

**Historic Preservation Property Tax Exemption Application**  
**Part 1 – Evaluation of Property Eligibility**

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

**GENERAL INFORMATION (To be completed by all applicants)**

**1. Property identification and location:**

Property Identification Number (from tax records): 0176020012 Attach legal description of property

Address of property: Street 640 W Venice Ave.

City Venice County Sarasota Zip Code 34285

- Individually National Register listed  
 In a National Register district  
 Locally designated historic property or landmark\*  
 In a locally designated district

\* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of historic district Venetian Theme

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office Historic and Architectural Preservation Board

Mailing Address 351 Nassau Street S.

City Venice State FL Zip Code 34285

Telephone Number (941) 486-2490

**2. Type of request:**

- Exemption under 196.1997, F.S. (standard exemption)  
 Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under s. 196.1998, F.S., complete Question 9 on page five.*

**3. Owner information:**

Name of individual or organization owning the property \_\_\_\_\_

Stephen and Ellen Clouse

Mailing address 640 W Venice Ave.

City Venice State FL Zip code 34285

Daytime Telephone Number (703) 283-1959

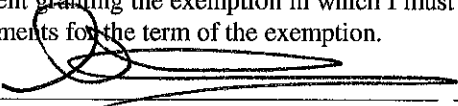
*If the property is in multiple ownership, attach a list of all owners with their mailing addresses.*

Page Two - Historic Preservation Property Tax Exemption Application

Property Identification Number 0176020012

Property Address 640 W Venice Ave., Venice, FL 34285

**4. Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Stephen Clouse  10/26/2023  
Name Signature Date

Complete the following if signing for an organization or multiple owners:

\_\_\_\_\_  
Title Organization name

**EVALUATION OF PROPERTY ELIGIBILITY**  
(To be completed only for properties in historic or archaeological districts):

**5. Description of Physical Appearance:**  
Mid century ranch home in historically accurate condition.  
Built in 1948. Concrete block construction, flat concrete tile roof, one story L-shaped home.  
Exterior untouched other than paint color.  
Interior has original wood floors, fireplace, bathroom, layout, and chamfer arches throughout.  
Breezeway and front porch were enclosed at some point.  
Front windows were changed but will now be returned to original look, remaining windows original.

Date of Construction 1948 Date(s) of Alteration(s) July 2023 - present

Has building been moved? ( ) Yes (X) No If so, when? \_\_\_\_\_

**6. Statement of Significance:**  
First post World War II home built on North side of Venice Avenue West. The home has not been significantly altered since it was built.  
The new improvements have all been granted with approval of Harry Klinkhamer, the Historical Resources Manager for Venice, Florida.

Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number ~~0176020012~~ 0176020012

Property Address 640 W Venice Ave., Venice, FL 34285

**7. Photographs and maps:**

Attach photographs and maps to application.

# 640 W Venice Avenue, Venice, FL 34285 Property Records

Property Records Search (/property-records/) > Florida (/fl-property-records/)  
 > Sarasota County (/fl-sarasota-county-property-records/) > Venice (/venice-fl-property-records/)  
 > W Venice Ave (/w-venice-ave-venice-fl-property-records/)  
 > 640 W Venice Ave (/property-records-search/?q=640-w-venice-ave-venice-fl-34285-15e)

View 640 W Venice Avenue, Venice, FL 34285 property records including property ownership, deeds, mortgages, titles & sales history, current & historic tax assessments, legal, parcel & structure description, land use, zoning & more.

Court Record: 4 Sources Found

Updated: 2023.

ReviewPublicRecords

Open

## Table of Contents

<a href="#">Parcel Description</a>	<a href="#">Location Map</a>	<a href="#">Property Ownership</a>
<a href="#">Property Structure</a>	<a href="#">Deeds, Mortgages, Titles &amp; Sales ...</a>	<a href="#">Property Tax History</a>
<a href="#">Property Tax Assessment History</a>	<a href="#">Assessed Value</a>	<a href="#">Neighboring Properties</a>
<a href="#">Local Government Offices</a>	<a href="#">Related Property Record Links</a>	<a href="#">Frequently Asked Questions</a>
<a href="#">Area Property &amp; Demographic Data</a>		

## Disclaimer

COUNTY OFFICE IS NOT A CREDIT REPORTING AGENCY AS DEFINED BY THE FAIR CREDIT REPORTING ACT (FCRA). WE DO NOT MAKE ANY REPRESENTATION OR WARRANTY AS TO THE CREDIT WORTHINESS, CREDIT STANDING, CREDIT CAPACITY, CHARACTER, GENERAL REPUTATION, PERSONAL CHARACTERISTICS, OR MODE OF LIVING OF ANY PERSON. THE ADDITIONAL PROTECTIONS EXTENDED TO CONSUMERS, AND OBLIGATIONS PLACED UPON CREDIT REPORTING AGENCIES, ARE NOT CONTEMPLATED BY, NOR CONTAINED WITHIN THE [TERMS AND CONDITIONS \(/terms-and-conditions/\)](#). YOU ARE PROHIBITED FROM USING THIS INFORMATION IN CONNECTION WITH DETERMINING A PROSPECTIVE CANDIDATES SUITABILITY FOR: EMPLOYMENT, PERSONAL CREDIT, LOANS, INSURANCE, EDUCATIONAL ADMISSION, SCHOLARSHIPS, OR FELLOWSHIPS, HOUSING, TENANCY, BENEFITS, PRIVILEGES OR SERVICES PROVIDED BY ANY BUSINESS ESTABLISHMENT.

## Parcel Description

<b>Address</b>	640 West Venice Avenue Venice, FL 34285
<b>Carrier Code</b>	C051

## Sarasota County Public Records

- [Property Records Search \(/fl..](#)
- [Arrest Records Search \(/fl-s...](#)
- [GIS Maps Search \(/fl-saras...](#)
- [Warrant Search \(/fl-sarasota...](#)
- [Inmate Search \(/fl-sarasota-...](#)
- [Police Records Search \(/fl-s...](#)
- [Death Records Search \(/fl-s...](#)
- [Court Records Search \(/fl-s...](#)
- [Land Records Search \(/fl-sa...](#)
- [Tax Records Search \(/fl-sar...](#)
- [Marriage Records Search \(/fl...](#)
- [Divorce Records Search \(/fl...](#)
- [Sex Offender Registry Sear...](#)
- [Criminal Records Search \(/fl...](#)
- [Business License Search \(/fl...](#)
- [All Sarasota County Public Records \(Florida\) \(/sarasota-county-fl-public-records/\)](#)

## Daycares

- [Children First @ Our Mother's House \(/children-first-our-mothers-house-venice-fl-486/\)](#)**  
405 Manatee Court, Venice  
0.4 miles
- [St Mark's Preschool \(/st-marks-preschool-venice-fl-abc/\)](#)**  
508 Riviera Street, Venice  
0.9 miles
- [South County Family YMCA Island Preschool \(/south-county-family-ymca-island-preschool-venice-fl-ab2/\)](#)**  
111 Firenze Avenue East, Venice  
1.3 miles



Census Tract	2304
Depth	150 ft
Frontage	80 ft
Area	12,000 sq ft (0.275 acres)
Land Use Code	100
Land Use Category	Residential (Single Family Residential)
County	Sarasota
Subdivision	Venice Gulf View Sec Of
Township Range	12 39S 18E
Zoning Designation	RSF2
Legal Description	LOT 11, BLK 12, GULF VIEW SEC OF VENICE, ORI <a href="tel:2005187130">2005187130</a> (tel:2005187130)
Lot Number	11

#### Dog Park

**[Brohard Paw Park & Beach](#)**  
[\(/brohard-paw-park-beach-venice-fl-805/\)](#)  
 1600 Harbor Drive South, Venice  
 1.9 miles

#### Fire Department

**[City Of Venice Fire Department Station 51](#)**  
[\(/city-of-venice-fire-department-station-51-venice-fl-cf0/\)](#)  
 112 Harbor Drive South, Venice  
 0.4 miles

#### Golf Courses

**[Bird Bay Executive Golf Course](#)**  
[\(/bird-bay-executive-golf-course-venice-fl-1c9/\)](#)  
 602 Bird Bay Drive West, Venice  
 1.2 miles

**[Capri Isles Golf Club](#)**  
[\(/capri-isles-golf-club-venice-fl-3fe/\)](#)  
 849 Capri Isles Boulevard, Venice  
 3.0 miles

#### Hospitals

**[Bon Secours Venice Healthcare](#)**  
[\(/bon-secours-venice-healthcare-venice-fl-ece/\)](#)  
 540 The Rialto, Venice  
 1.0 miles

**[Venice Regional Bayfront Health](#)**  
[\(/venice-regional-bayfront-health-venice-fl-ecb/\)](#)  
 540 The Rialto, Venice  
 1.0 miles

**[Venice Regional Medical Center](#)**  
[\(/venice-regional-medical-center-venice-fl-b88/\)](#)  
 540 The Rialto, Venice  
 1.0 miles

#### Parks

**[Nokomis Community Park](#)**  
[\(/nokomis-community-park-nokomis-fl-d3f/\)](#)



[Table of Contents](#)

#### Property Ownership

**Address**  
 640 W Venice Ave  
 Venice, FL 34285

**Owner Occupied**  
 True

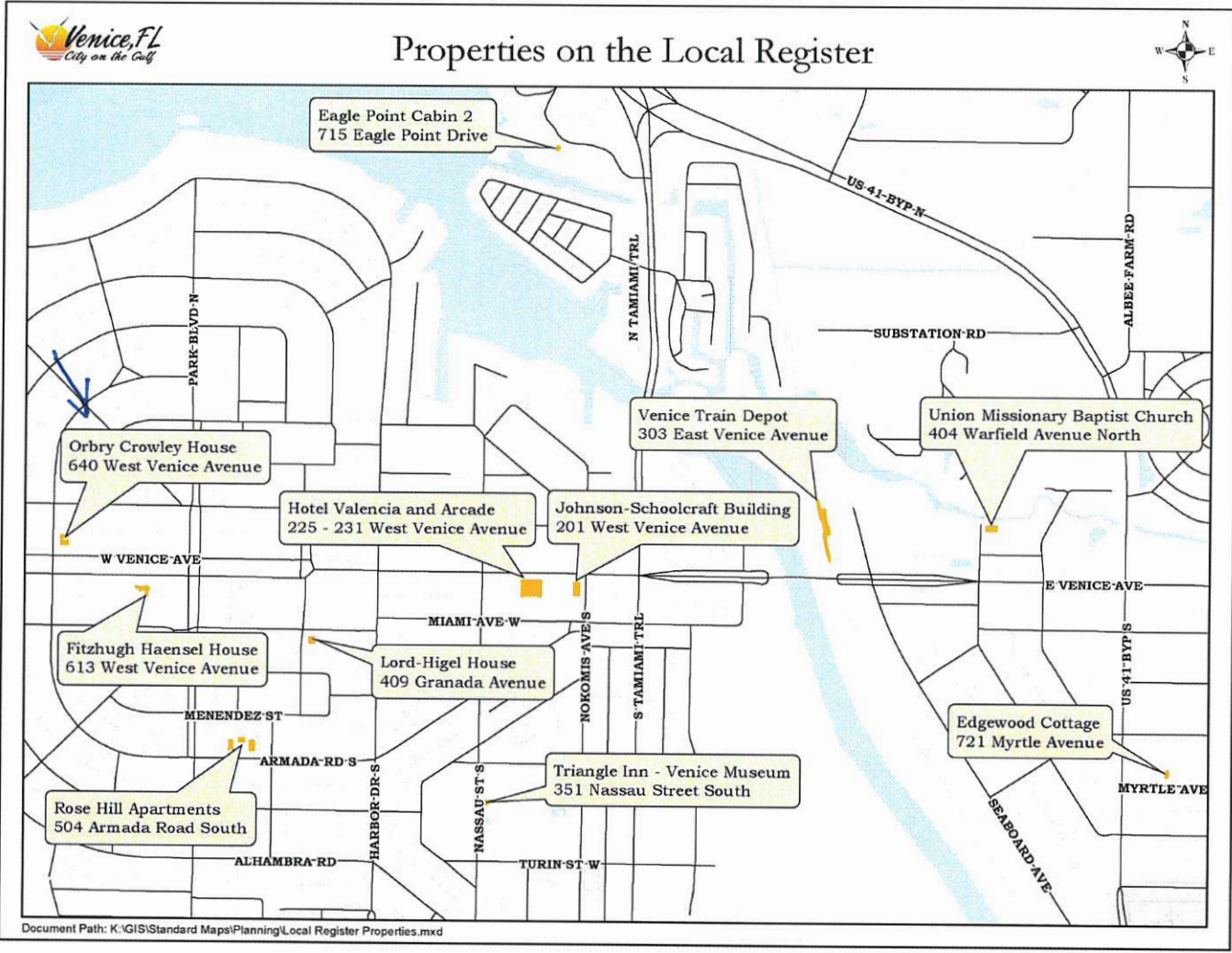


**Court Record: 4 Sources Found**

Updated: 2023.

[ReviewPublicRecords](#)

[Open >](#)



Local Register of Historical Resources | Venice, FL

Visit >

Images may be subject to copyright. [Learn More](#)

## Historic Preservation Property Tax Exemption Application

### Part 2 – Description of Improvements

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 0176020012

Property Address 640 W Venice Ave., Venice, FL 34285

#### Feature 1

<p>Feature <u>Roof</u>          Approx. date of feature <u>18 years</u></p> <p>Describe existing feature and its condition:  <u>Asphalt shingles in poor condition. Not architecturally correct for the home. Not original to the home</u></p> <p>Photo no. <u>1, 3</u> Drawing no. _____</p>	<p>Describe work and impact on existing feature:  <u>Roof to be replaced with concrete flat tile more indicative of original roof as approved by Historical Resources officer</u></p>
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#### Feature 2

<p>Feature <u>Windows</u>          Approx. date of feature <u>1948; unknown</u></p> <p>Describe existing feature and its condition:  <u>Windows from 1948 in poor condition. Newer front windows not architecturally correct for period of home.</u></p> <p>Photo no. <u>1, 4</u> Drawing no. _____</p>	<p>Describe work and impact on existing feature:  <u>New windows installed to be correct to period as approved by Historical Resources Officer and will be hurricane proof.</u></p>
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#### Feature 3

<p>Feature <u>Eaves</u>          Approx. date of feature <u>1948</u></p> <p>Describe existing feature and its condition:  <u>Tongue and groove cedar planks in poor condition.</u></p> <p>Photo no. <u>2</u> Drawing no. _____</p>	<p>Describe work and impact on existing feature:  <u>New tongue and groove planks to be installed that will replicate original.</u></p>
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Page Five - Historic Preservation Property Tax Exemption Application

Property Identification Number 0176020012

Property Address 640 W Venice Ave., Venice, FL 34285

**Feature 4**

Feature garage doors  
Approx. date of feature unknown

Describe existing feature and its condition:

wood and metal garage doors that open outward in poor condition that were further damaged by hurricane Ian.

Photo no. 2 Drawing no. \_\_\_\_\_

Describe work and impact on existing feature:

new garage doors to code keeping consistent architecture style in mind.

**Feature 5**

Feature Enclosed Breezewall  
Approx. date of feature 1950's

Describe existing feature and its condition:

In poor condition. Main ceiling beam sagging and ceiling had water damage due to hurricane Ian.

Photo no. 5, 6 Drawing no. \_\_\_\_\_

Describe work and impact on existing feature:

Entire structure to be rebuilt and made into air conditioned space.

**Feature 6**

Feature Front porch  
Approx. date of feature 1950's

Describe existing feature and its condition:

original front porch that was enclosed. sliding glass doors in fair condition needed to be replaced for impact standards.

Photo no. 7 Drawing no. \_\_\_\_\_

Describe work and impact on existing feature:

Replacing sliding glass doors with approved impact rated architecturally approved by Venice Historical Resources officer.

Page Six - Historic Preservation Property Tax Exemption Application

Property Identification Number 0176020012

Property Address 640 W Venice Ave, Venice, FL 34285

**Feature 7**

<p>Feature <u>Chamfer arches</u> Approx. date of feature <u>1948</u></p> <p>Describe existing feature and its condition: original chamfer arches throughout home in good condition.</p> <p>Photo no. <u>8</u> Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p> <p>repairs to maintain original form.</p>
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**Feature 8**

<p>Feature <u>wood floors</u> Approx. date of feature <u>1948</u></p> <p>Describe existing feature and its condition: Original oak and yellow pine floors in poor condition with areas removed for old heating system.</p> <p>Photo no. <u>8</u> Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p> <p>Wood floors to be refinished and areas where removed to be replaced with matching wood.</p>
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**Feature 9**

<p>Feature <u>Bathroom</u> Approx. date of feature <u>1948</u></p> <p>Describe existing feature and its condition: Bathtub and wall tile in good condition. Tile floor in poor condition. Toilet and sink not original to the home.</p> <p>Photo no. <u>9</u> Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p> <p>Replacing tile floor with historically correct material. Replacing sink and toilet with historically correct fixtures.</p>
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Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 0176020012

Property Address 640 W Venice Ave., Venice, FL 34285

**Property Use** (To be completed by all applicants):

1. Use(s) before improvement: private home

2. Proposed use(s) after improvement: private home

**Special Exemption** (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

*NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.*

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

2. How often does this organization or agency use the building or archaeological site? \_\_\_\_\_

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) \_\_\_\_\_ square feet( ) acres( )

4. How much area does the organization or agency use? \_\_\_\_\_ square feet( ) acres( )

5. What percentage of the usable area does the organization or agency use? \_\_\_\_\_ %

6. Is the property open to the public ( )Yes ( )No If so, when? \_\_\_\_\_

7. Are there regular hours? ( )Yes ( )No If so, what are they? \_\_\_\_\_

8. Is the property also open by appointment? ( )Yes ( )No

9. Is the property open only by appointment? ( )Yes ( )No



#1

South side - Asphalt shingles

Right side - original window

Left side - newer windows

July 2023



640 W. Venice Ave., Venice, FL





South façade.





#2  
West side  
July 2023  
garage doors  
buckled tongue & groove eaves



640 W Venice Ave. Venice, FL



Garage Doors



#3

North side

July 2023

Asphalt shingles



640 W Venice Ave, Venice, FL





North façade.



July 2023

#4

North side

Original ~~single~~ windows



640 W Venice Ave., Venice, FL



#5 West side

July 2023

Enclosed Breezeway

From: Lise Juneman [redacted] @  
Subject: Photos  
Date: October 26, 2023 at 12:37 PM  
To: Ellen Clouse Joy Builders Client Clouse eclouse@stephenclouse.com



40 W. Venice Ave, Venice, FL



#6

July 2023

Interior

Enclosed Brezeway

Sagging main beam and ceiling



640 W Venice Ave, Venice, FL





Enclosed Breezeway



#7

July 2023

South and West sides

Enclosed Front Porch



640 W Venice Ave, Venice, FL



Enclosed front porch.



**PART 1 APPLICATION REVIEW**  
**For Local Historic Preservation Office or Division Use Only**

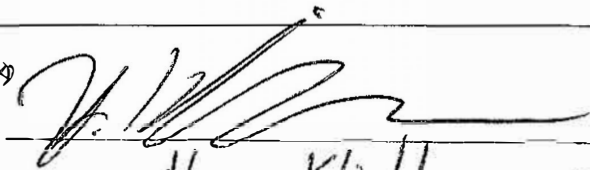
Property Identification Number 0176020012  
Property Address 640 W. Venice Ave.

The  Local Preservation Office ( ) Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Certifies that the above referenced property **qualifies as a historic property** consistent with the provisions of s. 196.1997 (11), F.S.
- ( ) Certifies that the above referenced property **does not qualify as a historic property** consistent with the provisions of s. 196.1997 (11), F.S.
- ( ) Certifies that the above referenced property **qualifies for the special exemption** provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- ( ) Certifies that the above referenced property **does not qualify for the special exemption** provided under s. 196.1998, F.S.

**Review Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Review Comments attached? Yes( ) No

Signature   
Typed or printed name Harry Klinkhamer  
Title Historical Resources Manager  
Date 1-17-24

**PART 2 APPLICATION REVIEW**  
**For Local Historic Preservation Office or Division Use Only**

Property Identification Number 017-602 0012

Property Address 640 W. Venice Ave., Venice, FL 34285

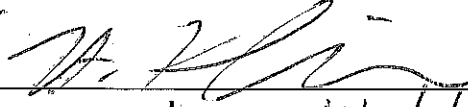
The  Local Preservation Office ( ) Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

( ) Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Review Comments attached? Yes ( ) No

Signature 

Typed or printed name Harry Klinkhammer

Title Historical Resources Manager

Date 7-17-24

**Historic Preservation Property Tax Exemption Application  
Part 3 – Request for Review of Completed work**

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

**1. Property identification and location:**

Property Identification Number: 0176020012  
Address of property: Street 640 W Venice Ave.  
City Venice County Sarasota Zip Code 34285

**2. Data on restoration, rehabilitation, or renovation project:**

Project starting date 5/29/2023 Project completion date: 5/4/2024  
Estimated cost of entire project: \$ 814,546.15  
Estimated costs attributed solely to work on historic buildings or archaeological site: \$ 767,046.17

**3. Owner Attestation:** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Stephen Clouse  10/31/2024  
Name Signature Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title \_\_\_\_\_ Organization name \_\_\_\_\_  
Mailing Address 640 W. Venice Ave  
City Venice State FL Zip Code 34285  
Daytime Telephone Number (703) 283-1959



Page Eleven – Request for Review of Completed Work

List Additional Owners:

Name Ellen Clouse  
Street 640 W Venice Ave.  
City Venice State FL Zip Code 34285

Name \_\_\_\_\_  
Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name \_\_\_\_\_  
Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

**REVIEW OF COMPLETED WORK  
For Local Historic Preservation Office or Division Use Only**

Property Identification Number 0176020012  
Property Address 640 W. Venice Ave.

The  Local Historic Preservation Office ( ) Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

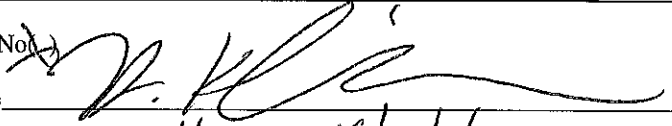
Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.

( ) Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Page Twelve - Request for Review of Completed Work

Additional Review Comments attached? Yes ( ) No ( )

Signature 

Typed or printed name Henry Klutchaner

Title Human Resources Manager

Date 10/31/04