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Welcome!

Welcome to the 2017 edition of the Building Industry Association’s Resource Guide for Building and Remodeling in Stark County. We hope you use this guide as a tool to help you locate contractors and materials for your next home project.

This booklet contains a complete listing of our membership directory along with some helpful articles to get you started. For more than 70 years, the BIA has actively provided important consumer shows such as the Parade of Homes, Home & Garden Show and The Circuits of New Homes in the fall and spring to inform Stark County consumers of the latest in design and innovation in our profession. BIA members participate in legislative dialogue at all levels of government to ensure safety and affordability remain a top priority.

Why Hire a Member of the BIA?

The BIA has established several prerequisites for builder membership in order to attract and retain the highest quality home standards. These include:

- Those seeking membership must have been active in the construction of new homes, remodeling or commercial structures for a period of at least one year prior to becoming a member.
- All members must adhere to the code of ethics of the association.
- All members must provide letters of reference from two customers and two subcontractors or suppliers who they have done business with in the past 12 months.

Furthermore, membership in the BIA enables individuals to receive educational seminars and training opportunities allowing them to enhance their services to consumers. BIA members are aware of legal issues, code regulations, environmental concerns, financial data and trending topics of discussion related to consumer construction long before non-members.

When you prepare to build or remodel, make sure to do business with a company that takes its commitment to the industry all the way—do business with a member of the BIA of Stark County.

Please contact us with any questions at www.biastark.com or 330-494-5700.
MISSION STATEMENT
Helping the Building Industry Association members provide safe, affordable and quality construction for the people of Stark County through promotion, advocacy, networking and education.

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For your service to the building industry and dedication to the Building Industry Association of Stark County, Ohio Home Builders Association and National Association of Home Builders.

TABLE OF CONTENTS
2017 CONSUMER EVENTS 06
STANDARDS FOR HOME EFFICIENCY 07
HOUSE OF THE YEAR AWARDS 08
COMEBACK OF ENTRY-LEVEL HOMES 10
HOME INSPECTION CHECKLIST 11
DEAR MONTY: WHEN INSPECTION ISN’T ENOUGH 12
BIA BUILDERS 14
BIA FRIENDS 15
BIA ASSOCIATES 15
BIA CLASSIFIED DIRECTORY 20

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CONSUMER EVENTS FOR 2017 OFFER SOMETHING FOR EVERYONE

The Building Industry Association of Stark County’s list of consumer events for 2017 has a variety of attractions that are sure to interest anyone with a home project in mind.

Our calendar starts with Industry Night on Tuesday, Feb. 21 at AA Executive Events Center from 4 to 7 p.m. Members will display new products for the coming building season to all area builders and architects. Consumers may attend for $15 admission.

The Stark County Home and Garden Show, an event co-produced with The Canton Repository, kicks off Friday, March 10 and runs through Sunday, March 12. This is your one-stop show for all remodeling and landscaping projects. See hundreds of professionals from all over the area specializing in home improvement. Our show this year also features one of the most popular trends in housing—tiny homes. We’ll have three tiny homes at the show, courtesy of Olde Wood. Admission is $3.

The Circuits of New Homes and Condominiums will be held April 1, 2, 8 and 9, and Sept. 30, Oct. 1, 7 and 8. These events showcase homes for sale throughout Stark County with special features and incentives from builders. Free admission.

Our Parade of Homes is tentatively set for mid-August. This popular event features new, fully decorated and landscaped homes adorned with the latest in home design and technology—all on one street for quick and easy viewing. We hope to have at least five builders participating in the event.

Be sure to mark your calendar to attend these shows—they’re sure to provide ideas and assist you in homeownership or home improvement.

Discounts are available for all shows. Check The Repository ads or the BIA website for details.

Additional information for all BIA consumer events can be found at biastark.com or call the BIA at 330-494-5700.

— ICE MAC, EXECUTIVE DIRECTOR

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A NEW SHADE OF ‘GREEN’
Today’s standards for home efficiency

Anyone who’s been car shopping in recent years knows that modern cars come with a seemingly endless list of options and features to consider. But if there’s one characteristic that most car shoppers rank as high as price, performance and style—it’s fuel efficiency.

Much like car shoppers compare miles-per-gallon (mpg) estimates, an increasing number of home buyers compare the energy-efficiency ratings of new homes. A nationally recognized system for measuring a home’s energy performance is called the Home Energy Rating System (HERS) Index, which can determine a home’s overall efficiency with a score between 0 and 150.

A score of “100” indicates the home meets the industry standard of energy efficiency. The closer a score is to “0” the better, as a “0” ranking would mean the home produces as much energy through renewable resources, such as solar panels, as it consumes (also known as “net zero”).

The energy efficiency of homes has dramatically changed in recent years with new developments in a wide array of green building techniques, materials and products. And as demand for these products has grown, new standards of energy efficiency have evolved.

For instance, the days of new homes that have incandescent lights almost are completely gone. Today’s homes predominately feature LED or CFL lights, which are much more efficient.

Other examples of features you’re more likely to find in a new home include:

**DOUBLE-PANE WINDOWS**

Having two layers of protection in your home’s windows provides a noticeably stronger barrier to help prevent outside temperatures (and noises) from affecting the inside of your home, resulting in significant energy savings.

**WATER-SAVING FEATURES**

Low-flow bathroom faucets can have a big impact on conserving water, but not quite as big as low-flow commodes. Conventional toilets use 5 to 7 gallons per flush, which really adds up over time. But low-flow toilets typically use as little as 1.6 gallons per flush.

**ENERGY-EFFICIENT APPLIANCES**

More than 30 percent of a home’s energy consumption can be attributed to kitchen appliances, and that number swells for homes with appliances that are more than 10 or 15 years old. Having newer appliances inside, and outside, the kitchen with Energy Star ratings can have a noticeable impact on your monthly utility bills.

**SPRAY FOAM INSULATION**

Traditional fiberglass insulation is still used in the majority of homes, however, spray foam is becoming increasingly popular because it provides a tighter seal, lasts longer and protects better against pests and mold.

**HARD-SURFACE FLOORING**

Less than 20 years ago, it was common for new homes to have carpet covering 80 percent or more of the floor space. These days, carpet typically is reserved for bedrooms (if it’s used at all). The wide variety of hard-surface flooring—shown to improve energy efficiency and air quality—has become much more appealing to the large majority of consumers.

The status quo is changing as consumers are becoming increasingly educated about the benefits of green building products like these. Homeowners recognize that energy-efficient features are more than simply methods of cutting down on utility costs; they are investments in the home’s long-term value and overall comfort.

To learn more about specific green building techniques and to locate skilled home builders in your area, contact the BIA of Stark County at 330-494-5700.

—ROG WENDLER, SECRETARY/TAESMAN

BUILDING INDUSTRY ASSOCIATION OF STARK COUNTY 47
BIA OF STARK COUNTY

2017

HOUSE OF THE YEAR AWARDS

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330-478-4500
2715 Wise Ave., Canton 44718
Judges’ comments: Great mix of classic styles inside and out.
Lots of room while still providing private spaces too.

CANTON CONSTRUCTION GROUP • EXTERIOR PROJECT
330-966-7100
4695 Meadowview Dr. NW, Canton 44718
Judges’ comments - Good blend of addition to existing home and nice styling in the materials.
INFINITY HOMES & REMODELING - INTERIOR PROJECT
330-412-6636 | 1628 Brampton Rd. NW, Massillon, 44646
Judges’ comments: Really opened up the bath and added more space. Very pleasing visually and good use of trending materials.

CANTON CONSTRUCTION GROUP
UNDER 2,000 SQ. FT. (TIE)
330-966-7100
1431 Shiloh Run SE, North Canton 44720
Judges’ remarks: Surprisingly “big” home for under 2,000 square feet. Lots of amenities and comfort.

SCHUMACHER HOMES • 3,000 – 4,000 SQ. FT.
877-267-3482
779 White Pond Drive, Akron 44320
Judges’ remarks: Great layout and floor plan. Good interior color scheme.

KAUTH CUSTOM BUILDER
2,000 – 3,000 SQ. FT. (TIE)
330-832-6770
5106 Glen Elm Circle NW, Massillon 44646
Judges’ remarks: Outstanding use of materials including recycled and reclaimed wood—a perfect fit in a beautiful interior floor plan.

SMITH HOMES
UNDER 2,000 SQ. FT. (TIE)
330-244-9080
2150 Championship Circle SE, Massillon 44646
Judges’ remarks: Great for new empty-nesters or a young family. Could be adapted to any lifestyle with comfort and ease.

AURORA CUSTOM HOMES • 2,000 – 3,000 SQ. FT. (TIE)
330-837-2500
8722 Scobsby Glen St. NW, Massillon 44646
Judges’ remarks: Abundance of contemporary design in all the right places. Floor plan works for everyone in family!
ENTRY-LEVEL HOMES MAKING A COMEBACK

WAST SIZE. COLLEGE TUITION. KIDNEY STONES. MANY THINGS IN LIFE DON’T GET BETTER AS THEY GROW BIGGER.

Often times, the best things come in small(er) packages.

In recent years, the tiny-home trend has taken that philosophy to the extreme. But it hasn’t quite caught on with mainstream America. The overwhelming majority of home buyers still prefer to own an abode with ample space in which to live, relax and entertain.

The median size of homes built in 2015 was bigger than ever, and the portion of those homes with four or more bedrooms grew to 47 percent. But in 2016, the median home size appears to have reached a plateau, leveling off after several years of gradual growth.

In fact, the first half of 2016 saw median square footage of single-family homes decline—ever so slightly—from 2,465 to 2,392. Some might assume that any decline is a negative sign, however, economists know that this is a positive step in the post-recession cycle of economic recovery.

“History has shown us this pattern before when the country was recovering from previous recessions,” NAHB Chief Economist Robert Dietz said. “When the recession began, production of larger, high-end homes ramped up because the buyers of those homes typically had fewer credit constraints than the would-be buyers of more modest homes. But this recent decline in home size indicates that smaller homes are increasingly popping up as the economy strengthens and more entry-level buyers return to the market.”

An expanding market of entry-level homes in many areas of the country typically includes increased production of townhomes, which range considerably in size and price but are oftentimes smaller and less expensive than single-family homes. Townhomes make up a relatively small share of the new homes being built, but what many of them offer—medium-density, “urban village” neighborhoods with conveniently located amenities—is very appealing to a large number of buyers from all age groups.

From large, custom homes to smaller, entry-level homes and everything in between, builders across Stark County are creating dream homes for their clients every day. Contact the BIA of Stark County at 330-494-5700 to learn more about the countless benefits of owning a new home.

—DEAN WINDHAM, PRESIDENT

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YOUR HOME INSPECTION CHECKLIST

fter the excitement of having your offer on a house accepted, the reality of the home buying process often sets in with the long list of items to complete before closing day. And at the top of your to-do list should be scheduling a home inspection.

Although not required by law, many lenders do require a home inspection, which helps protect the large investment you are about to make. You’ll want to learn as much as you can about the physical condition of the home before you buy it, to ensure it’s a sound investment. And while an inspection cannot guarantee the condition of a home, the inspector can alert you to items that need repair or any safety concerns.

Here are a few things to keep in mind about the home inspection process.

* **Schedule the Inspection Quickly**
  It is the buyer’s responsibility to schedule and pay for the inspection. You should schedule the home inspection as soon as you can after your offer has been accepted. This ensures you’ll have enough time to request repairs or to get out of the contract if the inspector discovers a deal-breaker for you.

  When choosing an inspector, your Realtor may have a recommendation, or you can find one through the BIA of Stark County.

* **Inspection Describes the Basic Physical Condition of a Home**
  An inspector’s job is to examine the current condition of a house. This includes pointing out what components and systems may need major repair or replacement. The inspector will examine the home’s exterior including steps, porches, decks, chimneys, roof, windows and doors.

  Inspectors also look inside the home to examine the attic, electrical components, plumbing, central heating and air conditioning, basement/crawlspace and garages. A home inspection will not include cosmetic issues that do not impact the working condition of the home.

* **Buyers Should Be Present for the Inspection**
  As the buyer, it’s important for you to be at the home for the inspection. Ask the inspector if you can follow him around to better understand what he is examining and to ask questions if needed. This is a great way for you to get to know your new home and become familiar with areas that may need attention.

  After the inspection, the inspector will provide you with a report. You then can determine if you will ask the seller to make any repairs or give you a credit to make the repairs on your own. It’s important to keep in mind that no home is perfect. But the inspection report should help you determine if it’s the perfect home for you.

  To learn more about the home inspections in Stark County, contact the BIA at 330-494-5700.

  —Brian Simpson, Vice President

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DEAR MONTY

WHEN A HOME INSPECTION IS NOT ENOUGH

READER QUESTION: HELLO MONTY. ONE YEAR AFTER WE BOUGHT OUR HOME WE HAD A FLOOD IN THE BASEMENT. Hurricane Sandy left us with a foot of water in the basement. In the process of installing a basement system to prevent such an occurrence in the future, we removed the paneled walls to reveal the main supporting beams for the house. They were wood, pieced together and stuck in the dirt under the floor with no footings. They were all in some state of decomposition. Our house was slowly sinking. I do not blame the inspector. There was no way he could have seen it. What could we have done in this instance? Is there anything future homebuyers can do to prevent substantial loss due to problems like this?

MONTY’S ANSWER: You are wise to understand the inspection is a visual inspection that does not involve any other procedures. Some detail is absent in the information you provided that could influence what occurred to cause your plight. For example, the age and the location of your home may play a role in understanding the situation. Here is a theory describing how your situation came to be, and important, because likely there are other homes around the country that also contain as yet undiscovered issues similar to your encounter. Readers seeking homes in old neighborhoods or rural locations may benefit reading this article for the future.

BUILDING CODE BACKGROUND

The location of your home is likely in one or two places; an old neighborhood that existed before municipalities enacted building codes. Building codes are designed primarily to create safety and health standards and were adopted in the U.S. regionally in the early part of the 20th century. The other location is a rural home that was beyond the jurisdiction of a governmental unit that employed a building inspector. It was not uncommon during the first half of the 20th century for people to build their homes. Times have changed. People do construct their homes but are the rare exception, and code enforcement is an integral part of all municipalities. Learn more at The International Code Council website at shop.iccsafe.org.

Another possibility is the installation of the basement, and the pilings, took place years after the construction of the home. It also could be the installer of these pilings was doing it on the cheap, or even ignorant of the long-term possibility of insects and decay. Either a permit was not required, or the owner at that time did not obtain it. In many existing subdivisions today, one can drive the streets and still identify the original farmhouse that ultimately became one of many in the neighborhood as our U.S. population expanded.

BEYOND HOME INSPECTIONS

Taking ownership of physical properties, including real estate, always will include risk, no matter how slight the risk. There are many circumstances where an additional investigation would uncover such risks, which would have been the case had your agreement to buy the house been subject to an inspection by a structural engineer. This inspection likely would have required the opening of the paneled walls and ceiling. The seller would have to agree to it; you would have to decide to repair the interruptions, including the cost of both the engineer and the work required to open and close the inspection point. Many potential buyers would not be willing to pay this price, and many sellers would not allow such a test.

The cost of such a test could vary significantly depending on certain factors. Testing for chemicals, structural defects, air quality, infestations and mold all have different methodologies and different types of expertise. Testing the air quality, for example, in most circumstances, would not involve breaking open wall cavities. The size of the home and the intent of the investigation also will impact the cost.

VISUAL CLUES CAN TRIGGER A LONGER LOOK

If there were some obvious reason to investigate further and a buyer was highly motivated to buy a particular home, and the seller was agreeable because they wanted a sale; this scenario could happen. In fact, extra testing and investigation do occur with regularity.

There are other reasons to consider additional investigation besides a hidden infrastructure. Inspectors often will recommend additional investigation when they are uncertain about unusual cracks, water stains, odors and other clues that raise suspicions. It is also possible the "builder" of your home built other homes in the same neighborhood.

—RICHARD MONTGOMERY, MORE CONTENT NOW
BUILDING INDUSTRY ASSOCIATION

MEMBER DIRECTORY

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For more information on becoming a member of the Building Industry Association, visit biastark.com or contact Joe Race, executive director, at 330-494-5700.

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ASSOCIATES

GREENPORT FINANCIAL ADVISERS INC
Douglas Griffith
6231 Frank Ave. NW
North Canton, OH 44720
330-433-1800
dgriffith@greenportfinancial.com
www.greenportfinancial.com

GRUBER, THOMAS & COMPANY
Michael Greiber
6370 Mt. Pleasant St. NW
North Canton, OH 44720
330-407-2886

HADETS PAINTING & POWERWASHING
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Canton, OH 44705
330-284-1133

HAKE CUSTOM DESIGN
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Canton, OH 44718
330-666-8171

HAMMONTRE & ASSOCIATES, LTD
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330-409-8917
jschumacher@hammontre-engineers.com
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Scott Sommers
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Hartville, OH 44632
330-677-3631

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330-493-7700

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Mike Hanks
1730 M Pleasant St. NE
Canton, OH 44721
330-404-4788

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330-407-1280
pgargur@heritage-carpet.com
www.heritage-carpet.com

HOLMES LUMBER
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1332 Perry Dr. SW
Canton, OH 44710
330-479-8314

HOME APPLIANCE COMPANY
Conrad Neuenschwander
406 E Erie St.
Massillon, OH 44642
330-832-5523

HOME INTERIORS DRYWALL
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10386 Tully Ave. NW
North Canton, OH 44720
330-395-3676

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4033 Whipple Ave. NW Ste B
Canton, OH 44718-2067
330-492-6222

HOSNER CARPET ONE
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4025 West Tuscarawas St.
Canton, OH 44708
330-477-2231

Howard Hanna Real Estate Services
Jack Lutz, Green Groom
7166 Fulton Rd. NW
Canton, OH 44720
330-383-0060

H-P Products Inc/Vacuflo
Amy Wessely
512 West Gorgas
Canton, Ohio 44601
330-875-5556

Hubbert Electric
Tom Huberty
511 Gibbs Ave. NE
Canton, OH 44704
330-452-1713

Huntington Bank
Dorothy Back
4767 Munson St. NW
Canton, OH 44718
330-258-4445

Huth Ready Mix & Supply Co.
Adam Brossman
PO Box 524
Massillon, OH 44648
330-833-4191

Ichor Restaurant Group
Molly Smarz
PO Box 2890
5757 Mayfair Rd.
North Canton, OH 44720
330-495-6202

INTERSTATE FIRE & SECURITY
Chad Callow
3271 Brunswick Cir. SW
Canton, OH 44706
330-453-0495

J C Masonry Construction, Inc.
Jim Upperman
9083 State St.
Louisville, OH 44641
330-871-8212

Jared Gruca Construction
Jared Gruca
803 30th St. NW
Massillon, OH 44647
330-844-0952

Jason West
Jason West
6447 Harborview Ave. NW
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330-208-1553

JOHANNINGS INC
Christy Bietas
3244 S Nickelplate St.
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330-875-1706

JSR Flooring LLC
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520 Hamilton Ave. NE
Massillon, OH 44646
330-224-2492

K A Holland General Contracting
Keith Holland
1500 Gannaway SW
Massillon, OH 44646
330-478-2072

K-Carpet Co
Duke Kamam
4611 Eavard Rd. NE
Canton, OH 44718
330-492-1006

KIMBLE RECYCLING & DISPOSAL INC
Larry Hallin
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Dover, OH 44622
330-343-6565
www.kimblerc.com

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Robert Kohler
6740 Contina Dr. NW
Canton, OH 44718
330-994-2731

KRAGER KLEENING
Patty Krager
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Akron, OH 44321
330-392-2723

Law Offices of Robert E. Soles Jr., LPA
Robert E. Soles Jr.
6545 Market Ave. N
North Canton, OH 44721
330-244-8000

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11441 Garncarz Rd. NE
Bolivar, OH 44612
330-470-1300
www.legacyleaders.com

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Bob Sprague
6750 Whipple Ave. NW
North Canton, OH 44720
330-666-1314

LINDSAY PRCAT, INC.
Mike Hoffman
PO Box 578
Canton, OH 44614
330-854-4511

LORI CONSTRUCTION
Roger Oliver
7824 Elson St
Wayne, OH 44688
330-405-7066

LUCAS INSULATION LLC
Gary Pratt
66 Harold Road
Akron, OH 44319
330-644-6000

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Tom Refferty
4242 Portage St. NW
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2718 Brickell Rd. NE
Richfield, OH 44236
330-659-3333

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daryl@amasonsteel.com
www.amasonsteel.com

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<td>Mooney &amp; Morses</td>
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<td>Landscape Architects Planners</td>
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<td>Blue Jay Landscaping &amp; Nursery</td>
<td>330-837-3842</td>
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<tr>
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<th>Company Name</th>
<th>Phone Number</th>
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<tr>
<td>Classified Directory</td>
<td>CHUBS LANDSCAPING/</td>
<td>330-470-1050</td>
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<td>RICE'S NURSERY &amp; LANDSCAPING INC.</td>
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<td>CLASSIC LAKESIDES INC.</td>
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<td>STEVE WERNY SIGNS INC.</td>
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<td>Law Firm</td>
<td>DRENNAN, MARINA &amp; DIAMOND, LLC</td>
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