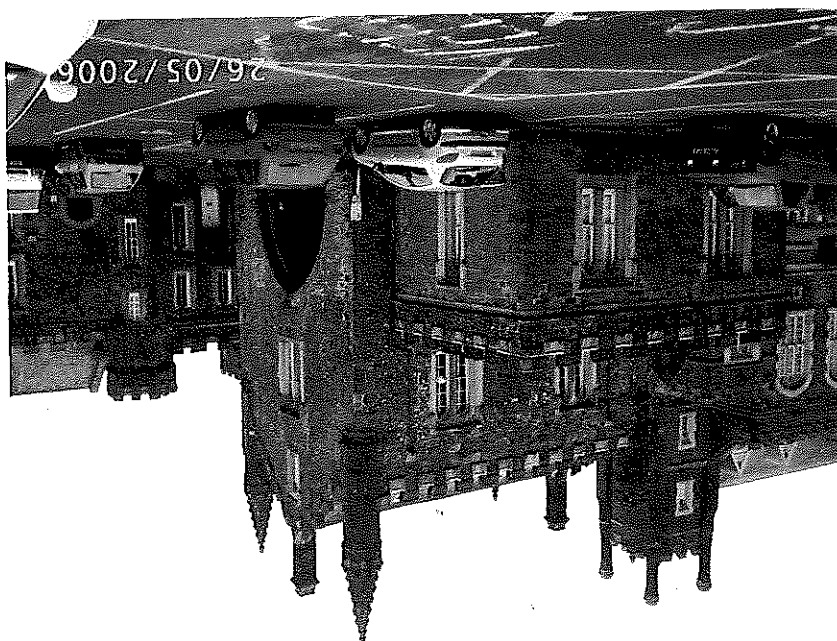


20 June 2006
Reference: DB/SB/A1025



COURT GATE
TAVISTOCK

ASBESTOS SURVEY REPORT

8 Abbots Road, Peverell, Plymouth, Devon PL3 4PB
Tel: 01752 257064 Fax: 01752 260321 Email: mail@barronsurveys.co.uk
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ASBESTOS SURVEYS

BARRON





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1.00 SECTION 1 - GENERAL SITE AND SURVEY INFORMATION

1.01 Survey Organisation

This report has been prepared by Barron Asbestos Surveys, 8 Abbotts Road, Peverell, Plymouth PL3 4PB

1.02 Surveyors

The Survey has been conducted by David W Barron.

1.03 Instruction Information

The survey has been prepared on the instructions of Mr. Wayne Southall on behalf of Tavistock Town Council and is in accordance with the 'Terms of Survey' and 'Confirmation of Instructions' letter dated 28 February 2006.

1.04 Premises Surveyed

The premises surveyed are Court Gate, Tavistock.

The property and associated grounds have been surveyed for asbestos content as required by MDHS 100, July 2001. Any other defects or issues that exist at the property will not be detailed within this report.

The general description of the property comprises, The Cottage, The Old Lending Library, The Museum and Jenni Lee Photography Studio.

1.05 Premises Risk Assessment

A preliminary walk through assessment of the site revealed the following risks:

- The Surveyor was working alone but the Museum and Studio were occupied and keys were borrowed from the Museum staff for the Cottage and Library. The Surveyor kept a mobile phone with him.

1.06 Report Date

The issue date of the report is as detailed on the front cover of the survey report.

1.07 Survey Date

The survey was carried out on 25/26 May 2006, during which time the weather conditions were dry and cloudy.



This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of ACM's, within visible areas of the building. It must always remain a possibility that further ACM's may be found during refurbishment or demolition activities. For reasons set out in this report, the

- TTC-CGCOT-[SAMPLE NUMBER]
- TTC-CGMUS-[SAMPLE NUMBER]
- TTC-CGJL-[SAMPLE NUMBER]
- TTILE LIBRARY

The survey included the following areas as referenced by the building identifiers used throughout:

The property was surveyed internally and externally, including grounds and outbuildings unless specifically excluded. All levels were visually inspected and only presumed ACM's are shown in this report. The survey was conducted from ground level, with higher access being gained where possible with a 3m surveyors' ladder.

1.09 Areas Included in the Survey

The purpose of the survey is to carry out an inspection to locate suspected or tested Asbestos Containing Materials (ACM's), to allow them to be managed safely. To collect sufficient information on the presence, location, extent and condition of ACM's to calculate a 'Material Assessment' to determine the likelihood of asbestos fibre release if disturbed. To provide recommendations to assist the dutyholder in the preparation of the 'Priority Assessments' leading to an overall risk assessment. To produce a report in printed and electronic format, indicating areas containing identified and presumed ACM's, providing sufficient information to enable the person responsible for the building to formulate an ongoing Asbestos Management Plan.

1.08 Purpose, Aims and Objectives

Access arrangements for the survey were made by direct access by appointments following the Council's notification. During the survey the Museum and Photographic Studio were occupied, the Lending Library was unused and the Cottage was used for overspill storage.



- We were informed that the w.c. cubicle in the reception of the Photographic Studio was apx.3 years old.

1.13 Information/Evidence Provided at the Survey Overriding Presumption or Analysis

Materials are only sampled where the sampling process does not lessen the intended integrity of the material or endanger the surveyor. This report is based upon a Type 2 survey as defined in MDHS 100 (2001). This survey involves sampling and bulk analysis of presumed ACM's using stereo and polarised light microscopy together with dispersion staining techniques based on MDHS 77 (1994). By this process, the asbestos content of presumed ACM's is determined.

1.12 Type of Survey

Where bulk analysis of presumed ACM's is applicable (Type 2 and 3 surveys), this has been undertaken in accordance with MDHS 77 (1994). Refer to the method of survey notes contained as an appendix to this report.

The survey and report have been conducted in accordance with MDHS 100 (2001).

1.11 Method of Survey

It must be presumed that these may contain Asbestos Containing Materials until they are inspected. Please refer to the general exclusions section contained as an appendix to this report.

- In the Cottage: It was not possible to see inside the beam casing in the living room. General storage in the ground floor bedroom prevented a full survey of all wall and floor surfaces.
- In the Photographic Studio: Storage in the roof space from the reception ceiling hatch prevented full inspection.
- In the Museum: There was no access to the roof void from the Old Library Room, or to The Old Masonic Room.

Access was not available to the following areas:

1.10 Areas Excluded from the Survey

results cannot give an assurance that all asbestos materials have been found and must not be thought to do so.



The survey involves a non-destructive inspection of the buildings and grounds. Therefore there are always areas of the structure that cannot be inspected due to them being concealed, or provided with coverings etc. Refer to the notes on excluded areas contained as an appendix to this report.

1.15 Exclusions or Inaccessible Areas

Generally the survey and site conditions did not require any variations to be made to the surveying procedure.

The survey was conducted in accordance with HSE guidance note MDHS100 (July 2001), and no variations were necessary.

1.14 Variations from Survey Method



Any material that has been sampled and found not to contain asbestos is recorded as 'NADIS' (no asbestos detected in sample).
The factors denoted by an asterisk (*) are those included in the calculation of the Material Assessment Algorithm.

Asbestos type (*) - Chrysotile, Amosite, Crocidolite etc).

Surface Treatment (*) - information of whether the ACM is coated.

Damage or deterioration (*) - the condition of the material.

Product Type (*) - textured coating, board, insulation etc.

Accessibility/Vulnerability - The likelihood of damage in normal occupancy.

Level of Identification - presumed, strongly presumed or identified.

Extent - the area, length, thickness and volume as appropriate.

position.

Location - the building identifier, floor number or level, room identifier, and

ACM:

The spreadsheet contains the following information on each known or presumed

shown on the drawings.

Each presumed or tested ACM found during the survey is given a unique reference number. This is shown in the spreadsheet, and cross referenced to the survey drawings. Where similar ACM's exist at different locations throughout the building, they are given the same reference number, although each location is

The report is presented in the format of an A3 spreadsheet, in both paper and electronic versions. The electronic version enables the dutyholder to alter and update the register of ACM's in accordance with his/her duties.

2.01 Reading this report

2.00 SECTION 2 - SURVEY REPORT



Refer to the photographs contained in this report, referenced to the ACM's unique reference number.

2.04 Photographs of ACM's

- In the case of the Old Lending Library, and within the limits of this non-destructive survey, we consider that there are no asbestos containing materials present.
- The Museum and Photographic Studio are in good decorative order, and no immediate recommendations are necessary other than to maintain and manage by periodic inspection.
- The Cottage is used for over spill storage and may be undergoing repair. As such no immediate recommendations are necessary other than to maintain and manage by periodic inspection.

As a summary, the report has made the following major recommendations:

- The survey has found a number of relatively low risk asbestos containing materials as identified in the register sheet.

Each ACM identified in this report is given a recommendation in the report, based on the Material Assessment carried out. These must be considered in light of the Dutyholders Priority Assessment and Management Plan.

2.03 Summary of Recommendations

The plans enclosed are not to scale and are not intended to comprise a measured survey. The drawings are in sufficient detail to enable the dutyholder to accurately locate the ACM, as identified by its unique reference number.

- A1025/CGJL
- A1025/CGMU/COTT

The following drawing numbers are contained within this report:

2.02 Survey Drawings

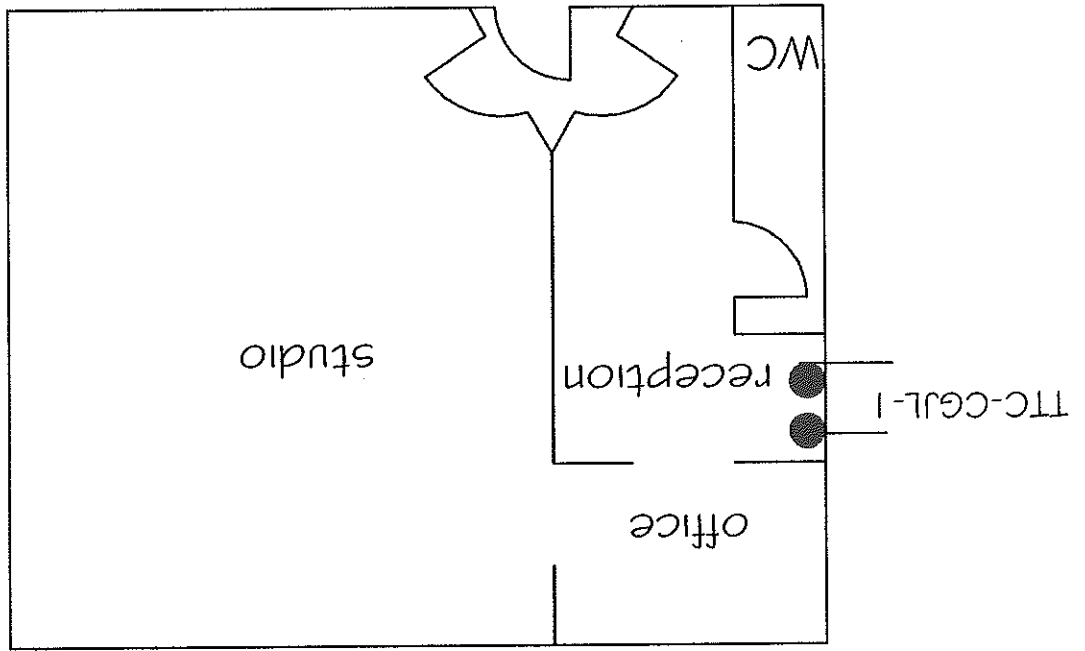
Refer to the section of this report describing the Material Assessment and how it is calculated.

The report will show the score generated from the Material Assessment together with a comment on the level of risk. The report will also give a recommendation on action required for each ACM. This recommendation is based on the Material Assessment, and is to be reconsidered when the Priority Assessment has been undertaken by the dutyholder.



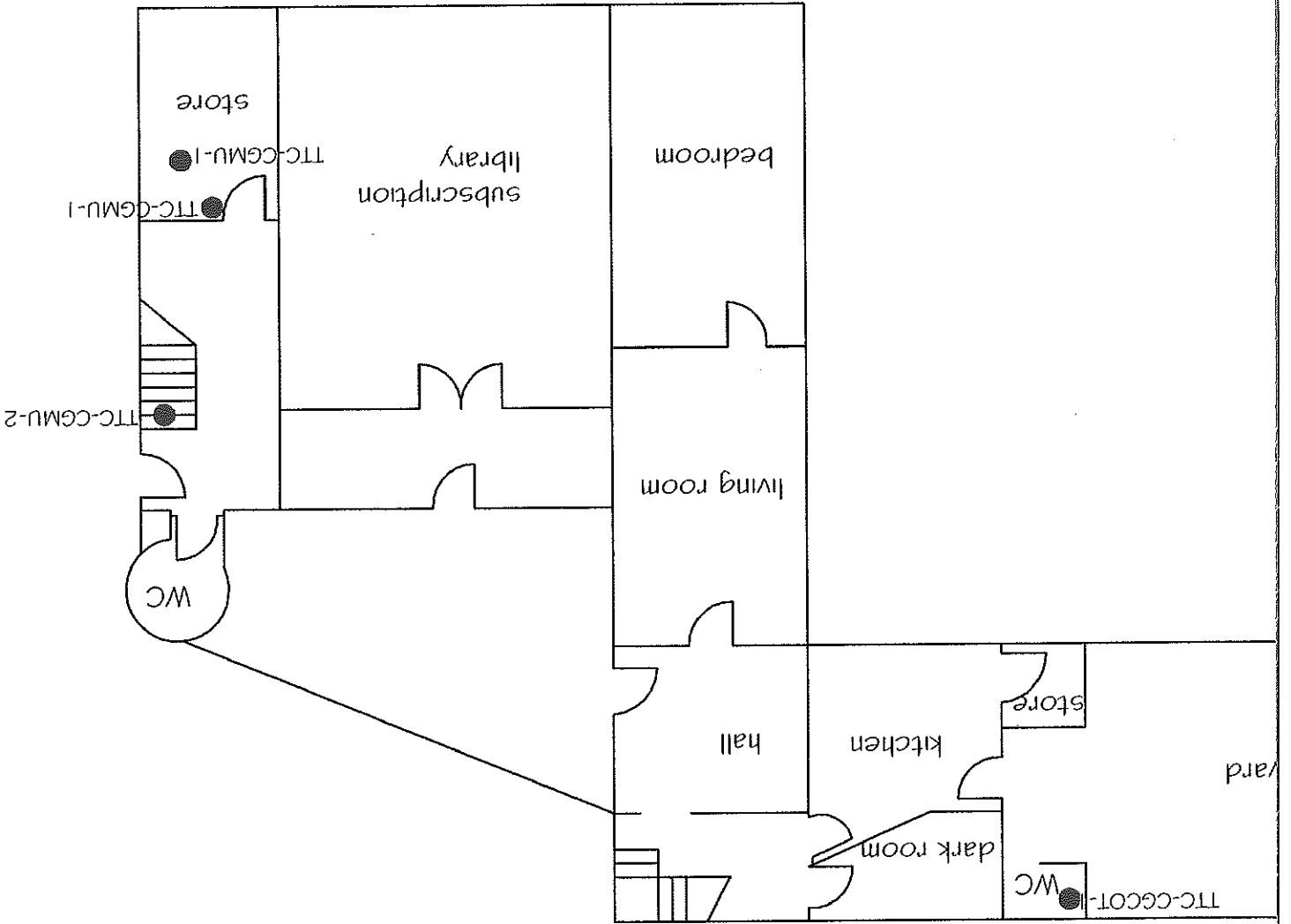
Title - Block Plan		Client - TTC	Project - Courgate, Jenni Lee Photography	Drawing Ref - A1025/CGJL	Scale - NTS
BARRON ASBESTOS SURVEYS					

www.barronsurveys.co.uk tel: 01752 257064 fax: 01752 260321
 8 Abbots Road, Revelle, Plymouth PL3 4PB

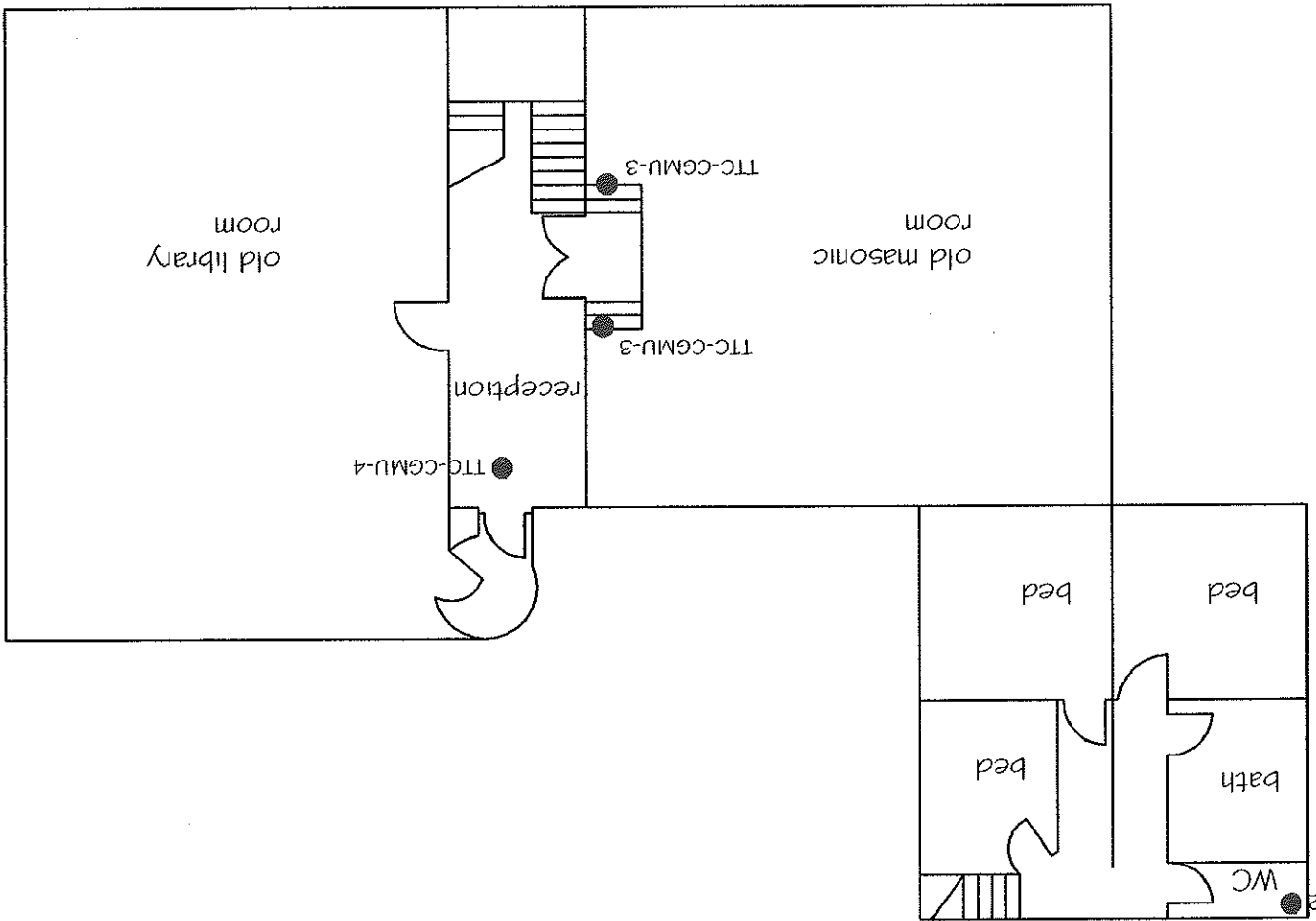


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GROUND FLOOR



FIRST FLOOR



Project - Courtyard-Cottage/Museum		Client -TTC	www.barronsurveying.co.uk tel : 01752 257064 fax: 01752 260321 8 Abbots Road, Revelle, Plymouth PL3 4PB BARRON ASBESTOS SURVEYS
Drawing Ref - A1025/CGMU.COT	Title - Block Plan		

Scale-MTS



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The material assessment score forms part of the Risk Assessment carried out by the Dutyholder in accordance with the Control Of Asbestos at Work Regulations 2002. However, there are other factors to take into account when prioritising action. Refer to the notes elsewhere in the report concerning the Dutyholders Priority Assessment and Management Plan.

Materials with scores of 4 or less are regarded as very low risk.

Materials with a score of 5 or 6 are regarded as low risk.

Materials with a score between 7 and 9 are regarded as medium risk.

Materials with a score of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed.

The Material Assessment algorithm will give a figure between 2 and 12.

The full algorithm is contained within the appendices to this report.

- Product Type
- Extent of Damage or Deterioration
- Surface Treatment
- Asbestos Type

The material assessment described in MDHS 100 (2001) considers the following four factors:

The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be added to give a material assessment score.

MDHS100 (2001) recommends the use of an algorithm to carry out the material assessment.

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres. This material assessment will give a good initial guide to the priority for management, as it will identify the materials which will most readily release airborne fibres if disturbed.

3.01 Understanding the Material Assessment

3.00 SECTION 3 - MATERIAL ASSESSMENT REPORT



The Material Assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the Material Assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a Risk Assessment which will also take into account factors such as:

- Maintenance Activity
- Occupant Activity
- Likelihood of Disturbance
- Human Exposure Potential

The Risk Assessment includes a 'Material Assessment' and a 'Priority Assessment'. The Material Assessment is undertaken by the Surveyor and is included in this report. The Priority Assessment is undertaken by the Dutyholder as part of his/her development of the Management Plan.

The Material Assessment looks at the type and condition of the ACM and the ease with which it will release fibres if disturbed.

The Priority Assessment looks at the likelihood of someone disturbing the Asbestos Containing Material. HSE Guidance Note HSG 227 (Managing Asbestos in Premises) contains a suitable Priority Assessment algorithm. The Dutyholder should undertake this assessment as part of the management plan.

The Risk Assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, the duty holder under CAW 2002 is required to make the Risk Assessment, using the information given in the survey report and detailed knowledge of the activities carried out within the premises. The Risk Assessment will form the basis of the Management Plan.

The scores from the Material Assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the Priority Assessment (the likelihood of disturbance), to give the overall Risk Assessment. Risk Assessment scores for different ACM's can then be compared to develop the 'Management Plan'.

Further information and assistance in undertaking Priority Assessments and Management Plans can be obtained from Barron Asbestos Surveys Limited.

4.00 SECTION 4 - DEVELOPING THE SURVEY REPORT

4.01 Notes on Dutyholders Priority Assessment





5.00 APPENDICES

5.01 Appendix 1 Method of Survey Notes

The procedure for identifying suspected asbestos containing building materials is as follows. This broadly describes the procedure for surveys where sampling and analysis is required. For type 1 surveys, the presumed ACM's will not be sampled or tested.

Carefully check all spaces in the building(s) or area(s) to be inspected where safe access is granted in a systematic manner. Devise a methodical order applicable to the site and inspect all accessible areas.

Identify the Suspected ACM's by means of a unique reference number. All materials not readily identifiable as non-asbestos should be considered suspect until the results of sampling prove otherwise.

Group these materials into homogeneous sampling areas, uniform in texture, colour, and in which all other respects appear identical. Materials which appear to have been installed at different times are allocated to different sampling areas.

Prepare and annotate sketch plans showing the layout of the building and site. Each ACM is to be identified on the plans with its unique reference number.

Determination of the number of samples to be taken is in accordance with MDHS100 (2001).

Determination of the locations from where samples will be taken is dependent upon the nature of the material, but should be representative of the area.

Samples will then be collected using the techniques set out in current guidance (Type 2 Surveys).

All information will be recorded on suitable report forms, which detail the location, condition nature and extent of the material from where the sample was taken.



5.02 Appendix 2 General Survey Exclusions Notes

Inaccessible areas such as flues, ducts, voids etc have not been inspected. Areas that access to which requires use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure, have also not been inspected.

Lift shafts, plant rooms or similar areas which require the attendance of a specialist engineer have not been inspected.

Areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings have not been inspected.

Any areas requiring specialist access equipment other than 3m surveyors ladders have not been inspected. Any requirement for specialist access equipment has been specifically excluded unless otherwise agreed with the client.

The report does not include concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Reference to materials as Asbestos Insulating Board or Asbestos Cement will be based upon their asbestos content and visual appearance alone. Density tests on materials will not be carried out unless stated otherwise.

Tenants or occupiers fixtures, fittings, equipment and stock have not been surveyed for asbestos content.

It should be presumed that all areas not inspected may contain Asbestos Containing Materials until they are inspected and surveyed.

Sample Value	Score	Examples of Scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage/deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos sheet etc
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
Total Score		

- material with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;
 - those with a score between 7 and 9 are regarded as medium risk;
 - materials with a score between 5 and 6 are low risk; and
 - scores of 4 or less are very low risk.
- Each of the parameters is scored and added to give a total score between 2 and 12:

5.03 Appendix 3 MDHS 100 (2001) Material Assessment Algorithm



Manage: Provision of a policy of regular (periodic) inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material

Removal: Complete removal of the material under controlled conditions so as to comply with CAWR.

Repair: Addition of a seal to the material to prevent the further deterioration and breakdown of the material.

Periodic inspection: Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure / encapsulation / removal

Registering: Entering of details, including nature/location/extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.

Labelling: Fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos at Work (Amendment) Regulations (CAWR), Approved Code of Practice for Work with Asbestos Insulation, Asbestos Coatings and Asbestos Insulating Board 1998 to the surface of the material to warn of the hazard.

Encapsulation: Provision of paint type coating to effect a continuous seal to surface of the material and thereby prevent fibre release.

Enclosure: Provision of physical barrier to provide mechanical protection of the material so as to prevent it being disturbed/damaged.

5.04 Appendix 4 Definition of Terms



5.05 Appendix 5 Asbestos Product Notes

Sprayed coatings applied in the UK were typically a mixture of hydrated asbestos cement containing up to 85% asbestos, mainly amosite but crocidolite and mixtures have been used. Primarily used for anti-condensation and acoustic control, and fire protection to structural steelwork. It is a friable material and is likely to release fibres, especially if disturbed during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibres.

Thermal insulation to boilers, vessels, pipe work, valves, pumps etc also known as lagging. Lagging may have a protective covering of cloth, tape, paper, metal or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary between 15 and 95% asbestos. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

Asbestos insulating boards usually contain between 16 and 40% amosite (brown) asbestos, although boards may be found to contain other types of asbestos and in other quantities. Insulating boards use boomed in the 1950s to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibres as a result of damage or abrasion. Work on asbestos insulation board can give rise to high levels of asbestos fibre.

Asbestos cement products generally contain between 10 and 15% of asbestos fibre bound in a matrix of Portland of Cement or autoclaved calcium silicate. All three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged or as it deteriorates with age.

Ropes, yarns and cloths are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as packing, caulking or gasket materials where thermal or fire protection was required. The risk of fibre release depends upon the structure of the material; bonded gasket material is unlikely to release asbestos but an unbonded woven material may release fibres when in use especially if damaged or frayed.

Millboard, paper and paper products are usually high in asbestos content, approaching 100%, and all three types of asbestos have been used in their manufacture. They were used for insulation of electrical insulation, asbestos paper has been used as fire proofing to wood fibre panels. These materials are not well bonded and will release asbestos fibres if subject to abrasion and wear.



Bitumen felts and coatings may contain asbestos either bound in the bitumen matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of carefully at the end of their useful life.

Reinforced plastics and floor tiles may contain asbestos either bound in the matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of carefully at the end of their useful life.

Textured coatings and paints may contain small amounts of asbestos i.e. "Artex" Non-wettable materials containing asbestos should not be removed without taking special precautions.

Mastics, sealants, putties and adhesives may contain small amounts of asbestos. The only possible risk is from the sanding of hardened material when appropriate precautions should be taken.



6.00	SAMPLE ANALYSIS REPORT
6.01	Laboratory UKAS Accreditation
6.02	Bulk Analysis Results Sheet.





Registered Office: Wrexen House, Magdalene Street, Taunton, Somerset TA1 1SG. Company Directors Mrs J Lewis and Mr N Grinter. Company No: 3687929 VAT Registration No: 729 1092 34



Laboratory Manager

JANIE CLEAL

Signed:

[Handwritten signature]

Issue Date: 7 June 2006

Sampling carried out by our own officers follows the procedures documented in our internal method M3: The Sampling of Bulk Materials, for Analysis to Determine the Presence of Asbestos. These samples have been analysed in accordance with internal method M2: The Identification of Asbestos, within Bulk Materials, by the Use of Optical Microscopy. Both these internal methods are based on the standard method as outlined in the Health and Safety Executive Document 'Asbestos: The analysts' guide for sampling, analysts and clearance procedures. Any deviations from these standard methods will be recorded in this report. No responsibility is taken for sampling that is not carried out by own officers. Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. Any comments regarding percentage content or density determination is outside the scope of our UKAS accreditation. The material classification is the opinion of the analyst, based on the samples' appearance, as received, and may not accurately reflect the source material on site. This report must not be reproduced, except in full, without the written permission of the laboratory. These samples will be retained within this laboratory for a period of six months prior to disposal at a licensed asbestos disposal site, unless the client makes alternative arrangements.

For advice concerning these materials, risk assessments, removal procedures or information regarding the current legislation for work with asbestos containing materials, please contact G & L Consultancy Ltd.

Site Ref No	Laboratory Reference No	Sample Location and Description	Analysis Result	Classification
TTC-CGMU-1	T603773	G/F store - Door lining	Chrysotile (white asbestos)	Asbestos
			Amosite (brown asbestos)	insulating board

Sample Details

Reference No(s): T603773
 Date Received: 6 June 2006
 Project No: N/A
 Client Order No: DWB/SB/A1025

Client Name and Address:
 Barron Surveying Services Ltd, 8 Abbots Road, Peverell, Plymouth
 PL3 4PB
 Court Gate Museum

Site address:
 Client
 26 May 2006
 P Rawlings

Sampling Officer:
 Date of Sampling:
 Analyst:

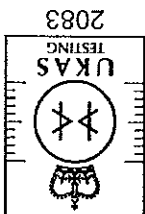
RECEIVED
09 JUN 2006

BULK MATERIAL SAMPLE REPORT

Tel: 01823 330862 Fax: 01823 254068

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 www.asbestospecialist.co.uk e-mail: gl@asbestospecialist.co.uk

G & L Consultancy Ltd
 Specialists in Asbestos Management



Ref: Title-Library



Ref: Title-Jenni Lee



Ref: Title-Cottage



7.0 PHOTOGRAPHS



Ref: TTC-CGCOT-1A



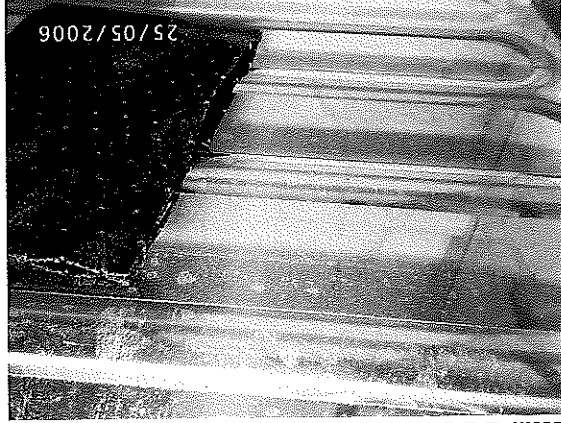
Ref: TTC-CGCOT-1



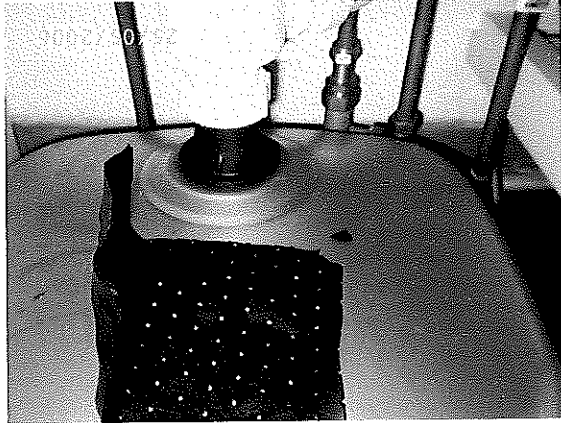
Ref: Title-Museum



Ref: TTC-CGJL-1A



Ref: TTC-CGJL-1



Ref: TTC-CGCO1-2



Ref: TTC-CGMU-3



Ref: TTC-CGMU-2



Ref: TTC-CGMU-1



Ref: TTC-CGMU-4



Ref: TTC-CGMU-3A

