

Date April 20, 2026

ABATEMENT OF PUBLIC NUISANCE AT 1702 ARMY POST ROAD

WHEREAS, the property located at 1702 Army Post Road, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Dipak Chaudhary, and the Mortgage Holder, CUSB Bank, were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

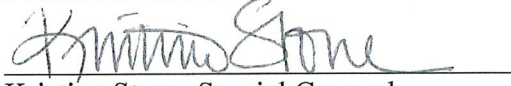
The main structure on the real estate legally described as Lot 9, except the North 10 feet thereof, in HOMESTEAD MANOR, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1702 Army Post Road, has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner(s) fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by _____ to adopt.

Second by _____

FORM APPROVED:


Kristine Stone, Special Counsel
Ahlers & Cooney, P.C.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ Mayor

_____ City Clerk

Network: Mar 11, 2026 11:18:57 AM CDT
Local: Mar 11, 2026 11:18:56 AM CDT
41.526347N 93.640198W



Network: Mar 11, 2026 11:22:37 AM CDT
Local: Mar 11, 2026 11:22:37 AM CDT
41.526375N 93.640167W



Network: Mar 11, 2026 11:22:28 AM CDT
Local: Mar 11, 2026 11:22:28 AM CDT
41.526372N 93.640045W



Network: Mar 11, 2026 11:23:26 AM CDT
Local: Mar 11, 2026 11:23:26 AM CDT
41.526248N 93.639883W



Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

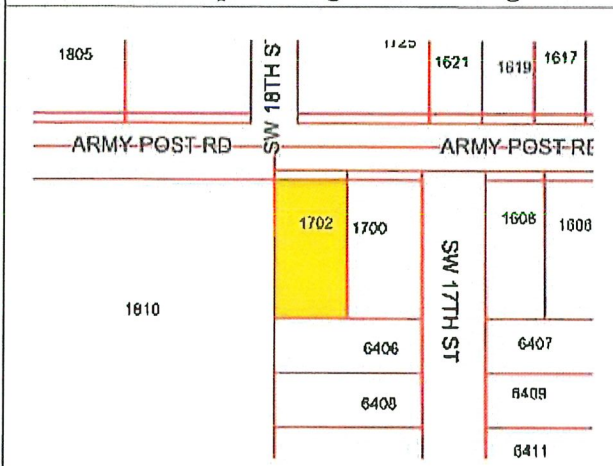
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1702 ARMY POST RD				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/02686-000-000	Geoparcels	7824-32-226-001	Status	Active
School	Des Moines	Nbhd/Pocket	DM43/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	South Des Moines	Appraiser	Andrew Rand, 515-286-3368		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing



[Bigger Map](#) [County GIS](#) [Auditor](#)
[Google Map](#) [Pictometry](#)

Photo Processed on photodate=2024-04-01 label=a



782432226001 4/21/2024

[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CHAUDHARY, DIPAK	2021-06-24	18606/545

Legal Links For Subdivisions, Condominiums, and Plats of Survey

[HOMESTEAD MANOR](#)

Legal Description and Mailing Address

S 148 F LOT 9 HOMESTEAD MANOR

DIPAK CHAUDHARY
3755 5TH AVE S
FORT DODGE, IA 50501-6451

Current Values

Type	Class	Kind	Land	Bldg	Total
2025 Value	Residential	Full	\$29,100	\$97,900	\$127,000

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
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Zoning	Description	SF	Assessor Zoning
RX1	RX1 Mixed Use District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

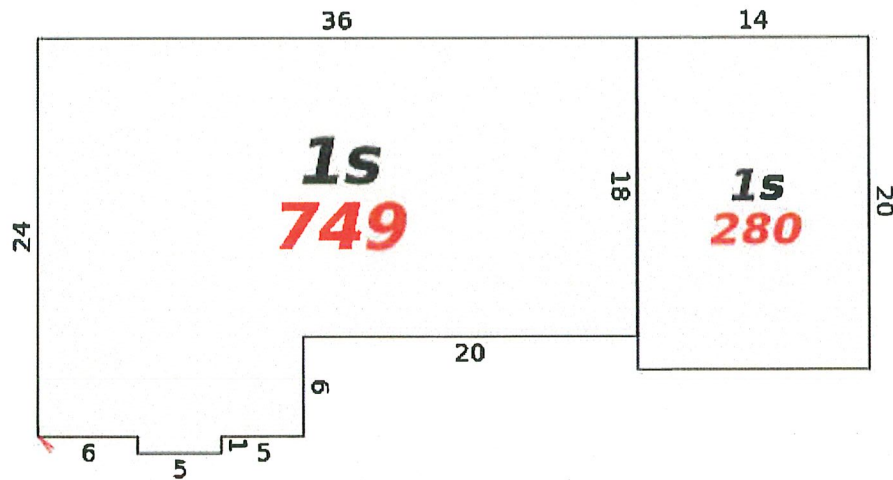
Land

Square Feet	11,632	Acres	0.267	Frontage	78
Depth	148	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence # id=1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1950	Year Remodel	1998	Number Families	1
Grade	4-05	Condition	Normal	Total Square Foot Living Area	1029
Main Living Area	1029	Foundation	Poured Concrete	Exterior Wall Type	Wood Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	1	Rooms	5



Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
AIRPORT HOTEL, LLC	JAYGOGA LLC	2019-07-25	\$95,000	Deed	17422/842
NEWQUIST, LEON C	1702 ARMY POST ROAD, LLC	2017-01-13	\$78,000	Deed	16355/946
HARKIN, MARCELLA E	NEWQUIST, LEON CHARLES	1998-06-01	\$16,000	Deed	7922/545

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
JAYGOGA LLC	CHAUDHARY, DIPAK	2021-06-23	2021-06-24	Quit Claim Deed	18606/545
AIRPORT HOTEL LLC Formerly Known As 1702 ARMY POST ROAD LLC	JAYGOGA LLC	2019-07-25	2019-07-26	Warranty Deed Corporate	17422/842
NEWQUIST, LEON CHARLES	1702 ARMY POST ROAD LLC	2017-01-13	2017-01-25	Warranty Deed	16355/946

Permits - 3 Records

Year	Type	Permit Status	Application	Reason	Reason1
1999	Permit	Complete	1998-06-18	Fix Damage	FIRE (Cost \$1,500)
1999	Pickup	Complete	1998-03-02	Remove	FIRE DAMAGE
1998	Pickup	Partial	1998-03-02	Remove	FIRE DAMAGE

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2025	Assessment Roll	Residential	Full	\$29,100	\$97,900	\$127,000
2023	Assessment Roll	Residential	Full	\$25,400	\$87,500	\$112,900
2021	Assessment Roll	Residential	Full	\$20,800	\$70,300	\$91,100
2019	Assessment Roll	Residential	Full	\$17,900	\$61,100	\$79,000
2017	Assessment Roll	Residential	Full	\$15,900	\$47,800	\$63,700
2015	Assessment Roll	Residential	Full	\$15,100	\$46,600	\$61,700
2013	Assessment Roll	Residential	Full	\$14,200	\$45,100	\$59,300
2011	Assessment Roll	Residential	Full	\$14,200	\$45,400	\$59,600
2009	Assessment Roll	Residential	Full	\$15,900	\$49,100	\$65,000
2007	Assessment Roll	Residential	Full	\$15,800	\$54,200	\$70,000
2005	Assessment Roll	Residential	Full	\$14,400	\$50,500	\$64,900
2003	Assessment Roll	Residential	Full	\$12,600	\$44,420	\$57,020
2001	Assessment Roll	Residential	Full	\$12,050	\$38,300	\$50,350
1999	Assessment Roll	Residential	Full	\$13,380	\$35,320	\$48,700
1998	Assessment Roll	Residential	Full	\$12,420	\$16,450	\$28,870
1997	Assessment Roll	Residential	Full	\$12,420	\$32,910	\$45,330
1996	Board Action	Residential	Full	\$10,960	\$29,040	\$40,000
1995	Assessment Roll	Residential	Full	\$10,960	\$31,380	\$42,340
1993	Assessment Roll	Residential	Full	\$9,450	\$27,050	\$36,500
1991	Assessment Roll	Residential	Full	\$9,450	\$25,920	\$35,370

Yr	Type	Class	Kind	Land	Bldg	Total
1991	Was Prior Year	Residential	Full	\$9,450	\$22,350	\$31,800



City of Des Moines
1200 Locust Street
Des Moines, IA 50309

Case Number: NUIS-2025-000070	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 12/29/2025
	Date of Notice: 01/29/2026
Date of Inspection: 01/28/2026	

CUSB BANK
111 N ELM ST
CRESCO IA 52136

Address of Property: 1702 ARMY POST RD, DES MOINES IA 50315
Parcel Number: 782432226001

Legal Description: S 148 F LOT 9 HOMESTEAD MANOR

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the time set out in this notice (below under "Compliance Due Date") to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any Structure or Premises declared to be a public nuisance and unfit for human habitation or use, and so designated by the Administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The Owner(s) shall be responsible for the vacation and abatement of the nuisance at such Owner's expense. If not brought into compliance by such Owner(s), then the nuisance may be abated by the City at the Owner's expense. Both the Owner of a Mobile Home and the Owner of the land upon which the Mobile Home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff. Abate the public nuisance by repair, rehabilitation, or demolition. Ensure all applicable permits are submitted, inspections scheduled and passed and permits finalized through the Permit and Development Center.</p>	03/16/2026

Violation	Corrective Action	Compliance Due Date
<p>60-192(4) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (4) Structural members that have evidence of Deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Repair or replace any/all structural members that have been compromised and no longer have the structural integrity to support the loads they were originally intended to support. This includes but is not limited to all the following: beams, headers, trusses, girders, joists, posts, plates, sills, sheeting, and walls. All structural repairs, replacements, removals, or additions require permits through the Permit and Development Center.</p>	03/16/2026
<p>60-192(5) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (5) Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly Anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace any/all foundation systems that have been compromised and no longer have the integrity to support the loads they were originally intended to support. Foundation footings and walls shall be plumb, properly anchored, and free from cracks, breaks, and holes.</p>	03/16/2026
<p>60-192(6) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (6) Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace any portion of the roof that has been compromised and no longer has the integrity to support the loads it was originally intended to support. It shall prevent entry of rain and moisture into the structure, properly drain rain away from the structure, and support all nominal loads and any associated roof loads.</p>	03/16/2026

Violation	Corrective Action	Compliance Due Date
<p>60-192(10) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (10) Mechanical Equipment, appliances, fireplaces, boilers, solid Fuel-Burning Appliances, cooking appliances and water heating appliances shall be properly installed and maintained in Good Condition and Good Repair.</p>	<p>A licensed mechanical contractor shall repair or replace all deficient mechanical elements and equipment. All work shall be completed in a workman like manner and all required permits shall be issued and finalized. In the event the licensed mechanical contractor finds no known issues that require permitted work, a written inspection report shall be submitted with the name of the contractor and their professional license number indicating the mechanical system has been evaluated and is in good working order.</p>	03/16/2026
<p>60-192(11) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (11) Where it is found that a plumbing system in a Structure constitutes a hazard to the Occupants or the Structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, Deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>A licensed plumbing contractor shall repair or replace all deficient plumbing elements and equipment. All work shall be completed in a workman like manner and all required permits shall be issued and finalized. In the event the licensed plumbing contractor finds no known issues that require permitted work, a written inspection report shall be submitted with the name of the contractor and their professional license number indicating the plumbing system has been evaluated and is in good working order.</p>	03/16/2026
<p>60-192(12) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (12) Where it is found that the electrical system in a Structure constitutes a hazard to the Occupants or the Structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, Deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>A licensed electrical contractor shall repair or replace all deficient electrical elements and equipment. All work shall be completed in a workman like manner and all required permits shall be issued and finalized. In the event the licensed electrical contractor finds no known issues that require permitted work, a written inspection report shall be submitted with the name of the contractor and their professional license number indicating the electrical system has been evaluated and is in good working order.</p>	03/16/2026

Violation	Corrective Action	Compliance Due Date
60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.	If the placard becomes damaged or is removed contact the inspector to repost.	03/16/2026

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES. Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you need additional time to bring the structure into compliance, please reach out to me to discuss a renovation agreement.

If you enter into a renovation agreement with the City regarding the violations noticed herein and fail to satisfy all obligations contained within the renovation agreement before the deadline contained therein or any extension thereof granted by the City, then the City council may authorize legal action in the same manner set forth in the preceding sentence.

The City council may approve legal action at the deadline for abatement of the nuisance if a renovation agreement is not entered into or the nuisance is not otherwise abated prior to the deadline.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Scott Clauson
Neighborhood Inspector
Neighborhood Services
1200 Locust Street, Des Moines, IA 50309
Mobile 515-669-8231
SAClauson@dmgov.org



City of Des Moines
1200 Locust Street
Des Moines, IA 50309

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادراً على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prenoćenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

Si vous n'êtes pas en mesure de le lire, des services de traduction sont disponibles au 515-283-4207.

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແມ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لري.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Kiingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

ነዚ ትተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርጉም ክትረክብ ትክእል ኢኻ።

Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.

29B



City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309

Case Number: NUIS-2025-000070	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 12/29/2025
	Date of Notice: 12/31/2025
	Date of Inspection: 12/30/2025

DIPAK CHAUDHARY
5516 149TH ST
URBANDALE IA 50323

Address of Property: **1702 ARMY POST RD, DES MOINES IA 50315**
Parcel Number: **782432226001**

Legal Description: **S 148 F LOT 9 HOMESTEAD MANOR**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

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<p>60-192(10) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (10) Mechanical Equipment, appliances, fireplaces, boilers, solid Fuel-Burning Appliances, cooking appliances and water heating appliances shall be properly installed and maintained in Good Condition and Good Repair.</p>	<p>A licensed mechanical contractor shall repair or replace all deficient mechanical elements and equipment. All work shall be completed in a workman like manner and all required permits shall be issued and finalized. In the event the licensed mechanical contractor finds no known issues that require permitted work, a written inspection report shall be submitted with the name of the contractor and their professional license number indicating the mechanical system has been evaluated and is in good working order.</p>	02/16/2026
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ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES. Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you need additional time to bring the structure into compliance, please reach out to me to discuss a renovation agreement.

If you enter into a renovation agreement with the City regarding the violations noticed herein and fail to satisfy all obligations contained within the renovation agreement before the deadline contained therein or any extension thereof granted by the City, then the City council may authorize legal action in the same manner set forth in the preceding sentence.

The City council may approve legal action at the deadline for abatement of the nuisance if a renovation agreement is not entered into or the nuisance is not otherwise abated prior to the deadline.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Mobile 515-669-8231
SAClauson@dmgov.org



City of Des Moines
602 Robert D. Ray Drive
Des Moines, IA 50309

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادراً على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prenoćenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

Si vous n'êtes pas en mesure de le lire, des services de traduction sont disponibles au 515-283-4207.

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لري.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Kiingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርጉም ክትረክብ ትኽእል ኢኻ።

Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.