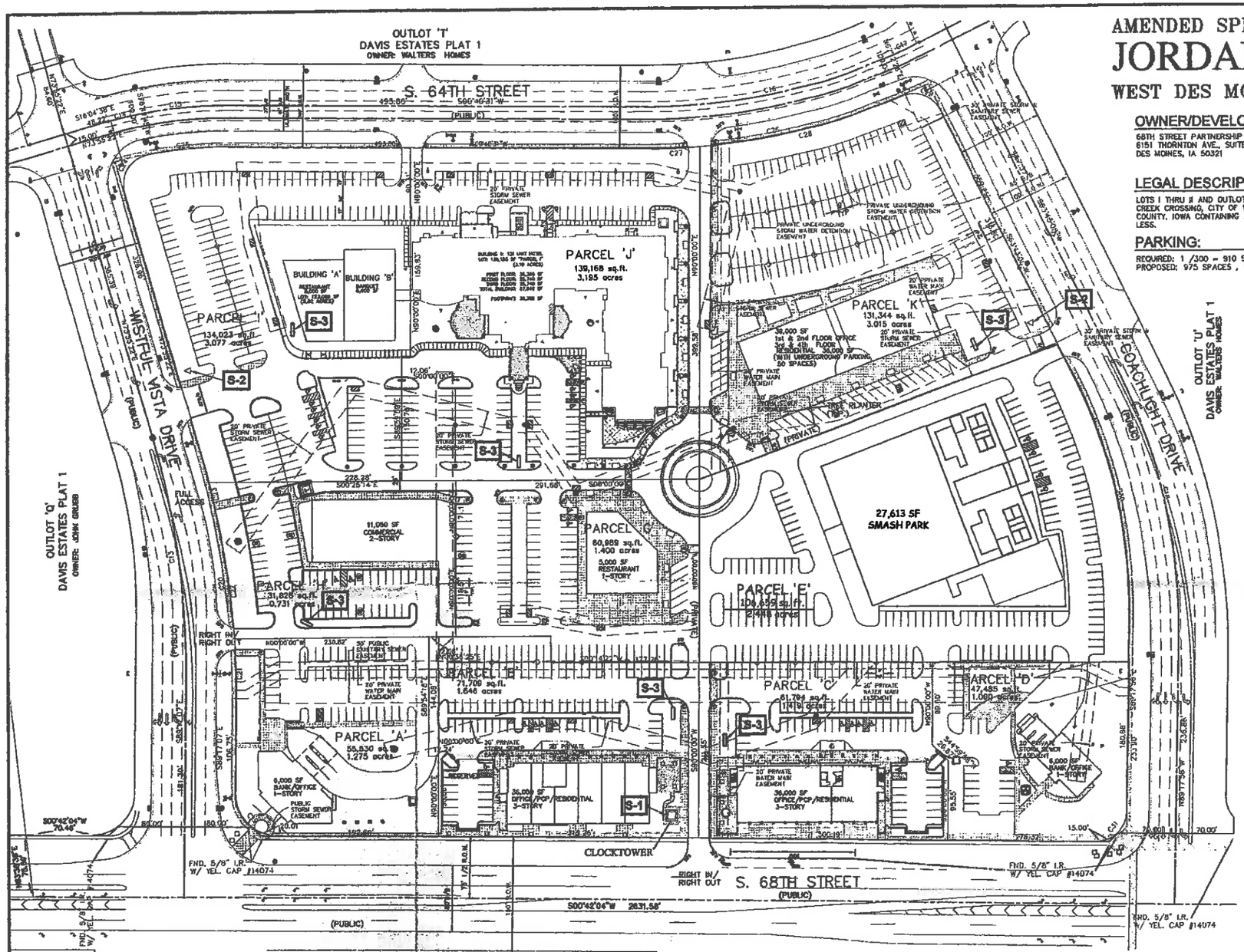
EXHIBIT A

AMENDED SPECIFIC PLAN
JORDAN CREEK CROSSING
WEST DES MOINES, IOWA



OWNER/DEVELOPER:

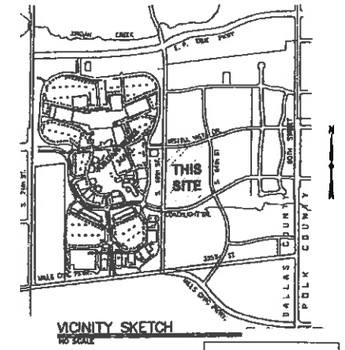
68TH STREET PARTNERSHIP L.L.C.
6151 THORNTON AVE., SUITE 700
DES MOINES, IA 50321

LEGAL DESCRIPTION:

LOTS 1 THRU 8 AND OUTLOTS 'Y' AND 'Z', JORDAN CREEK CROSSING, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA CONTAINING 20.457 ACRES MORE OR LESS.

PARKING:

REQUIRED: 1 /300 = 910 SPACES
PROPOSED: 975 SPACES , 118 FOR RESIDENTIAL



VICINITY SKETCH
NO SCALE

- Design Concepts:
  - See individual building elevations
- Uses:
  - See Site Calculations Summary
- Bulk Regulations
  - Height Restrictions:
  - See the Site Calculation Summary for proposed building heights.
- Estimated Parking:
  - Specific uses (tenants or purchasers) are yet to be determined.
- Parking Setback:
  - 30 feet from all public rights-of-way.
- Building Setback:
  - 10 feet from all public rights-of-way.
  - 0 feet from all internal lots not abutting rights-of-way.
- Building Uses:
  - Uses shall comply to the underlying zoning classifications of PCP, High Density Residential

Site Calculation Summary

- Probable building areas. Building uses and locations are probable, but shall include all uses allowed in the Development Agreement.

Building	Size	Height	Uses
A	6,000 SF	1-story; 25'	Bank / PCP
B	36,000 SF	3-story; up to 65'	PCP / Residential w/back under garages
C	36,000 SF	3-story; up to 65'	PCP / Residential w/back under garages
D	6,000 SF	1-story; 25'	Bank / PCP
E	56,000 SF	4-story; up to 65'	Office / Residential w/underground parking
F	5,000 SF	1-story; 25'	Restaurant
G	5,000 SF	1-story; 25'	Restaurant
H	21,000 SF	1-story; 25'	Commercial
I Bldg 'A'	5,000 SF	1-story; 25'	Restaurant
I Bldg 'B'	6,000 SF	1-story; 25'	Banquet
J	139,168 SF	3-story; up to 65'	Hotel / Water Park
K	72,000 SF	4-story; up to 65'	Office / Residential w/underground parking

Total Building Area: 393828 SF

NOTES:

1. The above uses and sizes are probable, but not definitive. Uses shall comply with the Development Agreement.

NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   A. WEST DES MOINES ENGINEER.
   B. 68TH STREET PARTNERSHIP L.L.C.
   C. CIVIL DESIGN ADVANTAGE
2. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE INACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
4. PROVIDE 9" CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVING AREAS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
6. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY T NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
7. SIDEWALK AND DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WEST DES MOINES ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
8. ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY THE OWNER/CONTRACTOR IN TIMELY FASHION.
9. ALL CONSTRUCTION WITHIN THE CITY OF WEST DES MOINES R.O.W. SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
10. PAVEMENT THICKNESS SHALL BE 9" P.C.C. CURB AND GUTTER.
11. INGRESS/EGRESS WILL BE COVERED BY A BLANKET EASEMENT.
12. THE ACCESSIBLE PARKING SPACES ARE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE CIRCULATION ROUTE TO THE MAIN ENTRANCE OF EACH BUILDING.
13. FOR SPECIFIC CONSTRUCTION DETAILS REGARDING, THE ADJACENT PUBLIC STREET SYSTEM, REFER TO THE CITY APPROVED CONSTRUCTION PLANS FOR JORDAN CREEK CROSSING PUBLIC IMPROVEMENTS.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	89°59'12"	25.00	39.26	24.99	S44°17'31"E	35.35
C2	16°47'31"	1200.00	351.69	177.11	N82°19'07"E	350.43
C3	90°00'00"	25.00	39.27	25.00	N28°53'22"E	35.36
C4	90°00'00"	25.00	39.27	25.00	S61°04'38"E	35.36
C5	88°19'12"	25.00	38.54	24.28	S29°45'46"W	34.83
C6	15°34'26"	535.00	145.42	73.16	N07°06'42"W	144.97
C7	24°53'08"	715.00	310.55	157.76	S11°46'03"E	308.11
C8	92°04'15"	25.00	40.17	25.92	S70°14'44"E	35.99
C9	90°00'00"	25.00	39.27	25.00	S18°43'08"W	35.36
C10	90°00'00"	25.00	39.27	25.00	N71°16'52"W	35.36
C11	26°58'56"	800.00	376.74	191.93	N77°12'36"E	373.27
C12	44°24'24"	35.00	27.14	14.29	S68°29'38"W	26.46
C13	16°47'31"	1000.00	293.07	147.59	N82°19'07"E	292.03
C14	16°45'09"	500.00	146.19	73.62	N07°42'03"W	145.67
C15	26°57'23"	750.00	352.86	179.76	S12°48'10"E	349.61
C16	26°58'56"	700.00	329.65	167.94	N77°12'36"E	326.61
C17	02°18'38"	535.00	21.57	10.79	N13°44'36"W	21.57
C18	13°15'48"	535.00	123.85	62.20	N05°57'23"W	123.57
C19	24°08'00"	715.00	301.16	152.85	S11°23'29"E	298.94
C20	00°43'08"	715.00	9.39	4.69	S23°50'03"E	9.39
C21	90°00'49"	35.00	54.99	35.01	S45°42'29"W	49.50
C22	16°47'31"	800.00	234.46	118.09	N82°19'07"E	233.62
C23	07°59'16"	800.00	109.44	54.80	N86°47'45"E	109.35
C24	09°37'14"	800.00	125.02	62.64	N78°23'59"E	124.89
C25	93°29'20"	25.00	40.79	26.57	N59°19'38"W	36.42
C26	13°15'48"	465.00	107.64	54.06	N05°57'23"W	107.40
C27	24°08'00"	785.00	330.65	167.81	S11°23'29"E	328.21
C28	04°16'06"	922.84	68.75	34.39	S01°37'08"E	68.73
C29	11°13'37"	809.66	158.65	79.58	S10°13'27"E	158.40
C30	07°32'14"	785.00	103.26	51.71	S19°41'22"E	103.19
C31	87°10'37"	25.00	38.04	23.90	N20°07'50"E	34.47
C32	27°38'03"	700.84	338.02	172.37	N77°32'39"E	334.76
C33	11°37'02"	700.84	142.10	71.30	N69°32'09"E	141.86
C34	16°01'01"	700.84	195.92	98.60	N83°21'10"E	195.28
C35	90°00'00"	35.00	54.98	35.00	S44°17'56"E	49.50

SCALE: 1"=60'
0' 30' 60' 120'

SIGN LEGEND

- S-1 CLOCKTOWER - (1 ALLOWED)
- S-2 COMPLEX IDENTIFICATION SIGN (MAXIMUM 2 ALLOWED)
- S-3 BUSINESS IDENTIFICATION SIGN (MAXIMUM OF 7 ALLOWED)

IOWA ONE-CALL
800/292-8989
8-1-1

LEGEND

(EXISTING/PROPOSED)

- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CONCRETE WALK
- ALTERNATE PAVING

NOTE:
BASE INFORMATION PROVIDED BY CIVIL ENGINEERING CONSULTANTS

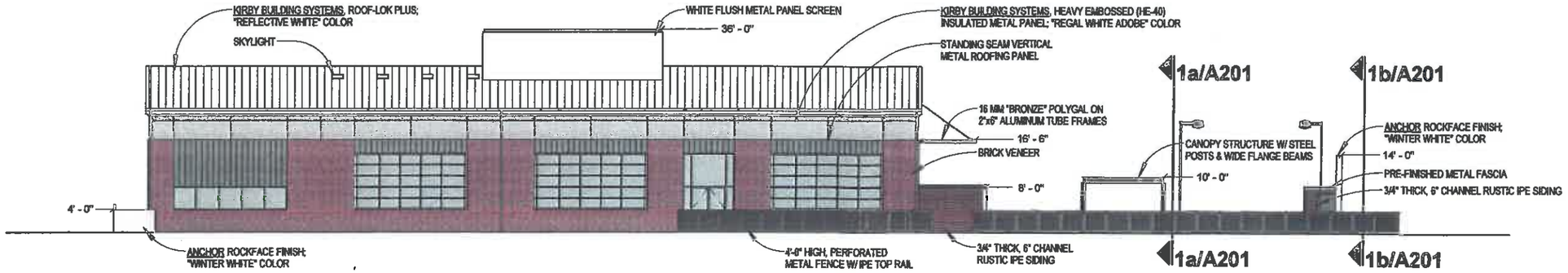
DATE	REVISIONS
8-2-01	FIRST SUBMITTAL

NOTE: COOPER CRAWFORD & ASSOCIATES, LLC ONLY CERTIFIES PARCEL "E" IN THE JORDAN CREEK CROSSING SPECIFIC PLAN

COOPER CRAWFORD & ASSOCIATES, LLC
475 S. 50th STREET, SUITE 800
WEST DES MOINES, IOWA 50265
(515) 224-1344

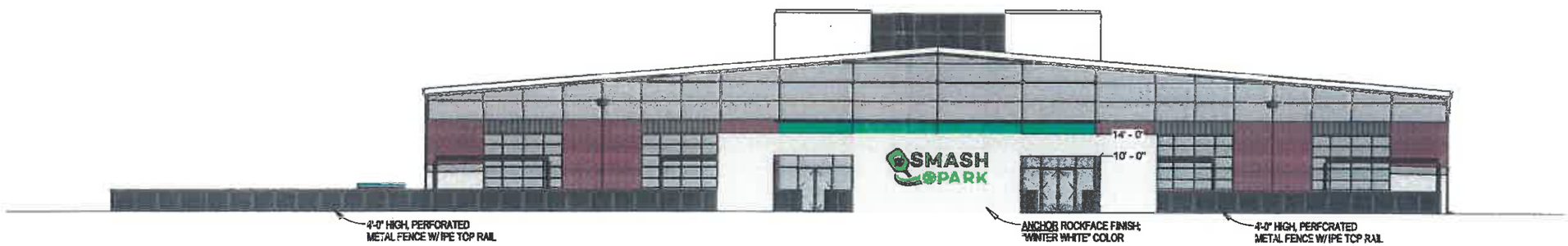
JORDAN CREEK CROSSING
AMENDED SPECIFIC PLAN
WEST DES MOINES, IOWA

1/1



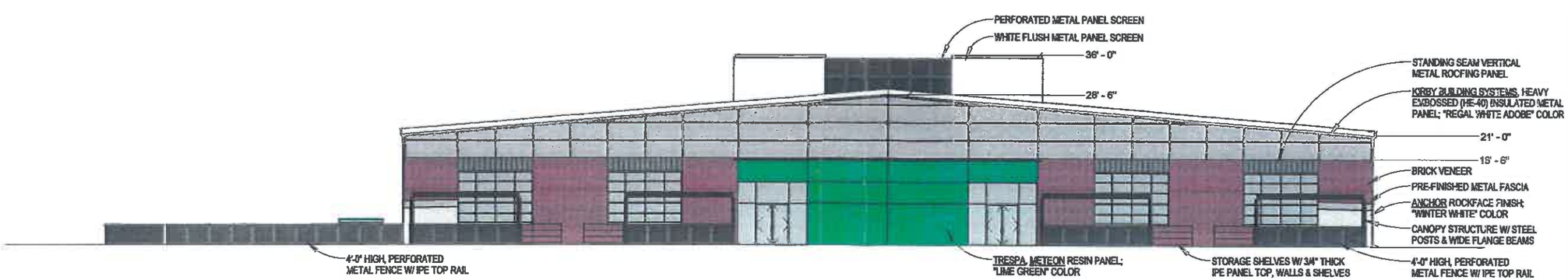
WEST ELEVATION 2

3/64" = 1'-0"



SOUTH ENTRANCE WALL 1b

3/64" = 1'-0"



SOUTH ELEVATION 1a

3/64" = 1'-0"

EXHIBIT B

WELLS associates
520 42nd Street
Suite 400
Des Moines, IA 50312

515.327.0007 Phone
515.327.0077 Fax

www.wells-plus.com

SMASHPARK WEST DES MOINES

6625 COACH LIGHT DRIVE, WEST DES MOINES, IA 50266

Num.	Description	Date

PROJECT #	17003.00
DATE:	08.08.17

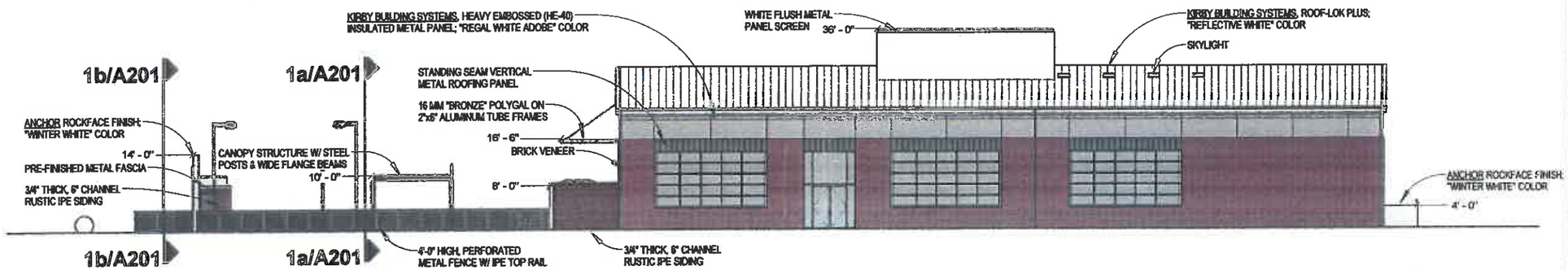
A201

BUILDING ELEVATIONS

WELLS associates
520 42nd Street
Suite 400
Des Moines, IA 50312

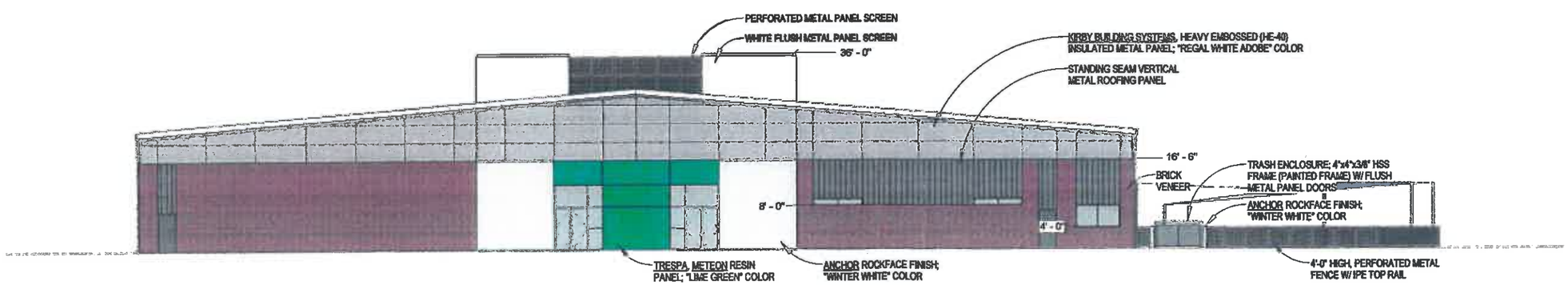
515.327.0007 Phone
515.327.0077 Fax

www.wells-plus.com



EAST ELEVATION (2)

3/64" = 1'-0"



NORTH ELEVATION (1)

3/64" = 1'-0"

SMASHPARK WEST DES MOINES

6625 COACH LIGHT DRIVE, WEST DES MOINES, IA 50266

Num.	Description	Date

PROJECT #	17003.00
DATE:	08.08.17

A202

BUILDING ELEVATIONS

In Vision ARCHITECTURE
DES MOINES OMAHA SIOUX CITY WATERLOO
132 1/2 FIFTH STREET, SUITE A WEST DES MOINES, IOWA 50265
PHONE: 515.633.2941 FAX: 515.633.2942

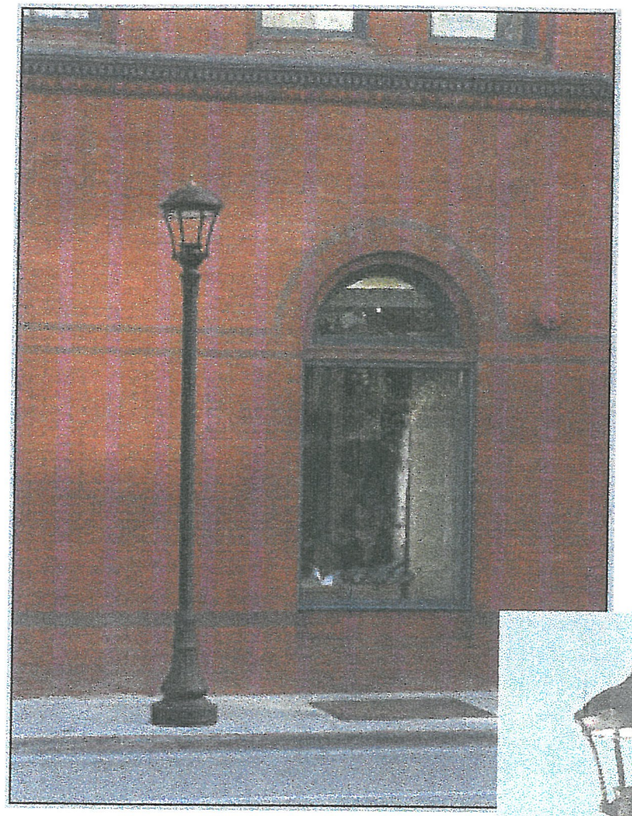
JORDAN CREEK CROSSING

DAVIS PROPERTIES

WEST DES MOINES, IOWA

SEPTEMBER 17, 2004

LAC
LANDSCAPE ARCHITECTURAL CONSULTANTS, INC.
A DIVISION OF CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET. UNIT 12 DES MOINES. IOWA 50322.4379
PHONE: 515.276.9898 FAX: 515.276.7084



ARCHITECTURAL AREA LIGHTING
PROVIDENCE FIXTURE
HIGH-TRAFFIC AREAS

SPAULDING LIGHTING
MEDALLION FIXTURE
PARKING AREAS

LANDSCAPE FORMS
SCARBOROUGH BENCH

LANDSCAPE FORMS
SCARBOROUGH TRASH RECEPTACLE

LANDSCAPE FORMS
SCARBOROUGH PLANTER

SITE FURNISHINGS

InVision ARCHITECTURE
DES MOINES OMAHA SIOUX CITY WATERLOO
132 1/2 FIFTH STREET, SUITE A WEST DES MOINES, IOWA 50265
PHONE: 515.633.2941 FAX: 515.633.2942

JORDAN CREEK CROSSING
DAVIS PROPERTIES
WEST DES MOINES, IOWA
SEPTEMBER 17, 2004

LAC
LANDSCAPE ARCHITECTURAL CONSULTANTS, INC.
A DIVISION OF CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET. UNIT 12 DES MOINES. IOWA 50322.4379
PHONE: 515.276.9898 FAX: 515.276.7084

OVERALL BUILDING SCALE

InVision ARCHITECTURE
DES MOINES OMAHA SIOUX CITY WATERLOO
132 1/2 FIFTH STREET, SUITE A WEST DES MOINES, IOWA 50265
PHONE: 515.633.2941 FAX: 515.633.2942

JORDAN CREEK CROSSING

DAVIS PROPERTIES

WEST DES MOINES, IOWA

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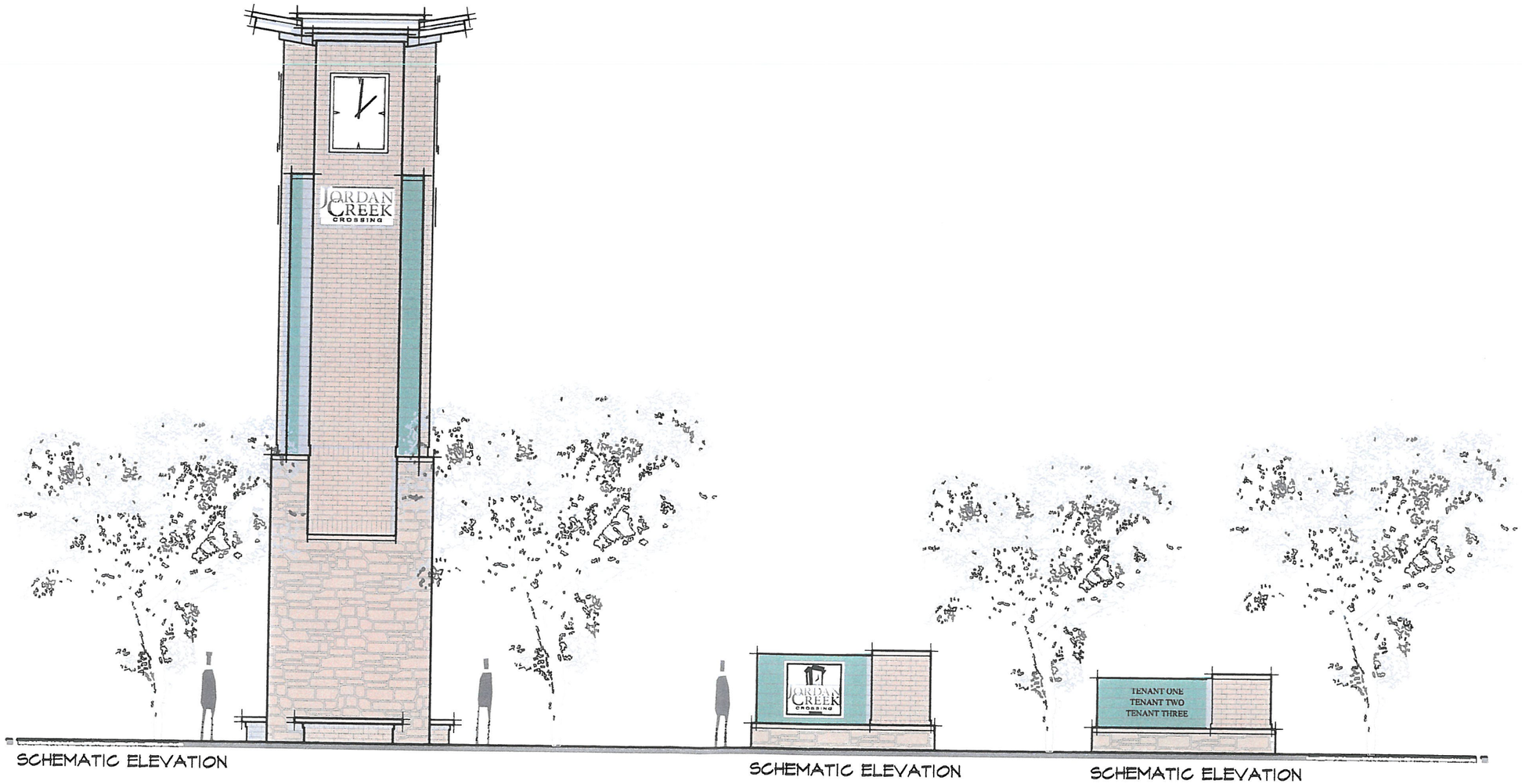

JORDAN CREEK CROSSING

DAVIS PROPERTIES

WEST DES MOINES, IOWA

SEPTEMBER 17, 2004

InVision ARCHITECTURE
DES MOINES OMAHA SIOUX CITY WATERLOO
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WEST SCHEMATIC ELEVATION

EAST SCHEMATIC ELEVATION

OFFICE / RESIDENTIAL BUILDING - PARCEL "E"

InVision ARCHITECTURE
DES MOINES OMAHA SIOUX CITY WATERLOO
132 1/2 FIFTH STREET, SUITE A WEST DES MOINES, IOWA 50265
PHONE: 515.633.2941 FAX: 515.633.2942

JORDAN CREEK CROSSING

DAVIS PROPERTIES
WEST DES MOINES, IOWA
SEPTEMBER 17, 2004

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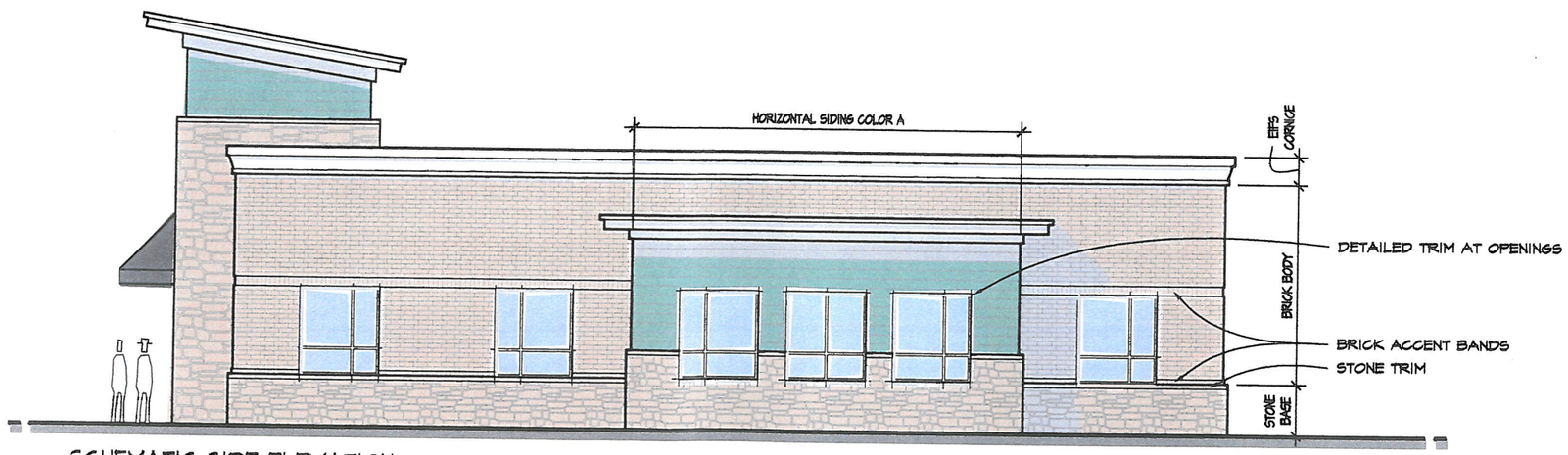
2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322.4379
PHONE: 515.276.9898 FAX: 515.276.7084

SCHEMATIC FRONT ELEVATION



SCHEMATIC SIDE ELEVATION

RESTAURANT - PARCEL "G"

InVision ARCHITECTURE
DES MOINES OMAHA SIOUX CITY WATERLOO
132 1/2 FIFTH STREET, SUITE A WEST DES MOINES, IOWA 50265
PHONE: 515.633.2941 FAX: 515.633.2942

JORDAN CREEK CROSSING

DAVIS PROPERTIES
WEST DES MOINES, IOWA
SEPTEMBER 17, 2004

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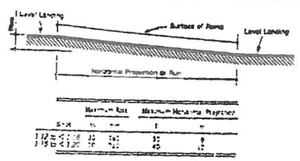


Fig. 16
Components of a Single Ramp Run and Sample Ramp Dimensions

4.8.3 Clear Width. The minimum clear width of a ramp shall be 36 in (915 mm).

4.8.4 Landings. Ramps shall have level landings at bottom and top of each ramp and each ramp run. Landings shall have the following features:

(1) The landing shall be at least as wide as the ramp run leading to it.

(2) The landing length shall be a minimum of 60 in (1525 mm) clear.

(3) If ramps change direction at landings, the minimum landing size shall be 60 in by 60 in (1525 mm by 1525 mm).

(4) If a doorway is located at a landing, then the area in front of the doorway shall comply with 4.13.6.

4.8.5 Handrails. If a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm) then it shall have handrails on both sides. Handrails are not required on curb ramps or ramps to access to assembly areas. Handrails shall comply with 4.26 and shall have the following features:

(1) Handrails shall be provided along both sides of ramp segments. The inside handrail on switchback or doglegged ramps shall always be continuous.

(2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top and bottom of the ramp segment, and shall be parallel with the floor or ground surface (see Fig. 17).

(3) The clear space between the handrail and the wall shall be 1 - 1/2 in (38 mm).

(4) Gripping surfaces shall be continuous.

(5) Top of handrails of gripping surfaces shall be mounted between 3 4 in and 38 in (965 mm and 965 mm) above ramp surfaces.

(6) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post.

(7) Handrails shall not rotate within their fittings.

4.8.6 Cross Slope and Surfaces. The cross slope of ramp surfaces shall be no greater than 1:50. Ramp surfaces shall comply with 4.5.

4.8.7 Edge Protection. Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be a minimum of 2 in (50 mm) high (see Fig. 17).

4.8.8 Outdoor Conditions. Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

4.9 Stairs.

4.9.1 Minimum Number. Stairs required to be accessible by 4.1 shall comply with 4.9.

4.9.2 Treads and Risers. On any given flight of stairs, all steps shall have uniform riser heights and uniform tread widths. Stair treads shall be no less than 11 in (280 mm) wide, measured from riser to riser (see Fig. 18(a)). Open risers are not permitted.

4.9.3 Nosings. The undersides of nosings shall not be abrupt. The radius of curvature at the leading edge of the tread shall be no greater than 1/2 in (13 mm). Risers shall be sloped or the underside of the nosing shall have an angle not less than 60 degrees from the horizontal. Nosings shall project no more than 1-1/2 in (38 mm) (see Fig. 18).

4.9.4 Handrails. Stairways shall have handrails at both sides of all stairs. Handrails shall comply with 4.26 and shall have the following features:

(1) Handrails shall be continuous along both sides of stairs. The inside handrail on switchback or dogleg stairs shall always be continuous (see Fig. 19(a) and (b)).

(2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top riser and at least 12 in (305 mm) plus the width of one tread beyond the bottom riser. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal (see Fig. 19(a) and (d)). If handrail extensions shall comply with 4.4.

(3) The clear space between handrails and wall shall be 1-1/2 in (38 mm).

(4) Gripping surfaces shall be uninterrupted by newel posts, other construction elements, or obstructions.

(5) Top of handrail gripping surface shall be mounted between 34 in and 38 in (865 mm and 965 mm) above stair nosings.

(6) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post.

(7) Handrails shall not rotate within their fittings.

4.9.5 Detectable Warnings at Stairs. Reserved.

4.9.6 Outdoor Conditions. Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces.

4.10 Elevators.

4.10.1 General. Accessible elevators shall be on an accessible route and shall comply with 4.10 and with the ASME A17.1-1990, Safety Code for Elevators and Escalators. Freight elevators shall not be considered as meeting the requirements of this section unless the only elevators provided are used as combination passenger and freight elevators for the public and employees.

4.10.2 Automatic Operation. Elevator operation shall be automatic. Each car shall be equipped with a self-leveling feature that will automatically bring the car to floor landings within a tolerance of 1/2 in (13 mm) under rated loading to zero loading conditions. This self-leveling feature shall be automatic and independent of the operating device and shall correct the overtravel or undertravel.

4.10.3 Hall Call Buttons. Call buttons in elevator lobbies and halls shall be centered at 42 in (1065 mm) above the floor. Such call buttons shall have visual signals to indicate when each call is registered and when each call is answered. Call buttons shall be a minimum of 3/4 in (19 mm) in the smallest dimension. The button designating the up direction shall be on top. (See Fig. 20.) Buttons shall be raised or flush. Objects mounted beneath hall call buttons shall not project into the elevator lobby more than 4 in (100 mm).

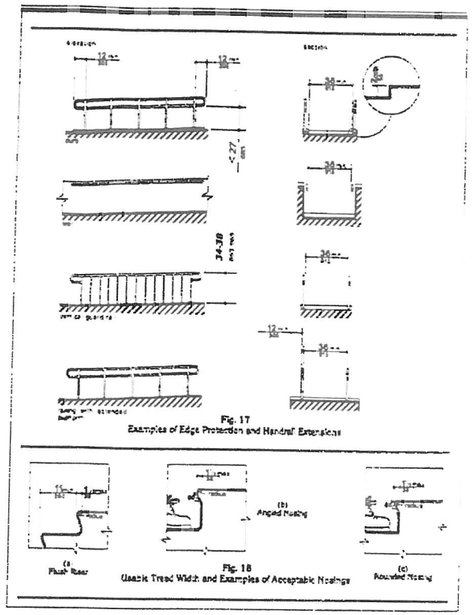
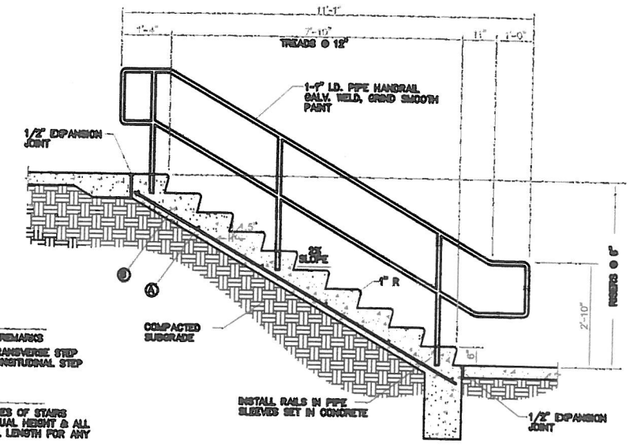


Fig. 17
Examples of Edge Protection and Handrail Extensions

Fig. 18
Usable Tread Width and Examples of Acceptable Nosings



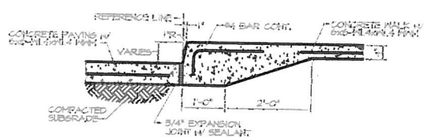
STEEL SCHEDULE

BAR	SPACING (IN.)	REMARKS
A	24	TRANSVERSE STEP
B	12	LONGITUDINAL STEP

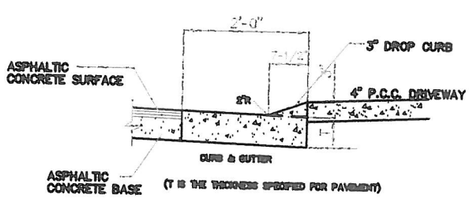
GENERAL NOTES

1. HANDRAILS ON BOTH SIDES OF STAIRS
2. ALL RISERS TO BE OF EQUAL HEIGHT & ALL TREADS TO BE OF EQUAL LENGTH FOR ANY SET OF STAIRS.
3. REFER TO "CITY OF WEST DES MOINES STANDARD SPECIFICATIONS."

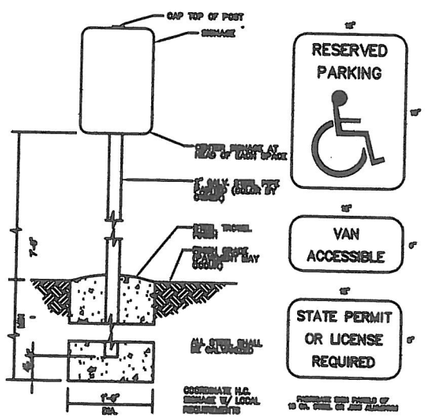
EXTERIOR STAIR DETAIL
NO SCALE — ACCESS TO WEST PARKING LOT



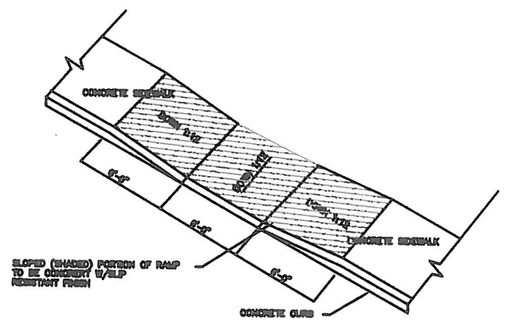
DETAIL: INTERGRAL CURB AND SIDEWALK
NO SCALE



DROP CURB DETAIL
NO SCALE

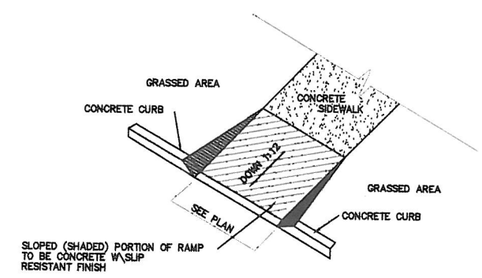


DETAIL: HANDICAP SIGNAGE



NOTE: ON-SITE INSPECTION SHALL BE REQUESTED WITH THE WEST DES MOINES BUILDING DIVISION AT (515)222-3630, PRIOR TO POURING ANY CONCRETE RAMPS.

CURB RAMP
NO SCALE



NOTE: ON-SITE INSPECTION SHALL BE REQUESTED WITH THE WEST DES MOINES BUILDING DIVISION AT (515)222-3630, PRIOR TO POURING ANY CONCRETE RAMPS.

CURB RAMP
NO SCALE

EXTERIOR DETAILS

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JORDAN CREEK CROSSING

DAVIS PROPERTIES
WEST DES MOINES, IOWA
SEPTEMBER 17, 2004

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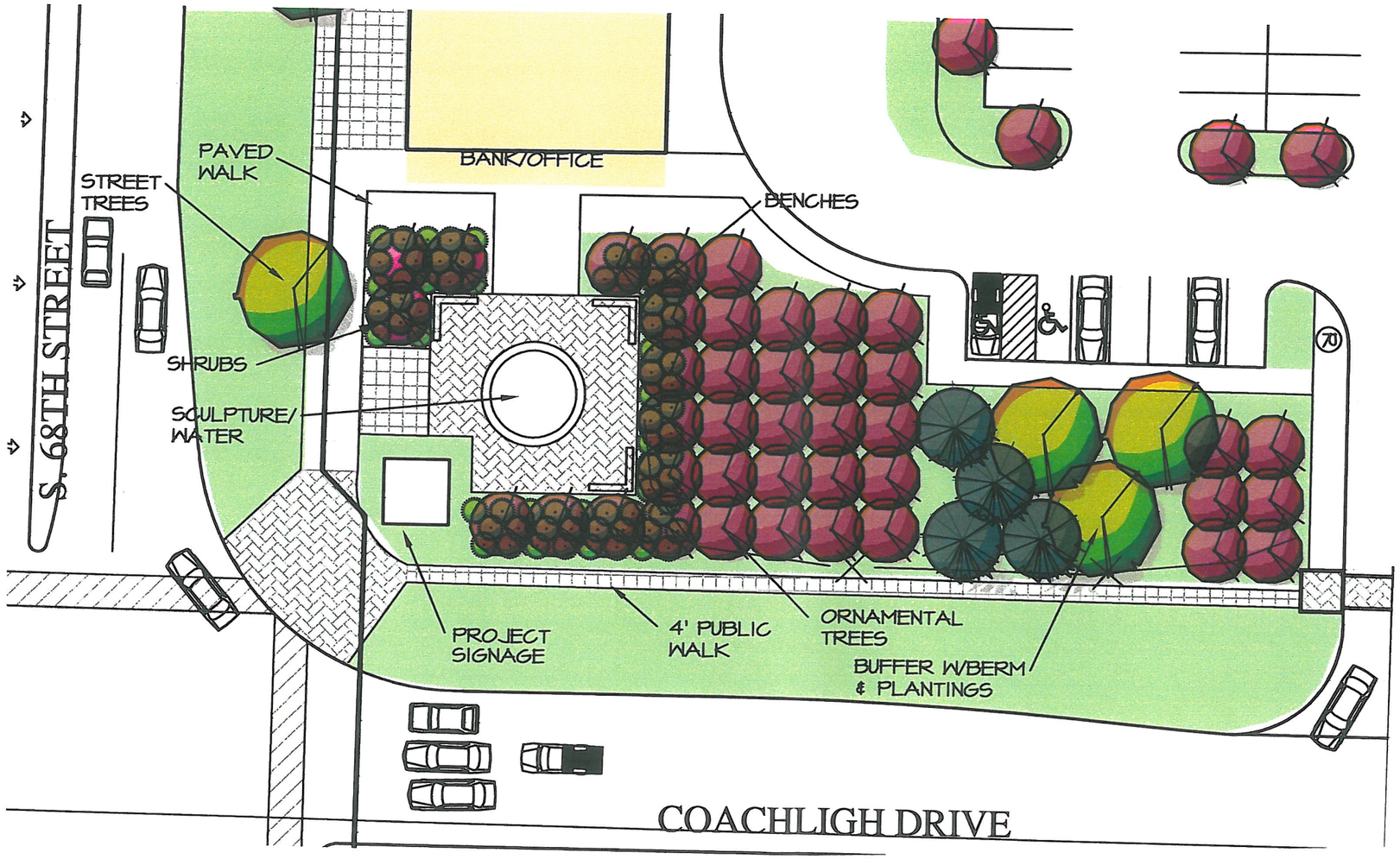
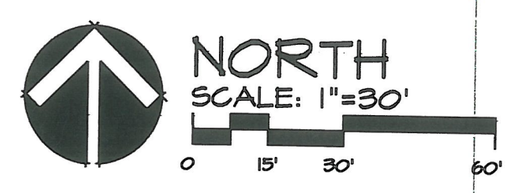


PLZ #1



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JORDAN CREEK CROSSING
68th STREET PROPERTIES L.L.C.
WEST DES MOINES, IOWA
MARCH 12, 2004

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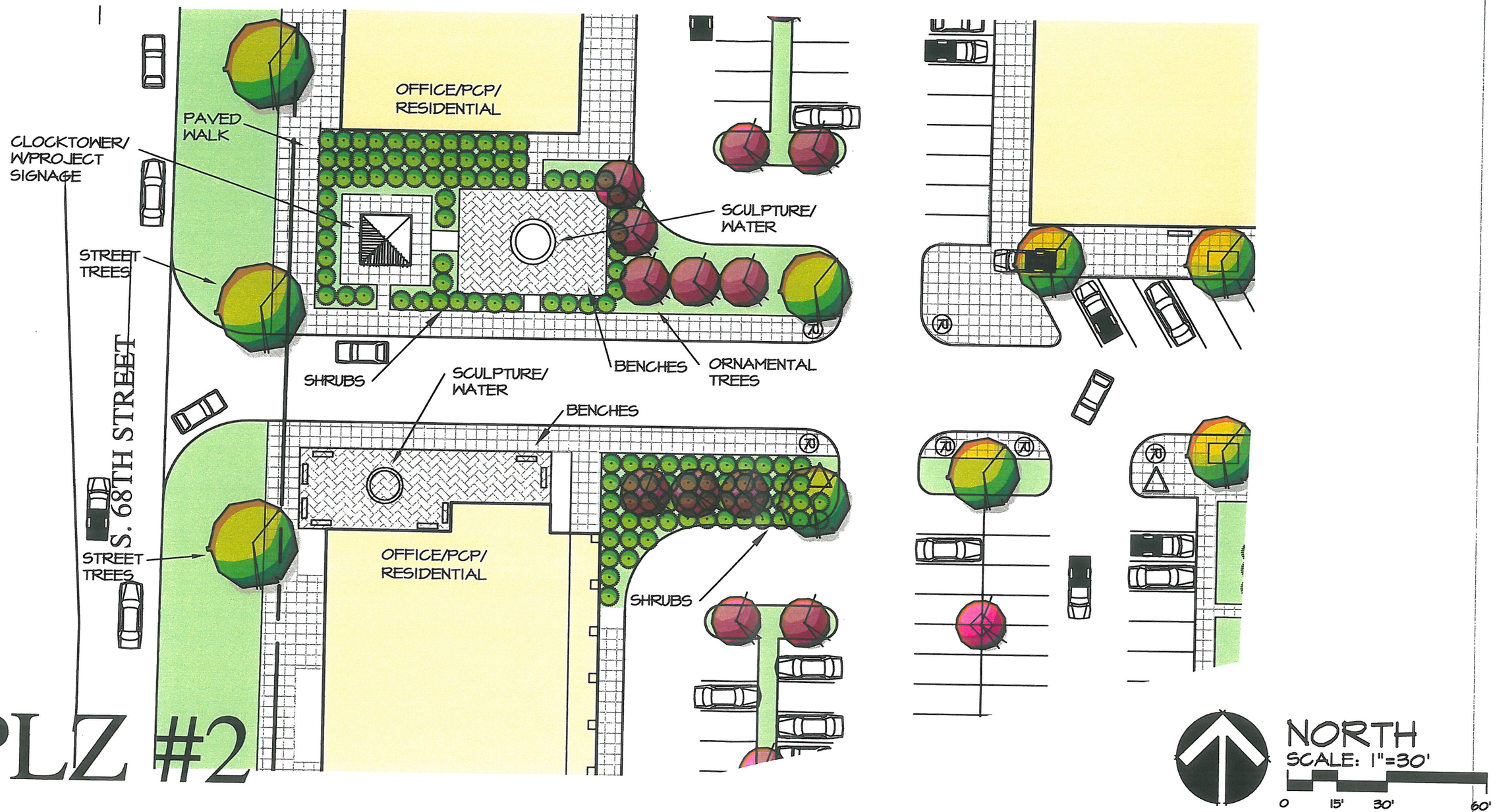

PLZ #2

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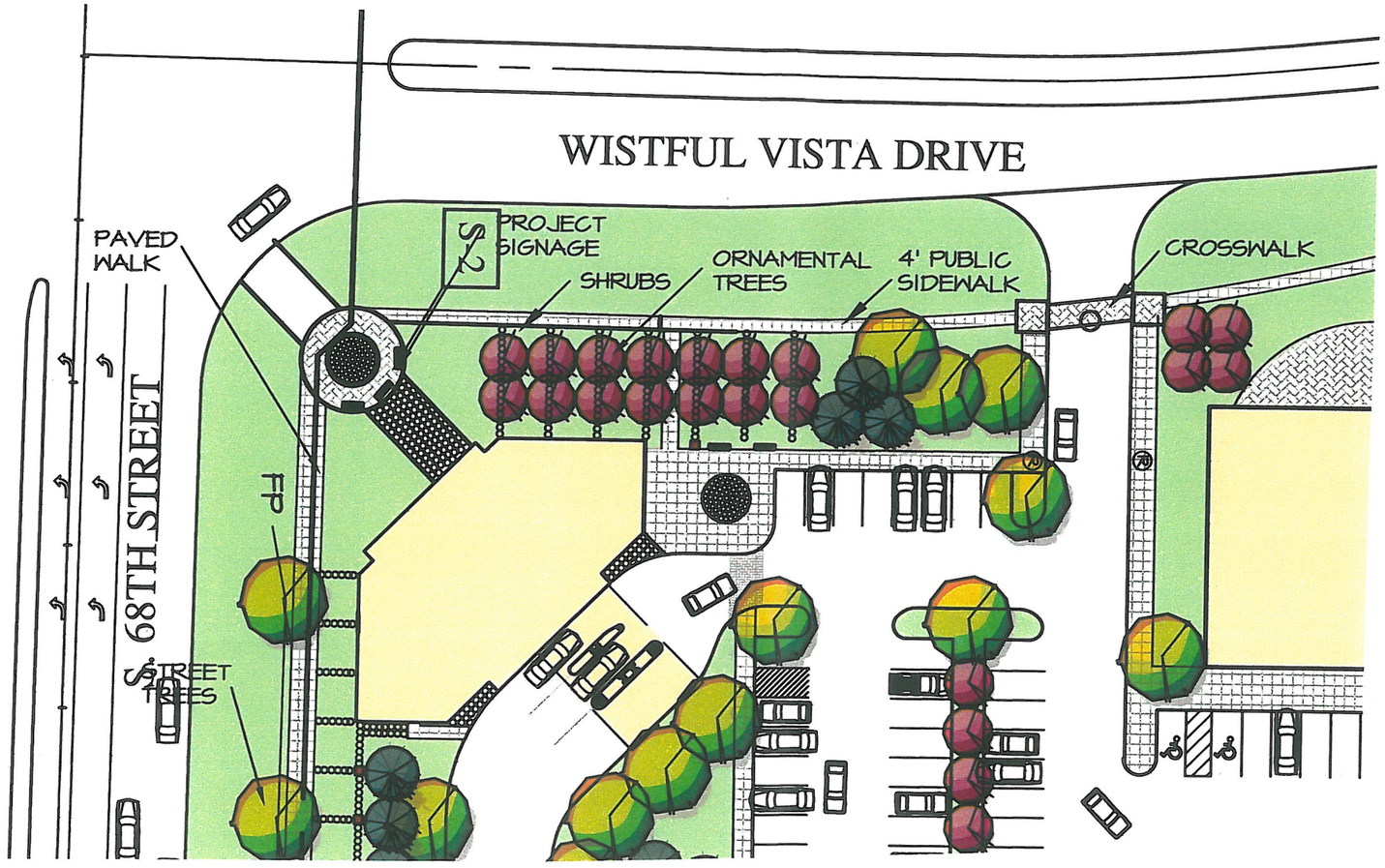
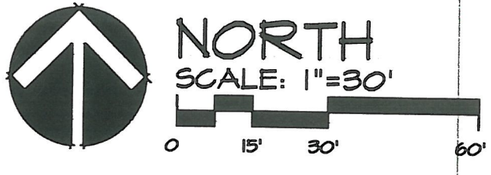


PLZ #3



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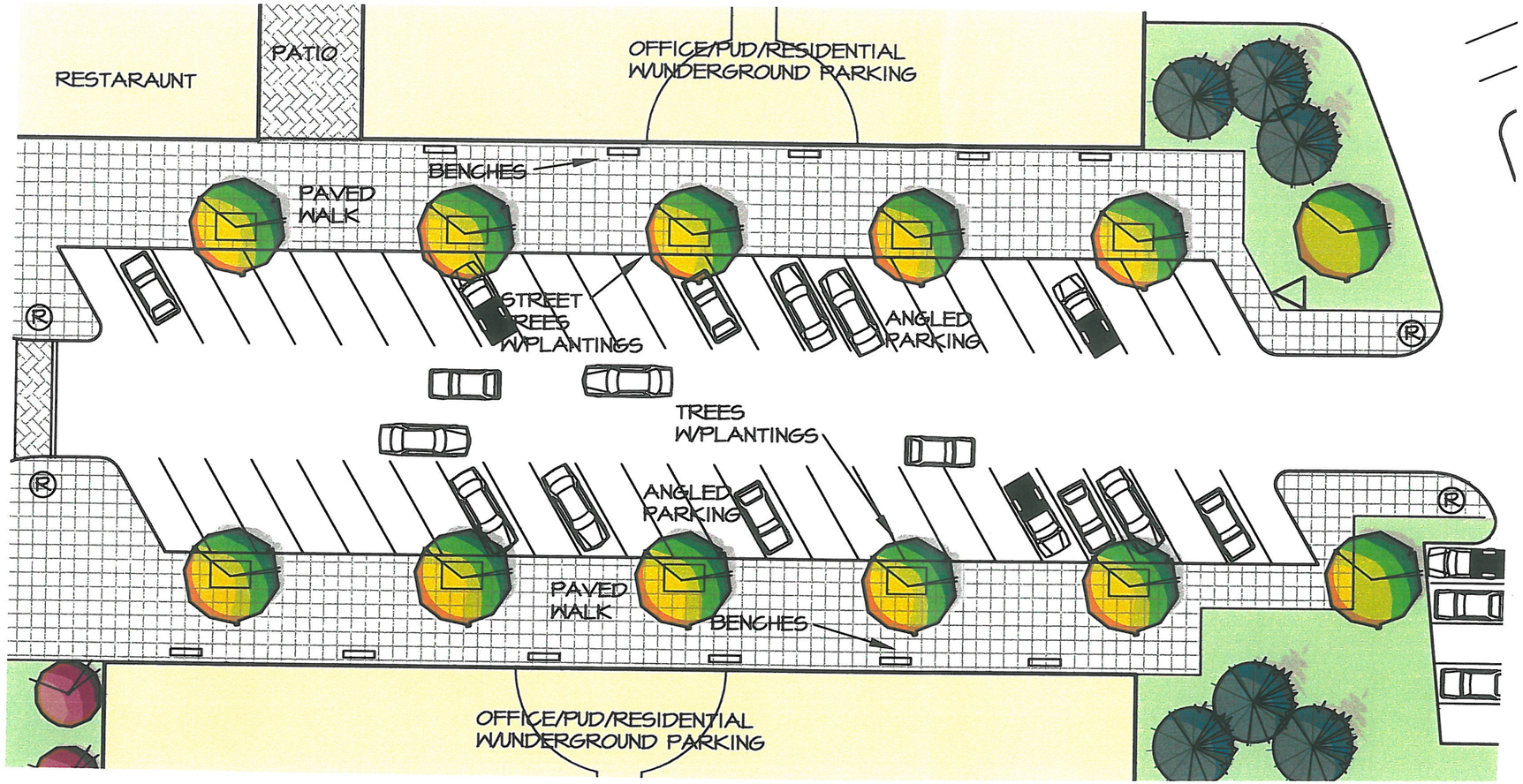

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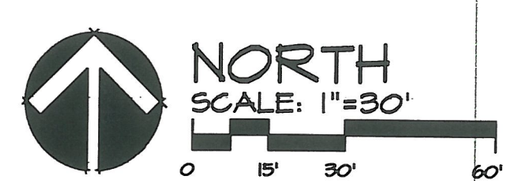

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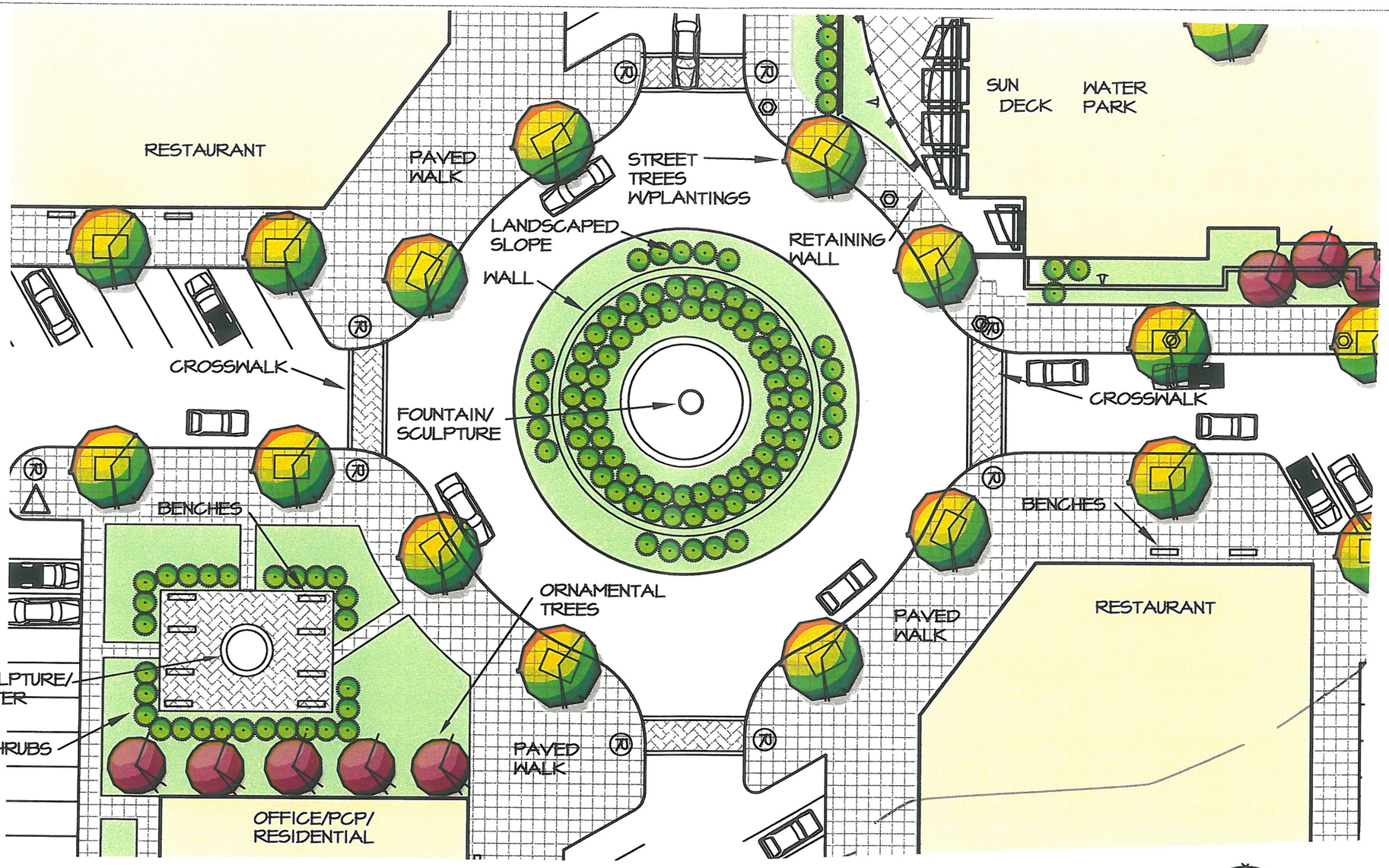
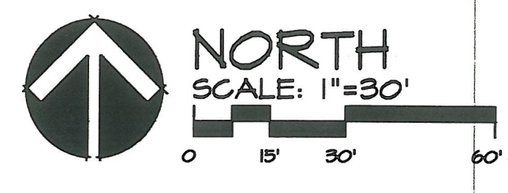


PLZ #5



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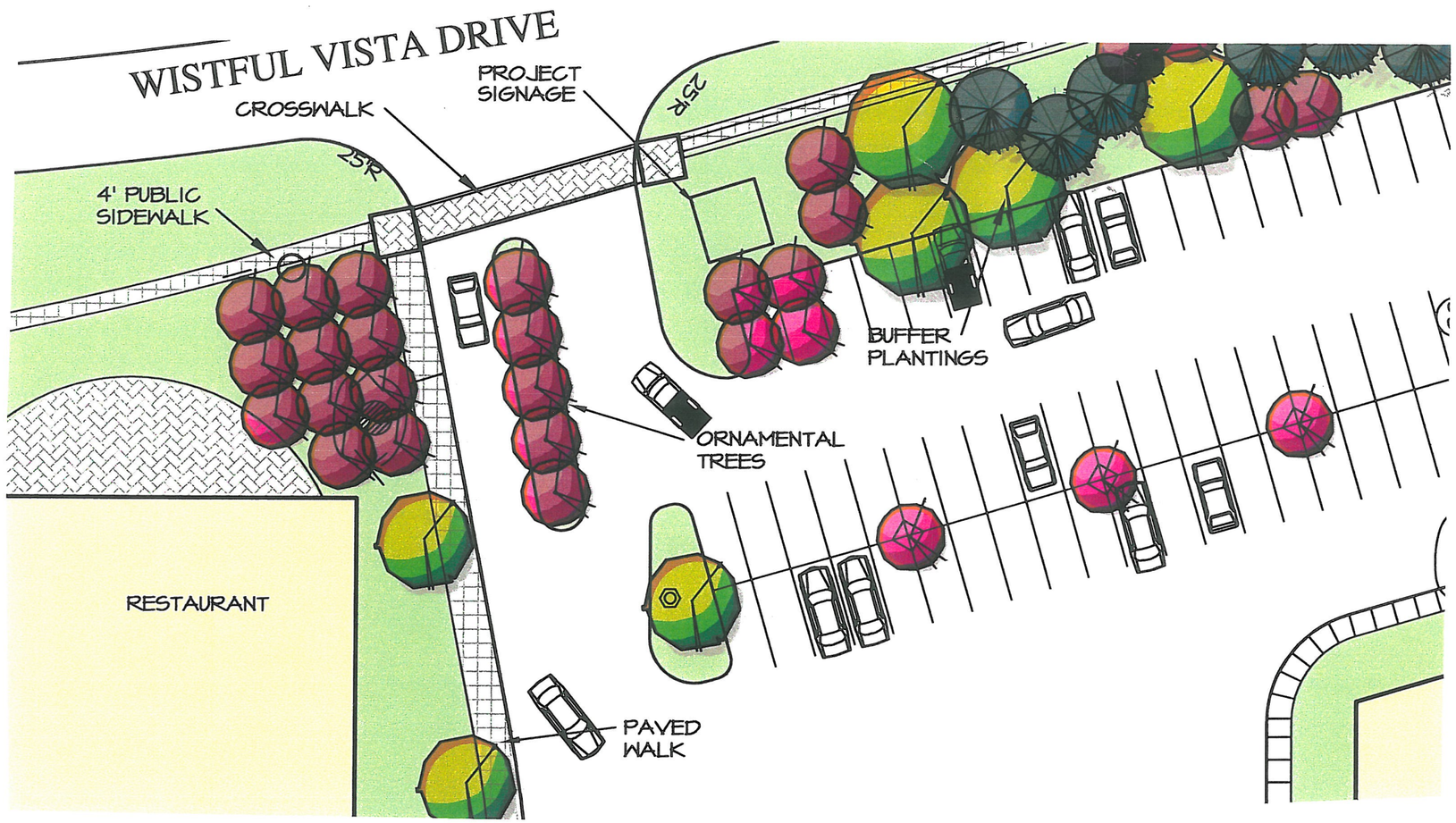

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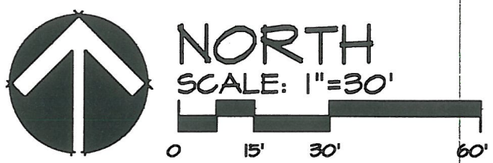

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