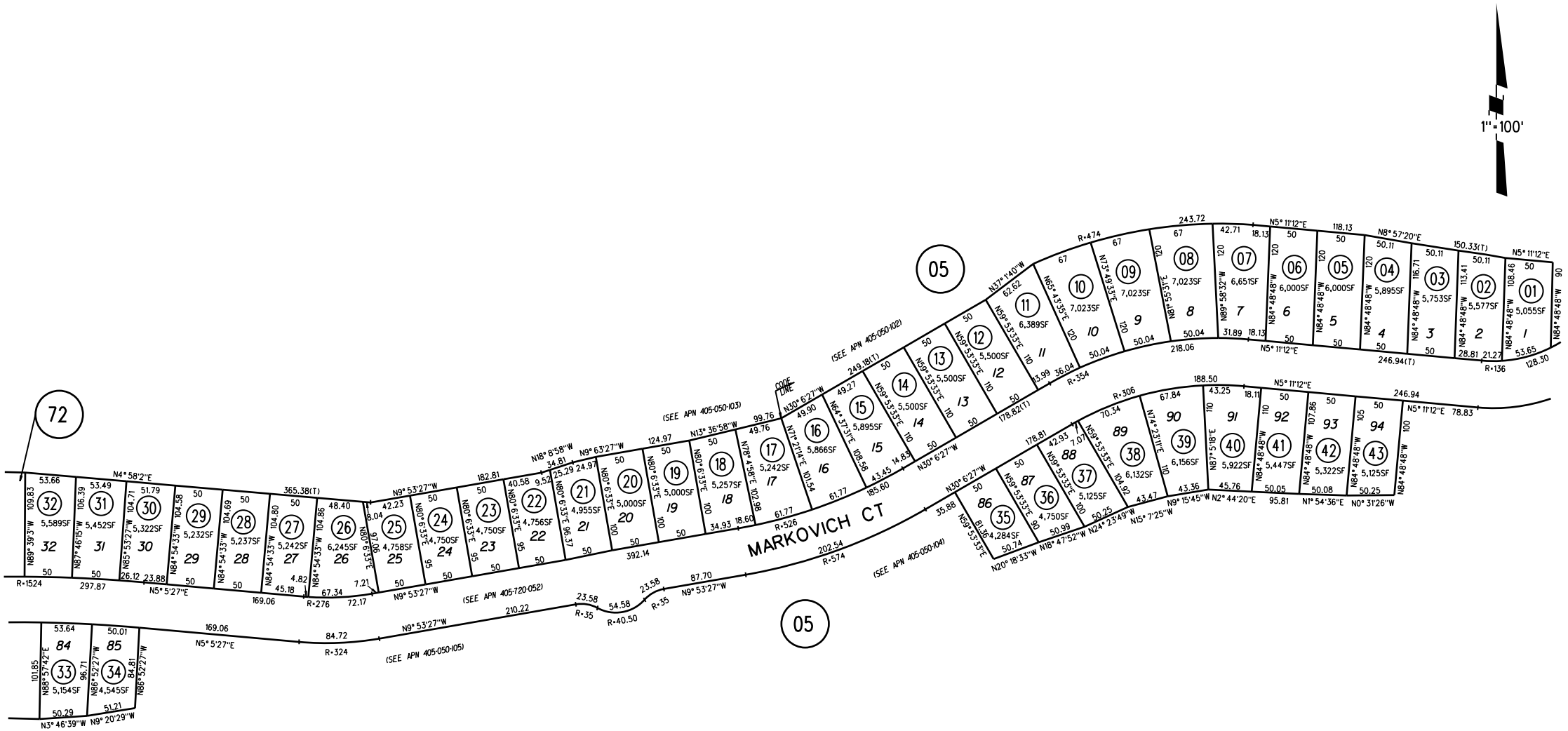2023 ROLL- POR TR 9528 M.B. 550-38 (RICHMOND COUNTRY CLUB)