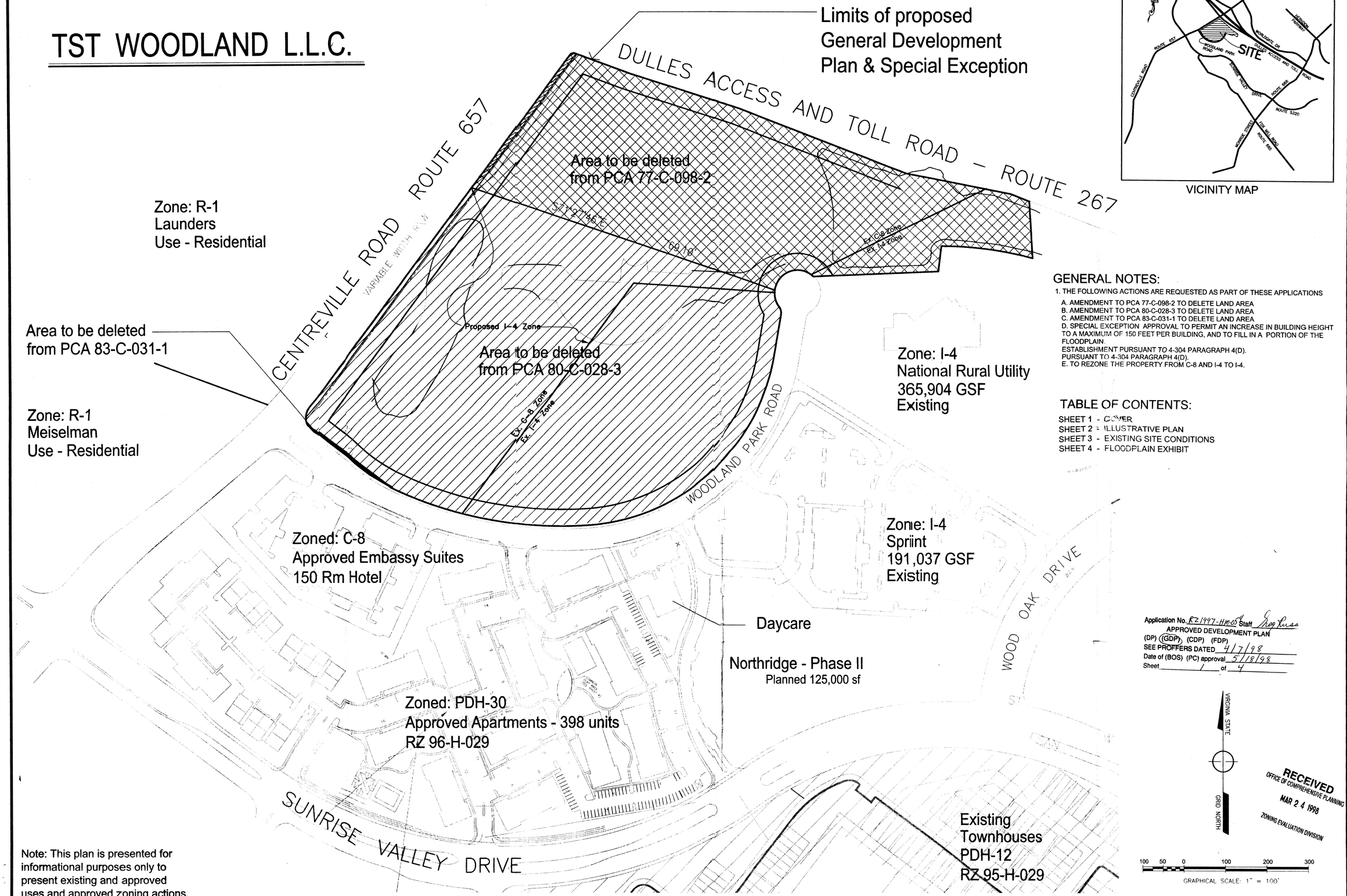
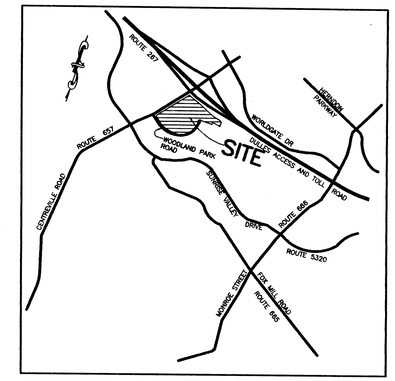
# TST WOODLAND L.L.C.




VICINITY MAP

## GENERAL NOTES:

1. THE FOLLOWING ACTIONS ARE REQUESTED AS PART OF THESE APPLICATIONS
   A. AMENDMENT TO PCA 77-C-098-2 TO DELETE LAND AREA
   B. AMENDMENT TO PCA 80-C-028-3 TO DELETE LAND AREA
   C. AMENDMENT TO PCA 83-C-031-1 TO DELETE LAND AREA
   D. SPECIAL EXCEPTION APPROVAL TO PERMIT AN INCREASE IN BUILDING HEIGHT TO A MAXIMUM OF 150 FEET PER BUILDING, AND TO FILL IN A PORTION OF THE FLOODPLAIN.
   ESTABLISHMENT PURSUANT TO 4-304 PARAGRAPH 4(D).
   PURSUANT TO 4-304 PARAGRAPH 4(D).
   E. TO REZONE THE PROPERTY FROM C-8 AND I-4 TO I-4.

## TABLE OF CONTENTS:


SHEET 1 - COVER
SHEET 2 - ILLUSTRATIVE PLAN
SHEET 3 - EXISTING SITE CONDITIONS
SHEET 4 - FLOODPLAIN EXHIBIT


Application No. RZ 1997-HM-05 Staff Reg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/7/98
Date of (BOS) (PC) approval 5/18/98
Sheet 1 of 4

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Note: This plan is presented for informational purposes only to present existing and approved uses and approved zoning actions.

REVISIONS
REVS. PER FAIRFAX COUNTY COMMENTS 2/11/98 SVM
REVS. PER FAIRFAX COUNTY COMMENTS 3/3/98
REVS. PER FAIRFAX COUNTY COMMENTS 3/23/98

SURVEY: WHGA
DESIGN:
DRAWN: S. MYHRE
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DATE: 11-14-97
SCALE: HORZ: 1"=100' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA Gerald A. Hish, Sr. Cert.# 9988 3-23-98 CERTIFIED PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN & SPECIAL EXCEPTION PLAT

PROJECT: TST WOODLAND L.L.C.
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0313-0114
CADD: 0313CS1.DWG
SHEET: 1 OF 4


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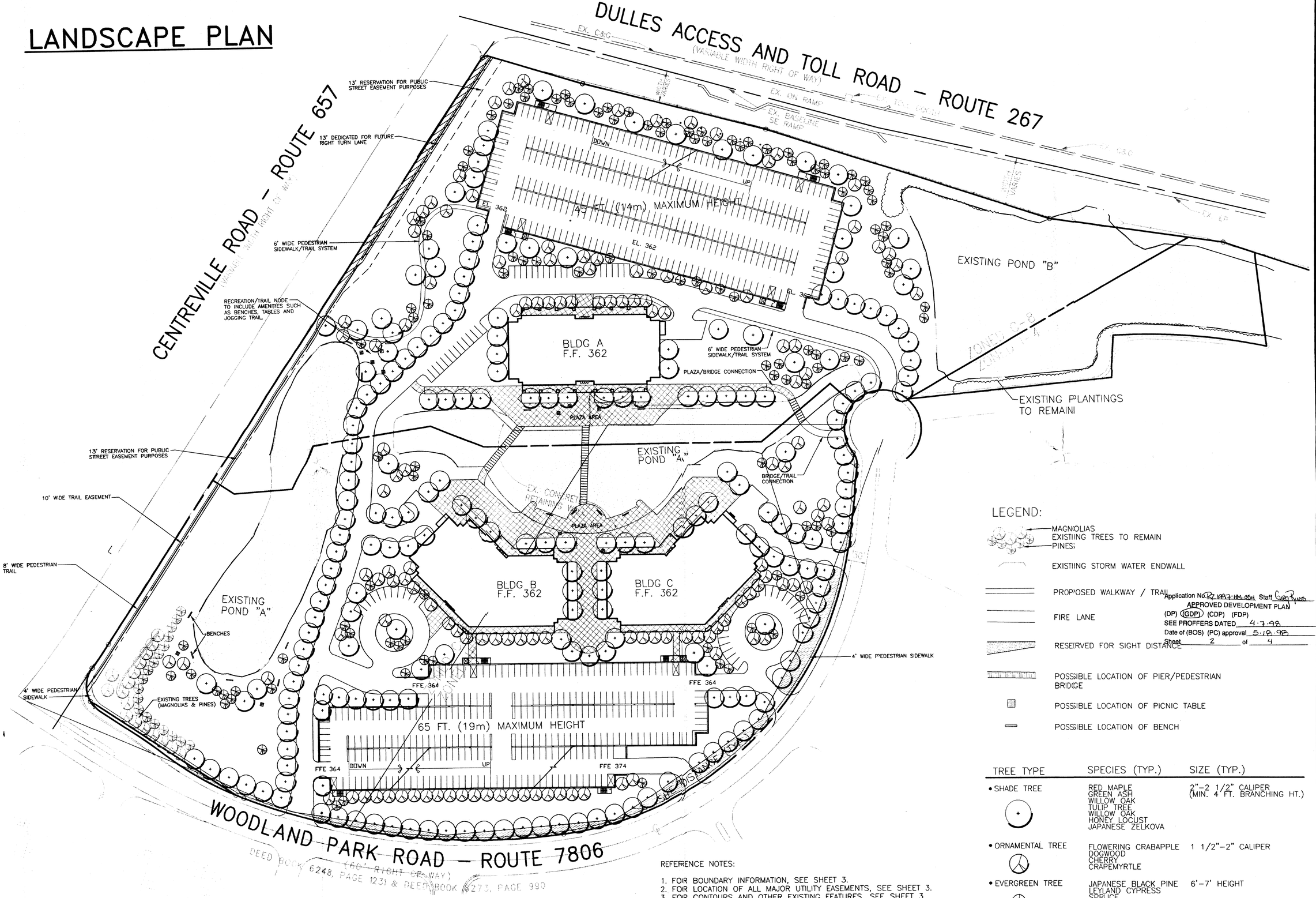
# LANDSCAPE PLAN




LEGEND:

- MAGNOLIAS
- EXISTING TREES TO REMAIN
- PINES
- EXISTING STORM WATER ENDWALL
- PROPOSED WALKWAY / TRAIL
- FIRE LANE
- RESERVED FOR SIGHT DISTANCE
- POSSIBLE LOCATION OF PIER/PEDESTRIAN BRIDGE
- POSSIBLE LOCATION OF PICNIC TABLE
- POSSIBLE LOCATION OF BENCH

| TREE TYPE | SPECIES (TYP.) | SIZE (TYP.) |
|---|---|---|
| • SHADE TREE | RED MAPLE<br>GREEN ASH<br>WILLOW OAK<br>TULIP TREE<br>WILLOW OAK<br>HONEY LOCUST<br>JAPANESE ZELKOVA | 2"–2 1/2" CALIPER<br>(MIN. 4' FT. BRANCHING HT.) |
| • ORNAMENTAL TREE | FLOWERING CRABAPPLE<br>DOGWOOD<br>CHERRY<br>CRAPEMYRTLE | 1 1/2"–2" CALIPER |
| • EVERGREEN TREE | JAPANESE BLACK PINE<br>LEYLAND CYPRESS<br>SPRUCE<br>WHITE PINE | 6'–7' HEIGHT |

REFERENCE NOTES:

1. FOR BOUNDARY INFORMATION, SEE SHEET 3.
2. FOR LOCATION OF ALL MAJOR UTILITY EASEMENTS, SEE SHEET 3.
3. FOR CONTOURS AND OTHER EXISTING FEATURES, SEE SHEET 3.
4. BUILDINGS A, B AND C TO BE USED AS OFFICE AND ACCESSORY USES. BUILDING HEIGHTS TO BE 6 TO 12 STORIES AT A MAXIMUM HEIGHT OF 150' (48m).

Application No. RZ 1997-HM-054 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-7-98
Date of (BOS) (PC) approval 5-18-98
Sheet 2 of 4

REVISIONS
REVS. PER FAIRFAX COUNTY COMMENTS 2/11/98 SVM
REVS. PER FAIRFAX COUNTY COMMENTS 3/3/98
REVS. PER FAIRFAX COUNTY COMMENTS 3/23/98

SURVEY: WHGA
DESIGN:
DRAWN: S. MYHRE
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DATE: 11-14-97
SCALE: HORZ: 1"=60' VERT: N/A
SEAL: Gerald A. Mish, Sr. Cert.# 9988 3-23-98

GENERALIZED DEVELOPMENT PLAN & SPECIAL EXCEPTION PLAT

PROJECT: TST WOODLAND L.L.C.
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0313-0114
CADD: 0313LS1.DWG
SHEET: 2 of 4


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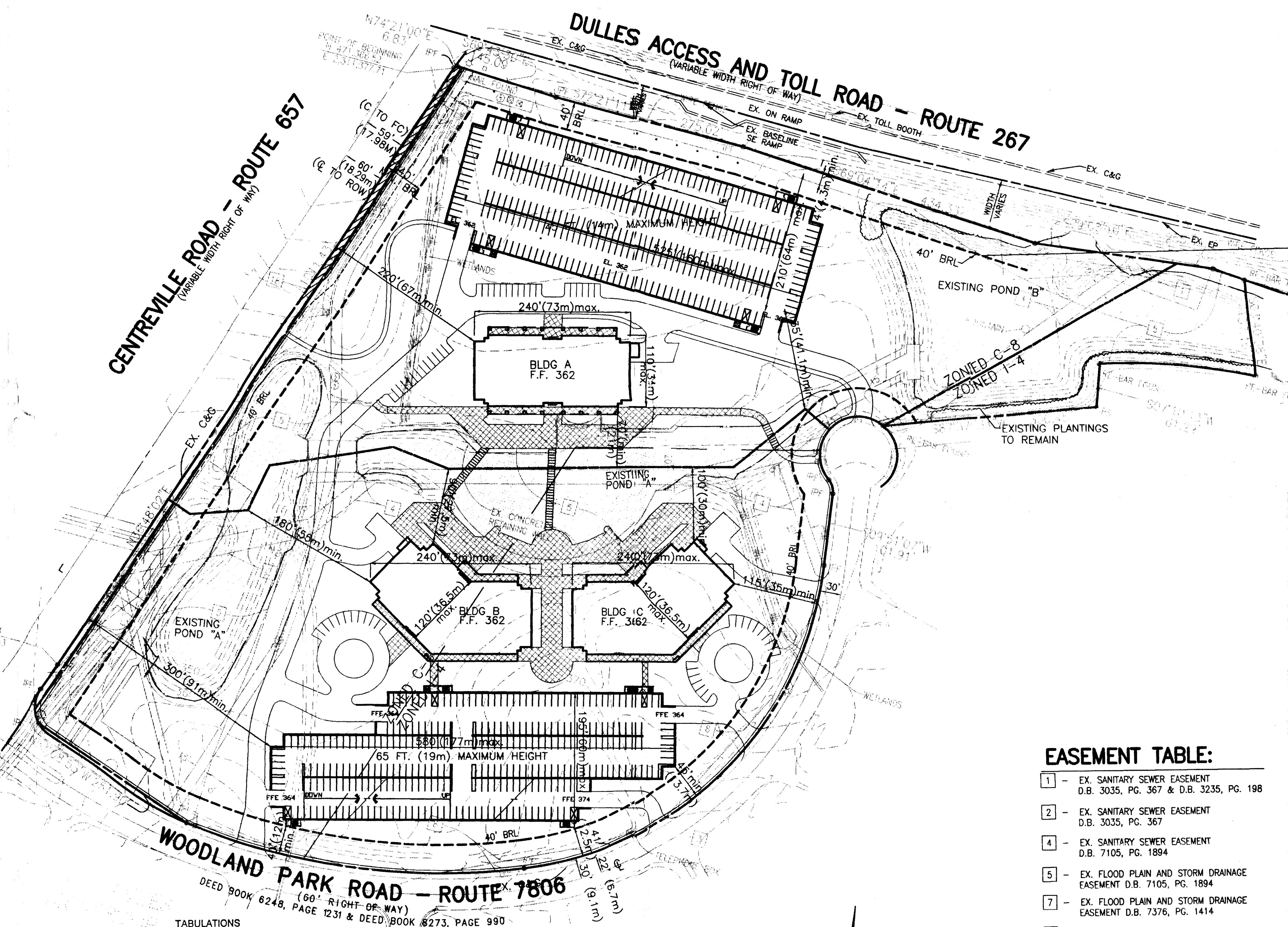
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT APPLICATION
FAIRFAX COUNTY TAX MAP 16-3-((1)) PARCELS 29C AND 29D, AND 16-3-((11)) PARCEL 7, PART OF PARCELS 1 AND 2

1. THE PURPOSE OF THIS SPECIAL EXCEPTION AMENDMENT APPLICATION IS AMEND SE 85-C-116 TO PERMIT AN INCREASE IN BUILDING HEIGHT TO 150 FEET AND AN INCREASE IN INTENSITY TO .7, AND TO PERMIT THE FILLING OF A PORTION OF THE FLOODPLAIN ON THE SITE. THE PURPOSE OF THE REZONING APPLICATION IS TO REZONE THE PROPERTY FROM I-4 AND C-8 TO I-4.
2. THE PROPERTY IS OWNED BY TST WOODLAND LLC.
3. THE PROPERTY CONSISTS OF 23.4699 ACRES (1,022,348 SQUARE FEET) AND IS ZONED C-8 (15.953 ACRES) AND I-4 (7.516 ACRES).
4. THE PRIMARY USE OF THE BUILDINGS SHALL BE OFFICE. OTHER COMPATIBLE USES WHICH ARE PERMITTED BY RIGHT IN THE I-4 DISTRICT, AND ACCESSORY USES AS LISTED IN ARTICLE 10 MAY BE PROVIDED.
5. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THIS SPECIAL EXCEPTION PLAT, DATED NOVEMBER 7,1997, REVISED THROUGH FEBRUARY 11, 1998 (CONSISTING OF FOUR (4) SHEETS), PREPARED BY WILLIAM H. GORDON ASSOCIATES; SUBJECT, HOWEVER, TO THESE NOTES, AND PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY FINAL SITE DESIGN AND ENGINEERING AS DETERMINED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ("DEM").
6. THREE OFFICE BUILDINGS AND TWO DETACHED PARKING GARAGES ARE PROPOSED. THE REQUESTED FAR IS .7.
7. THE HEIGHT OF THE PARKING GARAGES SHALL NOT EXCEED 45 FEET AND 65 FEET, RESPECTIVELY, AS SHOWN ON THE PLAT.
8. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 11-102. A MIXTURE OF SURFACE AND STRUCTURED PARKING MAY BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF ZONING ORDINANCE REQUIREMENTS, PROVIDED THAT THE MINIMUM OPEN SPACE SHOWN AND PERIPHERAL DIMENSIONS ARE NOT REDUCED. THE CONSTRUCTION OF THE PARKING GARAGES MAY BE PHASED TO ACCOMMODATE TENANT NEEDS SO LONG AS THE MINIMUM PARKING REQUIREMENTS CAN BE MET.
9. ALL TRAILS REQUIRED IN THE COMPREHENSIVE PLAN HAVE BEEN PROVIDED OR WILL BE PROVIDED WITH THIS PLAN. A PROFFERED EIGHT-FOOT ASPHALT TRAIL ADJACENT TO CENTREVILLE ROAD WILL BE PROVIDED WITH THIS DEVELOPMENT.
10. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
11. TOPOGRAPHY IS FROM AN AIR SURVEY PREPARED BY OTHERS. THE CONTOUR INTERVAL IS 2'.
12. APPLICANT MAY INFRINGE INTO THE 100-YEAR FLOODPLAIN FOR THE INSTALLATION OF CANTILEVERED PIERS, PEDESTRIAN BRIDGES, BOARDWALKS, OR OTHER SIMILAR ARCHITECTURAL FEATURES TO COMPLEMENT THE EXISTING LAKE, SUBJECT TO THE REVIEW AND APPROVAL OF DEM, PURSUANT TO THE SPECIAL EXCEPTION REQUEST.
13. STORM WATER MANAGEMENT FOR THE ENTIRE WOODLAND PARK DEVELOPMENT IS PROVIDED BY MEANS OF A SERIES OF EXISTING WET PONDS ON THE SITE (CONSTRUCTED UNDER FAIRFAX COUNTY PLAN NO. 5518-SP-06). THESE FACILITIES ALSO PROVIDE WATER QUALITY MANAGEMENT ("BMPs") FOR THE DEVELOPMENT. A SOILS REPORTS WERE SUBMITTED WITH THE PREVIOUS APPLICATION FOR THE SITE.
14. WETLANDS WERE DELINEATED IN THE FIELD BY OTHERS, AND LOCATED BY WILLIAM H. GORDON ASSOCIATES, INC. RESOURCE PROTECTION AREAS EXIST ON SITE, AS SHOWN. THE BALANCE OF THE SITE IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA.
15. THE 100-YEAR FLOODPLAIN LIMITS SHOWN ARE BASED ON AN APPROVED FLOODPLAIN STUDY BY WILLIAM H. GORDON ASSOCIATES, INC. (FAIRFAX COUNTY PLAN NUMBER 5518-FP-01). THE APPLICANT CERTIFIES THAT THEY WILL OBTAIN ALL WETLANDS PERMITS REQUIRED BY LAW PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
16. ALL EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ARE SHOWN ON THE PLAT.
17. ALL PLANNED PUBLIC IMPROVEMENTS ARE IN PLACE. NO ADDITIONAL DEDICATION IS PROPOSED.
18. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
19. THERE ARE NO EXISTING BUILDINGS ON SITE. THE PONDS ARE THE ONLY SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION. THE PONDS WILL BE MAINTAINED TO PROVIDE STORM WATER MANAGEMENT AND MINOR INFRINGEMENT INTO THE PONDS MAY BE PERMITTED TO CONSTRUCT PEDESTRIAN CROSSINGS, OVERLOOKS, AND AMENITIES, SUBJECT TO REVIEW AND APPROVAL BY DEM.
20. THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS, EXCEPT AS STATED BELOW:
    A. REAFFIRMATION OF THE MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE WESTERN BOUNDARY PURSUANT TO 13-304(5).
    B. WAIVER OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE PURSUANT TO 13-304(5).
21. THE LIMITS OF CLEARING AND GRADING SHALL BE THE ENTIRE BOUNDARY OF THE PROPERTY.
22. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
23. THE APPLICANT WILL COMPLY WITH ALL FEDERAL AVIATION ADMINISTRATION GUIDELINES REGARDING HEIGHT. PREVIOUS FAA APPROVALS WERE OBTAINED FOR A 120' -125' FOOT HOTEL ASSOCIATED WITH SE 85-C-116.
24. THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
25. IN ADDITION TO THE PONDS, PIERS AND WALKWAYS, OTHER SITE AMENITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, PICNIC TABLES, BENCHES, GAZEBOS, BIKE RACKS AND/OR OTHER SIMILAR RECREATION FEATURES.

# GENERALIZED DEVELOPMENT PLAN

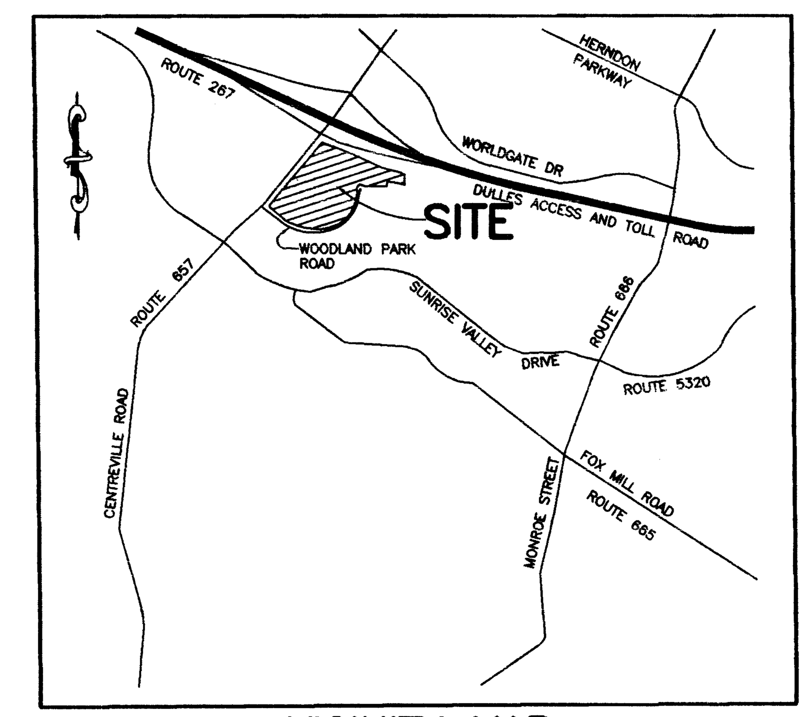



TABULATIONS

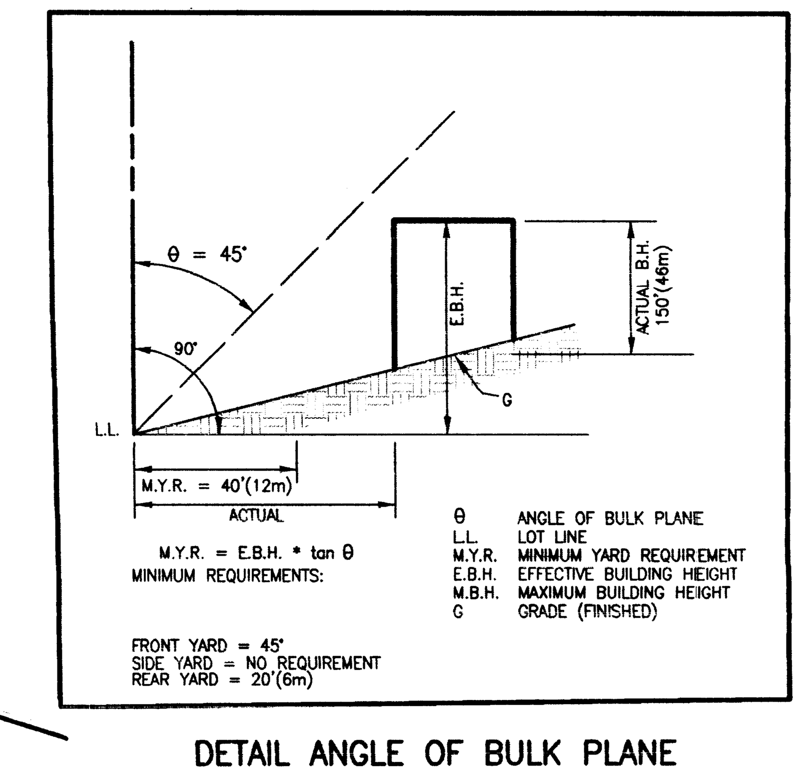
| | I-4 PERMITTED/REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM SITE AREA: | 20,000 SF | 23.4699 AC (1,022,348 SF) |
| PROPOSED SQUARE FOOTAGE | | 715,644 SF |
| FLOOR AREA RATIO: | 0.5 (0.7 BY SE) | 0.7 |
| MAXIMUM BUILDING HEIGHT: | 75 FEET WITHOUT SE | UP TO 150 FEET* PER BUILDING |
| MINIMUM YARDS: | | |
| FRONT: | 40 FEET OR 45° ABP | 40 FEET |
| SIDE: | NONE | 40 FEET |
| REAR: | NONE | 15 FEET |
| OPEN SPACE: | 15% | MIN. 30% |
| TREE COVER | 10% | MIN. 10% |
| PARKING SPACES | 1859 | MIN. 1859 |

*WHERE COMPATIBLE WITH ANGLE OF BULK PLANE REGULATIONS

100 50 0 100 200 300
GRAPHICAL SCALE: 1" = 100'




VICINITY MAP
SCALE 1" = 2000'




DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

Application No: RZ 1997-HM-054 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-7-98
Date of (BOS) (PC) approval 5-18-98
Sheet 3 of 4

## LEGEND:

- EXISTING TREES TO REMAIN
- PROPOSED WALKWAY / TRAIL
- FIRE LANE
- WETLANDS
- EX. STORM WATER ENDWALL
- POSSIBLE LOCATION OF PIER/PEDESTRIAN BRIDGE FEATURE

## EASEMENT TABLE:

- [1] – EX. SANITARY SEWER EASEMENT D.B. 3035, PG. 367 & D.B. 3235, PG. 198
- [2] – EX. SANITARY SEWER EASEMENT D.B. 3035, PG. 367
- [4] – EX. SANITARY SEWER EASEMENT D.B. 7105, PG. 1894
- [5] – EX. FLOOD PLAIN AND STORM DRAINAGE EASEMENT D.B. 7105, PG. 1894
- [7] – EX. FLOOD PLAIN AND STORM DRAINAGE EASEMENT D.B. 7376, PG. 1414
- [8] – EX. SITE DISTANCE EASEMENT
- [18] – EX. 11' TRAIL EASEMENT D.B. 7389, PG. 51
- [26] – EX. PERMANENT DRAINAGE EASEMENT D.B. 7010, PG. 1744

## CURVE DATA:

| CURVE | RADIUS | ARC LENGTH | TANGENT | CHORD | CHORD BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 55.00' | 163.72' | 665.91' | 109.63' | S48°33'45"W | 170°33'25" |
| C2 | 25.00' | 20.32' | 10.76' | 19.76' | S13°25'55"E | 46°34'04" |
| C3 | 490.00' | 651.94' | 384.43' | 604.91' | S47°58'04"W | 76°13'55" |
| C4 | 963.95' | 477.14' | 243.56' | 472.28' | N79°44'10"W | 28°21'37" |
| C5 | 450.00' | 12.50' | 6.25' | 12.50' | N64°45'38"W | 01°35'28" |
| C6 | 45.00' | 51.11' | 28.71' | 48.41' | N06°39'19"E | 65°04'27" |
| C7 | 1000.64' | 41.77' | 20.89' | 41.77' | N37°59'47"E | 02°23'31" |
| C8 | 8794.40' | 48.14' | 24.07' | 48.14' | S68°28'07"E | 00°18'49" |
| C9 | 862.05' | 224.74' | 113.01' | 224.10' | N82°39'10"W | 14°56'13" |

REVISIONS
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REVS. PER FAIRFAX COUNTY COMMENTS 3/3/98
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SURVEY WHGA
DESIGN
DRAWN S. MYHRE
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SEAL COMMONWEALTH OF VIRGINIA Gerald A. Fish, Sr. Cert.# 9988 3.23.98 CERTIFIED PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN & SPECIAL EXCEPTION PLAT
PROJECT TST WOODLAND L.L.C.
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 0313-0114
CADD 0313SP1.DWG
SHEET 3 OF 4

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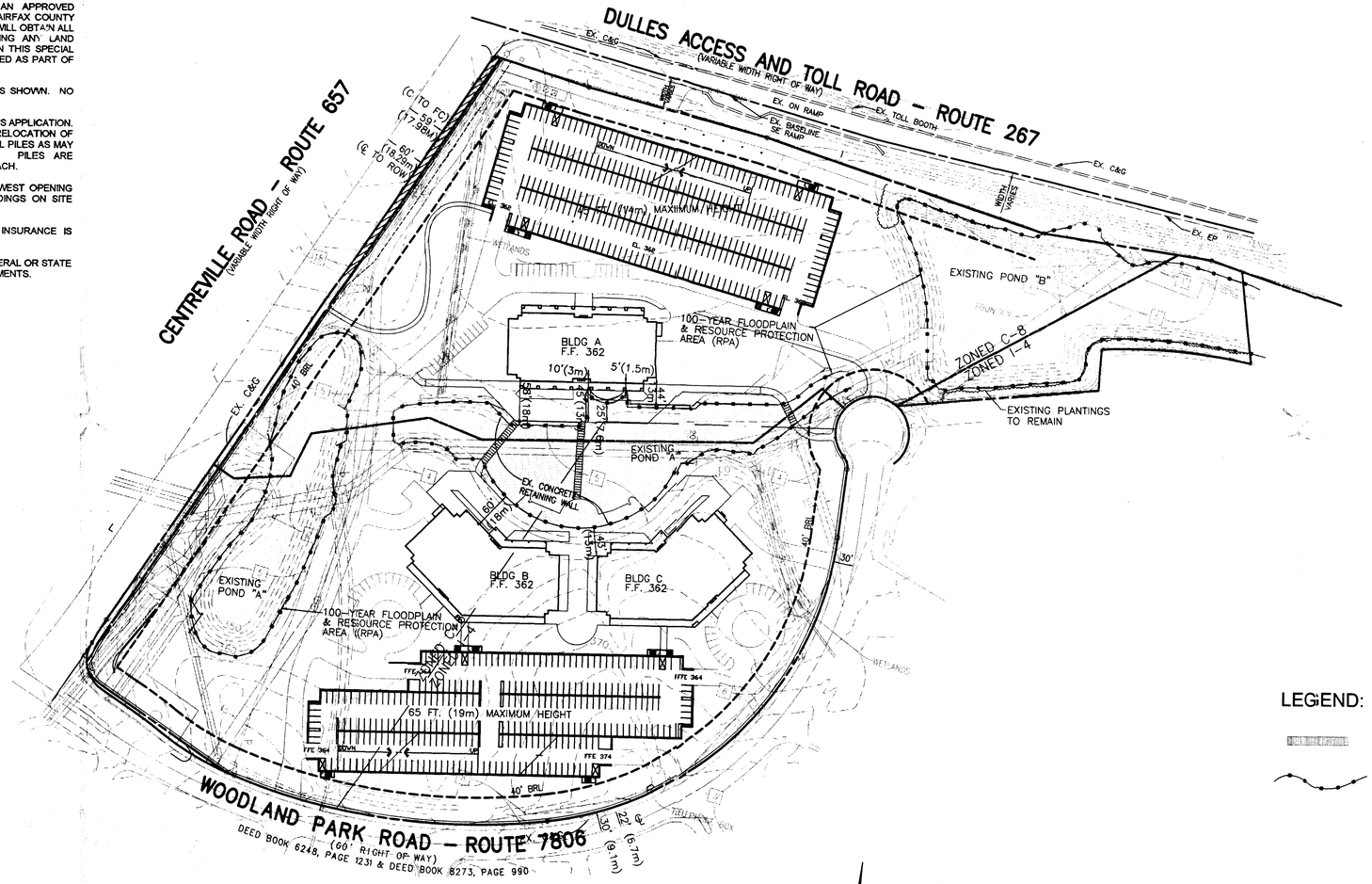
# FLOODPLAIN EXHIBIT

**FLOODPLAIN NOTES**

1. EXISTING TOPOGRAPHY IS FROM AN AIR SURVEY PREPARED BY OTHERS. THE CONTOUR INTERVAL IS 2'. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PROPOSED.
2. APPLICANT MAY ENCROACH INTO THE 100-YEAR FLOODPLAIN FOR THE INSTALLATION OF CANTILEVERED PIERS, PEDESTRIAN BRIDGES, BOARDWALKS, OR OTHER SIMILAR ARCHITECTURAL FEATURES TO COMPLEMENT THE EXISTING POND, AS GENERALLY SHOWN ON THIS SPECIAL EXCEPTION PLAT/GENERALIZED DEVELOPMENT PLAN. FINAL LOCATION OF FEATURES TO BE DETERMINED BY THE APPLICANT AT THE TIME OF SITE PLAN APPROVAL, SUBJECT TO THE REVIEW AND APPROVAL OF DEM. AT THE APPLICANT'S DISCRETION, THE EXISTING PILES MAY BE UTILIZED FOR SUCH A PIER OR BRIDGE, OR MAY BE RELOCATED OR REMOVED. NO MORE THAN THREE (3) PEDESTRIAN CROSSINGS OR PIERS SHALL BE PERMITTED.
3. THE 100-YEAR FLOODPLAIN LIMITS SHOWN ARE BASED ON AN APPROVED FLOODPLAIN STUDY BY WILLIAM H. GORDON ASSOCIATES, INC. (FAIRFAX COUNTY PLAN NUMBER 5518-FP-01). THE APPLICANT CERTIFIES THAT THEY WILL OBTAIN ALL WETLANDS PERMITS REQUIRED BY LAW PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES. EXTENSION OF BUILDING "A", SHOWN ON THIS SPECIAL EXCEPTION PLAT/GENERALIZED DEVELOPMENT PLAN WAS APPROVED AS PART OF THE PREVIOUS FLOODPLAIN STUDY.
4. ALL POINTS OF INGRESS AND EGRESS TO THE SITE SHALL BE AS SHOWN. NO ADDITIONAL EMERGENCY ACCESS IS PROPOSED.
5. NO FILL AND/OR COMPENSATORY CUT IS PROPOSED AS PART OF THIS APPLICATION. THE PURPOSE OF THIS REQUEST IS TO PERMIT THE POTENTIAL RELOCATION OF EXISTING PILES WITHIN POND "A", AND INSTALLATION OF ADDITIONAL PILES AS MAY BE NECESSARY TO SUPPORT ADDITIONAL POND FEATURES. PILES ARE ANTICIPATED TO BE NO LARGER THAN 1 FOOT BY 1 FOOT SQUARE EACH.
6. NO BUILDINGS ARE PROPOSED WITHIN THE FLOODPLAIN. THE LOWEST OPENING ELEVATION, INCLUDING BASEMENTS AND CELLARS, OF ALL BUILDINGS ON SITE SHALL BE 362 FEET.
7. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO FLOOD INSURANCE IS REQUIRED FOR THIS REQUEST.
8. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO FEDERAL OR STATE FLOODPLAIN PERMIT REQUIREMENTS FOR THE PROPOSED IMPROVEMENTS.




LEGEND:

POSSIBLE LOCATION OF PIER/PEDESTRIAN BRIDGE FEATURE

LIMITS OF 100-YEAR FLOODPLAIN & RESOURCE PROTECTION AREA (RPA)

Application No. 32-1997-HM-064 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-7-98
Date of (BOS) (PC) approval 5-18-98
Sheet 4 of 4

| REVISIONS |
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**GENERALIZED DEVELOPMENT PLAN & SPECIAL EXCEPTION PLAT**

PROJECT: **TST WOODLAND L.L.C.**
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 0313-0114
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SHEET: 4 OF 4


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