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FRIARDYKES STEADING, CRYSTAL RIG, SCOTTISH BORDERS, STANDING BUILDING SURVEY

Report No. 1654

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**FRIARDYKES STEADING, CRYSTAL RIG,
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CONTENTS

1.	Introduction	3
2.	Methodology	4
3.	Building Survey Results	5
4.	Discussion	8
5.	Conclusion and Recommendations	9
6.	References	9

Appendices

Appendix 1	Photographic Register	10
Appendix 2	Discovery & Excavation in Scotland Entry	12

List of Figures (bound at rear)

Figure 1	Site location of Friardykes Steading
Figure 2a	Ground floor plan
Figure 2b	First floor plan
Figure 3a	North-facing elevation
Figure 3b	East-facing elevation
Figure 3c	South-facing elevation
Figure 3d	West-facing elevation

List of Plates (bound at rear)

Plate 1	General view of the cottage from the north
Plate 2	General view of the cottage from the southwest
Plate 3	Room 1 living room range, formerly the kitchen
Plate 4	Room 1, flagstone floor
Plate 5	Room 5 fireplace below the staircase

Contact Plates (bound at rear)

1. INTRODUCTION

1.1 General

1.1.1 This report presents the results of an archaeological standing building recording survey carried out by CFA Archaeology Ltd (CFA) in July 2009 at the former Friardykes Steading, Scottish Borders (NGR: NT 6618 6805, Fig. 1). The work was commissioned by Natural Power Consultants Ltd to fulfil a planning condition based on a Written Scheme of Investigation for archaeological work that was approved by the Borders Heritage Officer. Digital elevations and site plans were made available to CFA by Natural Power Consultants Ltd.

1.1.2 A Standing Building Survey (Levels 1/2) and Desk-based Assessment were undertaken by CFA in December 2008 on the three agricultural buildings prior to demolition (Cressey 2009). Watching briefs were then carried out across the area required for the construction of the control depot; during the final removal of the building foundations; and during work to insert a drain for the control depot buildings.

1.2 Objectives

1.2.1 The objectives of the programme of archaeological works are:

1. To carry out a standing building survey of the farm cottage, to include photographic and written records of the building prior to its demolition.
2. To produce a Historic Building Survey report outlining the results of the work.
3. To carry out an archaeological watching brief during dountaking of the structure (if appropriate), and during the grubbing up of building remains including walls and floors and any other ground breaking works.

2. METHODOLOGY

2.1 General

2.1.1 An effective standard for this type of project has been established by previous building recording surveys conducted by CFA. Recording of all elements was carried out following established CFA methodology and included standard building record sheets, sketch drawing, photographic and EDM survey. CFA follows the Codes and appropriate Standards set down by the Institute for Field Archaeologists. Recording conventions follow English Heritage (2006).

2.2 Desk-based assessment

2.2.1 A desk-based assessment has already been conducted (Cressey 2009). In summary Friardykes is depicted on Blaeu's map of 1640 and subsequent historical maps thereafter. The 1853 First Edition map shows that the farm to comprised a single detached building situated on the north side of a rectangular range. On the west side of the range there was an L-shaped structure. The style and character of the present buildings places them within the late 18th or early 19th century.

2.3 Building recording on the farm cottage

2.3.1 A Level 1/2 building survey was carried out according to the levels defined by English Heritage (2006). This level of recording work combined both photographic and elevation recording supported by ground and first floor plans. A narrative of the building's character has been produced, which includes a descriptive summary of the major architectural features.

2.3.2 The client's architectural elevations and plans were considered to be of sufficient quality to form a template for the survey. Architectural detail recording was carried out using a reflectorless Total Station (REDM) to position accurately any significant features as considered appropriate. The infra-red beam from this instrument enables points to be recorded to an accuracy of 1mm. For external elevations, control points on eaves, windows, doors and other architectural features were surveyed. The data was downloaded to a portable computer running PenMap for Windows and were then processed to produce wire-frame templates, and used to rectify photographs, where appropriate. The ground plan was checked and found to be accurate.

2.3.3 A digital Nikon D100 SLR was used to take external and internal digital photographs using both natural and flash conditions.

2.3.4 An appropriate photographic record was made of all internal and external elevations of the buildings. All significant historical features associated with the layout of the cottage were photographed. A list of all photographs is included as Appendix 1.

3. BUILDING SURVEY RESULTS

3.1 General

3.1.1 Internal floor layout plans are shown on Fig 2a-b. The external elevations of the cottage are shown on Fig. 3a-d. Room dimensions are described in Table 1.

Unit No	Function	Dimensions (m)
<i>Ground floor</i>		
1	Living room	4.5 x 4.5
2	Boiler room/store	2.5 x 1.6
3	Bathroom	2.9 x 1.6
4	Bedroom	4.1 x 2.8
5	Kitchen	4.1 x 3.4
6	Hallway	4.3 x 0.8
7	Porch	2 x 1.4
<i>First floor</i>		
8	Bedroom	3.8 x 3.8
9	Landing room	3.8 x 2.1
10	Bedroom	3.9 x 2.1

Table 1 Summary of room dimensions

3.2 External elevations (Figs 3a-d)

North-facing elevation (Plate 1)

3.2.1 The north-facing elevation measures 12.2m long and 2.3m high and is constructed of random rubble build with stugged quoins and window dressings. A foundation/levelling course measures 0.2m high and consists of sub-angular stones. Two sash-and-case windows (6 over 6) measure 1.1m x 0.9m and a small (0.4m x 0.3m) blind window (bathroom) is present in the middle of the elevation. The surrounds around the windows are all droved. The pined roof is covered with modern cement tiles. The rain goods are plastic.

West-facing elevation (Plate 2)

3.2.2 The west-facing elevation measures 7.9m long and 2.3m high and is featureless. The elevation has been rendered with concrete and marked out to represent block work. Where the harling has been removed at the corners, quoins and random rubble are exposed, thus confirming the same construction materials as used on the north-facing elevation.

South-facing elevation (Plate 2)

3.2.3 The south-facing elevation measures 12.3m long and 3m high and incorporates two modern PVC double-glazed windows measuring 1.2m x 1.2m. The stone window surrounds are all droved. A central doorway is sheltered by a timber-built porch. The porch is lit by three 8-paned windows and has a panelled door. The main door to the building has a frosted single

pane with lower panel. The door surrounds are dressed sandstone. The roof is covered with concrete tiles and the rain goods are plastic.

East-facing elevation

- 3.2.4 The east-facing elevation measures 7.9m long and 2.3m high and is featureless. The elevation has been rendered with cement. Where the harling has been removed at the corner, quoins and random rubble are exposed.

3.3 Internal ground floor descriptions

Unit 1, Living Room (Plate 2 & 3)

- 3.3.1 This unit is lit by two windows on the south-facing elevation which have tongue-and-grooved surrounds with splayed ingos. The principal feature on the east-facing elevation is a large cast-iron range with a modern softwood mantelpiece set below an exposed rubble-built wall that has been refaced and heavily pointed. The floor is flagstone of varying sizes and appears to be an original feature. The west-facing wall is featureless. The north-facing wall incorporates a door into Unit 2, the boiler room. The door itself is plank-built with a simple latch. The walls and ceilings throughout are covered with plasterboard fixed on stud-work. The skirting-boards are soft-wood with no moulding.

Unit 2, Boiler room/store

- 3.3.2 The boiler/storeroom is lit by a window on the north-facing elevation. The room is lined with plaster-board throughout. On the west-facing wall a fitted cupboard contains an immersion heater tank. Below a gas-central heating boiler is present. An upright metal locker occupies the east-facing elevation. The floor is covered with flagstones which continue from the living room (Unit 1).

Unit 3, Bathroom

- 3.3.3 The bathroom is lit by a small square window situated at the north-east corner on the south-facing elevation. This has splayed ingos but it is now blind. The bath and wash-basin are blue ceramic and of recent age. The toilet is missing. The walls are clad with plasterboard and lined with wallpaper. A heated towel rail is present on the north-facing elevation. The floor is covered with chipboard suspended on wooden beams.

Unit 4, Bedroom

- 3.3.4 Unit 4 is lit by a single window on the south-facing elevation. On the east-facing elevation there is a metal solid-fuel fire below a very crude wooden fireplace. The rest of the room is featureless with plaster-board wall linings and simple box skirting boards. The ceiling is also covered with plaster-board.

Unit 5, Kitchen

- 3.3.5 The kitchen is lit on the north-facing elevation by a PVC window. A stainless-steel sink unit occupies the wall. On the west-facing elevation modern kitchen units are present either side of a gas cooker with *New World Forty Two* logo.
- 3.3.6 On the west-facing elevation there is a very narrow staircase with a cupboard below. The staircase has 11 treads and is constructed of red-painted tongue-and-grooved planks with barley-twist balustrades. A plank-built cupboard door is present below the stair. Within the cupboard space situated on the west-facing elevation is a fire-place (Plate 5). The fire-place is stone-built and c 1m high and 0.9m high and it projects of the wall by about 0.1m. The wall surrounding the fireplace contains original lath and plaster. The south-facing elevation of the kitchen is featureless.

Unit 6, Hallway

- 3.3.7 The hallway is aligned north-south and is lined throughout with plasterboard. It allows access to all the ground floor rooms.

Unit 7, Porch

- 3.3.8 The porch is timber-built with a pitched roof and has been fixed on the outside of the main entrance door. The porch door is off-set and the door opening is 0.8m wide. The porch is lit by small windows on each side. The floor is wood.

3.4 Internal first floor descriptions

Unit 8, Bedroom

- 3.4.1 This bedroom is lit by two roof-lights set within a plaster-boarded ceiling. The flanking walls are covered with tongue-and-grooved planks. The floor is covered with sheets of chipboard.

Unit 9, Landing room

- 3.4.2 This small landing has been formed between the bedroom partition walls. The balustrade runs halfway across the room. The landing is lit by a single roof light.

Unit 10, Bedroom

- 3.4.3 This is a smaller bedroom lit by a roof light. As with Unit 8 the walls are also clad with tongue-and grooved wood. The room is otherwise featureless.

Roof timbers

- 3.4.4 On the west-facing elevation of Unit 10, some of the cladding was removed during an earlier building inspection. Within the void, the roof timbers are exposed. These are modern rough-cut timbers with nailed scarf joints.

4. DISCUSSION

4.1 Friardykes is first depicted as a placename on early 17th-century maps. There are no upstanding remains surviving from this period today. The original core block of the cottage appears to date from the early 19th century but it has been re-roofed, probably during the early 1980s.

4.2 Two broad phases are postulated based on the results of the building survey:

Phase 1 - 19th-century main block

4.3 The main rubble-built core block of the cottage is probably early 19th century and has dressed quoins and window surrounds. During this period the cottage probably had a dormer roof. The fireplace and the flagstone floor in what is now the living room (Unit 1) appear to date to this phase. The flagstone floor continues into Unit 2, the boiler room, which earlier may have served as a pantry. The fire-place below the stair-case appears to be contemporary with this first phase and its presence strongly suggests that the present kitchen, was then either a bedroom or a parlour.

Phase 2 - 20th-century modernisation

4.4 The range in the living room probably dates to the 1930s and has been inserted into an earlier range opening. During the 1980s the cottage was completely refurbished and had a new roof installed. The staircase appears to date from this major phase and is kit-form. The position of the earlier staircase may have been in what is now the bathroom. The PVC windows are an obvious insertion. There is no evidence to suggest that the openings for these windows are not original and as they are south-facing they would attract more light, these being larger than the north-facing windows. The building was re-wired during the renovation as the sockets are all modern. The bedrooms have been created from the available roof space and were clad throughout with plaster board. The porch is a 20th-century addition.

5. CONCLUSIONS AND RECOMMENDATIONS

- 5.1 Map regression analysis (Cressey 2009) has shown that Friardykes was in existence as a placename in the 17th century but no upstanding remains survive from this period at the site today. According to the cartographic evidence the cottage and agricultural buildings were built before 1854. The survey confirms that the main core-block of the cottage was probably built before this year.
- 5.2 The Level 1/2 survey of Friardykes Cottage has recorded all features of significance. The survey has shown that the main walls of the cottage are rubble-built with dressed surrounds. The walls now support a modern roof that probably replaced an earlier dormer roof during the 1980s when a major renovation phase resulted in all the walls being re-lined and a new bathroom and staircase installed. Two fireplaces (in Units 1 and 5) and the flagstone floor in the living room and boiler room are of 19th-century date.
- 5.3 A watching brief during the grubbing out of the foundations may provide conclusive evidence to date the present cottage and determine if there are any earlier building remains associated with the early 17th-century placename evidence.
- 5.4 An entry in *Discovery and Excavation in Scotland* (Appendix 2), incorporating the work on the agricultural buildings, will be sufficient to disseminate the results of the standing building survey. A copy of the report will be lodged with the NMRS and SMR in due course.

6. REFERENCES

Cressey, M 2009 *Friardykes Steading, Crystal Rig, Scottish Borders, Standing Building Survey*. CFA Report No. 1582.

English Heritage 2006 *Understanding Historic Buildings – A Guide to Good Recording Practice*. London.

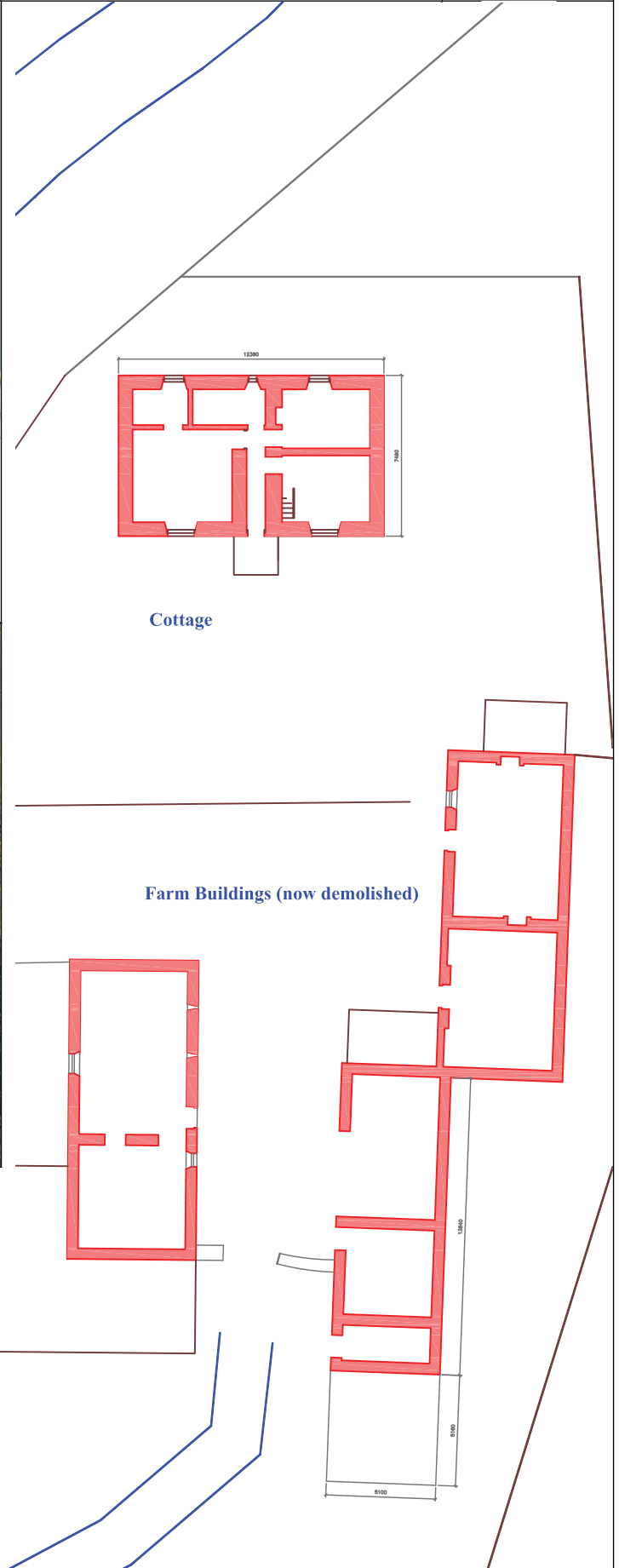
APPENDIX 1 – PHOTOGRAPHIC REGISTER

No.	Unit	Element	Ext/Int	From
001	n/a	South facing elevation, east end	Exterior	S
002	n/a	South facing elevation, east end	Exterior	S
003	n/a	South facing elevation, centre and porch	Exterior	S
004	n/a	South facing elevation, west end	Exterior	S
005	n/a	South facing elevation, west end	Exterior	S
006	n/a	East-facing gable	Exterior	E
007	n/a	East-facing gable	Exterior	E
008	n/a	West-facing gable	Exterior	S
009	n/a	West-facing gable	Exterior	W
010	n/a	North-facing elevation, east end	Exterior	W
011	n/a	North-facing elevation, east end	Exterior	E
012	n/a	North-facing elevation, centre	Exterior	W
013	n/a	North-facing elevation, west end	Exterior	N
014	n/a	North-facing elevation, west end	Exterior	N
015	n/a	North-facing elevation, west end	Exterior	N
016	n/a	North-facing elevation, west end	Exterior	N
017	n/a	North-facing elevation, distance shot	Exterior	N
018	n/a	North-facing elevation, distance shot	Exterior	N
019	n/a	North-facing elevation, distance shot	Exterior	N
020	n/a	West-facing gable	Exterior	W
021	n/a	West-facing gable	Exterior	W
022	n/a	South-facing elevation with the porch	Exterior	S
023	n/a	South-facing elevation with the porch	Exterior	S
024	n/a	South-facing elevation with the porch	Exterior	S
025	1	North-facing elevation and door to Unit 2	Interior	N
026	1	East-facing elevation, range and chimney breast	Interior	E
027	1	South-facing elevation, window and panel work	Interior	S
028	1	West-facing elevation, featureless wall	Interior	W
029	1	Flagstone floor, general shot	Interior	E
030	2	Boiler and corner of the room	Interior	W
031	2	Window detail and wall cladding	Interior	N
032	3	General shot of the bathroom	Interior	W
033	3	General shot of the bathroom fixtures	Interior	N
034	4	Bedroom fire place, surround and doorway	Interior	W
035	4	North-facing elevation, bedroom window	Interior	N
036	4	East-facing elevation, bedroom wall	Interior	W
037	4	South-facing elevation, bedroom wall	Interior	N
038	4	North-facing elevation	Interior	E
039	5	East-facing elevation, kitchen units	Interior	E
040	5	South-facing elevation, sink unit and window	Interior	S
041	5	West-facing elevation, stair case and balustrades	Interior	W
042	5	Staircase cupboard with fireplace situated on the west-facing wall	Interior	N
043	5	Staircase, looking up to first floor	Interior	N
044	N/a	Looking down the staircase	Interior	S
045	8	General shot of the bedroom	Exterior	S
046	8	General shot of the bedroom	Exterior	W
047	8	General shot of the bedroom	Interior	E
048	9	General shot of the bedroom	Interior	S
049	9	North-facing elevation, landing room, general detail	Interior	N
050	9	North-facing elevation, landing room, general detail	Exterior	S
051	10	North-facing elevation, roof light	Interior	S
052	10	Bedroom, general view	Interior	E
053	10	Exposed roof timbers and sarking boards	Interior	E

No.	Unit	Element	Ext/Int	From
054	6	Hallway, general view	Interior	S
055	6	Hallway, general view	Interior	N
056	7	Porch on south-facing external elevation	Exterior	N

APPENDIX 2 - DISCOVERY AND EXCAVATION IN SCOTLAND ENTRY

LOCAL AUTHORITY:	Borders
PROJECT TITLE/SITE NAME:	Friardykes Steading, Standing Building Survey
PROJECT CODE:	MONY4
PARISH:	Spott
NAME OF CONTRIBUTOR:	Dr M Cressey
NAME OF ORGANISATION:	CFA Archaeology Ltd
TYPE(S) OF PROJECT:	Historic Building Survey
NMRS NO(S):	NT66NE 28
SITE/MONUMENT TYPE(S):	Farmstead
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 figures)	NT 6618 6805
START DATE (this season)	December 2008
END DATE (this season)	July 2009
PREVIOUS WORK (incl. DES ref.)	Cressey, M 2009 <i>Friardykes Steading, Crystal Rig, Scottish Borders, Standing Building Survey</i> . CFA Report No. 1582 Unpublished.
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>Friardykes Steading</p> <p>A Level 2 standing building survey was carried out at Friardykes Steading in advance of its demolition to make way for a wind farm control centre. The survey was confined to three agricultural buildings and the farm cottage. Building 1 was a small domestic dwelling with a byre which was later converted to a lofted barn with byre. Building 2 was a series of animal sheds under a single roof. Building 3 was a byre and stable. All roofs had been altered or replaced. The byre floors were original cobble and stone setts. The buildings all date to the late 18th or early 19th century with alterations occurring in the early 20th century but not affecting the 19th-century layout. The alterations included conversion of domestic quarters into a lofted barn and re-roofing. The farm cottage was found to comprise the main 19th century core of an earlier building which now supports a modern concrete tiled roof. The principal features extant from the 19th century included a flagstone floor and two fireplaces. The building has been completely refurbished and clad throughout with modern plaster board. Only the external walls appear to have been largely untouched with the exception of cement harling on the east and west gables.</p>
PROPOSED FUTURE WORK:	None
SPONSOR OR FUNDING BODY:	Natural Power Consultants Ltd
ADDRESS OF MAIN CONTRIBUTOR:	CFA Archaeology Ltd, Old Engine House, Eskmills Park, Musselburgh, EH21 7PQ.
EMAIL ADDRESS:	mressey@cfa-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	Archive to be deposited in NMRS, Reports lodged with SMR and NMRS.



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Site Location of Friardykes Steading

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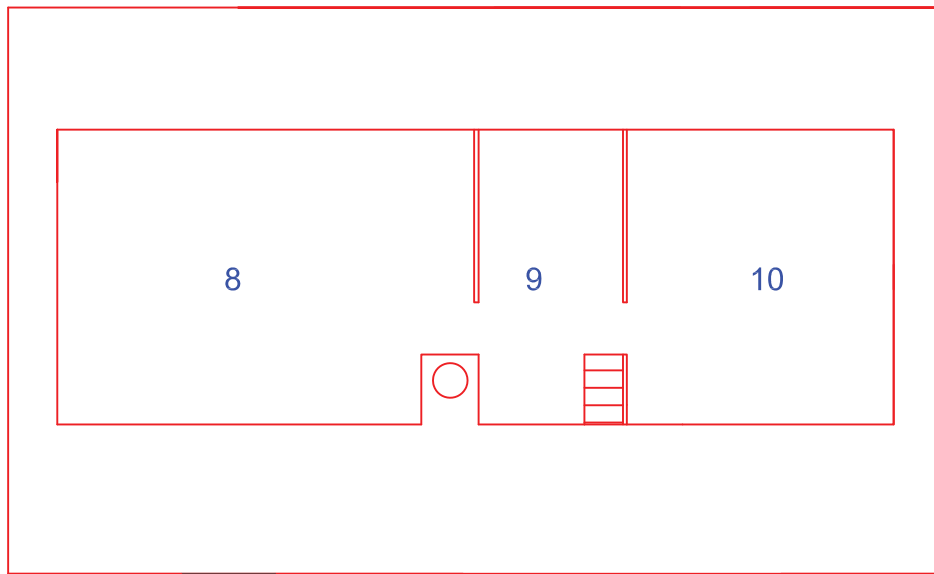
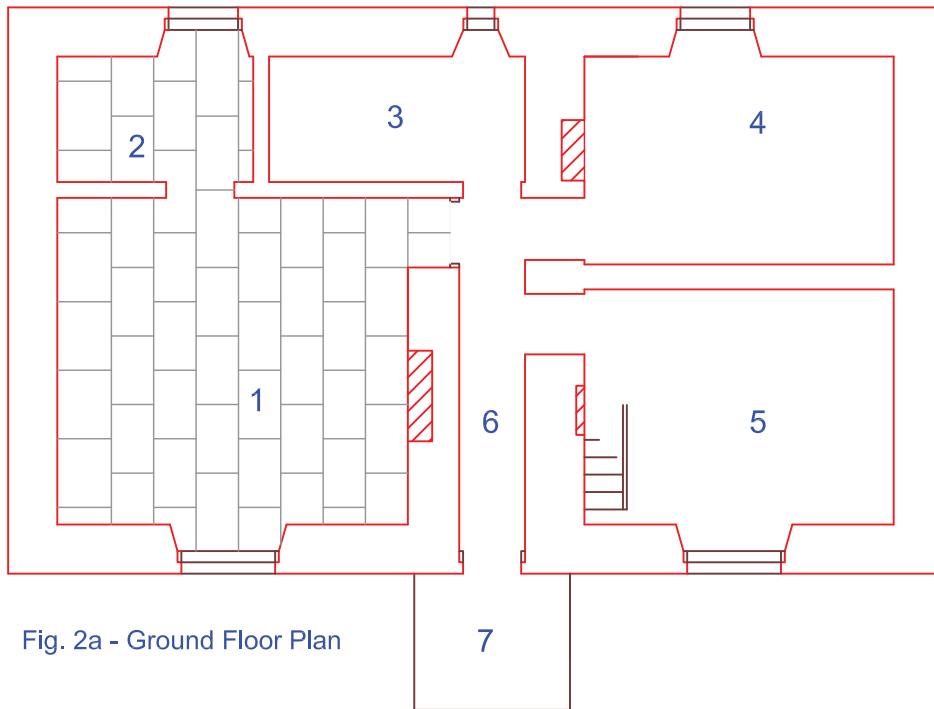
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Key:	Fig No: 2	Revision:	Client: Natural Power
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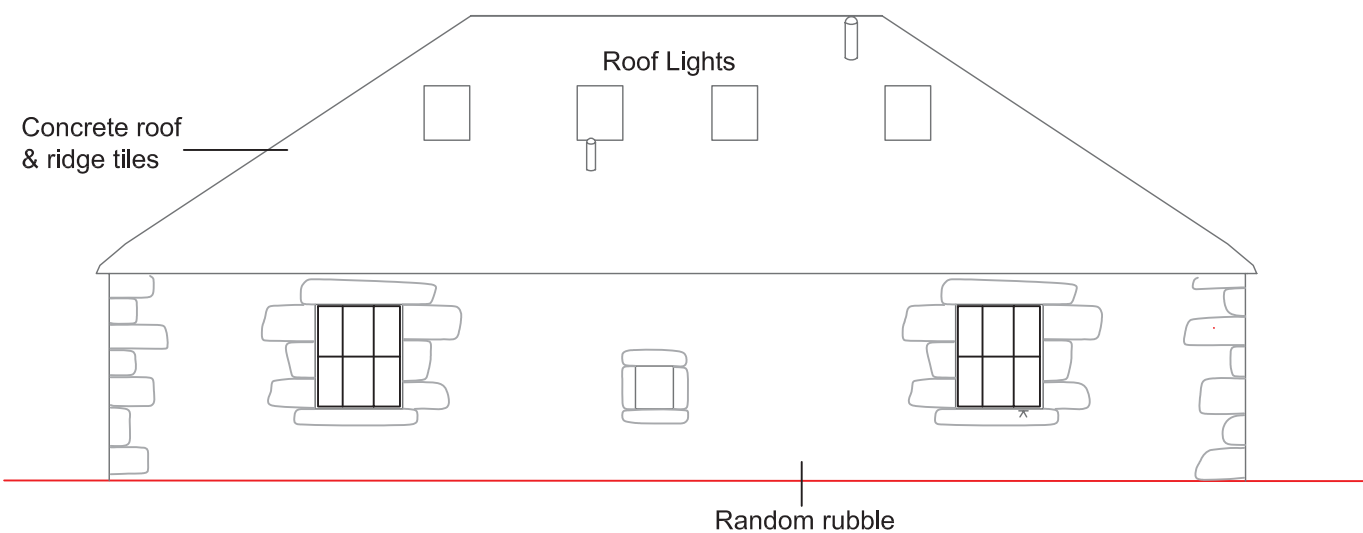


Fig. 3a - North-facing elevation

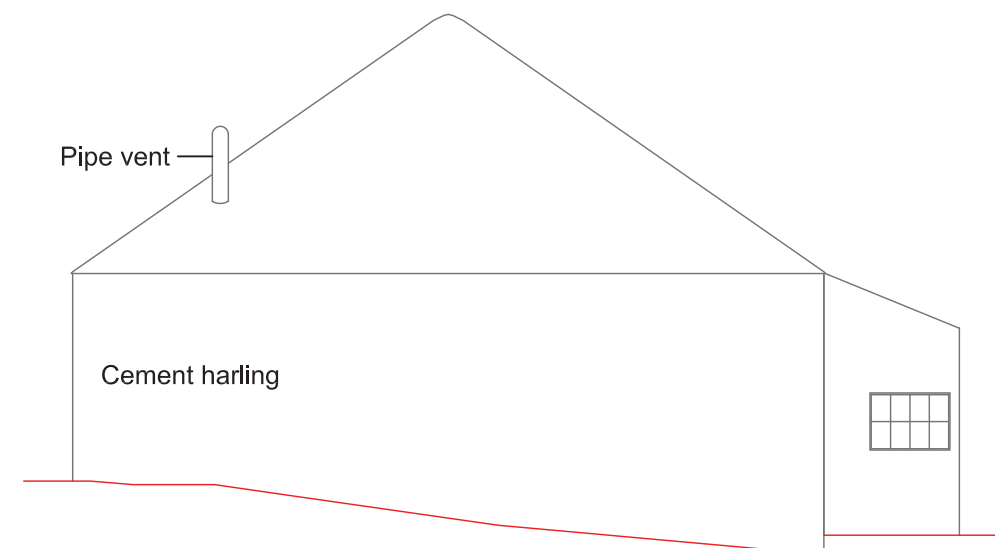


Fig. 3b - West-facing elevation

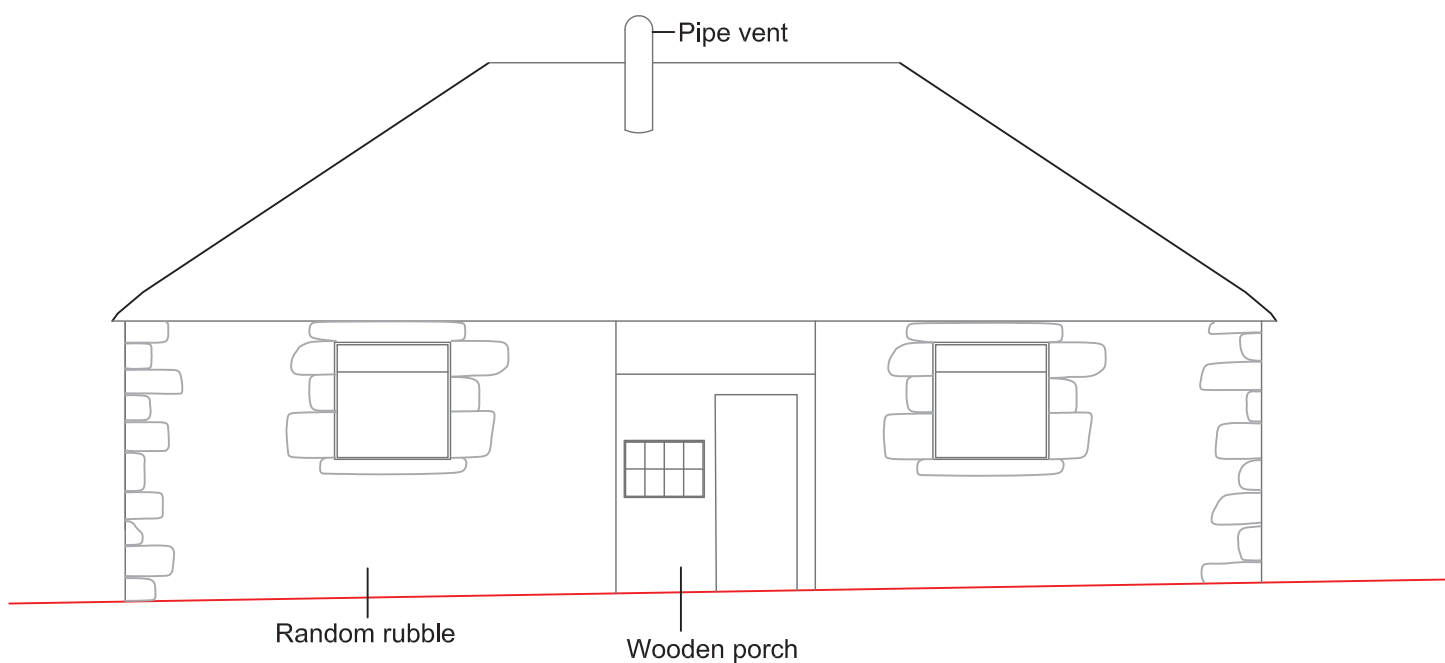


Fig. 3c - South-facing elevation

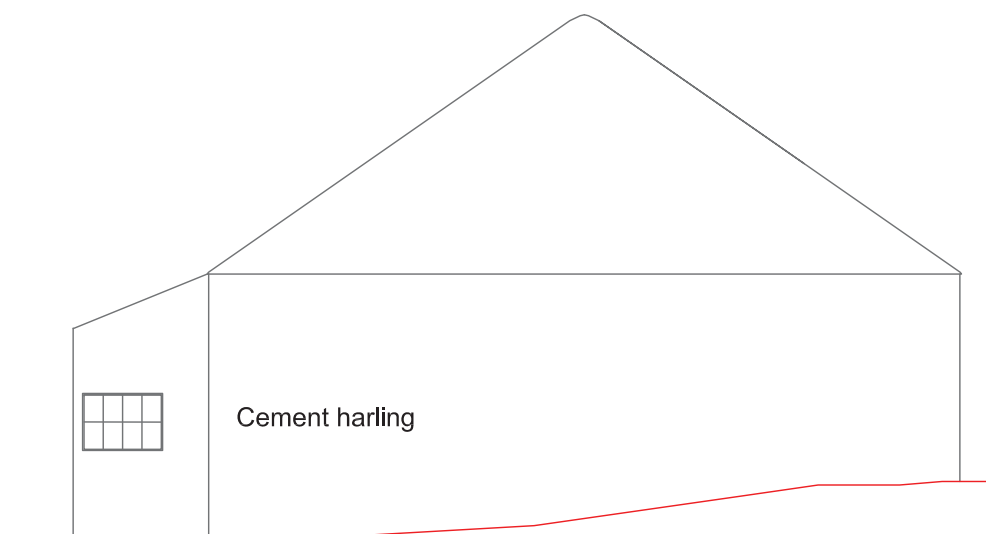


Fig. 3d - East-facing elevation



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Project: Friardykes Steading, Crystal Rig, Scottish Borders. Standing Building Survey

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Plate 1 - General view of the cottage from the north



Plate 2 - General view of the cottage from the southwest


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	Title: Plates 1-2			
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Plate 3 - Room 1 living room range, formerly the kitchen



Plate 4 - Room 1, flagstone floor

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Plates 3-4

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Page No:

Report No:

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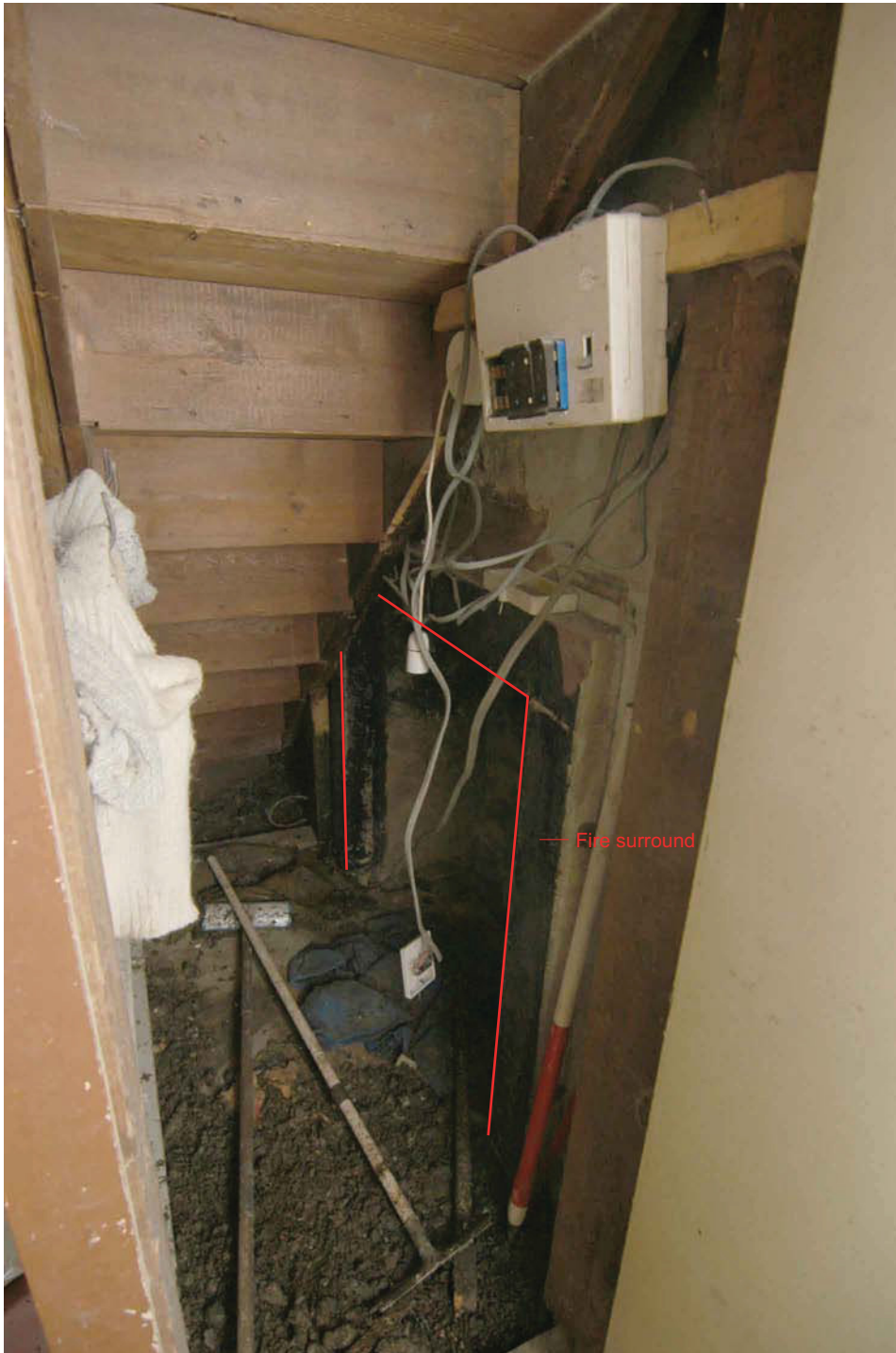


Plate 5 - Room 5 fireplace below the staircase

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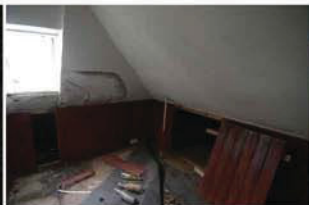
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