



Muzzy Mansion Bed & Breakfast

HOMESTEADED 1880 ♦ BUILT 1889

listed on the historic register as
the Muzzy-Shine House



Welcome

Welcome to the Muzzy Mansion, also known on the historic register as the Muzzy-Shine House.

Background

Before Spokane was a City and Washington was a State, Hiram Muzzy became one of Spokane's earliest settlers. He moved his family from New York to the "Wild Washington Territory" in 1880 and staked his homestead claim on 160 acres just north of the Spokane River. The area population then was only around 250.

Muzzy cultivated 1,500 apple trees on his homestead but made his fortune as a land baron platting and selling Muzzy's Addition in 1888, part of what is now Spokane's West Central Neighborhood. He sold an estimated 500 lots of his property during Spokane's early population explosion following the arrival of railroads and rich mining strikes in north Idaho. By 1889, Spokane's population swelled to 20,000 and Muzzy built his third home on his homestead in 1889, a brick and granite Queen Anne Victorian house known as the Muzzy Mansion.

Irish immigrant Patrick Shine and wife Mary bought the house in 1903. Shine served as a prominent attorney, Spokane City Treasurer, Senator, Consular Agent to three Canadian Provinces and nominated to US Ambassador to Ireland the year of his death in 1934. Widow Shine remained in the house until her death in 1955.

The house began a transition in the 1940's into what eventually became a 5-unit apartment house. Following its purchase in 2007 by Mike Schultz and Steven Sanford, restoration commenced and continues today, carefully reverting the house back to its original floor plan and sense of historic grandeur. In a phased-in process, the house began opening as a Bed & Breakfast in October 2009 following its appointment to the Spokane Register of Historic Places as the **Muzzy-Shine House**. Today, guests enjoy spacious rooms, rich woodwork and hot breakfasts enveloped in an ambiance of unfolding history.



Hiram and Rebecca Muzzy family, circa 1860

Muzzy stakes his Claim

From Apple Orchard to Land Baron
1880 - 1895

Hiram Newton Muzzy was born in 1824 in Fowler, Ohio and married Rebecca Ann Ames. They had five children and moved to Spokane in November 1880 where Hiram applied for a 160-acre homestead claim. The area was sparsely populated and Muzzy's nearest neighbors were just a handful of landowners and their families who lived within a mile or two of Muzzy's property. These men and their families included Colonel David P. Jenkins, I. S. Kaufman, Amos Ragsdale, and Chester D. Ide, all prominent citizens in Spokane.

After arriving in Spokane in 1880, Muzzy and his family immediately built a small temporary frame cabin, a frame barn and a cistern with an outhouse. Around 1882-1884, Muzzy replaced the small cabin with a large, two-story frame house. As depicted on an 1890 aerial perspective map of Spokane, the two-story house had a rectangular footprint, a hip roof, and a full-width covered front porch. A windmill was located behind the house, marking the location of a fresh-water well. Hiram & Rebecca Muzzy and their five children lived in the house which Muzzy said contained "six beds, two stoves, carpets, pictures, kitchen furniture, almost everything for housekeeping." Muzzy worked hard on his property to prove his homestead claim and in 1887 he applied for a United States Patent which would grant him full ownership of the property. His application was approved in 1888.

As soon as Muzzy had his patent, he platted nearly all of his homestead acreage for residential development, called the

plat Muzzy's Addition, and began selling off the addition's 500-plus lots, which were each conveyed with a warranty deed. Muzzy's Addition was bounded by Montgomery Street to the north, Mission Avenue to the south, Belt Street to the west, and Cedar Street to the east, and was sited just north of the Spokane County Courthouse. Architects, builders, real estate developers, and would-be homeowners purchased Muzzy's lots and improved them with the erection of single-family homes which were all built during the late 1890s and early 1900s. After Muzzy's wife, Rebecca Muzzy, died in 1886, Muzzy remarried in 1887. In 1889 Muzzy built his "dream home," a tall rambling 2.5-story brick and granite house of mansion-size proportions. The house was built behind and west of the two-story frame house on Cedar Street, and was erected at the northwest corner of Mission Avenue and Walnut Street. It was designed as a high-style example of the Queen Anne tradition, faced south at 1506 West Mission Avenue, and because of its magnanimous size and height, expensive brick and granite cladding, and decorative features, was a north Spokane focal point, the most architecturally prominent house in Muzzy's Addition, the "king's castle."

Just four years after the house was built, a severe economic depression in 1893 spread across the country, causing hundreds of thousands of bank and business closures, property foreclosures, and many fortune reversals. It is not known what happened to Hiram Muzzy but in 1895 he left his large brick Queen Anne-style house and moved into a small frame home one block east at 1404 W. Mission. Less than a year later in 1896, he moved to the southwest corner of East Third Avenue and Haven Street in what was then the Spokane Valley, and was listed in city directories as a "gardener and fruit grower." In 1900, Hiram Muzzy married again (third marriage), and by 1904 had moved to Portland, Oregon where he died in 1908 at the age of 83. It remains a mystery, but perhaps the big brick Muzzy Mansion was rented or some of Muzzy's grown children and their families lived in it after Muzzy's departure in 1896. By 1902 the property was owned by Muzzy's daughter, Lucy Muzzy Tompkinson. She sold the house to Spokane real estate agent/investor, Charles B. Hole on February 20, 1902.

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THE UNITED STATES OF AMERICA.

To all to whom these presents shall come, Greeting:

Know all men, that I, Hiram Muzzy, of the County of Spokane, State of Washington, do hereby certify that I am the owner of the land described in the following certificate, to-wit:

Whereas, there has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Spokane Falls, Washington Territory, whereby it appears that pursuant to the Act of Congress approved 20th May, 1882, "To secure Homesteads to actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of Hiram Muzzy has been established and duly recommended, in conformity to law, for the South east quarter of Section twelve in Township twenty five North of range forty two East of Willamette Meridian in Washington Territory containing one hundred and sixty acres. I

according to the Official Plat of the survey of the said Land, returned to the General Land Office by the Surveyor-General:

Now know ye, that there is therefore granted by the United States unto the said Hiram Muzzy the tract of Land above described: To have and to hold the said tract of Land, with the appurtenances thereto unto the said Hiram Muzzy and to his heirs and assigns forever; subject to any vested and reserved water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and canals used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

In Testimony Whereof, I Grover Cleveland President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the twenty sixth day of May, in the year of our Lord one thousand eight hundred and eighty eight, and of the Independence of the United States the one hundred and twelfth.

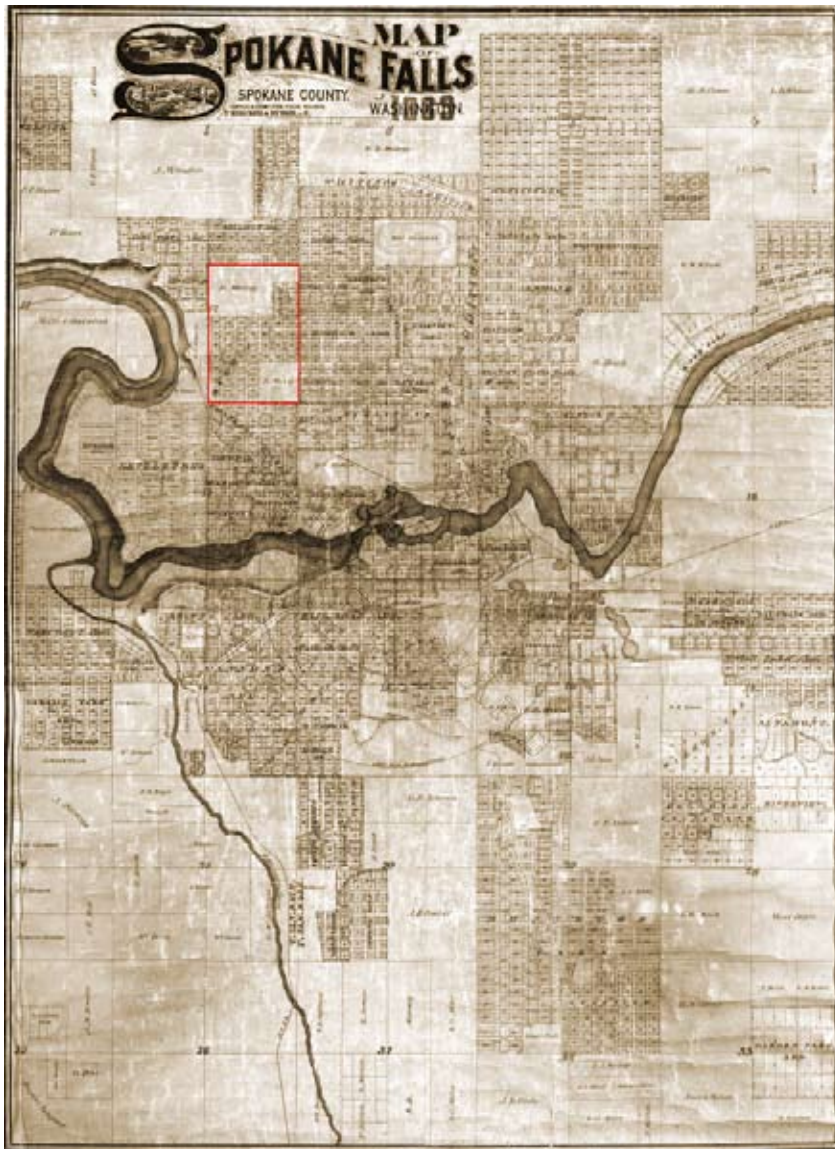
On the President: Grover Cleveland
By M. McKean Secretary.
H. Dyer Receiver of the General Land Office.

Witnessed at Spokane, Idaho, the 3 day of September, A.D. 1888, at 11:30 o'clock A.M.

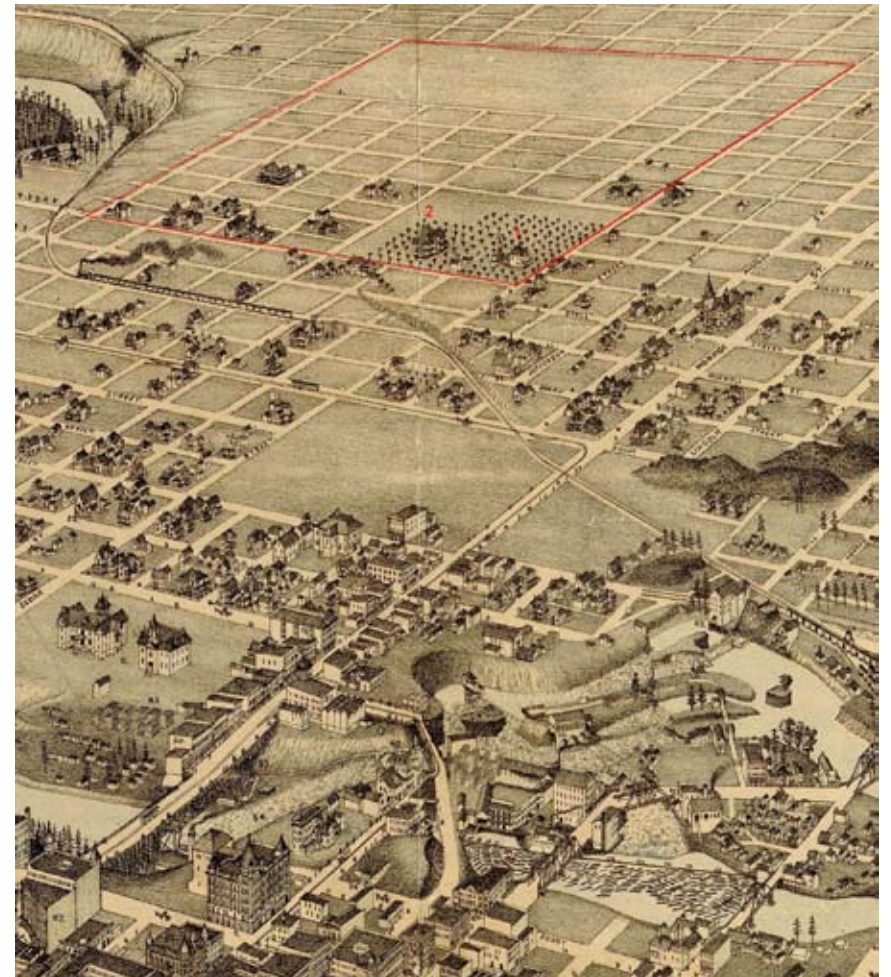
Noted at the request of H. M. Muzzy on the 3 day of September, A.D. 1888, at 11:30 o'clock A.M.

Recorded September 23rd 1888
By Henry A. Kohlhauff Deputy

Homestead Patent No. 1739 issued Sept 8, 1888 by President Grover Cleveland granting to Hiram Muzzy ownership of his 160-acre Spokane Falls homestead.



1889 plat map of Spokane Falls with Muzzy's Addition bordered in red.



A portion of an 1890 aerial view map of Spokane Falls.

Muzzy's Addition is bordered in red. Muzzy's second and third (the Muzzy Mansion) houses are shown respectively at 1 and 2.



Patrick Shine, circa 1912

Irish immigrant Patrick Shine and wife Mary bought the Muzzy Mansion in 1903. Shine served as a prominent attorney, Spokane City Treasurer, Senator, Consular Agent to three Canadian Provinces and nominated to US Ambassador to Ireland the year of his death in 1934. Widow Shine remained in the house until her death in 1955.

the Shines take Residency

Politics and Prominence
1903 - 1954

In 1903 Patrick C. Shine and his wife, Mary Gomm Shine, purchased the Muzzy Mansion and property from Charles B. Hole for \$5,000. A prominent Spokane attorney and well-known politician, Patrick Shine and his family lived in the house for more than 50 years from 1903 to Patrick's death in 1934 and Mary's death in 1954.

Patrick C. Shine was born to a large family in Limerick County, Ireland in 1863. He received his education from the National School of Ireland followed by study at the Civil Institute and the Literary Institute of Dublin. In 1885, Shine left his homeland and joined his family in America where he studied pre-law and jurisprudence in Missouri. While studying, he held full-time jobs at different times with the Union Pacific Railroad and as Jackson County Deputy Collector for Jackson County, Missouri. He then went to Oregon where he was employed by the Oregon Short Line and the Oregon Railroad & Navigation Company as purser and cashier. In 1894 Shine moved to Spokane where he worked for the Union Depot Company, became a member of the American Railway Union, and "was promptly elected its secretary and treasurer." As told by northwest historian, N. W. Durham, "this affiliation changed his course completely and forced him into politics" and the practice of law.

From 1899 through the early 1900s, Patrick Shine helped found and was affiliated with several legal firms in Spokane, including Armour Cool & Shine, Armour & Shine, and Shine & Winfree, lawyers. He had offices in the Peyton Building and later, the Fernwell Building and the Symons Block. In 1903 Shine was appointed lawyer/commissioner/consular

agent for British Columbia, Canada, and later to the additional Canadian provinces of Alberta and Saskatchewan, holding these positions continually for more than two decades. A politician at heart, Patrick Shine was active in political affairs during the 1920s and 1930s in the Spokane region, attending county and state democratic conventions, running for various offices, and serving elected terms at different times as a Washington State Democratic Representative, chairman of the Washington State Democratic Convention, and as state delegate to the National Democratic Convention in Houston in 1928. Patrick Shine's greatest ambition, however, was to "minister to the Irish Free State," a position for which he was recommended twice by United States Senator Clarence C. Dill but never filled, the last recommendation coming just before Shine's death in 1934.

Patrick Shine's obituary praised him as a "veteran in politics a prominent attorney and democratic politician [who] had a delightful even temperament, rarely showed any irritation or excitement, and therefore was frequently called upon to be chairman of meetings" and various organizations throughout the Spokane region. Northwest historian N. W. Durham described Shine as "popular" with "social qualities, ready wit, and attractive personality" that helped make him an enterprising and "successful lawyer," one who had a "remarkably successful career." Patrick Shine married Mary Louise Gomm, a native of Savannah, GA, in 1904, and helped raise their two children, Patrick Jr. and Mairee Shine. Patrick Shine was a member of the Spokane Club, the Spokane Amateur Athletic Club, and St. Joseph's Catholic Church and parish.

During their tenure at the Muzzy Mansion, also then known as the Shine House, the Shines, in 1909, built a single-story hexagonal solarium attached to the rear northeast corner of the house. Between 1910 and 1924, they built a Craftsman-style brick masonry garage in the far northwest corner of their property. In the 1920s-1940s, the Shines remodeled the second floor of the house to accommodate two one-bedroom apartments, both with private kitchenettes. After Mary Shine's death in 1954, son Patrick Shine Jr. sold the house and property to the Lindblads for \$10,000.



The Muzzy Mansion, also then known as the Shine House for owner Patrick Shine, circa 1912. Shine built an octagon glass solarium on the northeast corner of the house, as seen in the photo above. The solarium was removed around the 1940's, but the exterior of the house is otherwise nearly the same today.



Steven Sanford standing in one of many construction dumpsters delivered during the ongoing gutting and restoration from 2007 to present.

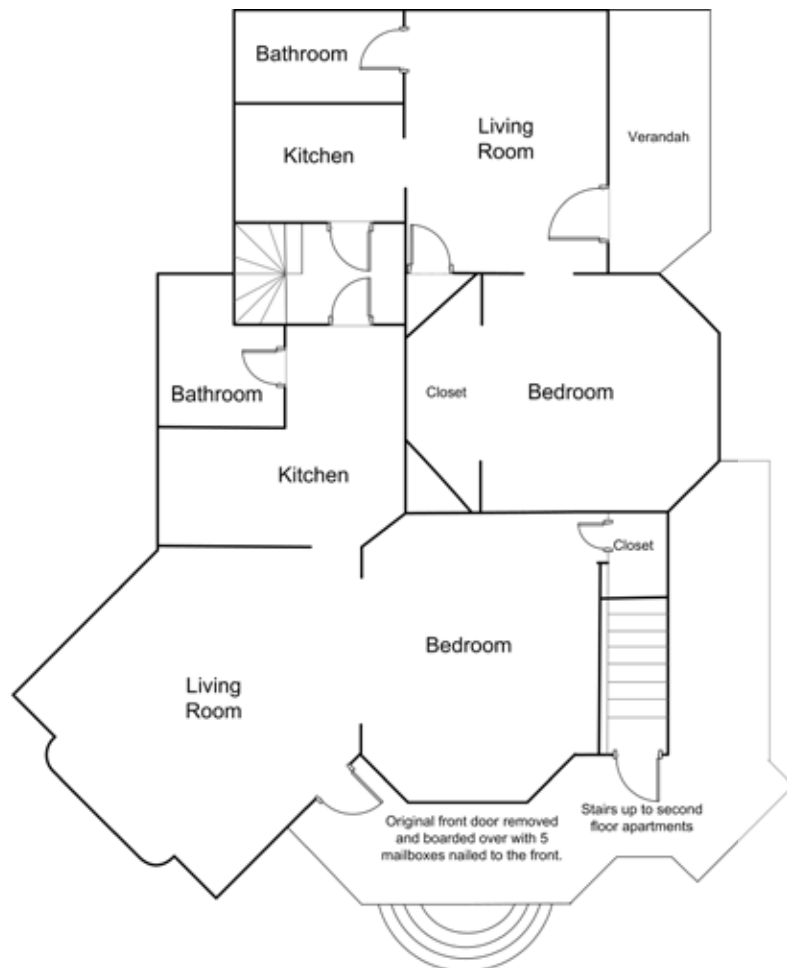
Subsequent Owners

Decline and Rebirth
1955 - Present

During the next 50 years, the Muzzy Mansion was owned by various people at different times. Adding to the two upstairs apartments, the house was modified again through the 1950s to accommodate up to five apartments with two on the second floor, two on the first floor, and one in the basement. During World War II, the northeast upstairs apartment was leased by Ruth Shanetaller whose husband was stationed overseas in the Army, and after her tenure, subsequent servicemen, servicewomen and other people rented at different times the apartments through the post-war years and up into the 2000s. A city-wide trend in Spokane that began in the 1920s-1930s gained in popularity as multi-family apartments were created from remodeled interiors in larger, older homes throughout the city. In 2007, the current owners, Steven Sanford and Mike Schultz, purchased the Muzzy Mansion and began carefully reversing apartment modifications, restoring the house to its original floor plan and sense of historic grandeur.

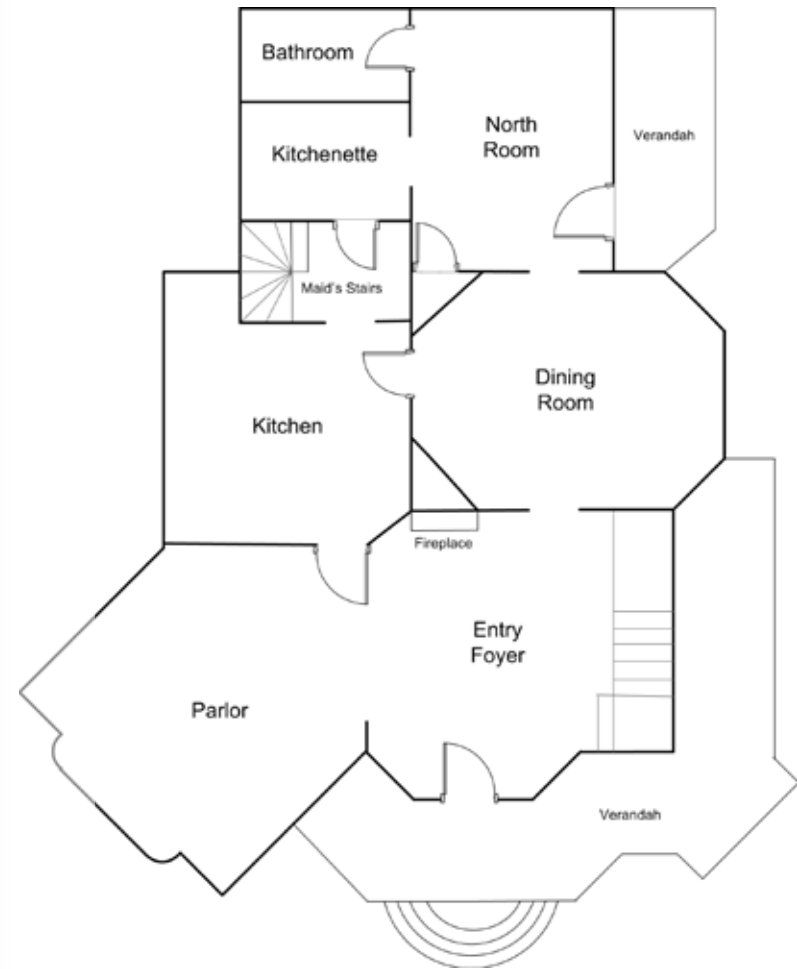
Main Floor

apartment building floor plan January 2007



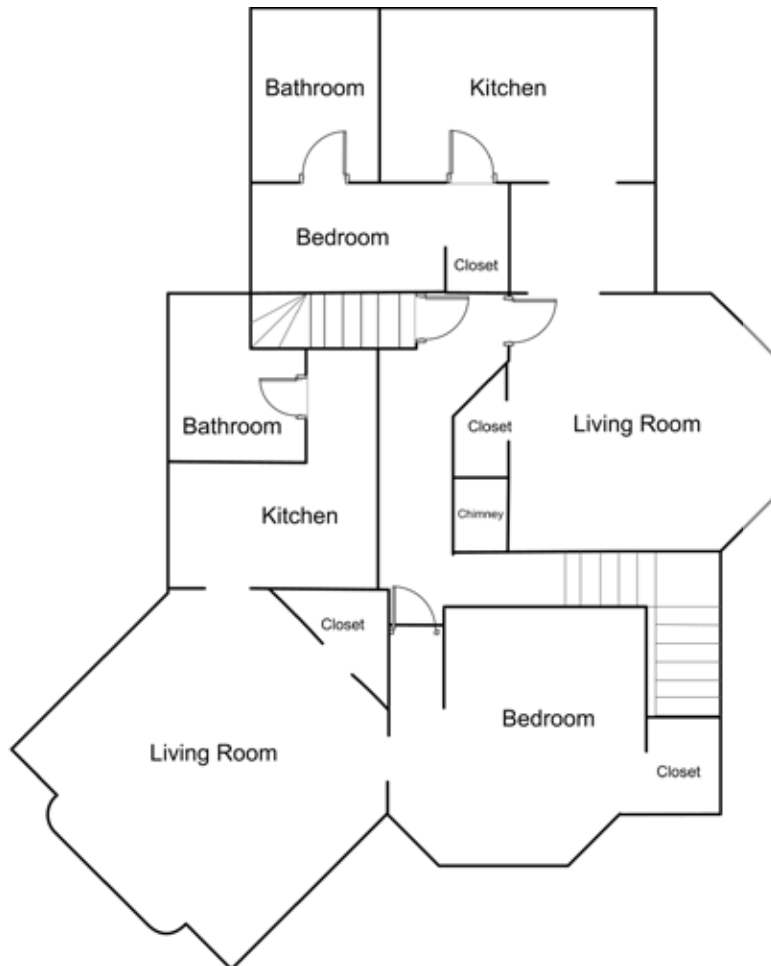
Main Floor

current floor plan February 2010



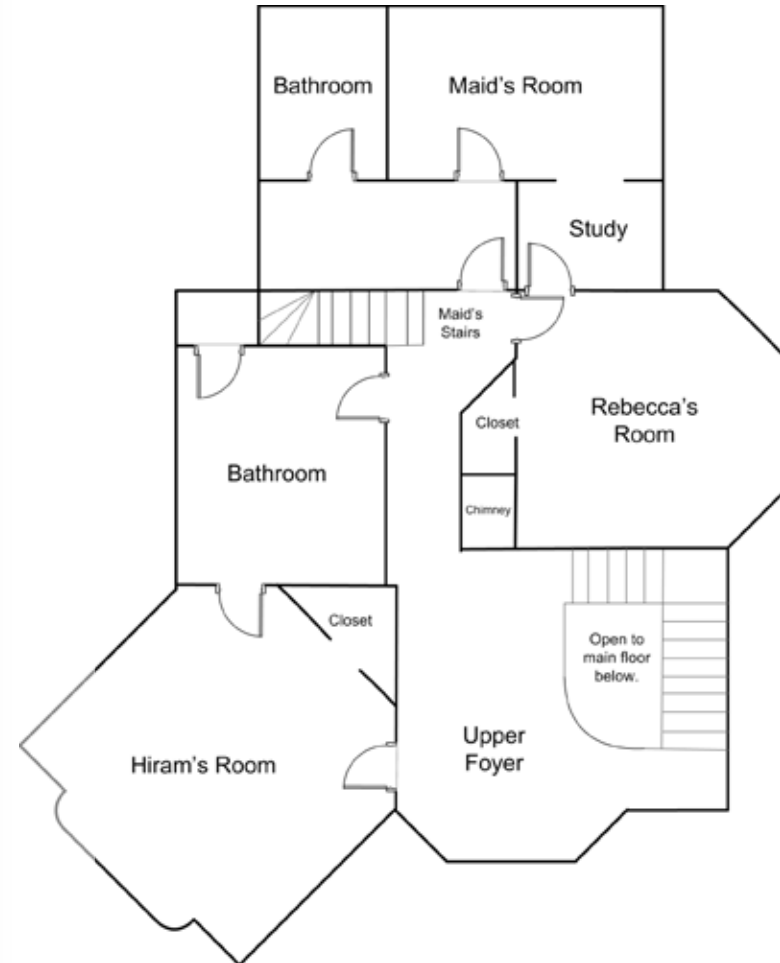
Second Floor

apartment building floor plan January 2007



Second Floor

current floor plan February 2010



Grand Staircase with Entry and Upper Foyers



Photo above: December 2006. This is what remained of the grand staircase when Steven Sanford and Mike Schultz purchased the property in January 2007.

The wall to the right partitioned off one of the main floor apartments. The pine paneling on the left was added probably in the 1970's. The original corner landing at the bottom of the stairs was removed and steps added instead leading directly to the doorway at the bottom seen above. This doorway was cut through the brick exterior wall to the east of the original front door decades earlier. This stairway provided access to two apartments on the second floor. The rail on the right and newel post at the bottom of the stairs were all that remained of the original grand staircase from 1889.



Photo above: January 2007. What remained of the face of the grand staircase was encased behind the wall (there were actually two walls) in the background, built starting in the 1940's.

This view from inside one of the main floor apartments through the 10-foot tall oak pocket doors into the front foyer. The tenant had just vacated. A pull-chain light illuminated the space. Green carpeting covered the original tiger oak floors.



Photo above: February 2007. Some of the second floor partition wall removed revealing the treads and risers of the grand staircase.



Photo above: March-June 2007. While the staircase rebuild started on the second floor, the deteriorated lath and plaster was removed directly below in the main floor foyer. New lighting, drywall and insulation was then installed.

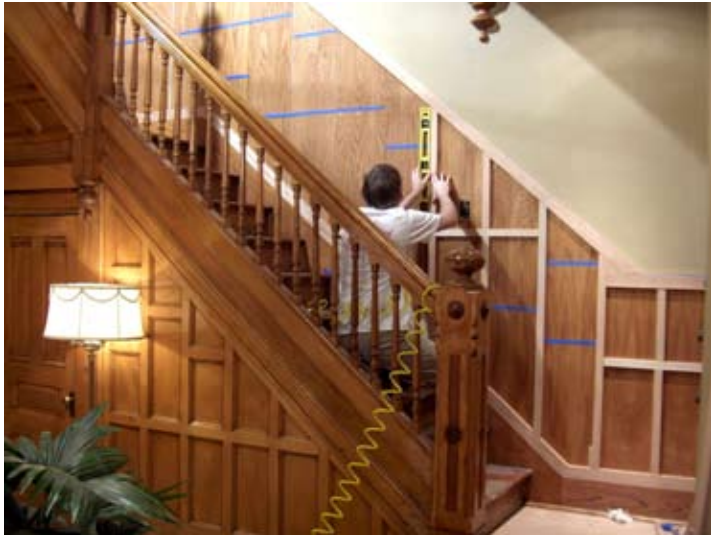


Photos left and above: March-June 2007.
The working main floor foyer fireplace, seen in the bottom left, is what remained of a great oak mantle that covered much of the wall. The doorway to the right of the fireplace leads to the original dining room and had been walled over decades earlier to partition off apartments.



Photos left, above and below: March-June 2007. Master craftsman Matt Doneen recreated the missing oak posts and railings of the grand staircase. Doneen took meticulous measurements of the one remaining post and rail, recreated the components in his shop, then assembled the pieces on site.





Photos above and right: January 2008 - March 2009. The reconstruction of the grand staircase perimeter oak paneling took over a year. Steven Sanford created a grid patterned after the original grid existing on the face of the staircase.



Photo above: March 2009. The tiger oak floors of both lower and upper foyers were sanded and refinished.

Two partition walls were built in front of the grand staircase during different decades as the interior of the house was carved into more apartments. The dark wood color on the floor seen above reveals the dead space between the two walls.



**Left:
Before**
January 2007



**Right:
After**
Same view as
above, June
2009



**Left:
Before**
January
2007

**Right:
After**
Same view
as above,
June 2009





Above: Before January 2007.



Above: After June 2009.



Photo Above:
by Brian Plonka |
Spokesman-Review,
accompanying the
article "Muzzy's Make-
over" by Paula Daven-
port in the Friday July
28, 2008 issue of The
Spokesman-Review.

The front door was
walled over long ago
with five mail boxes
nailed to the front.
The original front door
was found cut up in
the basement. It was
rebuilt and reinstalled
in 2007 as seen in the
photo above.

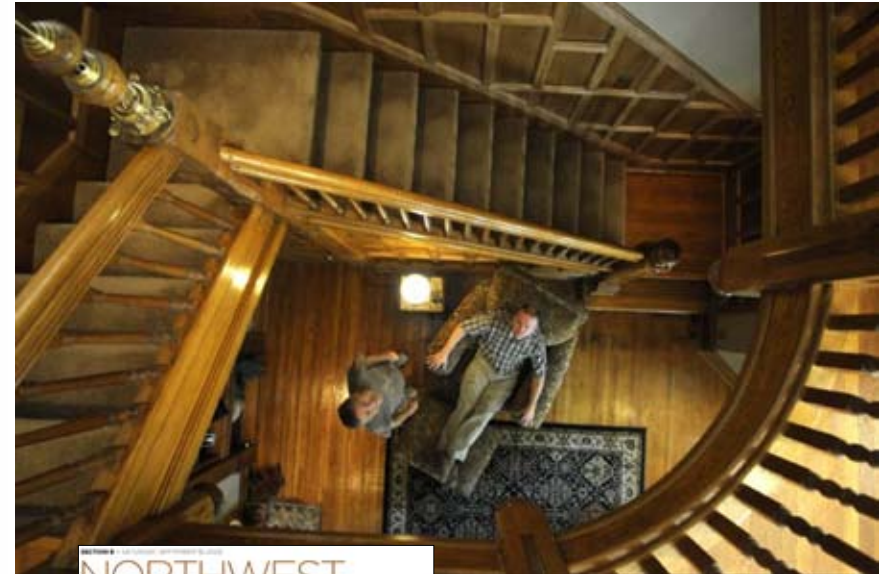


Photo Above: by Colin
Mulvany | Spokesman-Re-
view, accompanying the
article "A House United"
by Mike Prager in the
Saturday September 19,
2009 issue of The Spokes-
man-Review.

Maid's Staircase



Photo above: April 2009. Steven Sanford removes lath and plaster. The maid's staircase was restored as part of the second floor hallway restoration.



Photos above: April and June 2009. Maid's staircase restoration before and after.

Kitchen



Photo above: April 2008. The room is gutted.



As an old house previously converted to a 5-unit apartment building, the property was purchased with five bedrooms, five bathrooms, and five kitchens.

After gutting the first three apartments, most of the kitchen cabinets, estimated to date back to the 1930's, were kept. They were restored and used in the construction of the new kitchen space. This new space, with doors to and from the original parlor and dining room, carried current functional efficiency - but this space is believed to have originally served as the gentleman's lounge or perhaps Hiram Muzzy's office in the late 1880's. The original kitchen and scullery was in the north section of the house.

The west wall of the room surrounding the windows can be found with old layers of paint and wallpaper. These 12 layers were left intact as they encompass decades of history, becoming progressively older further up the wall. The original paisley border from 1889 can be seen toward the ceiling.

Dining Room



Photo above: November 2009. The room is gutted.

For decades this space served as the bedroom and closet for the main floor back apartment. It was reclaimed and restored back to the original formal dining room.



Photo above: January 2010.

Hiram's Room



Photo above: October 2009.

Originally the master bedroom, Hiram's Room encompasses the second floor of the southwest tower of the house. For decades it previously served as the living room for one of the second floor apartments.

The stained glass found above the picture window is original. More stained glass graced the house but this is all that remains.



Photo above: October 2009.

The closet to Hiram's Room contains what used to be a window or pass-through. Trim work previously existed on the other side of the wall in the upper foyer as well but has since been removed. It was common for windows to exist in interior walls of older homes to carry light into interior spaces. But it's unknown what the function this one had since the bedroom already enjoyed ample windows and the closet door originally opened inward, blocking this closet window.

Hiram's Bathroom



Photos left: June 2008
- June 2009.

For many decades, Hiram's bathroom was split in two and served as the bathroom and kitchen for one of the second floor apartments. The door leading into the hallway from this space was walled over and restored during recent renovation.

Its gutting and renovation took two years.



Photo above: Before, June 2007.

Photo below: After, June 2009.



Main Floor Parlor



Photo above: June 2009.

Originally the parlor, this space long functioned as a living room to one of the main floor apartments until recently. A doorway was cut through the exterior brick wall on the verandah for access. It will soon be gutted and renovated.

Rebecca's Room



Photo above: October 2009.

Originally a second bedroom, this space became an apartment living room in the 1940's and the ceiling was lowered. It now serves as the semi-renovated Rebecca's Room.

Main Floor North Room

Originally the kitchen and scullery, the ceiling was lowered and this space was converted decades ago to a living room, small kitchen and bathroom to one of the main floor apartments. It has not yet been gutted and renovated, but comfortably serves as either a guest room or common area.





Patrick Shine's Monroe Street Bridge Buffalo Skulls



In the 1971 Spokane Daily Chronicle article *Model for Buffalo Skulls Is Told* by Harriet J. Connor (left), Patrick Shine's daughter describes how her father, while on a business trip to Canada with early Spokane Mayor Daniel Drumheller and Spokane financier Alfred Coolidge, found a very large buffalo skull. After Shine brought the skull home, architect Kirkland Cutter used it as a model for the cast of massive buffalo heads affixed to Spokane's Monroe Street Bridge. As described in the article, for those doubting the authenticity of the skull's scale, the original skull could be seen on Shine's garage for many years.

Muzzy Mansion Heating System

With no running water in the area when the Muzzy Mansion was built in 1889, the house was constructed with metal ducts built into the walls, floors and ceilings. Each room received a vent from the ducts allowing warm air heated from a primary heat source in the basement, likely from coal or sawdust. This was known as a gravity heat system.

Following Shine's purchase of the house and availability of city water in the area in 1905, the gravity heat system was replaced with a coal fired furnace in the basement, heating water that circulated through newly installed heat registers. The vents and ducts were then sealed.

As rooms were gutted and restored over the last several years, the vents were unsealed revealing crumpled newspapers stuffed into the ducts for insulation. These brittle newspapers date back to 1905 and are stored in boxes until they can be professionally flattened and restored.

The coal-fired furnace was converted to natural gas and continues to heat the water registers throughout the house.



Muzzy Mansion Ownership History

1880 - 1895	Hiram Newton Muzzy
1895 - 1902	<i>Unclear</i>
1902 - 1905	Charles B. Hole
1905 - 1934	Patrick C. Shine
1905 - 1955	Mary G. Shine (Widow of Patrick C. Shine)
1956 - 1960	Emil C & Muriel J Lindblad
1960 - 1972	Sophy Whitman
1972 - 1979	Clara Peck
1979 - 1980	Kenneth J & Marilyn L McCoy and Ronald J & Susan Jean Montague and Robert C McNeal Jr and Jean Butler
1980 - 1981	Louis & Sherry DiBernardo
1981 - 1984	Brouner-Gottlieb Investment Properties, Fund I
1984 - 2007	Michael Phillip and Georgie-Ruth Walker and William D and Deanna J Schneider
2007 - Present	Steven Sanford & Michael Schultz



homesteaded 1880
built 1889

1506 West Mission Avenue | Spokane, Washington 99201
509.328.1909 | www.muzzymansion.com

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TOTAL FALL OF WATER FROM AFB: 155 FEET

Ethnic
 Race group
 U.S. Census group
 F. A. Davis

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