Property Location 1 RODGERS WAY | Map ID G14/ / 001/000 / | Bldg Name | State Use 201
Vision ID 7110 | Account # 11228 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 3 | Print Date 10/1/2020 1:41:18 PM

CURRENT OWNER

ERBLICH CHRISTOPHER TRUSTEE
WOLVERINE TRUST
1 RODGERS WAY

WESTPORT CT 06880

1

TOPO	UTILITIES	STRT / ROAD	LOCATION
	6 Septic	1 Public	
	2 Public Water		

SUPPLEMENTAL DATA

Alt Prcl ID 544219-1
Historic ID
Census 503
WestportC F36
Survey Ma 9118
Survey Ma
GIS ID G14001000

Lift Hse
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	735,500	514,900
DWELLING	1-3	2,548,500	1,783,900
Total		3,284,000	2,298,800

6158

WESTPORT, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ERBLICH CHRISTOPHER TRUSTEE	3322	0349	07-02-2012	Q	I	2,850,000	00
KULIKOV VADIM	2933	0146	08-27-2008	Q	I	3,440,000	00
VATAJ FRANK & ZOJE	2619	0165	11-03-2005	Q	I	3,300,000	00
BLUM JEFFREY R	1888	0299	08-28-2001	Q	I	1,050,000	00
RODGERS JOHN & JANET K	1117	0234	09-04-1991	U	V	0	29

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	1-1	514,900	2018	1-1	514,900	2017	1-1	514,900
	1-3	1,783,900		1-3	1,783,900		1-3	1,783,900
	Total	2298800		Total	2298800		Total	2298800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	R				

NOTES

M/ 550, 9118(1)

WOB: LEFT SIDE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	2,548,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	735,500
Special Land Value	0
Total Appraised Parcel Value	3,284,000
Valuation Method	O
Total Appraised Parcel Value	3,284,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
86107	11-15-2019	SP		90,000				CONSTRUCT 20' X 60' INGR
85978	10-17-2019	DE		0				DEMOLISH ACCESSORY ST
75504	11-07-2012	AD	Additions	500,000	10-17-2013	100	09-23-2013	1 STY ADD'N FOR DEN W/ FI
70724	06-22-2009	AL	Alterations	74,000	04-14-2010	100	09-23-2013	FINISH BASEMENT FOR PLA
64839	06-29-2004		DEMOLITION	0		100		DEMOLITION
62353	07-03-2002		NEW CONSTR	750,000		100		NEW CONSTRUCTION-SF D

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-28-2019	TM	1		01	Measured/No Interior Insp
08-28-2019	TM	1		76	QC-REVAL
10-17-2013	TM	2	1	00	Measur+Listed
07-26-2012	TM	2	1	00	Measur+Listed
07-11-2012	TM	7		66	INSPECTION NOTICE SE
07-10-2012	TM	7		57	Office review - town record
04-19-2010	TM	2		66	INSPECTION NOTICE SE

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	201	Single Family Re	AAA		2.420	AC	380,000	0.42094	5	1.00	190	1.900		1.0000		735,500
		Total Card Land Units			2.420	AC	Parcel Total Land Area			2.4200				Total Land Value		735,500

Property Location 1 RODGERS WAY | Map ID G14/ / 001/000 / | Bldg Name | State Use 201
Vision ID 7110 | Account # 11228 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 3 | Print Date 10/1/2020 1:41:20 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	103	Custom Colonial
Model	01	Residential
Grade:	19	Type II+
Stories:	2.5	2 1/2 Stories
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	10	Wood Shingle
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	09	HydroAir
AC Type:	03	Central
Total Bedrooms	05	5 Bedrooms
Total Bthrms:	6	6 Full Baths
Total Half Baths	2	2 Half Bths
Total Xtra Fixtrs	10	
Total Rooms:	18	18 Rooms
Bath Style:	02	Average
Kitchen Style:	03	Modern
Kitchens	1	
Whirlpool Tubs	2	
Hot Tubs		
Sauna (SF Area	48	
Fin Basement	2697	
Fin Bsmt Qual	5	
Bsmt. Garages	0	
Interior Cond	A	
Fireplaces	7	
Ceiling Height	9.00	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Fireplaces	7	
Ceiling Height	9.00	
Elevator		

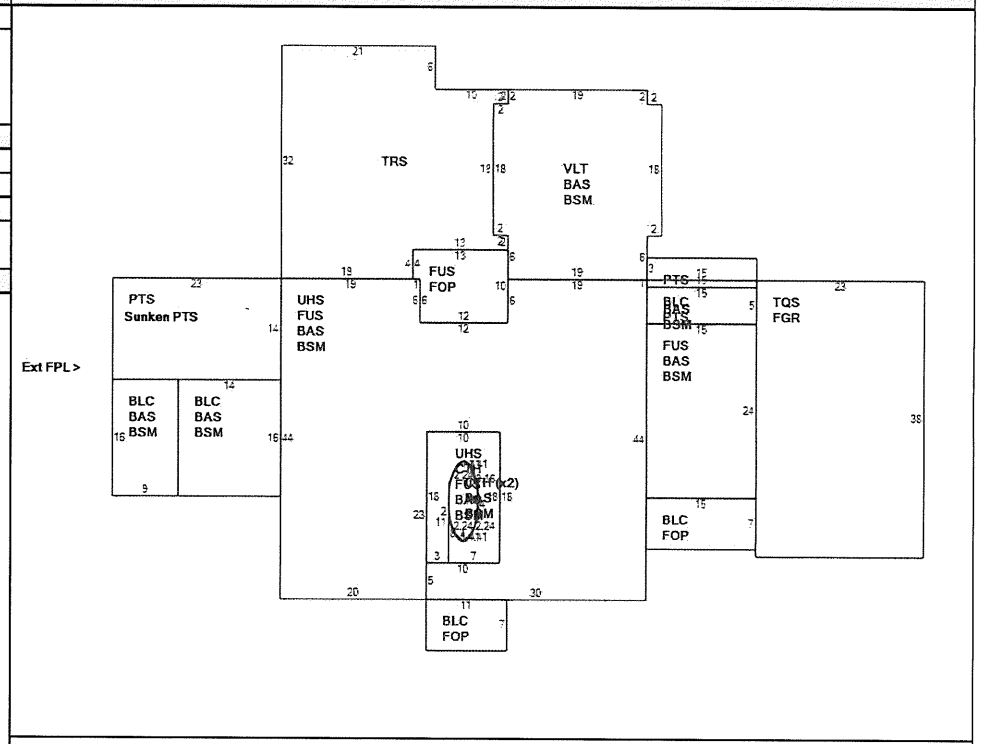
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	2,588,992
Year Built	2003
Effective Year Built	
Depreciation Code	G
Remodel Rating	MJ
Year Remodeled	2013
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnld	2,459,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,499	3,499		242.48	848,442
BLC	Balcony	0	565		36.48	20,611
BSM	Basement Area	0	3,499		48.51	169,737
CTH	Cathedral Ceiling	0	216		48.27	10,427
FGR	Garage	0	874		97.10	84,868
FOP	Porch, Open	0	306		48.34	14,791
FUS	Upper Story, Finished	2,579	2,579		242.48	625,360
PTS	Patio - Stone	0	382		36.18	13,821
TQS	Three Quarter Story	699	874		193.93	169,494
TRS	Terrace - Stone	0	844		48.55	40,979
	Ttl Gross Liv / Lease Area	6,777	16,299			2,157,840

Property Location 1 RODGERS WAY | Map ID G14/ / 001/000 / | Bldg Name | State Use 201
Vision ID 7110 | Account # 11228 | Bldg # 1 | Sec # 1 of 1 | Card # 2 of 3 | Print Date 10/1/2020 1:41:21 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
ERBLICH CHRISTOPHER TRUSTEE		6 Septic	1 Public	
WOLVERINE TRUST		2 Public Water		
1 RODGERS WAY				
WESTPORT CT 06880				

SUPPLEMENTAL DATA

Alt Prcl ID	544219-1	Lift Hse	
Historic ID			
Census	503		
WestportC	F36		
Survey Ma	9118		
Survey Ma			
GIS ID	G14001000	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	735,500	514,900
DWELLING	1-3	2,548,500	1,783,900
Total		3,284,000	2,298,800

6158

WESTPORT, CT

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	1-1	514,900	2018	1-1	514,900	2017	1-1	514,900
	1-3	1,783,900		1-3	1,783,900		1-3	1,783,900
	Total	2298800		Total	2298800		Total	2298800

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	R				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	2,548,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	735,500
Special Land Value	0
Total Appraised Parcel Value	3,284,000
Valuation Method	O
Total Appraised Parcel Value	3,284,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
				Total Card Land Units		Parcel Total Land Area							Total Land Value		

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	103	Custom Colonial
Model	01	Residential
Grade:	19	Type II+
Stories:	2.5	2 1/2 Stories
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	10	Wood Shingle
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	09	HydroAir
AC Type:	03	Central
Total Bedrooms	05	5 Bedrooms
Total Bthrms:	6	6 Full Baths
Total Half Baths	2	2 Half Bths
Total Xtra Fixtrs	10	
Total Rooms:	18	18 Rooms
Bath Style:	02	Average
Kitchen Style:	03	Modern
Kitchens	1	
Whirlpool Tubs	2	
Hot Tubs		
Sauna (SF Area	48	
Fin Basement	2697	
Fin Bsmt Qual	5	
Bsmt. Garages	0	
Interior Cond	A	
Fireplaces	7	
Ceiling Height	9.00	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Fireplaces	7	
Ceiling Height	9.00	
Elevator		

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
UHS	Half Story, Unfinished	0	2,095		72.80	152,521
VLT	Vaulted Ceiling	0	566		12.00	6,789
	Ttl Gross Liv / Lease Area					

Property Location 1 RODGERS WAY | Map ID G14/ / 001/000 / | Bldg Name | State Use 201
Vision ID 7110 | Account # 11228 | Bldg # 2 | Sec # 1 of 1 | Card # 3 of 3 | Print Date 10/1/2020 1:41:23 PM

CURRENT OWNER

ERBLICH CHRISTOPHER TRUSTEE
WOLVERINE TRUST
1 RODGERS WAY

WESTPORT CT 06880

1

TOPO	UTILITIES	STRT / ROAD	LOCATION
	6 Septic	1 Public	
	2 Public Water		

SUPPLEMENTAL DATA

Alt Prcl ID	544219-1	Lift Hse
Historic ID		
Census	503	
WestportC	F36	
Survey Ma	9118	
Survey Ma		
GIS ID	G14001000	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	735,500	514,900
DWELLING	1-3	2,548,500	1,783,900
Total		3,284,000	2,298,800

6158

WESTPORT, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ERBLICH CHRISTOPHER TRUSTEE	3322	0349	07-02-2012	Q	I	2,850,000	00
KULIKOV VADIM	2933	0146	08-27-2008	Q	I	3,440,000	00
VATAJ FRANK & ZOJE	2619	0165	11-03-2005	Q	I	3,300,000	00
BLUM JEFFREY R	1888	0299	08-28-2001	Q	I	1,050,000	00
RODGERS JOHN & JANET K	1117	0234	09-04-1991	U	V	0	29

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	1-1	514,900	2018	1-1	514,900	2017	1-1	514,900
	1-3	1,783,900		1-3	1,783,900		1-3	1,783,900
	Total	2298800		Total	2298800		Total	2298800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	R				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	2,548,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	735,500
Special Land Value	0
Total Appraised Parcel Value	3,284,000
Valuation Method	O
Total Appraised Parcel Value	3,284,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
2	110	Accessory Bldg	AAA		0.000	AC	0	1.00000	5	1.00	190	1.900			0.0000		0
				Total Card Land Units	0.000	AC		Parcel Total Land Area		2.4200						Total Land Value	0

Property Location 1 RODGERS WAY | Map ID G14/ / 001/000 / | Bldg Name | State Use 201
Vision ID 7110 | Account # 11228 | Bldg # 2 | Sec # 1 of 1 | Card # 3 of 3 | Print Date 10/1/2020 1:41:24 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	19	Studio
Model	01	Residential
Grade:	09	C+
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	03	Asphalt Shingl
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2		
Heat Fuel	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	03	Central
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	1 Full Bath
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	1	1 Room
Bath Style:	02	Average
Kitchen Style:		
Kitchens		
Whirlpool Tubs		
Hot Tubs		
Sauna (SF Area		
Fin Basement		
Fin Bsmt Qual		
Bsmt. Garages		
Interior Cond	A	
Fireplaces	1	
Ceiling Height	8.00	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Fireplaces	1	
Ceiling Height	8.00	
Elevator		

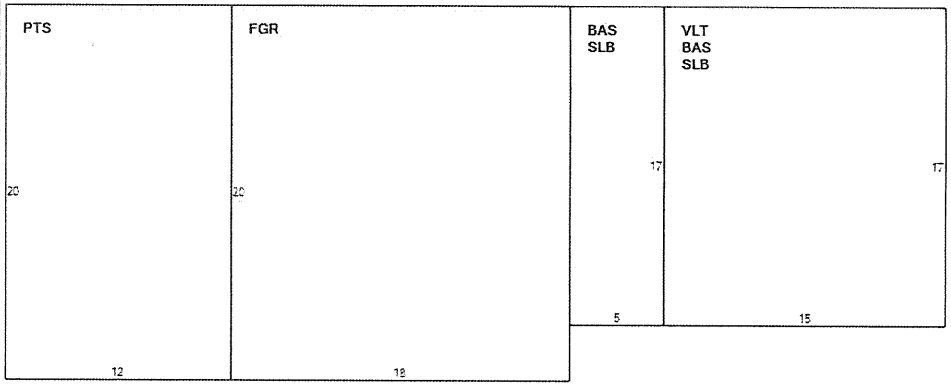
CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

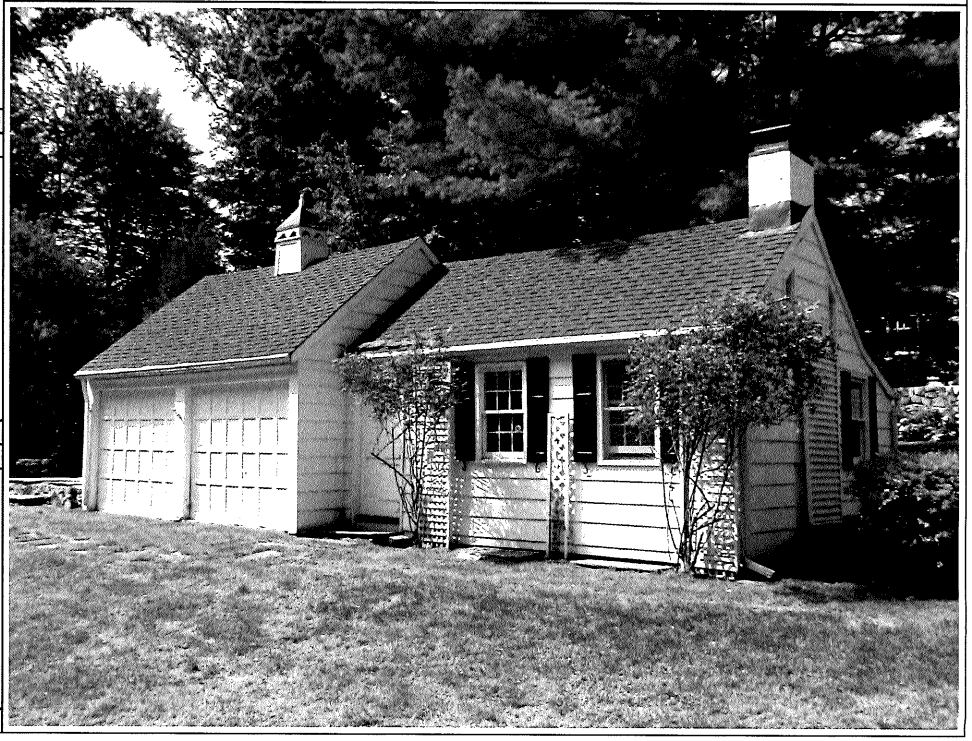
COST / MARKET VALUATION

Building Value New	139,657
Year Built	1975
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	36
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	64
Cns Sect Rcnld	89,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	340	340		236.40	80,375
FGR	Garage	0	360		94.56	34,041
PTS	Patio - Stone	0	240		35.46	8,510
SLB	Slab	0	340		0.00	0
VLT	Vaulted Ceiling	0	255		12.05	3,073
	Ttl Gross Liv / Lease Area	340	1,535			125,999

250 foot Abutters List Report

Westport, CT
October 08, 2020

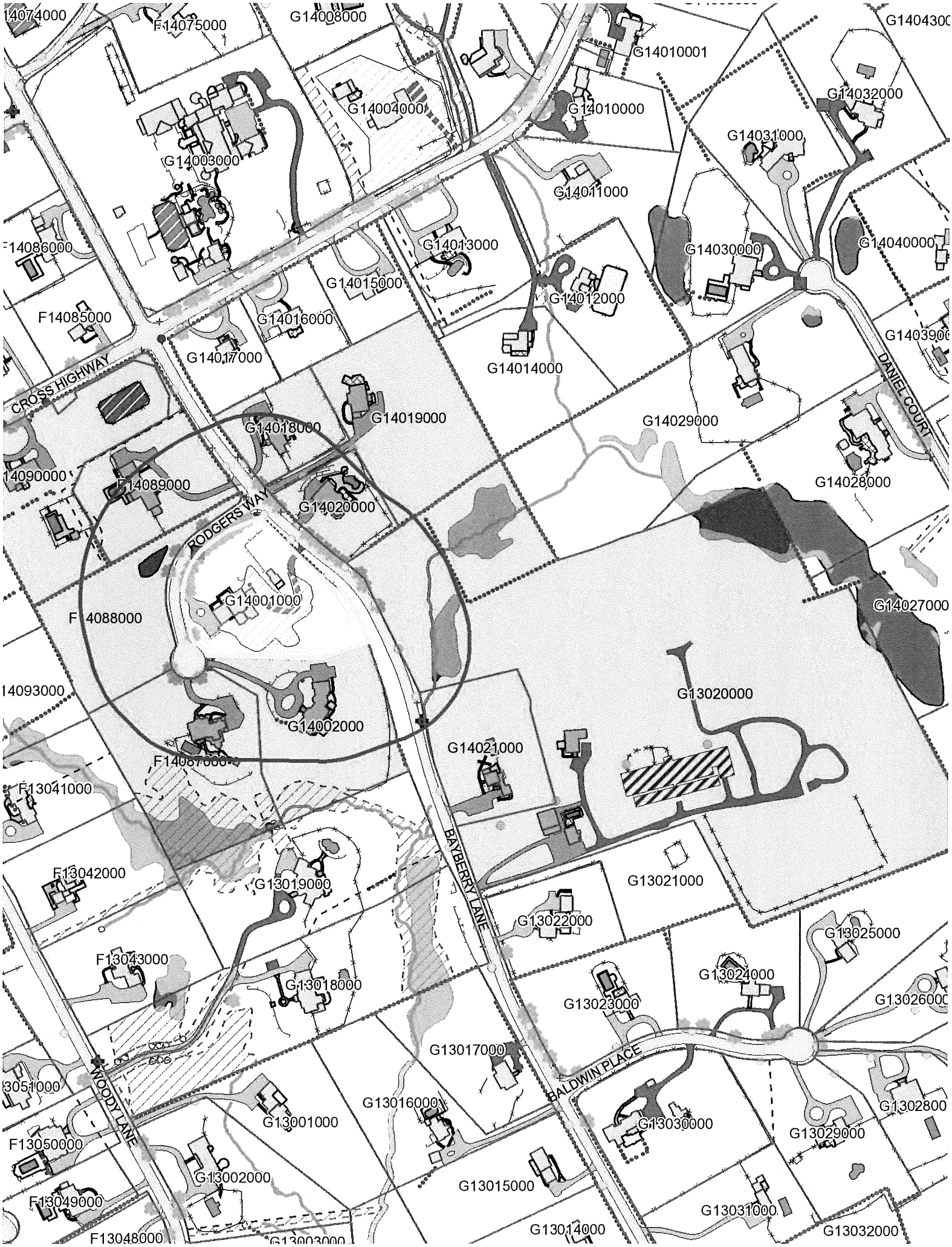
Subject Property:

Parcel Number:	G14001000	Mailing Address:	ERBLICH CHRISTOPHER TRUSTEE
CAMA Number:	G14001000		1 RODGERS WAY
Property Address:	1 RODGERS WAY		WESTPORT, CT 06880

Abutters:

Parcel Number:	F14087000	Mailing Address:	GOLDSTEIN ROBERT & SUSAN TRUSTEES
CAMA Number:	F14087000		4 RODGERS WAY
Property Address:	4 RODGERS WAY		WESTPORT, CT 06880
Parcel Number:	F14088000	Mailing Address:	LEYKIND ROSTISLAV & AMY
CAMA Number:	F14088000		2 RODGERS WAY
Property Address:	2 RODGERS WAY		WESTPORT, CT 06880
Parcel Number:	F14089000	Mailing Address:	ASHMAN BONNIE GEFFEN TRUSTEE
CAMA Number:	F14089000		153 BAYBERRY LN
Property Address:	153 BAYBERRY LN		WESTPORT, CT 06880
Parcel Number:	F14090000	Mailing Address:	MAGED ALEXIS
CAMA Number:	F14090000		162 CROSS HWY
Property Address:	162 CROSS HWY		WESTPORT, CT 06880
Parcel Number:	G13020000	Mailing Address:	BELTA DINA M & JAMES S EST OF
CAMA Number:	G13020000		128 BAYBERRY LN
Property Address:	128 BAYBERRY LN		WESTPORT, CT 06880
Parcel Number:	G14002000	Mailing Address:	BRODY JOHN S & GAYLE A
CAMA Number:	G14002000		3 RODGERS WAY
Property Address:	3 RODGERS WAY		WESTPORT, CT 06880
Parcel Number:	G14018000	Mailing Address:	ROWAN ROBERT JR & LISA
CAMA Number:	G14018000		150 BAYBERRY LN
Property Address:	150 BAYBERRY LN		WESTPORT, CT 06880
Parcel Number:	G14019000	Mailing Address:	KATZ JASON P
CAMA Number:	G14019000		148 BAYBERRY LN
Property Address:	148 BAYBERRY LN		WESTPORT, CT 06880
Parcel Number:	G14020000	Mailing Address:	SVEC KENNETH TR
CAMA Number:	G14020000		146 BAYBERRY LN
Property Address:	146 BAYBERRY LN		WESTPORT, CT 06880
Parcel Number:	G14021000	Mailing Address:	FABRO LESLIE F TR & CHRISTOPHER J TR
CAMA Number:	G14021000		780 FENCE ROW DR
Property Address:	132 BAYBERRY LN		FAIRFIELD, CT 06824

CAI Technologies
www.cai-tech.com
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.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G14016000
G14017000
G14014000
CROSS HIGHWAY
G14019000
G14018000
G14029000
DANIEL COURT
14090000
F14089000
G14020000
G14028000
RODGERS WAY
G14001000
F 4088000
G14027000
14093000
G13020000
G14002000
G14021000
F14087000
F13041000
BAYBERRY LANE
F13042000
G13019000
G13021000
G13022000
G13025000
F13043000
G13024000
G13018000
G13023000
G13017000
BALDWIN PLACE
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WOODY LANE
G13016000
G13001000
G13030000
G13029000
F13050000
G13002000
G13015000
F13049000
G13031000
F13048000
G13014000
G13032000

P&Z Notice Letter

To whom it may concern: **Date:** 10/14/2020

This letter is being sent to you to make you aware of the Application listed below.

Notice is hereby given that Wolverine 2012 Trust, Inc. has filed a Excavation and Fill Application
(Applicant's Full Name) ***(List Type of Application)***

For Listed Proposed Project Description below:

Earthwork that occurred beyond 25-ft of a recently installed pool and retaining wall.

With the Town of Westport / ***Planning and Zoning***

For approval for 1 Rodgers Way
(Address of Property)

The public hearing date for this application will be, scheduled at the discretion of the P&Z Commission.
A Notice of Public Hearing for this application will be published on the town's website.

To view application details please: Visit www.westportct.gov under *P&Z Pending Applications & Recent Approvals.*

To submit comments for above project: Mail or E-mail letter to pandz@westportct.gov.

For Future Reference:

If you wish to receive E-mail Notifications of future hearings follow these directions:

1. Go to Town Website at ***www.westportct.gov***
2. On the top tool bar *Click:* ***How Do I . . .***
3. On the left tool bar Click the following in order: ***Communicate with the Town*** then ***Subscribe to Westport Emergency, Meetings, and News eNotifications***
4. Scroll down to ***Meeting & News eNotifications*** and type in your E-mail Address and your Name.
5. *Click* each ***Board / Committee / Category*** you want to receive E-mail *Notifications from.*
6. When you complete your selections, *Click:* ***Submit.***
7. You will soon receive an E-mail confirmation.

Thank you, *McChord Engineering Associates, Inc.*
(Applicant's Full Name)