chahulski failed to keep complete and accurate leasing records for the property and Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry which provides that a licensee should endeavor to maintain and establish high standards of professional conduct.

Central Group, Inc, real estate company, Toledo, Ohio, was fined \$500.00 for violating Revised Code 4735.18(A)(6) as that section incorporates Canons of Ethics for the Real Estate Industry, Section 1 Article 1 of the Canons of Ethics and Revised Code 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics, Section I, Article 2. Central Group, with respect to the attempted purchase of the subject property, a transaction that was unable to consummate, failed to return to the buyer all or part of the commission which was paid from the buyer's funds.

Marsha A. Conner, salesperson, Jamestown, Ohio, as the result of an investigation into a formal complaint, was required to pay a \$100 fine for violations of Revised Code 4735.18(A)(9) as that section incorporates Revised Code 4735.62(A), when she failed to exercise reasonable skill and care in representing the sellers by failing to give the sellers timely notification that the earnest money check supplied by the buyer had been returned because of insufficient funds. Further, Ms. Conner violated Revised Code 4735.18(A)(21) as that section incorporates Revised Code 4735.16(B)(3) and Ohio Administrative Code 1301:5-1-02(A), when during the Division's investigation, she provided the Division with a business card that failed to indicate whether she, as a licensee, was a real estate broker or a real estate salesperson.

Donald R. Dobbs, broker, Milford, Ohio, as the result of an investigation of a formal complaint, was fined \$1,000.00 and was required to complete and to submit to the Division proof of completion of the 10 hour broker post-license course, for violating Revised Code 4735.18(A)(29). Mr. Dobbs was found to have an unsatisfied final judgment against him that arose out of his conduct as a licensed salesperson.

William Drenik Jr., salesperson, Geneva, Ohio, was ordered to pay a \$2,500.00 fine, complete and submit proof of completion of 3 hours of education in core law and 3 hours of education in agency for 4 violations of Revised Code 4735.18(A)(6), misconduct, or in the alternative, in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry which provides that a licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee, when he completed or signed documents as a broker when only licensed as a real estate salesperson.

Michael L. Glass, broker, Columbus, Ohio, was required to pay a \$4,000.00 fine and was required to complete and submit proof of completion of 3 hours of continuing education in ethics for violations of Revised Code 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics, Section I, Article 3, for failing to provide assistance to the Division when he provided the Division with a copy of the exclusive authorization to sell or exchange agreement for a property that contained an altered agent signature and date, and Revised Code 4735.18(A)(24) for failing to maintain complete and accurate transaction records for a period of three years when he provided to the Division a copy of the exclusive authorization to sell or exchange agreement for a property that contained an altered signature and date.

Kevin D. Gordon, broker, Akron, Ohio, as the result of an investigation of a formal complaint, was fined \$1,000.00, and was required to complete a 60 day suspension of his license, which commenced August 03, 2011, and to complete and submit proof of completion of 10 hours of broker post-licensure education for violating Revised Code 4735.18(A)(29), having an unsatisfied final judgment in any court of record against the licensee arising out of the licensee's conduct as a licensed broker or salesperson, when he was the subject of an unsatisfied judgment in the Summit County Court of Common Pleas.

Jackie Hamilton, salesperson, Leesburgh, Ohio, as the result of an investigation of a formal complaint, was required to pay a \$1,000.00 fine as well as complete and submit proof of completion to the Division of 3 hours of education in agency and 3 hours education in core law. Ms. Hamilton violated Revised Code 4375.18(A)(20) by offering a property for sale without the knowledge and consent of all the owners. Additionally, Ms. Hamilton maintained a Consumer Guide to Agency that did not contain the correct fair housing language in violation of Revised Code 4735.18(A)(9) as that section incorporates Revised Code 4735.55(A)(2), and she maintained an exclusive right to sell agreement that did not contain fair housing language in violation of Revised Code 4735.18(A)(9) as that section incorporates Revised Code 4735.55(A)(2).

(Continued in the December Issue)

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Online Services Available to Licensees

Division of Real Estate & Professional Licensing Newsletter - Summer 2011

The Division currently offers several online services that make renewing a license, updating and maintaining information related to a license, and finding important information about a license easy and convenient. All of these services are located on the Division's website under the "Online Services" heading.

License Renewal: Licensees can access this link to renew their licenses. www.com.state.oh.us/real

Please note:

1. Licensees must have their user name and password in order to log in to this system. This information is included in the renewal notices. If you cannot locate this information, please contact the Division at 614-466-4100;
2. Licensees may only access this service within 60 days prior to their renewal date;
3. Licensees cannot submit their continuing education electronically; they are still required to physically mail their continuing education certificates to the Division along with the Continuing Education Compliance Form.

License Maintenance: Licensees can use this tool to maintain their license information, including their home and email addresses.

License Information Look Up: Licensees can use this service to find important information about their license, such as:

- Continuing education courses taken
- Renewal due dates
- License status
- Company information and more!

As reported in our Spring 2011 newsletter, the Division continues to work toward creating additional online services that will allow licensees to submit their continuing education and all other applications completely online. These services would also permit licensees to pay any necessary fees online. As always, we will provide you with an announcement as soon as these services are available – stay tuned.

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AUDITOR WEB SITES

www.allencountyauditorohio.com
<http://AuglaizeAuditor.ddti.net>
www.co.delaware.oh.us/auditor
www.co.fairfield.oh.us/auditor
www.co.franklin.oh.us/auditor
www.hancock.iviewauditor.com
www.co.hardin.oh.us
www.co.logan.oh.us/auditor
www.co.madison.oh.us/auditor/
www.mercercountyohioorg.auditor
www.co.putnam.oh.us
www.co.union.oh.us/auditor/auditor.html
www.co.vanwert.oh.us

Division of Real Estate

www.com.state.oh.us/real



LETTER DESIGNATIONS FOR CONTINUING EDUCATION COURSES

- | | |
|----------|-------------------|
| A | Appraiser Course |
| B | Computer Basic |
| C | Canons of Ethics |
| D | Core Law |
| E | Elective |
| F | Computer Specific |
| G | Civil Rights |

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DAYLIGHT SAVINGS TIME ENDS
November 6 2:00 A.M.

THANK YOU TO OUR GREAT AFFILIATES

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Huntington Mortgage Group

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The Lima News

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Nanci Carroll

NOVEMBER 2011

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1 2012 ANNUAL DUES are due today	2 8:30 Meeting Board of Directors	3 93 rd Annual Installation & Awards Banquet	4	5
6  Daylight Savings Time Ends	7	8	9	10	11 NAR Annual Convention Anaheim, California	12
13 NAR Annual Convention Anaheim, California	14	15	16	17	18	19
20	21	22	23	24 Thanksgiving BOARD OFFICE CLOSED	25 BOARD OFFICE CLOSED	26
27	28	29	30			