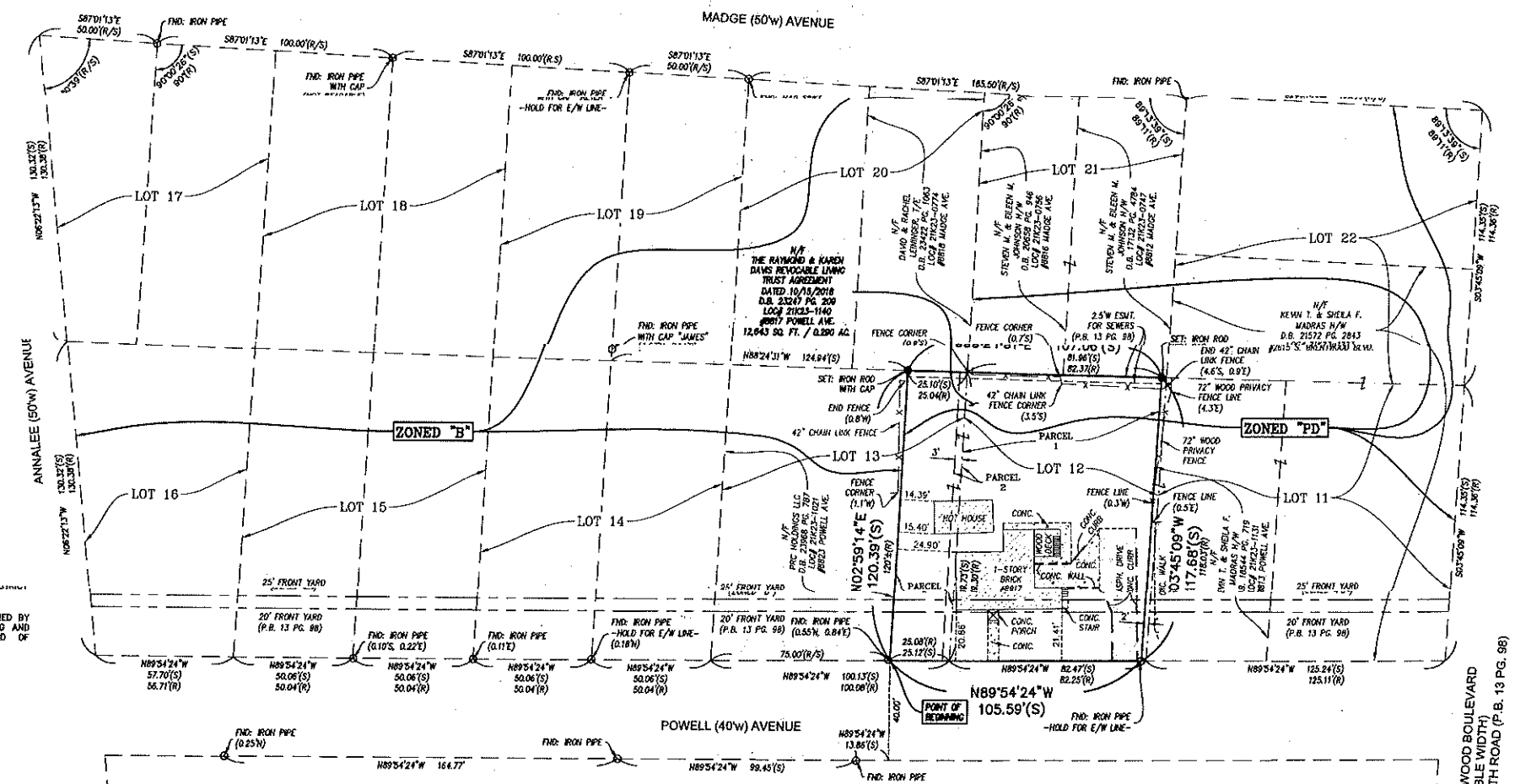
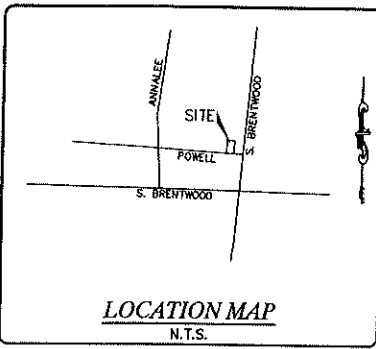
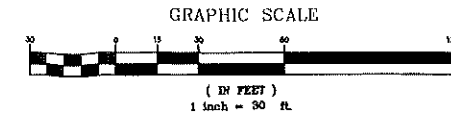


**A TRACT OF LAND BEING PART OF LOTS 12 & 13 OF
THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE (P.B. 13 PG. 98),
LOCATED IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST,
CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI**



- LEGEND:**
- ASPH. - ASPHALT
 - CONC. - CONCRETE
 - H/W - NOW OR FORMERLY
 - P.B. - PLAT BOOK
 - D.B. - DEED BOOK
 - PG. - PAGE
 - SQ. FT. - SQUARE FEET
 - (R) - RECORD
 - (S) - SURVEY

SITE INFO:
M/F THE RAYMOND & KAREN DAVIS REVOCABLE LIVING TRUST AGREEMENT DATED 10/15/2018, D.B. 23247 PG. 209, LOT 2123-1140, 8817 POWELL AVE., 12,643 SQ. FT. / 0.290 AC.

ZONING INFO:
PD (PER ORDINANCE #3144)
FRONT YARD: 25'
SIDE OR REAR YARD SHALL BE DETERMINED BY THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION AND THE BOARD OF ALDERMEN BY SITE PLAN APPROVAL.
HEIGHT: 35' OR 2 1/2 STORIES

- LEGEND:**
- FENCE LINE
 - ▬ BUILDING
 - DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8" x 24" REBAR WITH METAL CAP STAMPED LS 307-D.
 - DENOTES SEMI-PERMANENT MONUMENT.
 - FOUND IRON PIPE
 - ▨ CONC. PAVEMENT
 - ▨ ASPHALT PAVEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

RECORD DESCRIPTION:

PARCEL 1:
LOT 12 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 98 IN THE ST. LOUIS COUNTY RECORDER'S OFFICE EXCEPTING THEREFROM THE EAST 2.00 FEET CONVEYED TO KEVIN T. MADRAS AND SHEILA F. MADRAS, HIS WIFE, BY DEED RECORDED IN BOOK 7580 PAGE 1867.

PARCEL 2:
THE EAST 3.00 FEET OF LOT 13 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 98 IN THE ST. LOUIS COUNTY RECORDER'S OFFICE.

PARCEL 3:
PART OF LOT 13 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 98 IN THE ST. LOUIS COUNTY RECORDER'S OFFICE AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF POWELL AVENUE DISTANT 75.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 13; THENCE EAST ALONG THE NORTH LINE OF POWELL AVENUE 25.00 FEET TO A POINT IN THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO ANNA P. MADRAS BY DEED RECORDED IN BOOK 376 PAGE 442; THENCE NORTH ALONG THE WEST LINE OF PROPERTY CONVEYED TO ANNA P. MADRAS AS AFORESAID 119.30 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 13; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 25.00 FEET TO A POINT AND THENCE SOUTH IN A STRAIGHT LINE 120.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SURVEYOR'S DESCRIPTION:

A TRACT OF LAND BEING PART OF LOTS 12 & 13 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE (P.B. 13 PG. 98), LOCATED IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PRC HOLDINGS LLC AS RECORDED IN DEED BOOK 23068 PAGE 787 OF THE ST. LOUIS COUNTY MISSOURI RECORDS, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY OF POWELL (40' WIDE) AVENUE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID PRC HOLDINGS LLC TRACT, NORTH 02°59'14" EAST, 120.39 FEET TO THE NORTHEAST OF SAID PRC HOLDINGS LLC TRACT, SAID CORNER ALONG BEING ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO DAVID & RACHEL LEININGER AS RECORDED IN DEED BOOK 22422 PAGE 1063 OF SAID RECORDS AND BEING ON THE NORTH LINE OF SAID LOT 13 AND THE SOUTH LINE OF LOT 20 OF SAID RESUBDIVISION OF BLOCK 1 OF WARREN PLACE; THENCE LEAVING SAID EAST LINE OF SAID PRC HOLDINGS LLC TRACT AND ALONG SAID SOUTH LINE OF LEININGER TRACT AND ITS PROLONGATION, SOUTH 82°24'31" EAST, 107.06 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO KEVIN T. & SHEILA F. MADRAS AS RECORDED IN DEED BOOK 18544 PAGE 718 OF SAID RECORDS, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO STEVEN M. & EILEEN M. JOHNSON AS RECORDED IN DEED BOOK 17132 PAGE 4784 OF SAID RECORDS; THENCE LEAVING SAID SOUTH LINE OF LEININGER TRACT AND ITS PROLONGATION AND ALONG THE WEST LINE OF SAID MADRAS TRACT, SOUTH 03°45'00" WEST, 17.68 FEET TO THE SOUTHWEST CORNER OF SAID MADRAS TRACT, SAID CORNER ALSO BEING ON SAID NORTH RIGHT-OF-WAY OF SAID POWELL AVENUE; THENCE LEAVING SAID WEST LINE OF SAID MADRAS TRACT AND ALONG SAID NORTH RIGHT-OF-WAY OF SAID POWELL AVENUE, NORTH 82°24'31" EAST, 107.06 FEET TO THE POINT OF BEGINNING.

TITLE NOTES

A CURRENT TITLE REPORT OR ABSTRACT OF TITLE HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT; AND THE EASEMENTS AND FRONT BUILDING LINES SHOWN HEREON ARE PROVIDED FROM THE RECORD PLAT OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE (P.B. 13 PG. 98). THE ADDITIONAL FRONT BUILDING LINE SHOWN ARE PROVIDED FROM THE CURRENT ZONING CLASSIFICATION PUBLISHED BY THE CITY OF BRENTWOOD (SEE ZONING INFO FOR SIDE AND REAR BUILDING LINES).

SURVEYOR'S NOTES

1. THIS TRACT CONTAINS 12,643 SQUARE FEET OR 0.290 ACRES, MORE OR LESS.
2. BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE RECORD PLAT OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE AS RECORDED IN PLAT BOOK 13 PAGE 98 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
3. SOURCE OF RECORD TITLE: RAYMOND A. & KAREN S. DAVIS ARE DESCRIBED AS THE TRUSTEES OF THE RAYMOND A. & KAREN DAVIS REVOCABLE LIVING TRUST AGREEMENT, DATED 10/15/2018 AS RECORDED IN DEED BOOK 23247.
4. THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
5. PARCEL 2 APPEARS TO BE OVERLAPPED WITH PARCEL 3.

SURVEYOR'S CERTIFICATION:

ORDER NUMBER: 21-02-025
THE STERLING COMPANY
6055 NEW BAUGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440

THIS IS TO CERTIFY TO NORTHSTAR MANAGEMENT CO., LLC, THAT THE STERLING COMPANY HAS, DURING THE MONTH OF MARCH, 2021, PERFORMED A BOUNDARY SURVEY OF A TRACT OF LAND BEING PART OF LOTS 12 & 13 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE (P.B. 13 PG. 98), LOCATED IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY ARE AS FORTH BY THE MISSOURI BOARD FOR ARCHITECTS' PROFESSIONAL ENGINEERS AND LAND SURVEYORS' (2 CSR 80-60 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY
NO. REC. 307-D

VIRGINIA W. HUMISTON, P.L.S.
 NO. REC. L.S. #200616645
 DATE: 3/18/2021

ISSUE/REMARKS/DATE

PREPARED FOR:
Northstar Management CO, LLC
10820 Sunset Office Drive Suite #200
St. Louis, MO, 63127
(314) 821-3327
www.northstarmgmt.com

PREPARED BY:
THE STERLING COMPANY
ENGINEERS & SURVEYORS
6055 NEW BAUGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-7884
E-Mail: Sterling@sterng-eng-survey.com

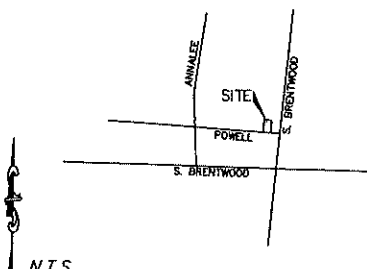
PROJECT:
8817 POWELL AVENUE

SHEET TITLE:
BOUNDARY SURVEY

NO. 21 02 025
M.S.D. SHEET 1 OF 1
DATE: 3/18/2021

Drawing name: V:\102025 8817 Powell Avenue\Surveying\Survey\21-02-025 Boundary.dwg Plotted on: Mar 18, 2021 9:52am Plotter: bhuy

LOCATION MAP



MINOR SUBDIVISION PLAT OF 8817 POWELL AVENUE

A TRACT OF LAND BEING PART OF LOTS 12 & 13 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE (P.B. 13 PG. 98), LOCATED IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI

EXISTING ZONING "PD" PLANNED DEVELOPMENT OVERLAY DISTRICT REGULATIONS (PER ORDINANCE #3144)

PROPOSED ZONING "B" SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS

SITE TAX ID: #21K23-1140

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYORS CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS MINOR SUBDIVISION PLAT...

ALL EASEMENTS FROM THE RECORD PLAT OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE (P.B. 13 PG. 98) ARE SHOWN HEREON (SEE GENERAL NOTE #1). NO NEW EASEMENTS ARE BEING CREATED BY THIS PLAT...

PROPOSED BUILDING LINES ARE SHOWN HEREON FROM "B" SINGLE-FAMILY RESIDENTIAL DISTRICT ZONE BY CITY OF BRENTWOOD, MISSOURI ZONING ORDINANCE (SEE GENERAL NOTE #6).

THIS MINOR SUBDIVISION PLAT DOES NOT REDUCE LOT AREAS BELOW THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF BRENTWOOD, MISSOURI ZONING ORDINANCE.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS _____ DAY OF _____, 2021.

NORTHSTAR MANAGEMENT COMPANY, LLC

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

STATE OF MISSOURI)

COUNTY OF ST. LOUIS) SS.

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED _____

DULY SWORN, DID SAY THAT HE/SHE IS _____ OF NORTHSTAR MANAGEMENT COMPANY, LLC, A MISSOURI LIMITED LIABILITY COMPANY...

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIENHOLDER'S CERTIFICATE:

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTE OR NOTES SECURED BY DEED OF TRUST RECORDED IN DEED BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS...

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

STATE OF MISSOURI)

COUNTY OF ST. LOUIS) SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____

DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____

AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID _____

AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID _____

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PROPERTY DESCRIPTIONS (RECORD - PER TITLE):

PARCEL 1: LOT 12 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 98 IN THE ST. LOUIS COUNTY RECORDERS OFFICE...

PARCEL 2: THE EAST 300 FEET OF LOT 13 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 98 IN THE ST. LOUIS COUNTY RECORDERS OFFICE.

PARCEL 3: PART OF LOT 13 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 98 IN THE ST. LOUIS COUNTY RECORDERS OFFICE...

PROPERTY DESCRIPTION (OVERALL):

A TRACT OF LAND BEING PART OF LOTS 12 & 13 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE (P.B. 13 PG. 98), LOCATED IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI...

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PRO HOLDINGS LLC AS RECORDED IN DEED BOOK 2384 PAGE 787 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS...

PROPERTY DESCRIPTION (LOT A):

A TRACT OF LAND BEING PART OF LOTS 12 & 13 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE (P.B. 13 PG. 98), LOCATED IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI...

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PRO HOLDINGS LLC AS RECORDED IN DEED BOOK 2384 PAGE 787 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS...

PROPERTY DESCRIPTION (LOT B):

A TRACT OF LAND BEING PART OF LOTS 12 OF THE RESUBDIVISION OF BLOCK 1 OF WARREN PLACE (P.B. 13 PG. 98), LOCATED IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI...

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO KEVIN T. & SHEILA F. MADRAS AS RECORDED IN DEED BOOK 1854 PAGE 719 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS...

GENERAL NOTES:

- 1. THE PROFESSIONAL WHOSE ORIGINAL SIGNATURE AND PERSONAL SEAL APPEARS ON THIS DRAWING ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS DRAWING AND DECLINES PURSUANT TO SECTION 327.141 (RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY SAID PROFESSIONAL...

LEGEND

- SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" IRON W/ PLASTIC CAP)

ABBREVIATIONS:

- N/F - NOW OR FORMERLY
- P.B. - PLAT BOOK
- D.B. - DEED BOOK
- P.G. - PAGE
- SQ. FT. - SQUARE FEET
- AC. - ACRE
- (R) - RECORD
- (S) - SURVEY
- P.O.B. - POINT OF BEGINNING
- TBR - TO BE REMOVED

THE STERLING CO. ENGINEERS & SURVEYORS 6055 New Baumgartner Road St. Louis, Missouri 63129 Ph. 314-487-0440 Fax 314-487-8944 www.sterling-eng-sur.com

CITY OF CRESTWOOD CERTIFICATE: THIS IS TO CERTIFY THAT MINOR SUBDIVISION PLAT OF 1003 TOWER PLACE WAS APPROVED BY THE CITY OF CRESTWOOD, MISSOURI, ON _____ DAY OF _____, 20____ IN ACCORDANCE WITH ARTICLE IX - SECTION 26-459 OF THE CRESTWOOD MUNICIPAL CODE.

PREPARED FOR: NORTHSTAR MANAGEMENT COMPANY, LLC 10620 SUNSET OFFICE DRIVE, SUITE #200 ST. LOUIS, MO 63117 (814) 831-3325

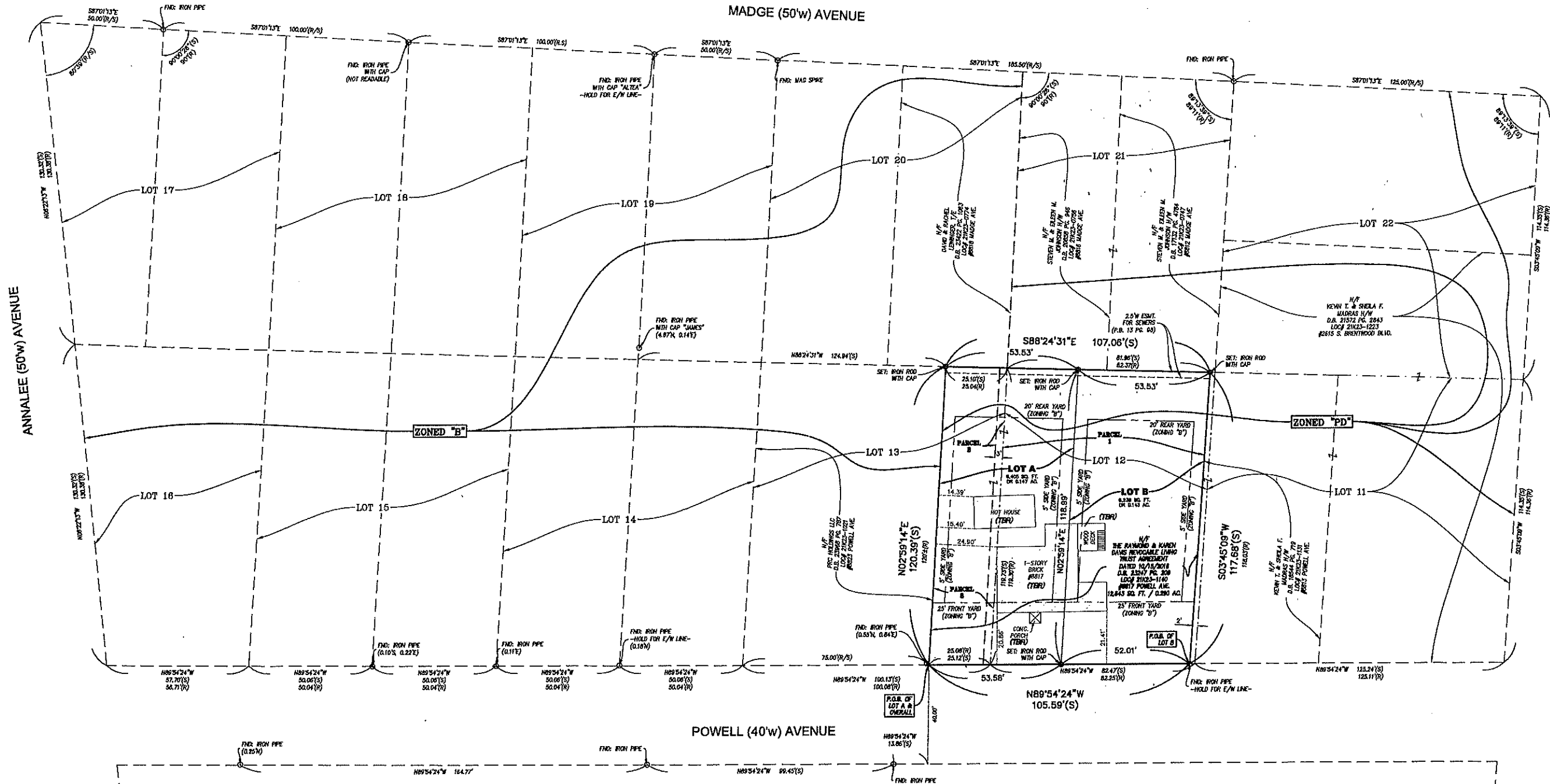
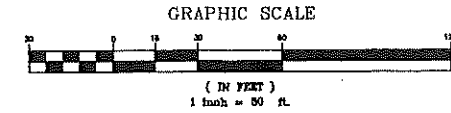
SURVEYOR'S CERTIFICATE: ORDER NUMBER: 21-02-025 THE STERLING COMPANY 6055 NEW BAUMGARTNER ROAD, ST. LOUIS, MO 63128 (314) 487-0440

Drawing name: V:\2102025 8817 Powell\Drawings\Surveying\Records\21-02-025 Rec.dwg Plotted on: Mar 22, 2021 11:00am Plotted by: bhugh

MINOR SUBDIVISION PLAT OF 8817 POWELL AVENUE

EXISTING ZONING "PD" PLANNED DEVELOPMENT OVERLAY DISTRICT REGULATIONS (PER ORDINANCE #3144)

PROPOSED ZONING "B" SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS



SOUTH BRENTWOOD BOULEVARD
(VARIABLE WIDTH)
F.K.A. NORTH & SOUTH ROAD (P.B. 13 PG. 98)

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63128
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

| | | | |
|-------------|-----------|------------------------|--------------------|
| DRAWN BY: | HHH | MSD P# - | N/A |
| CHECKED BY: | JAH | DATE: | 03/19/2021 |
| JOB NO.: | 21-02-025 | MINOR SUBDIVISION PLAT | 8817 POWELL AVENUE |

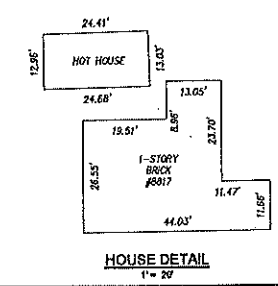
- LEGEND**
- 8MM-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" IRON W/ PLASTIC CAP)
 - SAME OWNER
 - FOUND IRON PIPE

- ABBREVIATIONS:**
- NF - NOW OR FORMERLY
 - P.B. - PLAT BOOK
 - D.B. - DEED BOOK
 - P.G. - PAGE
 - SQ. FT. - SQUARE FEET
 - AC. - ACRE
 - (S) - SURVEY
 - P.O.B. - POINT OF BEGINNING
 - TR - TO BE REMOVED

NOTES: PARCEL 2 APPEARS TO BE OVERLAPPED WITH PARCEL 3.

SUMMARY OF AREAS:
OVERALL PLAT = 12,843 SQ. FT. (0.296 ACRES)

ADJUSTED:
LOT A = 6,405 SQ. FT. (0.147 ACRES)
LOT B = 6,238 SQ. FT. (0.143 ACRES)



SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 2 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, PLS
MO REG. L.S. #0007017963