



Webb WO.: 2022-0091

July 11, 2022

Mr. Paul Loubet  
Entitlement Officer  
**FIRST INDUSTRIAL REALTY TRUST**  
898 North Pacific Coast Highway, Suite 175  
El Segundo, CA 90245

Re: Availability Letter for Proposed Warehouse along the east side of Day Street between Alessandro Boulevard and Old 215 Frontage Road, 14050 Day Street; Moreno Valley, CA (APN 297-130-036)

Dear Mr. Loubet:

The Board of Directors of Edgemont Community Services District (District), by their Board action on April 28, 2022, is informing you that the District will provide sewer service to the above referenced project conditional upon compliance with the District's rules, regulations, conditions, requirements, and payment of appropriate fees, deposits, and inspections for commercial/industrial usage.

Pursuant to the subject project's request for availability letter submitted on April 12, 2022, proposed occupancy will be for an approximately 163,000-square foot industrial warehouse. The information provided with the request for availability letter was utilized as the basis of the sewer analysis.

The proposed warehouse is a new project within developed land on APN 297-130-036 (**Figure 1**) located along the east side of Day Street between Alessandro Boulevard and Old 215 Frontage Road. The project proposes to construct a new 163,000-square foot warehouse which includes demolition of the existing building within APN 297-130-036 with a total gross area of 7.8 acres. The proposed use of this project is consistent with ECSD's planning documents as well as the City of Moreno Valley planned land use and zoning designations.

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Per the District's 2008 Master Plan, the wastewater generation factor for this land use designation is 2,000 gpd per acre. The area of the project (which is within the subject property) is 7.8 acres (**Figure 2**) resulting in an estimated wastewater generation of 65 EDUs.

An alternative method to estimate the wastewater generated by this project would be to review the project's wastewater discharge survey and associated plumbing fixture counts (ECSD Standards Appendix L) provided by the project's representative. Upon reviewing these data, the estimated EDUs for the proposed project based on plumbing fixture units is 13.2 EDUs.

Since the future tenant is unknown, the fixture counts may change depending on the future tenant improvements. Since the project proponent proposes a speculative warehouse building, we have found utilizing Western Municipal Water District (WMWD) standard for warehouse improvements to be a more logical approach in determining equivalent dwelling units. The following summarizes the estimated EDUs for the project based on WMWD's generation factors for warehouse improvements:

- First 100,000 SF: 100,000 SF @ 0.13 EDU/1,000 SF = 13.0 EDUs
- Next 100,000 to 1 Million SF: 63,000 SF @ 0.03 EDU/1,000 SF = 1.9 EDUs

**Total = 14.9 EDUs**

Pursuant to the August 23, 1991 Agreement between ECSD and Rohr Industries, Inc., for Issuance of Sewer Permit and Allocation of Sewer Usage at 22201, 22211, 22135 and 22101 Alessandro Boulevard; Moreno Valley, California (ECSD and Rohr Agreement), the building with the address of 22101 Alessandro Boulevard (currently known as APN 297-130-036 with the address of 14050 Day Street) has a sewer permit and existing capacity right of 11 EDUs per Sewer Permit Number 1284.

Per District Ordinance No. 233, one equivalent dwelling unit (EDU) has a connection fee charge of \$3,600. Though the total estimated wastewater generation is 14.9 EDUs, a credit of eleven (11) EDUs would be applied to the project. Therefore, based on the potential wastewater generation, the subject project's property will require the purchase of 3.9 EDU capacity to accommodate the project which will require the payment \$14,040 as a condition of sewer service. The connection fee is based on the analysis performed herein and was determined to be 3.9 EDUs based on the current requested use and occupancy. Any increase of EDUs due to change in use and/or occupancy shall be subject to ECSD's review and analysis and may result in additional connection fee charges and offsite improvements.

In addition to the subject property's capacity rights, the ECSD and Rohr Agreement identified an existing 830-foot ± long 6-inch diameter private sewer lateral (**Figure 3**), connected to the District's sewer system on Alessandro Boulevard. This existing private sewer lateral, which is



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currently in service and being utilized by the subject property, is currently located on private property along the east side of Day Street (**Figures 4 to 6**). Therefore, if the subject project continues to use this existing sewer lateral, additional off-site sewer improvements are not necessary to provide sewer service to the subject project. As this lateral is privately owned, the property owner is responsible for the cleaning, maintenance, and repair of the lateral. Given the length of the lateral (approximately 830-feet) and potentially no cleanout access along the lateral, there is a high probability that this lateral has not been cleaned and flushed for many years and may be subject to a potential sewer spill. Any spill or overflow caused by blockages in this lateral is the responsibility of the property owner.

The connection fee amount of \$14,040 is due prior to the District acceptance and release of the subject project. Please mail payment to Edgemont Community Services District; Attention: Jessica Pfalmer; P.O. Box 5436; Riverside, California 92517.

The connection fee for the subject property must be received by the District no later than one (1) year from the date of this letter or a new request for sewer availability must be made.

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

Sincerely,

**EDGEMONT COMMUNITY SERVICES DISTRICT**



Jessica Pfalmer  
General Manager

Enclosures

cc: Edward Mackey, Attorney at Law  
Sam I. Gershon, Albert A. Webb Associates (Representing ECSD)  
Sinnaro Yos, Albert A. Webb Associates (Representing ECSD)  
Richard Belmudez, Albert A. Webb Associates (Representing First Industrial)  
City of Moreno Valley, Building and Safety Division



FIR Day Street

Alessandro Blvd

Proposed Redevelopment  
at 14050 Day St  
APN 297-130-036



Figure 1

800 ft





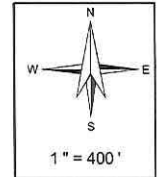
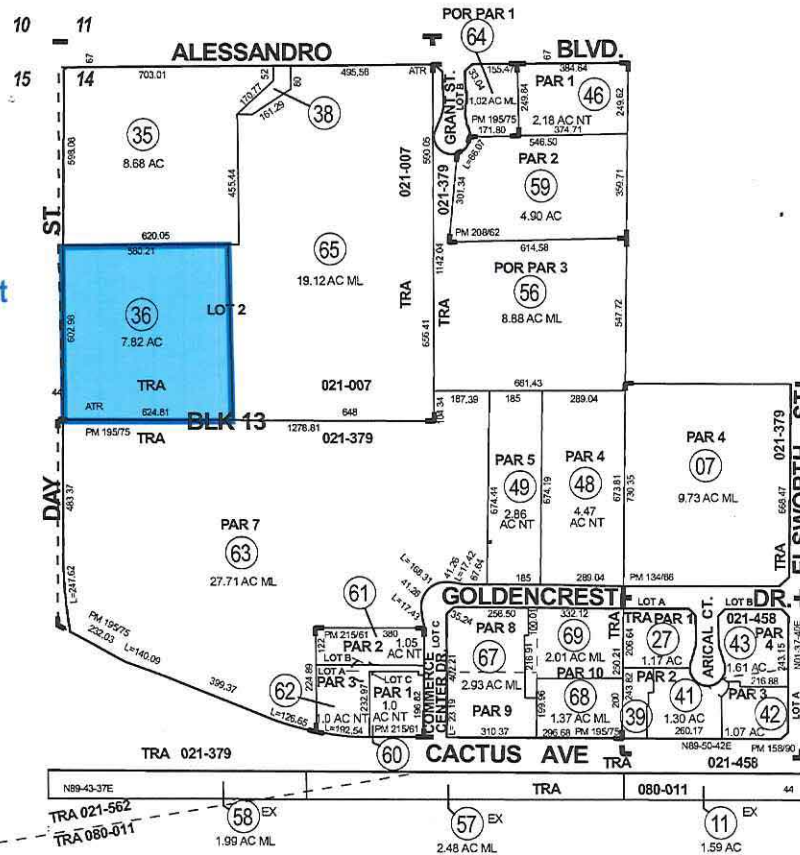
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NW 1/4 OF SEC. 14, T.3S., R.4W.  
CITY OF MORENO VALLEY

TRA 021-007  
021-379  
021-458  
021-562  
080-011

297-13  
293-24

Proposed Redevelopment  
at 14050 Day St  
APN 297-130-036



**Legend**

- Lot Lines
- - - Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W.
- - - Other Easements
- - - Lease Area
- ▬ Subdivision Tic Mark

Date	Old Number	New Number
12/1/1986	9	10,11
11/1/1988	5,6	12
11/1/1988	12	13-26
4/1/1989	4	210-1
4/1/1989	13-26	210-2-15
11/1/1989	8	27-30
3/1/1992	28-30	31-33
7/1/1995	2	34-38, ST
10/1/1995	31	39-40
9/1/1996	23,32,40	41-43
2/15/2000	1,3	44
2/15/2000	44	45-64
16/2003	47	55-56
9/6/2005	10	57-58
1/18/2006	55	59-59, ST
4/19/2006	51	60-62
8/16/2006	50	63-63, ST
1/12/2009	45	64-64, ST
1/31/2017	34,37	65
10/16/2018	52-64	66
10/16/2018	66	67-69

Bk 263 Pg 23	Bk 291 Pg 19	Bk 291 Pg 20		
Pg 12		Pg 21	Pg 14	
Pg 10	Pg 13			
Pg 11		Pg 16		

**Map Reference**  
 MB 6/13 SS ALESSANDRO TRACT  
 PM 134/66 - 69 PARCEL MAP NO. 19124  
 PM 158/90 - 91 PARCEL MAP NO. 24364  
 PM 195/75 - 79 PARCEL MAP NO. 27732  
 PM 208/62 - 63 PARCEL MAP NO. 31750  
 PM 215/61 - 62 PARCEL MAP NO. 32392

**Figure 2**

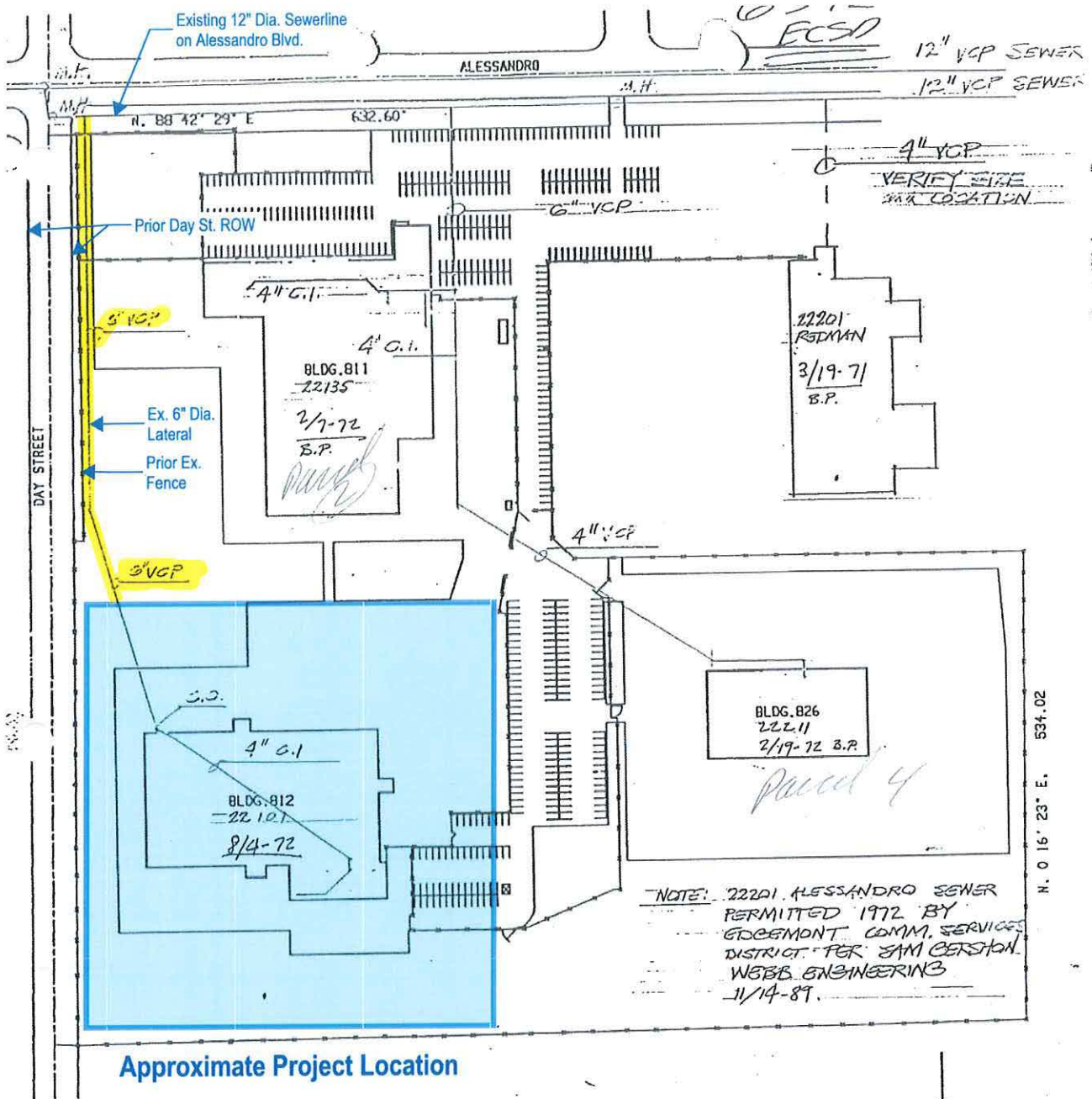
Feb 2019



ASSESSOR'S MAP BK297 PG.13  
Riverside County, Calif.

jasantos

Data  
PM 3/79



Approximate Project Location

# MORENO VALLEY FACILITY

**RECEIVED**  
 NOV 19 1990

ALBERT A. WEBB ASSOCIATES  
 CIVIL ENGINEERS

TO \_\_\_\_\_  
 WO 63-120  
 FILE 12247

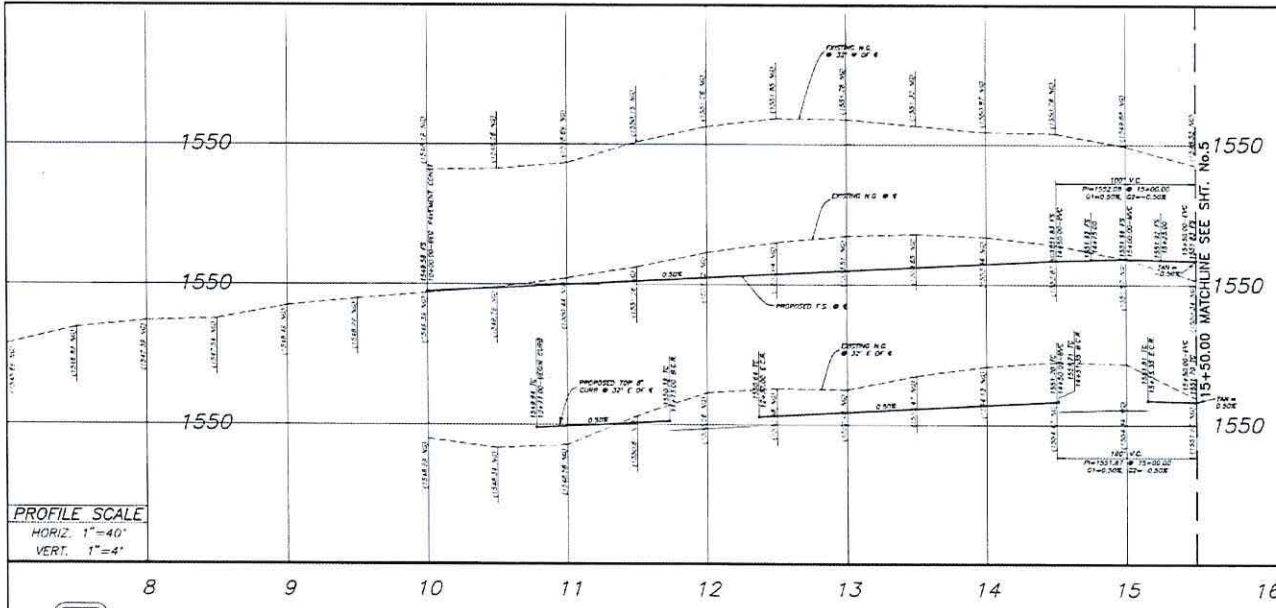
SEWER PLAN 1/2 scale

*Rec'd from Rohr Industries*

**August 23 1991 Agreement between  
 ECSD and Rohr Industries, Inc.  
 Sewer Plan Map**

**Figure 3**

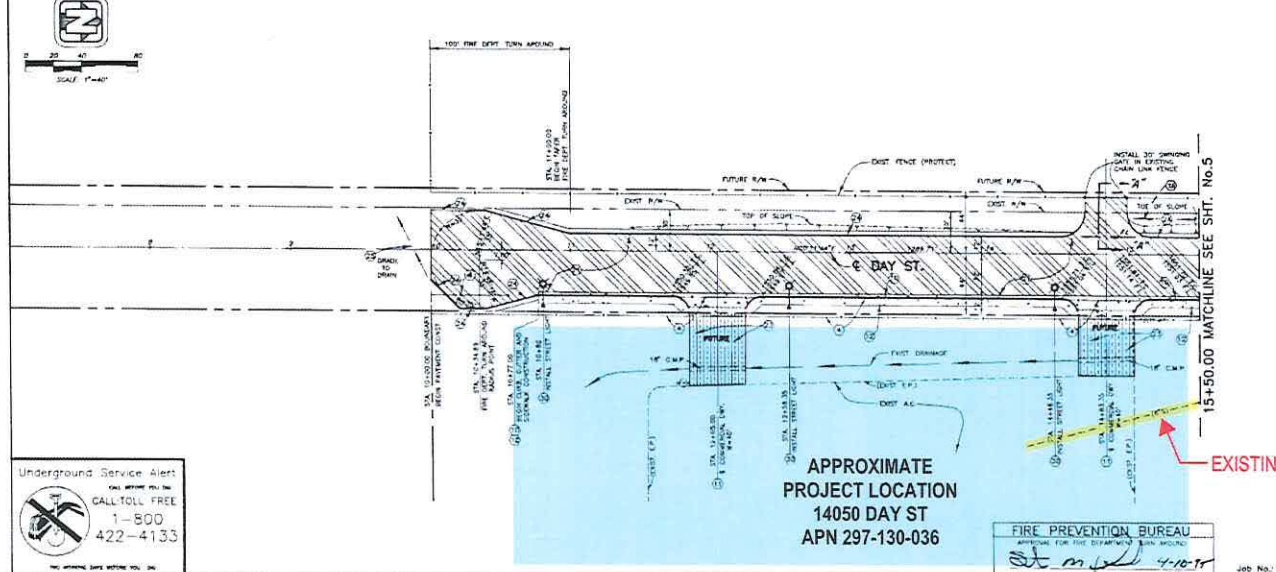




**PROFILE SCALE**  
 HORIZ. 1"=40'  
 VERT. 1"=4'

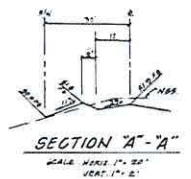
**LEGEND**

- |  |                                       |  |  |
|--|---------------------------------------|--|--|
|  | EXIST. A.C. PAVEMENT REMOVAL          |  | PROPOSED A.C. PAVEMENT OVERLAY           |
|  | EXIST. CONCRETE REMOVAL               |  | PROPOSED FULL DEPTH A.C. PAVEMENT & BASE |
|  | EXIST. FENCE                          |  | PROPOSED P.C.C. CONCRETE CONSTRUCTION    |
|  | EXIST. SIGN                           |  | PROPOSED J.A.C. DRIVEWAY                 |
|  | EXIST. TRAFFIC SIGNAL VAULT           |  | PROPOSED WHEEL CHAIR RAMP                |
|  | EXIST. TELEPHONE VAULTS               |  | PROPOSED STREET LIGHT                    |
|  | EXIST. WATER VALVES                   |  | PROPOSED BARRICADE                       |
|  | EXIST. TRAFFIC SIGNAL W/ STREET LIGHT |  |  |
|  | EXIST. POWER POLE                     |  |  |
|  | EXIST. FIRE HYDRANT                   |  |  |
|  | EXIST. SEWER LINE & MANHOLE           |  |  |
|  | EXIST. TREE                           |  |  |
|  | EXIST. GAS LINE                       |  |  |
|  | EXIST. TELEPHONE LINE                 |  |  |
|  | EXIST. WATER LINE                     |  |  |
|  | EXIST. WATER VAULT                    |  |  |
|  | EXIST. DATE                           |  |  |



**CONSTRUCTION KEYNOTES**

- (4) REMOVE 6 FT HIGH CHAIN LINK FENCE AND RELOCATE AT RIGHT OF WAY
- (10) CONSTRUCT (TYPE B) 8" CURB AND GUTTER PER CITY OF MORENO VALLEY STD. NO. 201
- (11) CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF MORENO VALLEY STD. NO. 118 WITH PER PLAN
- (12) CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER CITY OF MORENO VALLEY STD. NO. 210
- (13) CONSTRUCT " " A.C. OVER " " CL II BASE DAY STREET
- (14) CONSTRUCT J" A.C. DRIVEWAY TO MEET EXISTING A.C. PARKING LOTS
- (15) CONSTRUCT 8" A.C. BERM PER MORENO VALLEY STD. NO. 207
- (16) GRADE SWALE TO DRAIN
- (17) ~~INSTALL 22,000 LUMEN STREET LIGHT PER CITY OF MORENO VALLEY STD. NO. 501~~
- (18) ~~INSTALL 22,000 LUMEN STREET LIGHT PER CITY OF MORENO VALLEY STD. NO. 501~~



Underground Service Alert  
 CALL TOLL FREE  
 1-800-422-4133

APPROXIMATE PROJECT LOCATION  
 14050 DAY ST  
 APN 297-130-036

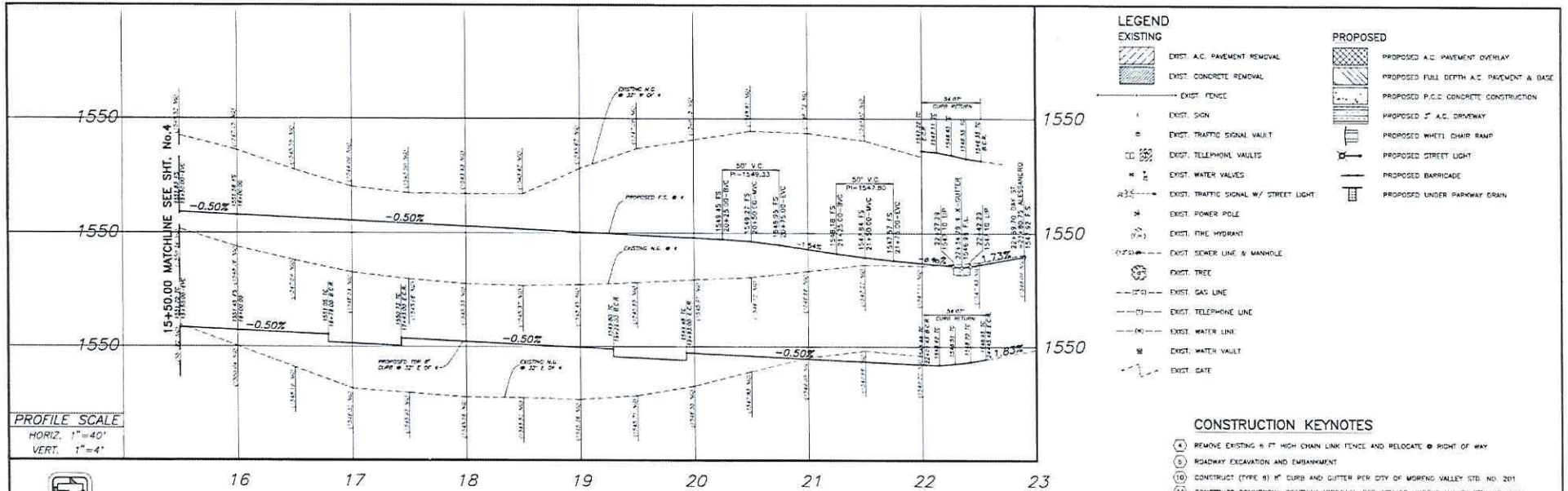
FIRE PREVENTION BUREAU  
 APPROVED FOR FIRE DEPARTMENT SIGNING  
 4-10-99

EXISTING PRIVATE SEWER LATERAL

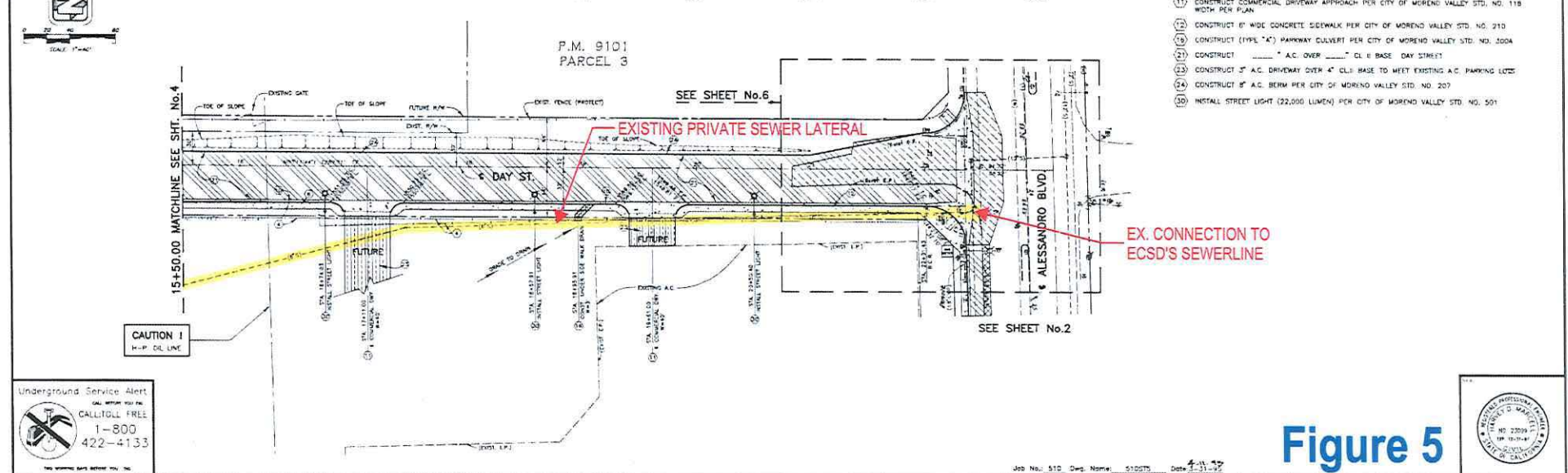
**Figure 4**



BENCH MARK M-12-88 R/W 20 LOCATION: BETWEEN ALESSANDRO BOULEVARD AND DAY STREET, 180 FT SOUTH OF SURFING AVENUE, 1/4 EAST OF DAY STREET, 20 FT WEST OF THE SOUTHWEST CORNER OF A 6.0 CHAIN LAMP FENCE, 10 NORTH OF A BARRIERS WITH A BRICK JOSE CHARTER HEAD-ON IN THE TOP OF A CONCRETE POST. ELEVATION: 1531.132	REVIEW BY CITY STAFF		REVISIONS		SUBMITTED BY: <i>Arney Maxwell</i> DATE: 4-10-99		PLANS PREPARED BY: <b>Winchester Associates, Inc.</b> ENGINEERING • LAND SURVEYING 23040 TOWER ST. SUITE 3 MORENO VALLEY, CA 92552 (909) 924-5425		<b>CITY OF MORENO VALLEY</b> P.M. 28161 STREET IMPROVEMENT PLANS DAY STREET STA 7+00.00 TO STA 16+00.00		SHEETS: 4 OF 7 SHEETS F.R.E. NGL																																																	
	<table border="1"> <thead> <tr> <th>OFFICE</th> <th>INITIAL</th> <th>DATE</th> <th>DESIGN BY</th> <th>MARK</th> <th>DATE</th> <th>INITIAL</th> <th>DESCRIPTION</th> <th>DATE</th> <th>APPROV</th> </tr> </thead> <tbody> <tr> <td>COMMUNITY SERVICES DIVISION</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CAPITAL PROJECTS</td> <td></td> <td></td> <td>CHECKED BY</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TRANSPORTATION DIVISION</td> <td></td> <td></td> <td>RECOMMENDED BY</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PLANNING &amp; RECREATION</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	OFFICE	INITIAL	DATE	DESIGN BY	MARK	DATE	INITIAL	DESCRIPTION	DATE	APPROV	COMMUNITY SERVICES DIVISION										CAPITAL PROJECTS			CHECKED BY							TRANSPORTATION DIVISION			RECOMMENDED BY							PLANNING & RECREATION																		
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- CONSTRUCTION KEYNOTES**
- REMOVE EXISTING 6 FT HIGH CHAIN LINK FENCE AND RELOCATE @ RIGHT OF WAY
  - ROADWAY EXCAVATION AND EMBANKMENT
  - CONSTRUCT (TYPE 8) 4" CURB AND GUTTER PER CITY OF MORENO VALLEY STD. NO. 201
  - CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF MORENO VALLEY STD. NO. 118 WIDTH PER PLAN
  - CONSTRUCT 12" WIDE CONCRETE SIDEWALK PER CITY OF MORENO VALLEY STD. NO. 210
  - CONSTRUCT (TYPE "A") PARKWAY CULVERT PER CITY OF MORENO VALLEY STD. NO. 200A
  - CONSTRUCT 12" A.C. OVER 4" CL1 BASE DAY STREET
  - CONSTRUCT 3" A.C. DRIVEWAY OVER 4" CL1 BASE TO MEET EXISTING A.C. PARKING LOTS
  - CONSTRUCT 8" A.C. BERM PER CITY OF MORENO VALLEY STD. NO. 207
  - INSTALL STREET LIGHT (22,000 LUMEN) PER CITY OF MORENO VALLEY STD. NO. 201



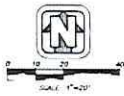
Underground Service Alert  
 CALL TOLL FREE  
 1-800-422-4133

**Figure 5**



BENCH MARK: #2188 AND 00 LOCATION: BETWEEN ALESSANDRO BOULEVARD AND SIERRA AVENUE ON DAY STREET, 1500 SOUTH OF SIERRA AVENUE, 45' EAST OF DAY STREET, 2811' WEST OF THE POLICE STATION, 215' WEST OF THE COMMUNITY CENTER, 4' EAST OF LAW FENCE, 10' NORTH OF A MARKER POST, 4' WEST OF CORNER 16+40.00 ON THE TOP OF A CONCRETE POST. ELEVATION: 1551.182		REVIEW BY CITY STAFF <table border="1"> <thead> <tr> <th>OFFICE</th> <th>INITIAL</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>COMMUNITY SERVICES DISTRICT</td> <td></td> <td></td> </tr> <tr> <td>CAPITAL PROJECTS</td> <td></td> <td></td> </tr> <tr> <td>TRANSPORTATION DIVISION</td> <td></td> <td></td> </tr> <tr> <td>PLANNING &amp; RECREATION</td> <td></td> <td></td> </tr> </tbody> </table>	OFFICE	INITIAL	DATE	COMMUNITY SERVICES DISTRICT			CAPITAL PROJECTS			TRANSPORTATION DIVISION			PLANNING & RECREATION			REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>INITIAL</th> <th>DESCRIPTION</th> <th>DATE</th> <th>APPROV.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4-11-95</td> <td>Ann Russell</td> <td>PROVIDE DL LINE NO. 23099</td> <td>12-21-97</td> <td></td> </tr> </tbody> </table>	NO.	DATE	INITIAL	DESCRIPTION	DATE	APPROV.	1	4-11-95	Ann Russell	PROVIDE DL LINE NO. 23099	12-21-97		DESIGNED BY: Ann Russell CHECKED BY: Aring Johnson DATE: 4-11-95 APPROVED BY: Aring Johnson, Deputy City Engineer DATE: 6-16-95 FOR: SURVEYING AND ENGINEERING	PLANS PREPARED BY: <b>Winchster Associates, Inc.</b> ENGINEERING • LAND SURVEYING 23540 TOWER ST SUITE 3 MORENO VALLEY, CA 92553 (909) 924-5425	<b>CITY OF MORENO VALLEY</b> P.M. 28161 STREET IMPROVEMENT PLANS DAY STREET STA. 16+00.00 TO STA. 23+00.00	SHEET 5 OF 7 SHEETS 424' N.O.
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**LEGEND**

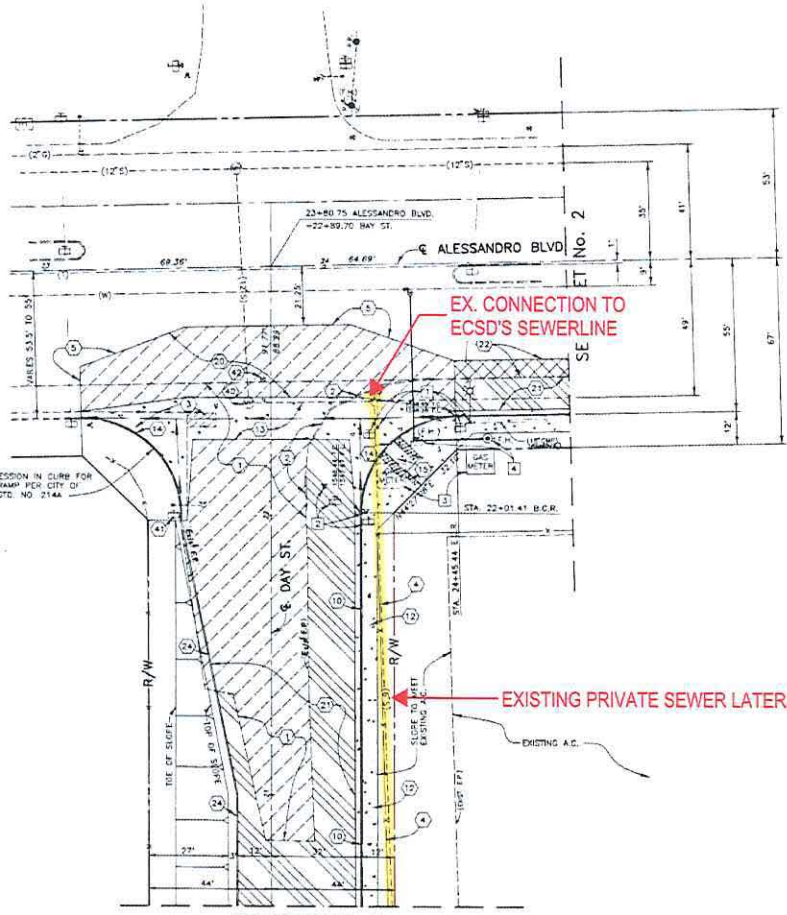
**EXISTING**

- EXIST. A.C. PAVEMENT REMOVAL
- EXIST. CONCRETE REMOVAL
- EXIST. FENCE
- EXIST. SIGN
- EXIST. TRAFFIC SIGNAL VAULT
- EXIST. TELEPHONE VAULTS
- EXIST. WATER VALVES
- EXIST. TRAFFIC SIGNAL W/ STREET LIGHT
- EXIST. POWER POLE
- EXIST. FIRE HYDRANT
- EXIST. SEWER LINE & MANHOLE
- EXIST. TREE
- EXIST. GAS LINE
- EXIST. TELEPHONE LINE
- EXIST. WATER LINE
- EXIST. WATER VAULT

**PROPOSED**

- PROPOSED A.C. PAVEMENT OVERLAY
- PROPOSED FULL DEPTH A.C. PAVEMENT & BASE
- PROPOSED P.C.C. CONCRETE CONSTRUCTION
- PROPOSED 3" A.C. DRIVEWAY
- PROPOSED WHEEL CHAIR RAMP
- PROPOSED STREET LIGHT

NOTE:  
CONSTRUCT DEPRESSION IN CURB FOR  
FUTURE ACCESS RAMP PER CITY OF  
MORENO VALLEY STD. NO. 214A.



SEE SHEET No. 5

**CONSTRUCTION KEYNOTES**

- 1 REMOVE EXISTING A.C. PAVEMENT OR POTO MILL IN PLACE
- 2 REMOVE EXISTING A.C. BEAM
- 3 REMOVE EXISTING CONCRETE CROSS GUTTER & SPANDREL & CURB RETURN
- 4 REMOVE 6 FT HIGH CHAIN LINK FENCE
- 5 SAW CUT OR TRIM TO NEAT LINE
- 6 ROADWAY EXCAVATION AND EMBANKMENT
- 10 CONSTRUCT (TYPE B) 4" CURB AND GUTTER PER CITY OF MORENO VALLEY STD. NO. 201
- 12 CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER CITY OF MORENO VALLEY STD. NO. 210
- 13 CONSTRUCT 15" WIDE X-GUTTER & SPANDREL PER CITY OF MORENO VALLEY STD. NO. 209 (AS MODIFIED)
- 14 CONSTRUCT 30" CURB RETURN PER CITY OF MORENO VALLEY STD. NO. 208
- 15 CONSTRUCT ACCESS RAMPS PER CITY OF MORENO VALLEY STD. NO. 214A
- 20 CONSTRUCT " " A.C. OVER " " CL = BASE ALESSANDRO BLVD.
- 22 CONSTRUCT 0.10' A.C. OVERLAY AND FEATHER TO EXISTING PAVEMENT
- 40 ADJUST MANHOLE TO GRADE
- 41 ADJUST SIGNAL PULLBOX TO GRADE
- 42 ADJUST VALVE TO GRADE
- 43 ADJUST FIRE HYDRANT TO GRADE

**RELOCATION DISPOSITION NOTES**

- 1 RELOCATE EXISTING SIGNAL STANDARD MAST WITH STREET LIGHT PER SIGNAL PLAN
- 2 RELOCATE EXISTING SIGNAL POST PER SIGNAL PLAN
- 3 RELOCATE GAS METER AND ENCLOSURE PER GAS CO REQUIREMENTS, INCLUDING INSTALLATION OF FENCING & GATES
- 4 RELOCATE FIRE HYDRANT PER E.M.W.D. STANDARDS & REQUIREMENTS

Underground Service Alert  
CALL BEFORE YOU DIG  
CALL TOLL FREE  
1-800-422-4133

**Figure 6**



LOCATION: BETWEEN ALESSANDRO BOULEVARD AND TORRENA AVENUE ON DAY STREET, 1840 SOUTH OF JOHNSON AVENUE, 42.5 EAST OF DAY STREET. 1.0 S. NORTHWEST CORNER OF POLY AND PETER C.W.T. P.D. NORTHWEST OF THE SOUTHWEST CORNER OF A 6.0 CHAIN LINK FENCE 1.0 NORTH OF A WARDEN POST 4.0 WEST SIDE EXHIBIT 1847-88 ON THE TOP OF A CONCRETE POST. ELEVATION: 1331.102	REVIEW BY CITY STAFF		REVISION		SUBMITTED BY DATE: 4-6-95 <i>Hanna Marshall</i>		PLANS PREPARED BY <b>Winchester Associates, Inc.</b> ENGINEERING & LAND SURVEYING 23640 TOWER ST. SUITE 3 MORENO VALLEY, CA 92553 (909) 924-3425		<b>CITY OF MORENO VALLEY</b> P.M. 28161 STREET IMPROVEMENT PLANS DAY ST. & ALESSANDRO BLVD. INTERSECTION DETAIL	
	OFFICE: COMMUNITY SERVICES DISTRICT CAPITAL PROJECTS TRANSPORTATION DIVISION PARKS & RECREATION	INITIAL: [ ] DATE: [ ]	DESIGN BY: [ ] CHECKED BY: [ ] RECOMMENDED BY: [ ]	MARK: [ ] DATE: [ ] INITIAL: [ ] DESCRIPTION: [ ] DATE: [ ] APPROVE: [ ]	DATE: 4-6-95 APPROVED BY: <i>Richard Johnson Deputy City Engineer</i> DATE: 4-14-95 BY: <i>John W. Kelly</i>	SHEET: 6 OF 7 SHEETS: 7 FILE NO.:				