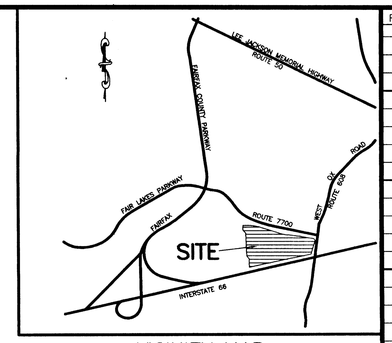
OVERALL AREA TABULATION FOR GOVERNMENT CENTER

EXISTING ZONING	PDC
TOTAL AREA SUBJECT TO CDPA/FDPA (CDPA 86W-001-1 AND FDPA 87W-040-1)	217.6 AC
TOTAL FAR APPROVED	0.33506

CDPA/FDPA AREA TABULATION

AREA SUBJECT TO THIS CDPA/FDPA	34.1 ACRES ±
TOTAL GROSS SQUARE FOOTAGE PROPOSED	642,926 GROSS SQUARE FEET
A-1 184,926 GSF USE: HOTEL	
A-2 229,000 GSF USE: COMMERCIAL/OFFICE	
A-3 229,000 GSF USE: COMMERCIAL/OFFICE	
TOTAL FAR PROPOSED	0.433
OPEN SPACE REQUIRED	15% OR 5.1 AC
OPEN SPACE PROPOSED	40% OR 13.6 AC
OPEN SPACE WITHIN EQC	65%
DEVELOPED RECREATION OPEN SPACE	0.5% (TRAILS)
TOTAL PARKING REQUIRED	1,673 SPACES
A-1 481 SPACES	
A-2 596 SPACES	
A-3 596 SPACES	
TOTAL PARKING PROVIDED	1,942 spaces
A-1 750 SPACES (INCLUDES SPACES W/IN RESERVATION)	
A-2 596 SPACES (MIN.)	
A-3 596 spaces (MIN.)	
TOTAL LOADING REQUIRED AND PROVIDED - 43 SPACES	
A-1 19 SPACES	
A-2 12 SPACES	
A-3 12 SPACES	
MAXIMUM BUILDING HEIGHT - 120 FEET	
A-1 10 FLOORS	
A-2 10 FLOORS	
A-3 10 FLOORS	

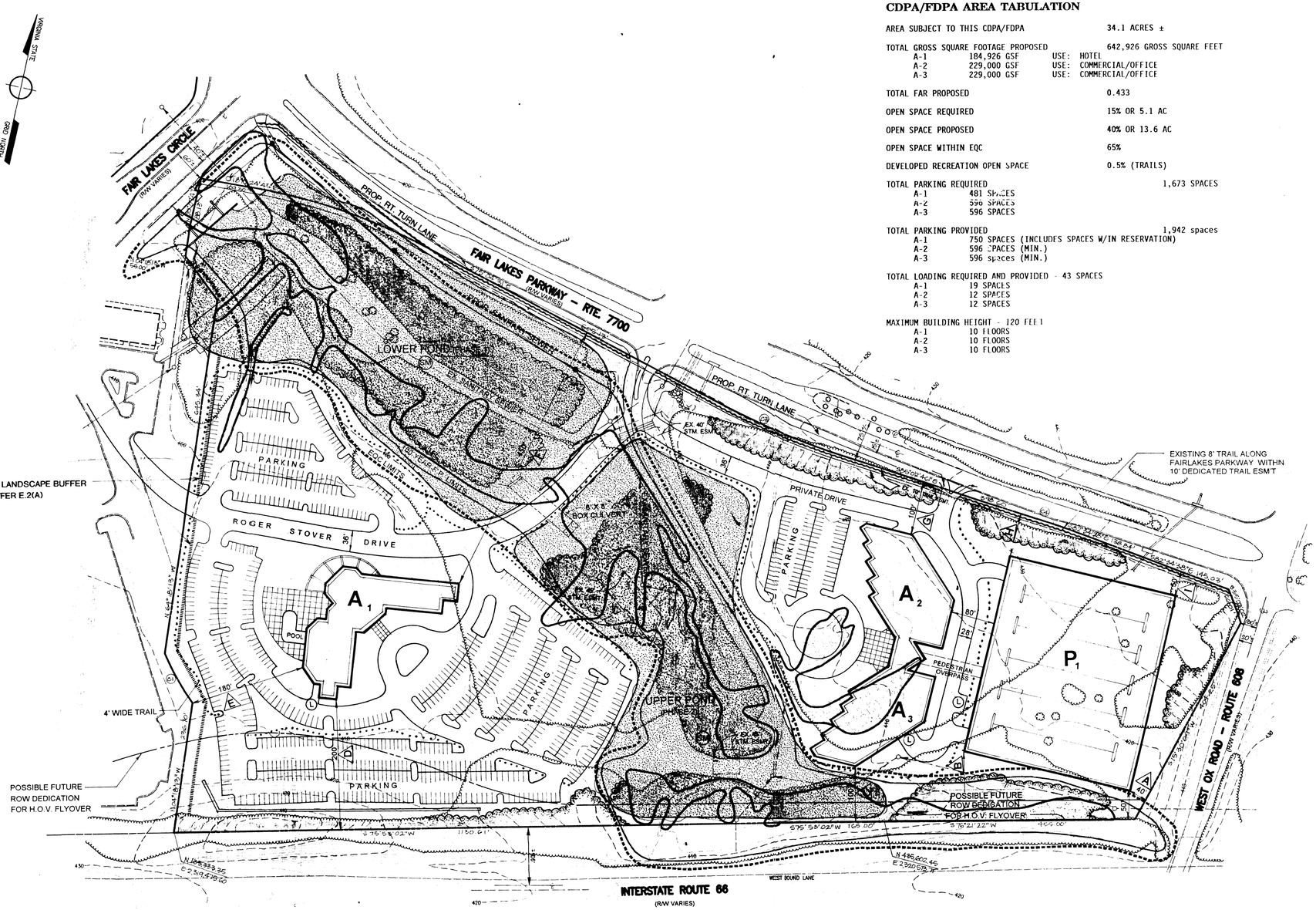


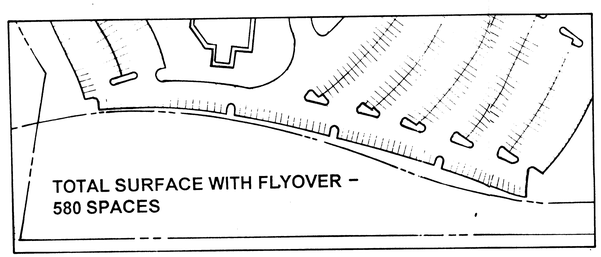
VICINITY MAP
SCALE: 1"=2000'

LEGEND:

- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED STORM SEWER
- (SM) AREAS OF STORM WATER MANAGEMENT
- PROPOSED DRY POND
- LIMITS OF 100 YR. FLOODPLAIN
- ENVIRONMENTAL QUALITY CONTROL (E.Q.C.)
- PROPOSED LIMITS OF CLEARING (TREE SAVE) 1.)
- PROPOSED 4' TRAIL
- PROPOSED 8' TRAIL
- (L) PROPOSED LOADING AREAS
- TRAVEL LANE DIRECTIONAL ARROWS
- (A) INDICATES ANGLE OF BULK PLANE LOCATION (SEE SHEET 4 OF 4)
- WETLAND LIMITS (SEE NOTE # F.7)

1.) NOTE: APPROXIMATELY 6.5 + ACRES OF AREA PROTECTED BY LIMITS OF CLEARING AND GRADING (TREE SAVE) IS AS SHOWN.





CURVE DATA:

CURVE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C1	490.00'	103.15'	51.77'	102.96'	N42°18'58"W	112°03'42"
C2	1055.00'	322.46'	162.50'	321.20'	S83°49'52"E	117°30'44"
C3	1345.00'	234.06'	117.32'	233.76'	S80°03'38"E	009°58'14"
C4	1455.00'	62.76'	31.39'	62.76'	S83°48'37"E	002°28'18"

Application No. RA 86-P-089-4 Sup# Schlosser
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/11/97
Date of (BOS) (PC) approval 8/4/97
Sheet 1 of 4

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUL 1 1997
ZONING EVALUATION DIVISION

REVISIONS
5/27/97
6/9/97

SURVEY: WHGA
DESIGN: S. GLEASON
DRAWN: T. LOHMANN
CHECKED: J. McCLELLAN

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive • Chantilly, Virginia 22021
(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE: FEBRUARY 1997
SCALE: HORZ: 1"=100' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA — JOSEPH W. McCLELLAN — LICENSE No. 8521 — PROFESSIONAL ENGINEER

CDPA / FDPA - ULTIMATE PHASE

PROJECT: LAND BAY "A" GOVERMENTAL CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0734-0207
CADD: 0734FDP.DWG
SHEET: 1 OF 4

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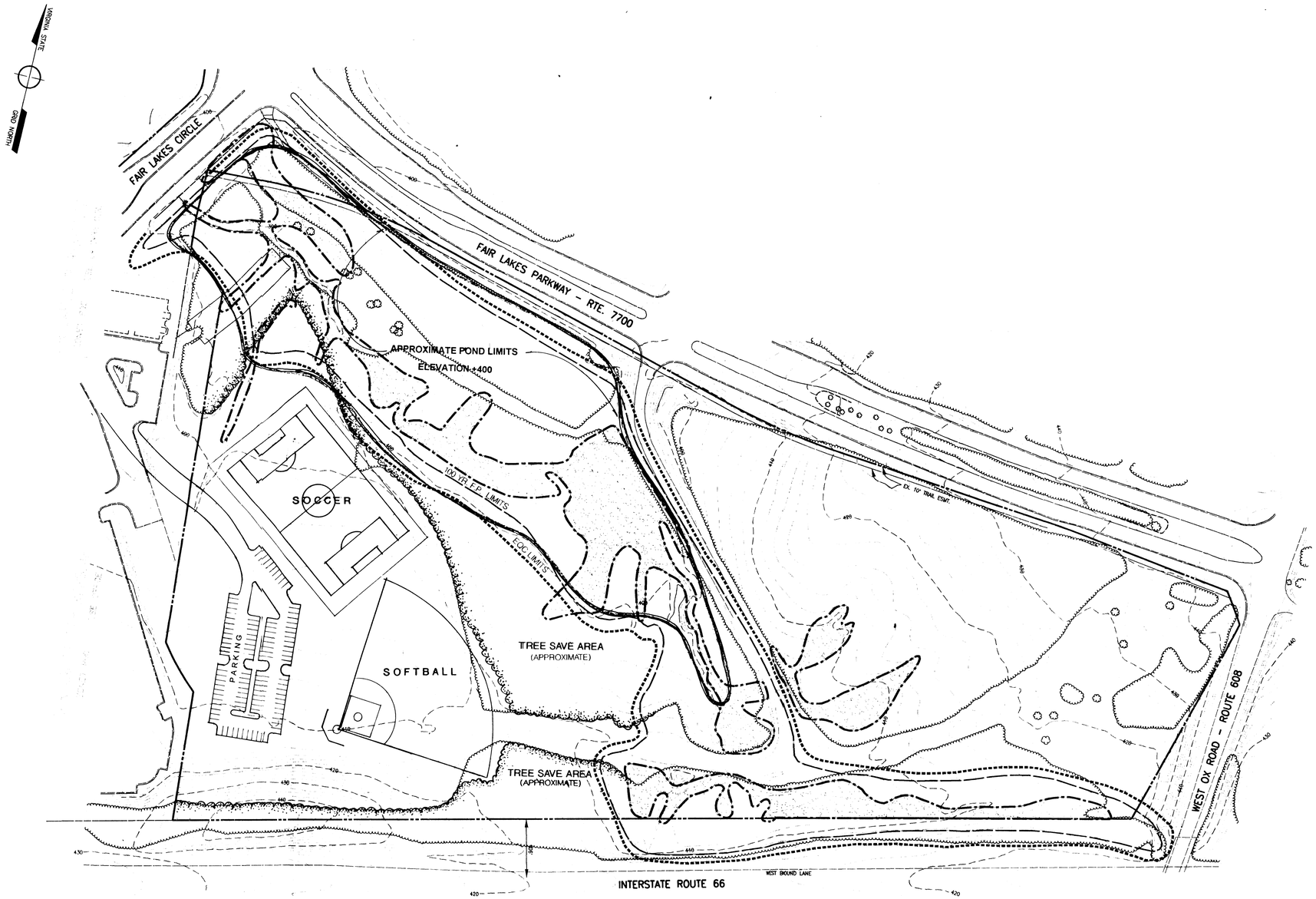

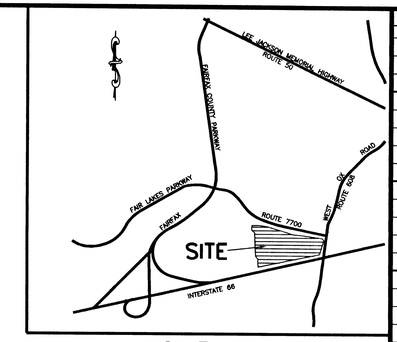

VICINITY MAP
SCALE: 1"=2000'

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THIS SHEET FOR PHASING PURPOSES ONLY ! !

Application No. PCA 86-P-084 Staff Shinson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/11/97
Date of (BOS) (PC) approval 9/4/97
Sheet 2 of 4

REVISIONS
5/27/97 - SHT. 1
6/9/97

SURVEY: WHGA
DESIGN: S. GLEASON
DRAWN: T. LOHMANN
CHECKED: J. McCLELLAN

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(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE: FEBRUARY 1997
SCALE: HORZ: 1"=100'
VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA — JOSEPH W. McCLELLAN — LICENSE No. 8521 — PROFESSIONAL ENGINEER

CDPA / FDPA - INITIAL PHASE

PROJECT: **LAND BAY "A" GOVERMENTAL CENTER**
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0734-0207
CADD: FDPSHT2.DWG
SHEET: **2 OF 4**

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G:\PROJECT\PLANN\0734\FDPSHT2 Fri Feb 14 15:51:08 1997 WING5 F0

SITE SPECIFIC PLANT LIST - LAND BAY "A"

CANOPY TREES

ACER RUBRUM "RED SUNSET"
RED SUNSET RED MAPLE

ACER SACCHARUM "GREEN MOUNTAIN"
GREEN MOUNTAIN SUGAR MAPLE

FAGUS GRANDIFOLIA
AMERICAN BEECH

LIQUIDAMBAR STYRACIFLUA
SWEET GUM

LIRIODENDRON TULIPIFERA
TULIP POPLAR

OSTRYA VIRGINIANA
HOP HORNBEAM

PLATANUS X ACERIFOLIA "BLOODGOOD"
BLOODGOOD LONDON PLANETREE

QUERCUS ALBA
WHITE OAK

QUERCUS PALUSTRIS
PIN OAK

QUERCUS RUBRA
RED OAK

EVERGREEN TREES

CEDRUS DEODARA
DEODARA CEDAR

ILEX OPACA
AMERICAN HOLLY

ILEX "NELLLIE R. STEVENS"
NELLIE STEVENS HOLLY

PICEA ABIES
NORWAY SPRUCE

PINUS STROBUS
WHITE PINE

PINUS STROBUS
SCOTCH PINE

TAXODIUM DISTICHUM
BALD CYPRESS

FLOWERING TREES

AMELANCHIER CANADENSIS
SERVICEBERRY

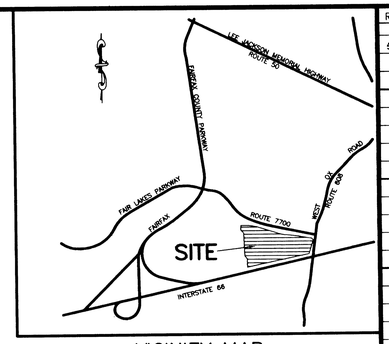
CERCIS CANADENSIS
RED BUD

CORNUS FLORIDA
DOGWOOD

CORNUS MAS
CORNELIAN CHERRY

MAGNOLIA VIRGINIANA
SWEETBAY MAGNOLIA

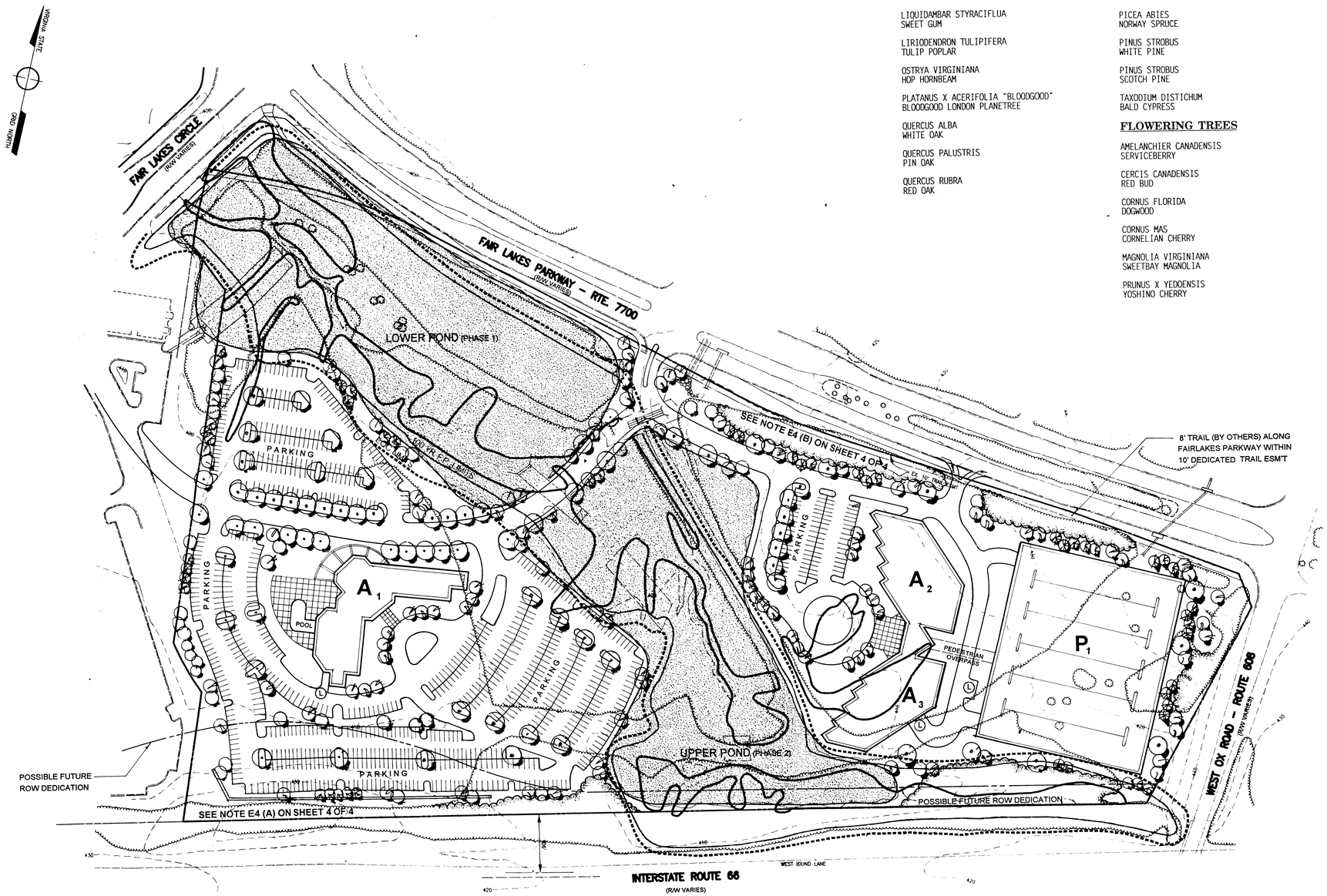
PRUNUS X YEDOENSIS
YOSHINO CHERRY



VICINITY MAP
SCALE: 1"=2000'

LEGEND:

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- POSSIBLE TREE SAVE AREA



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THIS SHEET FOR LANDSCAPING PURPOSES ONLY ! !

Application No. PCA 86-P-0894 Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/11/97
Date of (BOS) (PC) approval 8/4/97
Sheet 3 of 4

REVISIONS
5/27/97 - SHT. 1

SURVEY: WHGA
DESIGN: S. GLEASON
DRAWN: T. LOHMANN
CHECKED: J. McCLELLAN

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DATE: FEBRUARY 1997
SCALE: HORZ: 1"=100' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA JOSEPH W. McCLELLAN LICENSE No. 8521 PROFESSIONAL ENGINEER

ILLUSTRATIVE LANDSCAPE CONCEPT
PROJECT: LAND BAY "A" GOVERMENTAL CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0734-0207
CADD: 0734FDP.DWG
SHEET: 3 OF 4

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LAND BAY "A"

A. GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS CDPA/FDPA, HEREAFTER REFERRED TO AS LAND BAY "A", CONSISTS OF 34.1± ACRES.
2. LAND BAY "A" IS NOW IN THE NAME OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA.
3. THE TOPOGRAPHY SHOWN HEREON IS BY AIR SURVEY CORPORATION AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. A. BASED ON FIELD SURVEYS OF THE PROPERTY, THERE IS NO EVIDENCE OF ANY GRAVE OR ANY OTHER OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL LOCATED ON THE SITE.

   B. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO EXISTING STRUCTURES ON THE SITE.
5. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO EXISTING STORAGE TANKS, CONTAINERS, HAZARDOUS OR TOXIC SUBSTANCES EXIST ON THE SITE.
6. THIS DEVELOPMENT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS, EXCEPT AS NOTED IN PARAGRAPH "E" BELOW IN THE REQUEST FOR WAIVERS AND MODIFICATIONS.
7. THIS PLAN ADHERES TO THE RELATIONSHIPS AND CONCEPTS PROPOSED IN THE COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
8. THE APPLICANT INTENDS TO BEGIN CONSTRUCTION OF THE PROPOSED STORMWATER MANAGEMENT PONDS AND ROUGH GRADING OF THE BALL FIELDS AS SOON AS THE REQUIRED COUNTY APPROVALS AND PERMITS ARE ISSUED.
9. BUILDING HEIGHTS FOR LAND BAY "A" WILL NOT EXCEED 120 FEET.
10. THE BUILDING FOOTPRINTS SHOWN HEREON MAY BE INCREASED BY UP TO FIVE (5) PERCENT SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZES AND SHAPES OF THE BUILDINGS MAY VARY AND THE EXACT BUILDING LOCATIONS MAY CHANGE AS A RESULT OF FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

B. TRANSPORTATION AND PARKING

1. ALL PROPOSED INTERNAL ROADS AND TRAVEL LANES WILL BE PRIVATE STREETS WITHIN PUBLIC INGRESS/EGRESS EASEMENTS AND WILL BE MAINTAINED BY THE PROPERTY OWNERS.
2. ALL DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE AS SCALED. THE DIMENSIONS TO PERIPHERAL LOT LINES SHALL BE CONSIDERED MINIMUMS. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS IN ACCORDANCE WITH SECTION 16-403, PARAGRAPH 4. BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN, THERE MAY BE MINOR ADJUSTMENT TO PARKING LOCATIONS AND QUANTITIES AS PRESENTED ON THE PLAN AND SITE TABULATION, PROVIDED THE OPEN SPACE AND PERIPHERAL LOT DIMENSIONS ARE NOT REDUCED.

C. UTILITIES

1. STORM SEWER: STORM SEWER SHOWN IS CONCEPTUAL. DETAILED STORM DESIGN WILL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING. STORM DRAINAGE OUTFALLS FLOW INTO EXISTING 100-YEAR FLOODPLAIN PROVIDING ADEQUATE OUTFALL.
2. SANITARY SEWER: PUBLIC SANITARY SEWER WILL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES AS SHOWN SERVING ALL LAND BAYS. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
3. WATER: PUBLIC WATER SERVICE TO THE SITES SHALL BE AN EXTENSION OF EXISTING WATER MAINS PROVIDED BY THE FAIRFAX COUNTY WATER AUTHORITY (FCWA). DETAILED SERVICE TO THE INDIVIDUAL LAND BAYS AND BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.

D. STORMWATER MANAGEMENT (SWM), FLOODPLAINS AND EQC

1. SWM WILL BE PROVIDED BY A COMBINATION OF DRY PONDS TO BE CONSTRUCTED GENERALLY AS SHOWN ON THIS PLAN. BEST MANAGEMENT PRACTICES (BMP) SHALL ALSO BE PROVIDED AS DETERMINED BY DEM.
2. THE FLOODPLAIN DELINEATED REPRESENTS THE ACTUAL 100-YEAR WATER SURFACE IN ACCORDANCE WITH DETAILED FLOODPLAIN STUDIES PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC.
3. THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) REFLECTED ON THE CDPA/FDPA REPRESENTS THE APPROVED EQC LINE BASED ON ADOPTED COUNTY CRITERIA. APPROVAL OF THIS CDPA/FDPA SHALL CONSTITUTE ACCEPTANCE OF THE EQC LIMITS AS SHOWN, WITH ONLY THOSE ENCROACHMENTS AS PROVIDED IN PARAGRAPH E.2 BELOW.
4. TRAILS REQUIRING VEHICULAR ACCESS TO SWM FACILITIES FOR MAINTENANCE PURPOSES SHALL BE PROVIDED IN CONJUNCTION WITH THE CONSTRUCTION OF THE PEDESTRIAN/BIKE TRAILS WHERE INDICATED ON THE FDPA. THE MAINTENANCE TRAILS WILL BE REINFORCED TO A TYPICAL SECTION CONSISTING OF SIX (6) INCHES OF VDOT BASE COURSE SPEC 210 (TYPE 21-A) AND TWO (2) INCHES OF BITUMINOUS CONCRETE WEARING SURFACE (TYPE S-5), AND WIDENED TO A TEN (10) FOOT WIDTH IN THOSE AREAS WHERE THE TRAIL WILL FUNCTION AS ACCESS TO THE SWM FACILITIES.

F. MISCELLANEOUS

1. PROPOSED USES FOR LAND BAY "A" ARE ACCESSORY USES (DELI AND RESTAURANT), CHILD CARE CENTERS, NURSERY SCHOOLS, ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING, FINANCIAL INSTITUTIONS, OFFICES AND PUBLIC USES.
2. ALL BUILDING/LAND BAY ENTRANCES SHOWN ARE SUBJECT TO VDOT APPROVAL.
3. THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
4. A POOL AND OUTDOOR PLAZA FOR THE HOTEL AND TRAILS SYSTEM ARE PLANNED AS SPECIAL AMENITIES FOR THE SITE.
5. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
6. THE UPPERMOST DECK OF ALL PARKING STRUCTURES SHALL BE LANDSCAPED IN ACCORDANCE WITH COUNTY REQUIREMENTS.
7. WETLAND LIMITS SHOWN HEREON ARE BASED ON A WETLAND DELINEATION BY DEWBERRY AND DAVIS. PRESENTLY, A NATIONWIDE 26 PERMIT HAS BEEN EXTENDED UNTIL JANUARY 21, 1998 FOR UP TO 1.0 ACRE OF FILL FOR LOT AND ROAD CROSSING. WETLAND PERMITS FOR THIS PROJECT HAVE BEEN PREPARED BY WETLAND STUDIES AND SOLUTIONS, INC.
8. BALL FIELDS AND PARKING AREAS SHOWN ARE TO BE USED BY A LOCAL YOUTH ORGANIZATION AND SHALL BE CONSIDERED A TEMPORARY USE.

E. LANDSCAPING, BUFFERS, SCREENING AND TREE SAVE AREAS

1. FOR WAIVERS OF REQUIRED SCREENING AND BARRIERS, SEE THE LIST OF WAIVERS AND MODIFICATIONS PROVIDED WITH THIS FDPA.
2. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) SHALL BE OBSERVED. MINOR DEVIATIONS FROM THE LIMITS SHOWN ON THE FDPA MAY BE PERMITTED DURING SITE PLAN REVIEW IN ACCORDANCE WITH ARTICLE 16, PART 4, SECTION 16-403, PARAGRAPH 4 OF THE ZONING ORDINANCE.
3. BASED ON A PRELIMINARY GRADING STUDY, PORTIONS OF THE SITE MAY BE SUBJECT TO CLEARING AND GRADING, THEREFORE THE PROPOSED LIMITS OF THE CLEARING AND GRADING SHALL GENERALLY BE THE SAME AS THE LIMITS OF THIS APPLICATION.
4. ALL PROPOSED LANDSCAPING WILL BE PROVIDED WITH FINAL SITE PLAN SUBMISSION IN ACCORDANCE WITH ARTICLE 13, WITH THE EXCEPTION OF THE FOLLOWING:

   (A) REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPHS 3 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE ILLUSTRATIVE LANDSCAPE PLANS AND DETAILS PROVIDED WITH THIS APPLICATION FOR THE PRESERVATION OF EXISTING VEGETATION.

   (B) REQUEST A WAIVER OF THE TRANSITIONAL SCREENING AND THE BARRIER REQUIREMENTS ALONG THE SOUTHERN BOUNDARY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13-111, PARAGRAPH 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

G. RELATIVE BUILDING HEIGHT - LAND BAY "A"

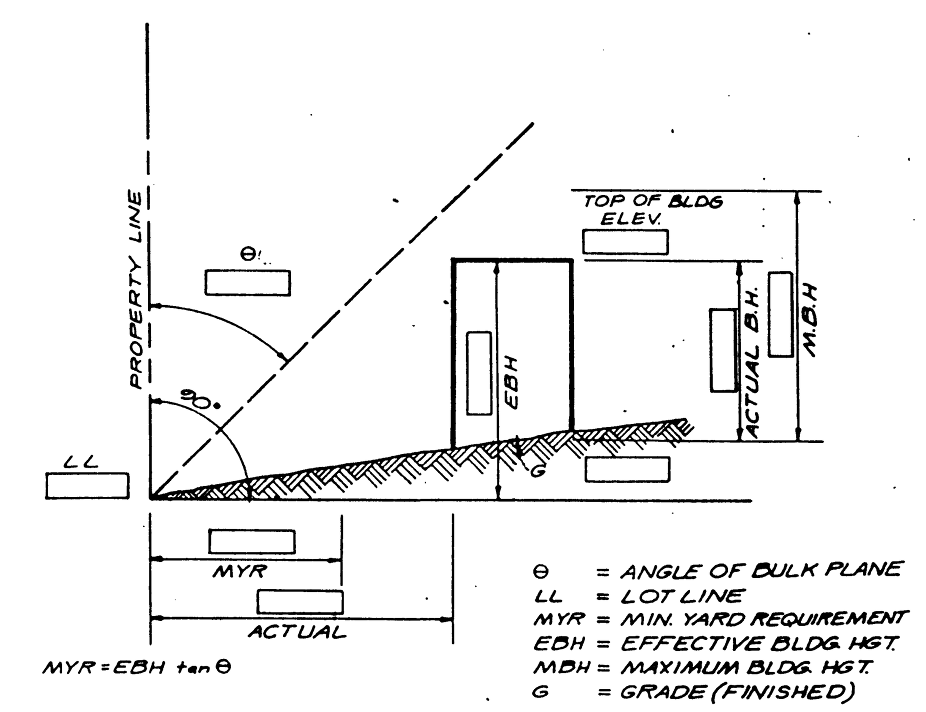
BUILDING	HIGHEST FIRST FLOOR ELEVATION	HIGHEST ROOF ELEVATION*	AVERAGE EXISTING GRADE	MAXIMUM BUILDING HEIGHT ABOVE AVG. EX. GRADE
A1	409	529	405	124'
A2	419	539	418	121'
A3	419	539	410	129'

PARKING STRUCTURE	HIGHEST FIRST FLOOR ELEVATION	HIGHEST TOP DECK ELEVATION**	AVERAGE EXISTING GRADE	MAXIMUM BUILDING HEIGHT ABOVE AVG. EX. GRADE
P1	418	458	423	35'

ELEVATIONS SHOWN ARE SUBJECT TO FINAL ENGINEERING DESIGN AND SHOULD NOT BE CONSIDERED EXACT.

* ROOF ELEVATION DOES NOT INCLUDE PENTHOUSE (PENTHOUSE ASSUMED TO COVER LESS THAN 25% OF ROOF AREA, THEREFORE DOES NOT NEED TO BE INCLUDED IN CALCULATION OF BUILDING HEIGHT).

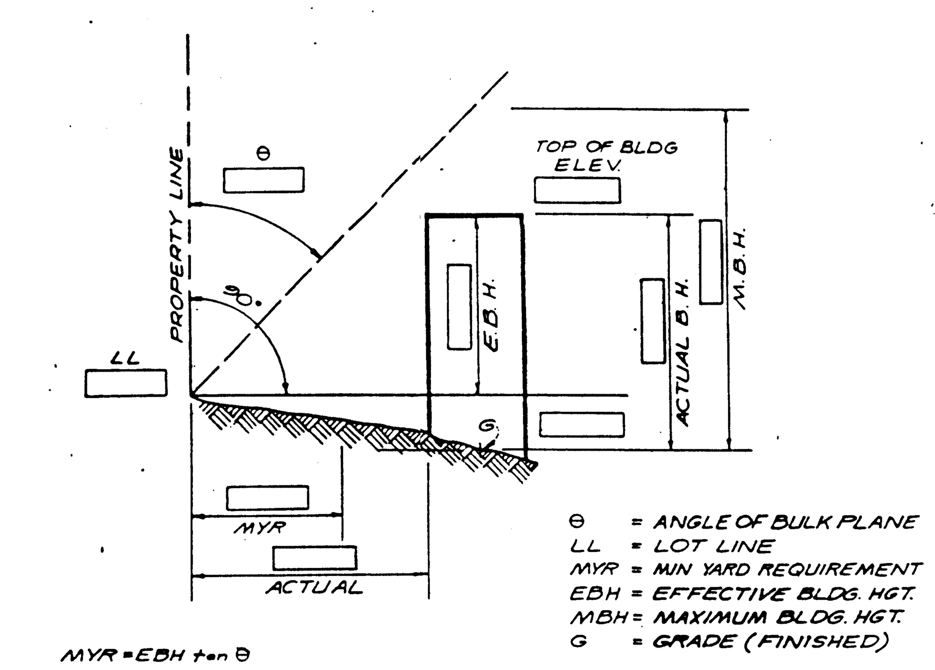
ANGLE OF BULK PLANE - ASCENDING GRADE



ANGLE OF BULK PLANE - ASCENDING GRADE

SECTION	BLDG	DEG	LL ELEV	MYR (LF)	ACTUAL YARD (LF)	EBH (LF)	ACTUAL B.H. (LF)	MBH (LF)	GRADE	TOP ELEV BLDG
A	P2	45	416.0	46.7	44	46.7	45.7	120.0	417.0	462.7
B	P2	45	409.0	53.7	115	53.7	45.7	120.0	417.0	462.7
C	A3	45	407.5	129.5	100	129.5	120.0	120.0	417.0	537.0
E	A1	45	404.0	122.0	180'	122.0	120.0	120.0	406.0	526.0

ANGLE OF BULK PLANE - DESCENDING GRADE



ANGLE OF BULK PLANE - DESCENDING GRADE

SECTION	BLDG	DEG	LL ELEV	MYR (LF)	ACTUAL YARD (LF)	EBH (LF)	ACTUAL B.H. (LF)	MBH (LF)	GRADE	TOP ELEV BLDG
D	A1	45	421.0	105.0	200'	105.0	120.0	120.0	406.0	526.0
F	A1	45	406.0	120.0	450'	120.0	120.0	120.0	406.0	526.0
* G	A2	45	427.0	110.0	99	110.0	120.0	120.0	417.0	537.0
H	P2	45	434.0	40.0	85	28.7	45.7	120.0	417.0	462.7
I	P2	45	443.0	40.0	50	19.7	45.7	120.0	417.0	462.7

* ACTUAL YARD DIMENSION IS IN ACCORDANCE WITH THE FDPA

Application No. PA 86-P-089-4 Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/11/97
Date of (BOS) (PC) approval 8/4/97
Sheet 4 of 4

REVISIONS
5/27/97 - SHT. 1
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SURVEY WHGA
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DATE FEBRUARY 1997
SCALE HORZ: N/A VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA — JOSEPH W. McCLELLAN — LICENSE No. 8521 — PROFESSIONAL ENGINEER

GENERAL NOTES & BULK PLANE

PROJECT: LAND BAY "A" GOVERMENTAL CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 0734-0207
CADD FDPSHT4.DWG
SHEET 4 OF 4

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