



PROJECT: **NSD-REPLACEMENT**
SITE ID: **CH95363A**
SITE NAME: **WASHINGTON & 75TH WT**
SITE TYPE: **MONOPOLE**
PLAN: **5G AND LTE AIRSCALE**
SITE ADDRESS: **1301 CLYDE DR.,
NAPERVILLE, IL 60565**

ZONING DRAWINGS

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L-4	PLAT OF SURVEY OF LEASE AREA	0



1400 OPUS PLACE, SUITE 700
DOWNERS GROVE, IL 60515
PHONE:
FAX:



ILLINOIS DESIGN FIRM REGISTRATION NO.: 184.002139
1125 REMINGTON RD., SCHAUMBURG, IL 60173
PHONE: 847-490-8200; FAX: 847-490-8225
www.kcscorp.com

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LICENSED PROFESSIONAL ENGINEER
SEEMESH M. SETHI
0062-051290
STATE OF ILLINOIS
SIGNATURES:
DATE: 3/5/25 EXPIRES: 11/30/25

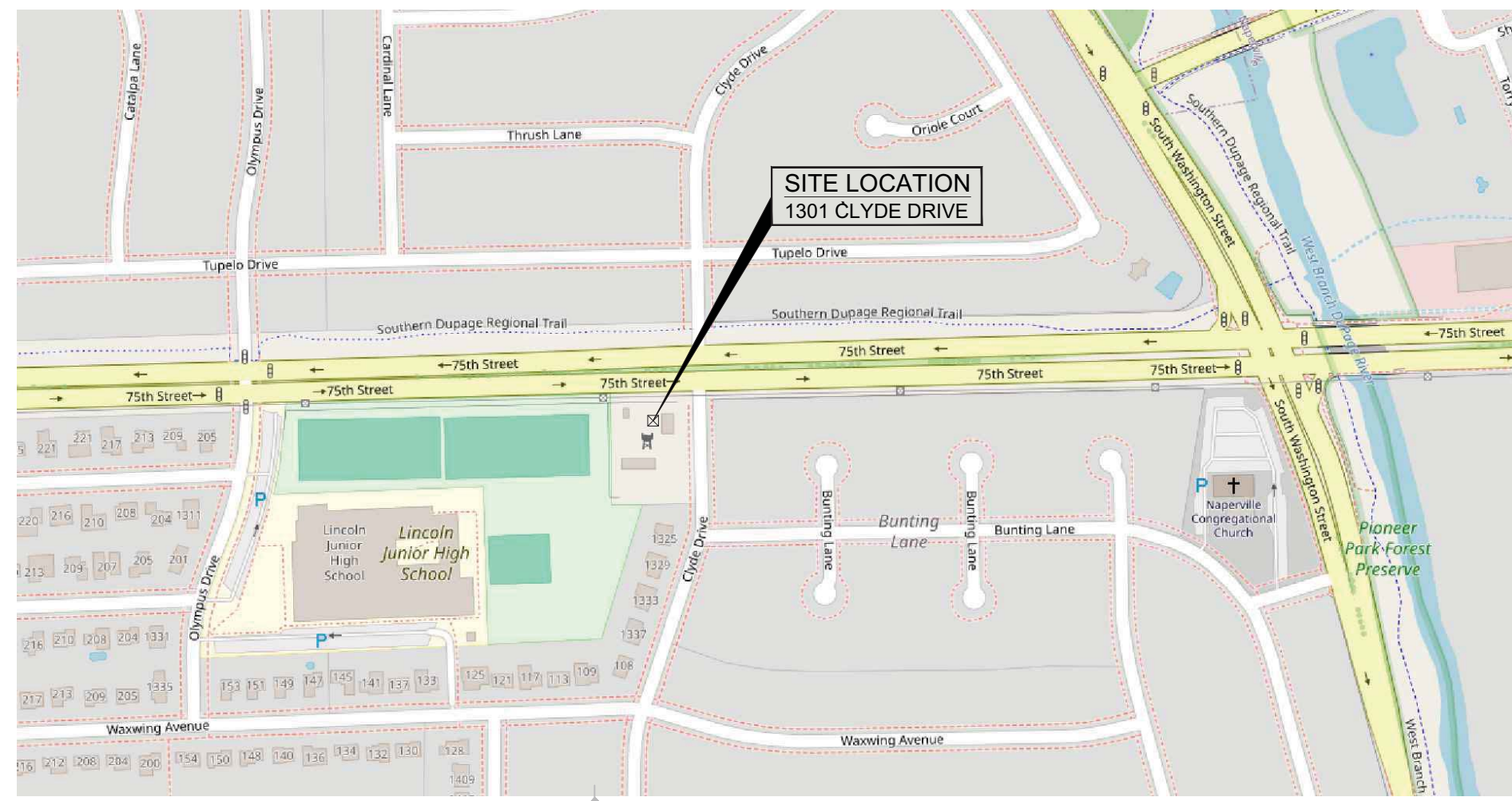
1	REVISED SHEET INDEX	3/5/25
0	ISSUED FOR PERMIT	12/19/24
B	ISSUED FOR REVIEW	10/1/24
A	ISSUED FOR REVIEW	8/9/24
REV.	DESCRIPTION	DATE

CH95363A
WASHINGTON & 75TH WT-
REPLACEMENT
1301 CLYDE DRIVE, NAPERVILLE, IL 60565

ZONING DRAWINGS TITLE SHEET

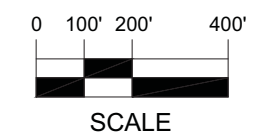
Project Number:	Drawn by: PA
Client Project Number:	Checked by:
Scale:	Approved by: MS
Drawing Number	Date:

Z-1



1 VICINITY MAP
Z-1 SCALE: 1" = 400'-0"

SITE COORDINATES:
GEOGRAPHIC COORDINATES (NAD 83)
(OBTAINED FROM T-MOBILE RFDS)
LATITUDE: 41.74778872° N
LONGITUDE: -88.13553790° W





1 ADJACENT LAND USE AND ZONING MAP
Z-2 SCALE: 1" = 25'

LEGEND:

- Zoning**
- B1 - NEIGHBORHOOD CONVENIENCE SHOPPING CENTER DISTRICT
 - B1 PUD
 - B2 - COMMUNITY SHOPPING CENTER DISTRICT
 - B2 PUD
 - B3 - GENERAL BUSINESS DISTRICT
 - B3 PUD
 - B4 - CENTRAL BUSINESS DISTRICT
 - B4 PUD
 - B5 - SECONDARY COMMERCIAL BUSINESS DISTRICT
 - CU - COLLEGE/UNIVERSITY DISTRICT
 - E1 - LOW DENSITY ESTATE DISTRICT
 - E2 - MEDIUM DENSITY ESTATE DISTRICT
 - E2 PUD
 - E3 - ESTATE TRANSITION DISTRICT
 - HS - HEALTH SERVICES DISTRICT
 - I - INDUSTRIAL DISTRICT
 - I PUD
 - OGI - OFFICE, COMMERCIAL & INSTITUTIONAL DISTRICT
 - OGI PUD
 - ORI - OFFICE, RESEARCH & LIGHT INDUSTRIAL DISTRICT
 - ORI PUD
 - R1 - LOW DENSITY SINGLE-FAMILY RESIDENCE DISTRICT
 - R1 PUD
 - R1A - LOW DENSITY SINGLE-FAMILY RESIDENCE DISTRICT
 - R1A PUD
 - R1B - MEDIUM DENSITY SINGLE-FAMILY RESIDENCE DISTRICT
 - R1B PUD
 - R2 - SINGLE FAMILY & LOW DENSITY MULTI-FAMILY RESIDENCE DISTRICT
 - R2 PUD
 - R3 - MEDIUM DENSITY MULT-FAMILY RESIDENCE DISTRICT
 - R3 PUD
 - R3A - MEDIUM DENSITY MULTI-FAMILY RESIDENCE DISTRICT
 - R3A PUD
 - R4 - HIGH DENSITY MULTI-FAMILY RESIDENCE DISTRICT
 - R4 PUD
 - RD - RESEARCH & DEVELOPMENT DISTRICT
 - RD PUD
 - TU - TRANSITIONAL USE

T-Mobile

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SIGNATURES:
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CH95363A
WASHINGTON & 75TH WT-REPLACEMENT
1301 CLYDE DRIVE, NAPERVILLE, IL 60565

Drawing Title:
ZONING MAP & LAND USE

Project Number:	Drawn by: PA
Client Project Number:	Checked by:
Scale:	Approved by: MS
Drawing Number	Date:

Z-2



NOTE:
SITE PLAN WAS PREPARED USING DUPAGE COUNTY GIS MAPS IMAGERY.

1

SITE SETBACK PLAN

Z-3

SCALE: 1" = 75'

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SIGNATURES:
DATE: 3/5/25 EXPIRES: 11/30/25

1	ADDED FALL RADIUS INFO	3/5/25
0	ISSUED FOR PERMIT	12/19/24
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WASHINGTON & 75TH WT-REPLACEMENT
1301 CLYDE DRIVE, NAPERVILLE, IL 60565

Drawing Title:

SITE SETBACK PLAN

Project Number:	Drawn by: PA
Client Project Number:	Date:
Scale:	Checked by:
	Date:
	Approved by: MS
	Date:
Drawing Number	
	Z-3

T-MOBILE CH95363A - WASHINGTON & 75TH WT
REPLACEMENT
1301 CLYDE DR., NAPERVILLE, IL 60565

T-Mobile

1400 OPUS PLACE, SUITE 700
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PHONE:
FAX:

KCS

CORPORATION

CONSULTING ENGINEERS

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LICENSED PROFESSIONAL ENGINEER

SEEMESH M. SETHI

0062-051290

STATE OF ILLINOIS

SIGNATURES:

DATE: 3/5/25

EXPIRES: 11/30/25

1	ADDED FALL RADIUS INFO	3/5/25
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WASHINGTON & 75TH WT-
REPLACEMENT

1301 CLYDE DRIVE, NAPERVILLE, IL 60565

Drawing Title:

OVERALL SITE PLAN

Project Number:

Drawn by: PA

Client Project Number:

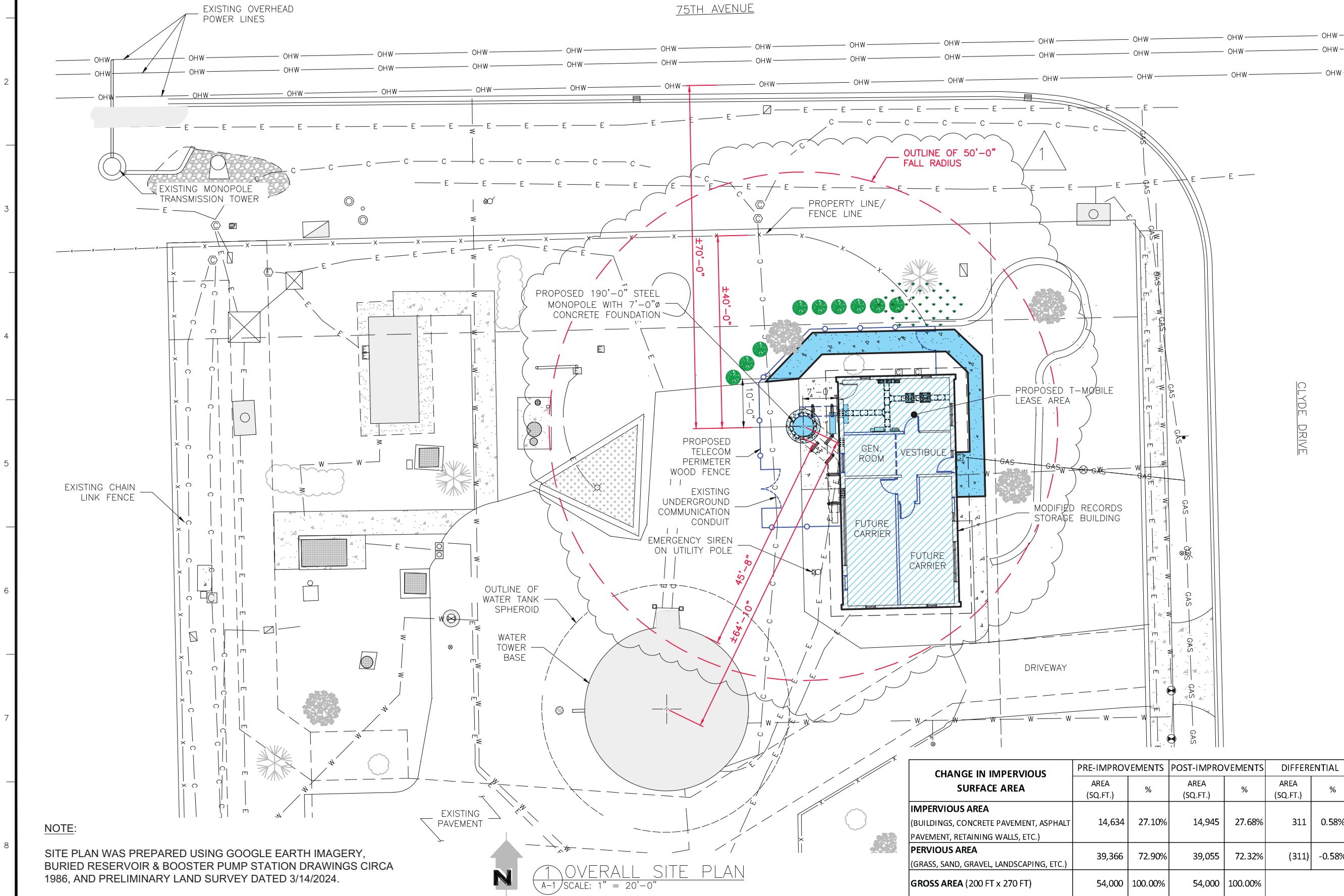
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Scale:

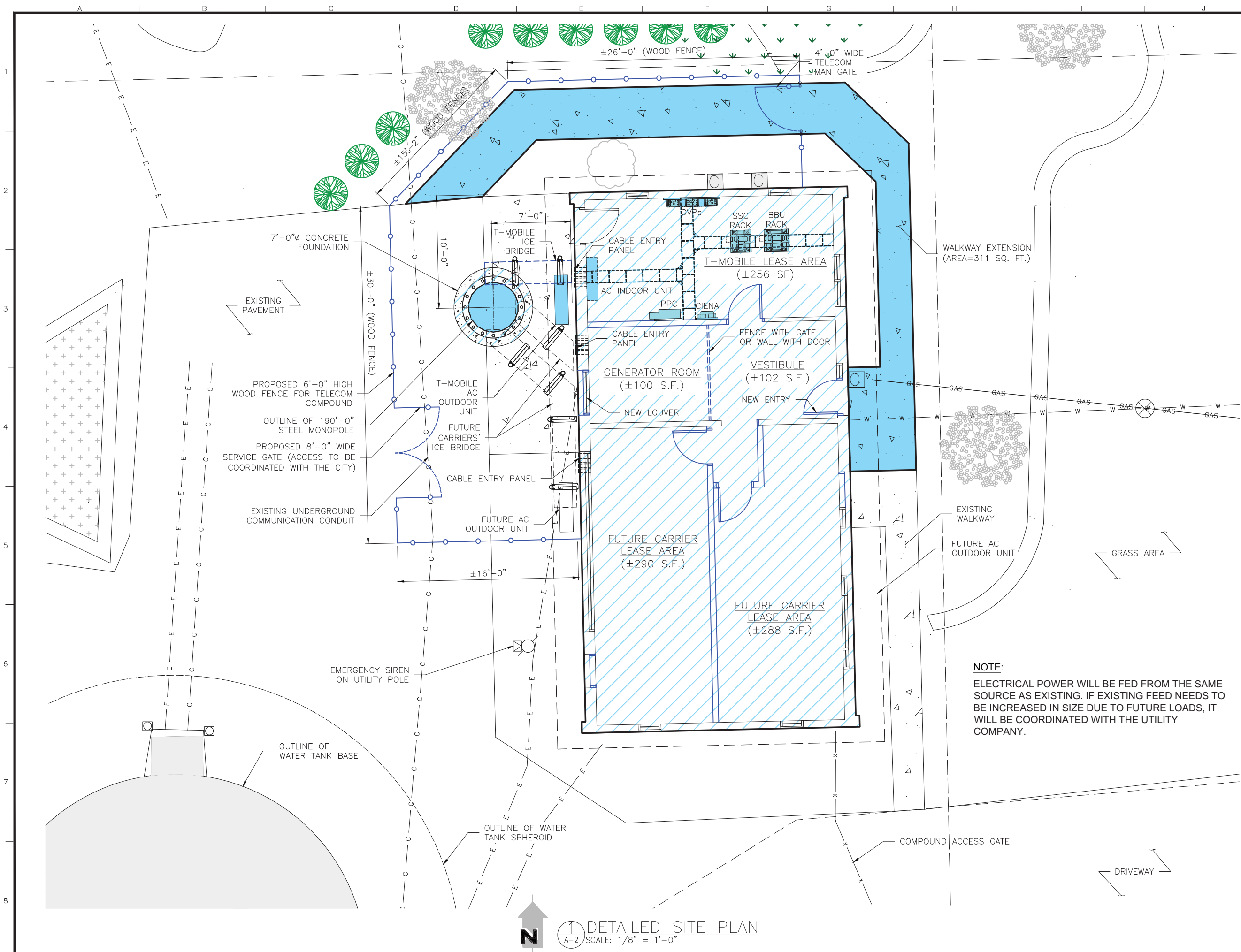
Approved by: MS

Drawing Number

C-1



CHANGE IN IMPERVIOUS SURFACE AREA	PRE-IMPROVEMENTS		POST-IMPROVEMENTS		DIFFERENTIAL	
	AREA (SQ.FT.)	%	AREA (SQ.FT.)	%	AREA (SQ.FT.)	%
IMPERVIOUS AREA (BUILDINGS, CONCRETE PAVEMENT, ASPHALT PAVEMENT, RETAINING WALLS, ETC.)	14,634	27.10%	14,945	27.68%	311	0.58%
PERVIOUS AREA (GRASS, SAND, GRAVEL, LANDSCAPING, ETC.)	39,366	72.90%	39,055	72.32%	(311)	-0.58%
GROSS AREA (200 FT x 270 FT)	54,000	100.00%	54,000	100.00%		



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0062-051290
STATE OF ILLINOIS

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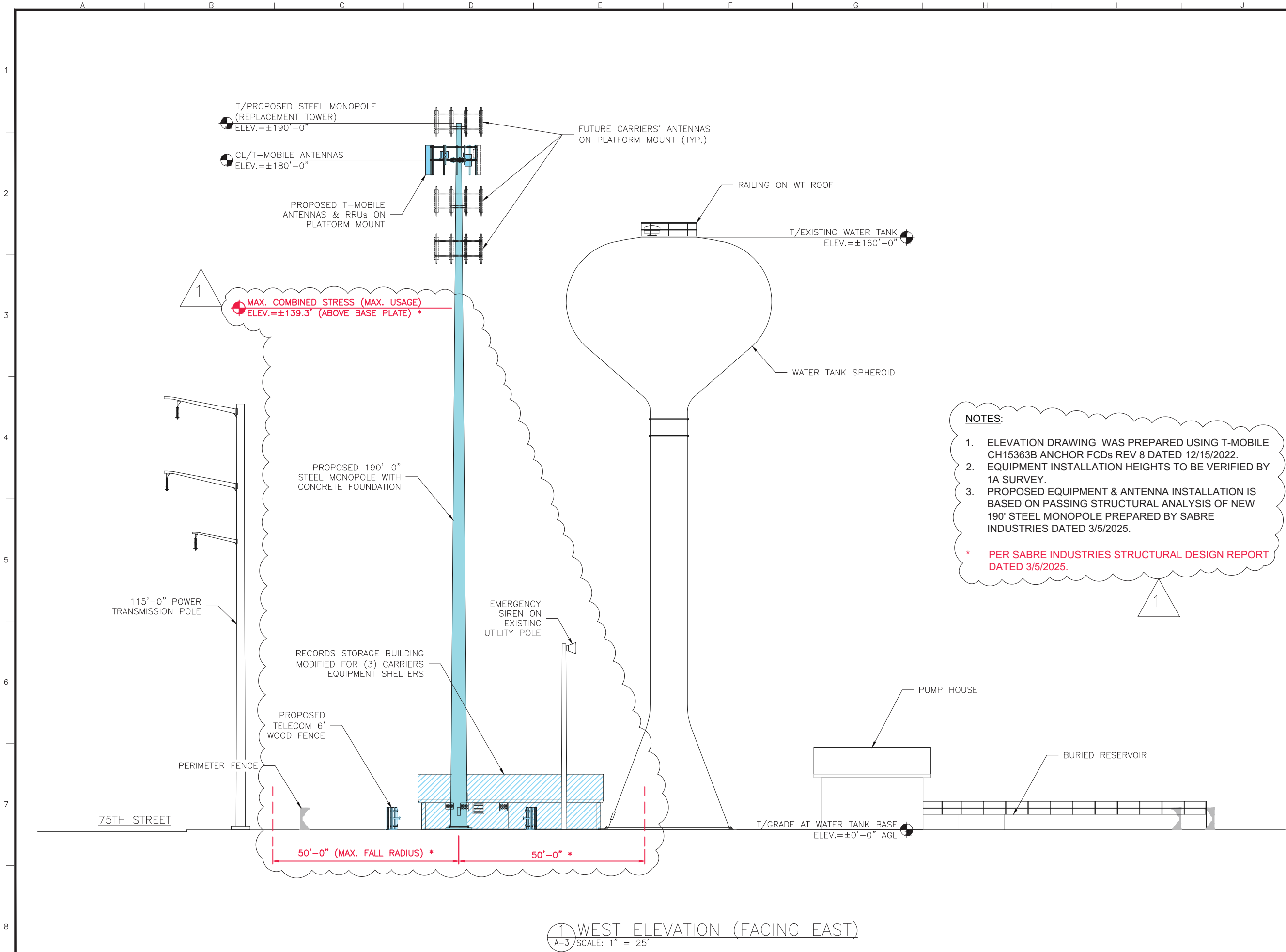
Drawing Title:
DETAILED SITE PLAN

Project Number:
Client Project Number:
Scale:
Drawing Number:

Drawn by: PA
Date:
Checked by:
Date:
Approved by: MS
Date:

C-2

NOTE:
ELECTRICAL POWER WILL BE FED FROM THE SAME SOURCE AS EXISTING. IF EXISTING FEED NEEDS TO BE INCREASED IN SIZE DUE TO FUTURE LOADS, IT WILL BE COORDINATED WITH THE UTILITY COMPANY.



T-Mobile

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SEEMESH M. SETHI
0062-051290
STATE OF ILLINOIS
SIGNATURES:
DATE: 3/5/25 EXPIRES: 11/30/25

1	UPDATED NOTES & ADDED FALL RADIUS INFO	3/5/25
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B	ISSUED FOR REVIEW	10/1/24
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CH95363A
WASHINGTON & 75TH WT-REPLACEMENT

1301 CLYDE DRIVE, NAPERVILLE, IL 60565

Drawing Title:

ELEVATION

Project Number:	Drawn by: PA
Client Project Number:	Checked by:
Scale:	Approved by: MS
Drawing Number	Date:

C-3

- B. QUALITY ASSURANCE
1. PLANTS AND TREES: BALLED AND BURLAPED PLANTS AND TREES BE GRADED TO AMERICAN STANDARD FOR NURSERY STOCK. ANSI Z60.1.
 2. TESTING: LABORATORY TESTING OF EXISTING SOILS AND FILL MATERIALS FOR SUITABLE SOIL AMENDMENTS AND FERTILIZER SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
 3. CONTRACTOR SHALL PREPARE THE SURFACE OF DISTRIBUTED AREAS PRIOR TO SEEDING.
 4. FERTILIZER AND SEED SHALL BE APPLIED AT UNIFORM RATES AS DETERMINED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
 5. CONTRACTOR SHALL WATER SEEDED AREAS AS OFTEN AS REQUIRED TO OBTAIN GERMINATION AND TO OBTAIN AND MAINTAIN SATISFACTORY GROWTH.
 6. THE STAND OF VEGETATIVE COVER RESULTING FROM SEEDING SHALL NOT BE CONSIDERED SATISFACTORY UNTIL ACCEPTED BY THE ENGINEER. IF AREAS ARE DETERMINE TO BE UNACCEPTABLE, THE MUCH WILL BE REMOVED AND ALL AREAS SHALL BE RESEDED, REFERTILIZED AND REMULCHED PER RECOMMENDED APPLICATION PROCEDURES AT THE CONTRACTORS EXPENSE.
 7. THE CONTRACTOR SHALL BEGIN MAINTENANCE PERIOD IMMEDIATELY AFTER PLANTING OF VEGETATIVE COVER.
 8. THE CONTRACTOR SHALL MAINTAIN THE VEGETATIVE COVER AREA, FOR THE PERIODS REQUIRED TO ESTABLISH AN ACCEPTABLE GROWTH, BUT NOT LESS THAN 60 DAYS AFTER OF PLANTING OF VEGETATIVE COVER. IF SEEDED IN THE FALL AND NOT GIVEN A FULL 60 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE BY THE ENGINEER AT THAT TIME, CONTINUE MAINTENANCE DURING THE FOLLOWING SPRING UNTIL ACCEPTABLE VEGETATIVE COVER STAND IS ESTABLISHED.

1. FILL MATERIALS SHALL BE AS SHOWN ON THE PLAN ON THIS DWG.
2. TOPSOIL: FERTILE, FRIABLE TOPSOIL FROM OFF SITE, OR FROM SITE STOCKPILE WITH ADDITIONAL MIXED-IN FERTILE, FRIABLE TOPSOIL FROM LOCAL SUPPLIERS OF TOPSOIL.
3. SOIL AMENDMENTS: THE SOIL AMENDMENTS MAY BE ANY OF THE FOLLOWING, AS REQUIRED OR INDICATED IN THE LABORATORY TESTING REPORTS.

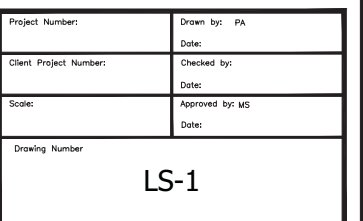
- g. SUPER PHOSPHATE: 20 PERCENT AVAILABLE PHOSPHORIC ACID.
 - e. SAND: CLEAN, WASHED SAND.
 - f. PERLITE: NBS PS 23.
 - g. SAWDUST: ROTTED SAWDUST FREE OF CHIPS AND STONES.
 - h. MANURE: ROTTED STABLE MANURE.
 - i. COMMERCIAL FERTILIZER: NEUTRAL CHARACTER FOR PLANT MATERIALS AND LAWNS.
 - j. MULCH: SHREDDED HARDWOOD MULCH.
4. LANDSCAPE MATERIALS: THE LANDSCAPE MATERIALS MAY BE OF THE FOLLOWING, AS SHOWN ON THESE CONTRACT DRAWINGS.
- a. GRAVEL: WATER-WORN GRAVEL.
 - b. ANTI-EROSION MULCH: SEED-FREE HAY OR THRESHED STRAW.
 - c. ANTI-DESICCANT: EMULSION TYPE, FILM-FORMING.
 - d. PLASTIC SHEET: BLACK POLYETHYLENE, 8 MILS.
 - e. FILTRATION FABRIC: WATER PERMEABLE FIBERGLASS OR POLYPROPYLENE FABRIC.
 - f. WRAPPING: TREE-WRAP TAPE.
 - g. STAKES AND GUYS: NEW HARDWOOD, TREATED SOUTHWOOD, OR REDWOOD.
 - h. METAL EDGING: COMMERCIAL STEEL EDGING.
 - i. WOOD HEADERS AND EDGING: ALL HEART REDWOOD OR PRESSURE TREATED SOUTHERN YELLOW PINE.

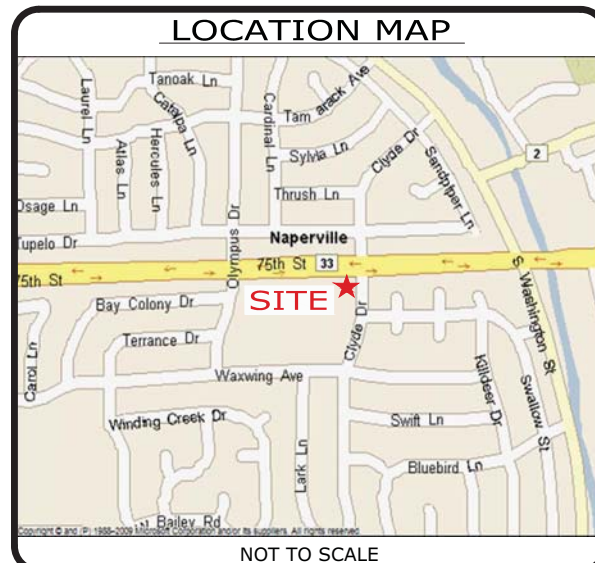
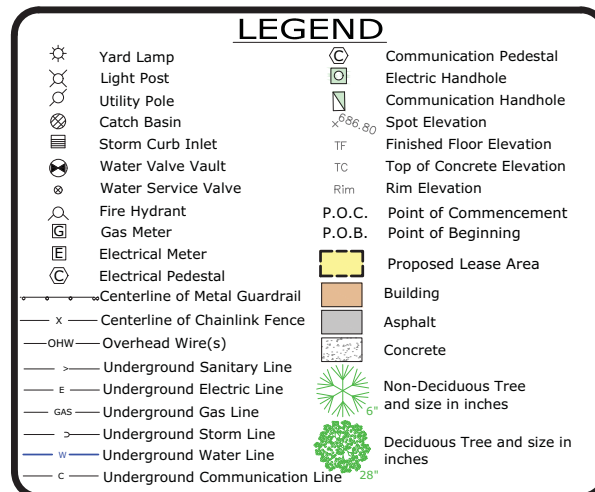


PLANT SCHEDULE

NOTES:

1. ACTUAL LANDSCAPE ELEMENTS AND LOCATIONS TO BE DETERMINED DURING THE CURRENT GROWING SEASON.
2. AT THE TIME OF PLANTING, BUFFER PLANT (I.E., JUNIPERS) SHOULD HAVE A MINIMUM OF (4) FEET IN HEIGHT.
3. BUFFER PLANT/S SHALL REACH AT LEAST SIX (6) FEET IN HEIGHT WITHIN TWO (2) YEARS OF PLANTING.





SURVEY NOTES

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

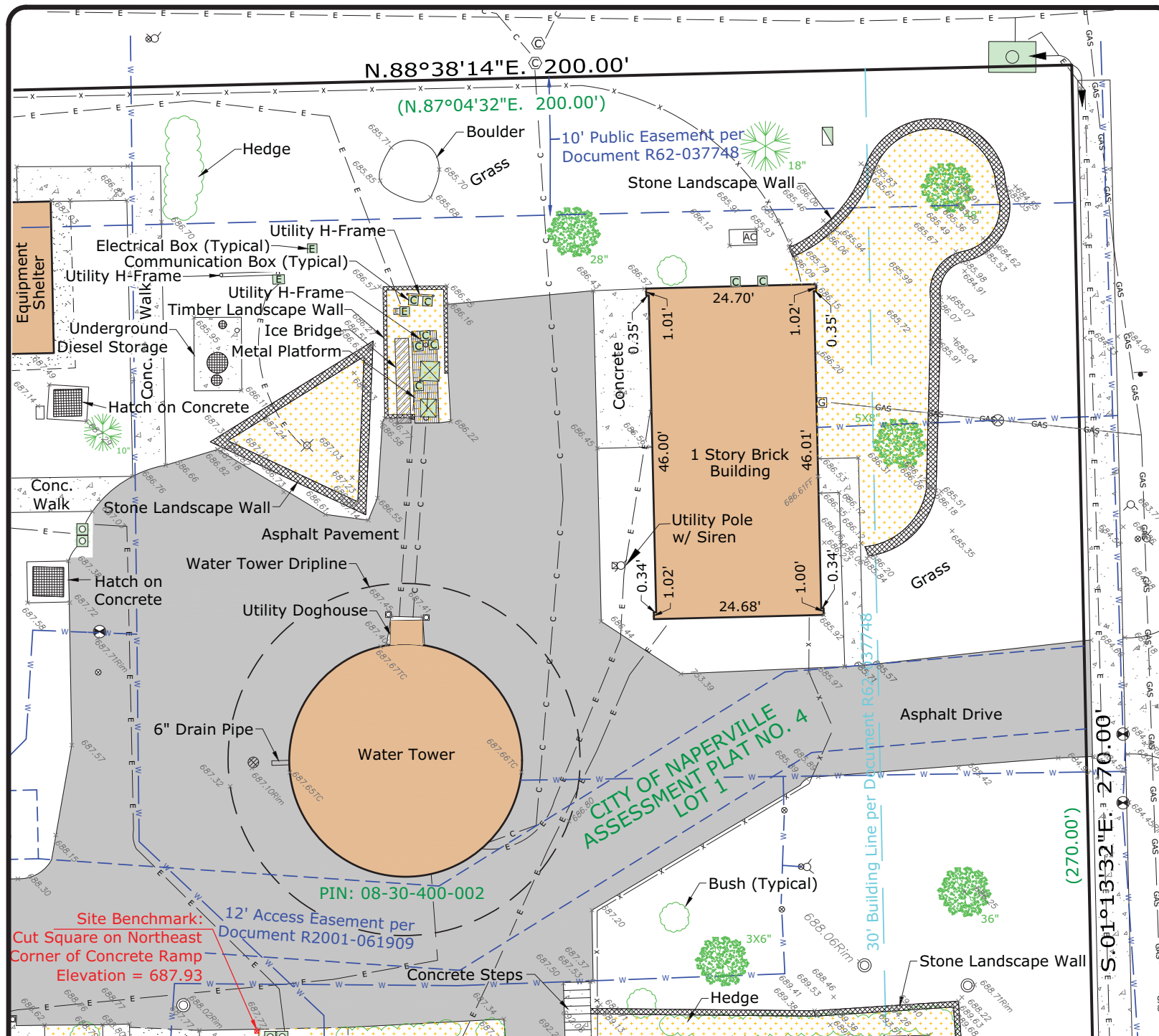
LOCATING THE IMPROVEMENTS ON THE ENTIRE PARENT PARCEL
WAS NOT PART OF THE SURVEY ORDER.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY
ENCUMBERED BY THE LEASE AREA DESCRIBED HEREON IS
08-30-400-002.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY PANEL NUMBER 170213, MAP NUMBER 17043C0232J, DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF AUGUST 1, 2019. ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

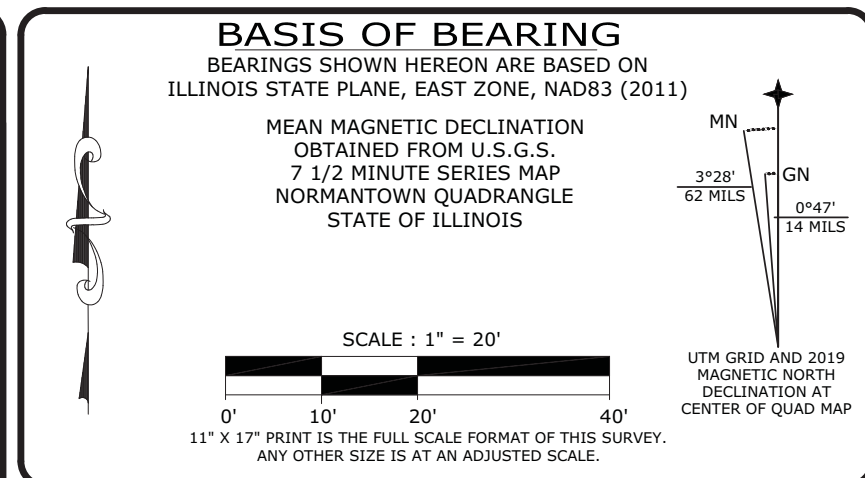


BENCHMARK INFO

SOURCE BENCHMARK: NGS MONUMENT
DESIGNATION - 227
PID - AA3762
STATE / COUNTY - IL / DUPAGE
USGS QUAD - TROMEOWILLE (2018)
ELEVATION = 739.48' (NAVD88)

UNDERGROUND UTILITY LOCATE

THE UNDERGROUND DETECTIVE
ORDERED: 1/20/2024
MARKED: 2/21/2024



SEE SHEET L-1 (SHEET 1 OF 3) FOR LEASE AREA
DETAIL AND TOPOGRAPHY

SEE SHEET L-2 (SHEET 2 OF 4) FOR LEASE AREA
DETAIL AND TOPOGRAPHY

SEE SHEET L-3 (SHEET 3 OF 3) FOR PARENT TRACT
DETAIL AND LEGAL DESCRIPTION

SEE SHEET L-4 (SHEET 4 OF 4) FOR LEASE AREA
DETAIL AND LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 2/21/2024 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR A
LAND BOUNDARY AND TOPOGRAPHICAL SURVEY SET FORTH BY
ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL
THIS 14TH DAY OF MARCH, A.D. 2024.



PRELIMINARY

CAROL A. SWEET-JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3342
LICENSE EXPIRES 11/30/2024

NO.	DATE	REVISION
1.	2/21/2024	FIELD SURVEY COMPLETED
2.	3/14/2024	ISSUED PRELIMINARY SURVEY

SITE DESIGNATION INFORMATION:

**WASHINGTON & 75TH
WT - REPLACEMENT**

CH95363A

1301 CLYDE DR
NAPERVILLE, IL 60565
DUPAGE COUNTY

DRAWN BY: EM
CHECKED BY: CSJ

PROJECT NO.
750028

SHEET 1 OF 4 L-1



PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2025
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PLAT OF SURVEY OF LEASE AREA

PREPARED FOR:



1400 OPUS PLACE, SUITE 700
DOWNERS GROVE, IL 60515
PHONE: (773) 444-5400



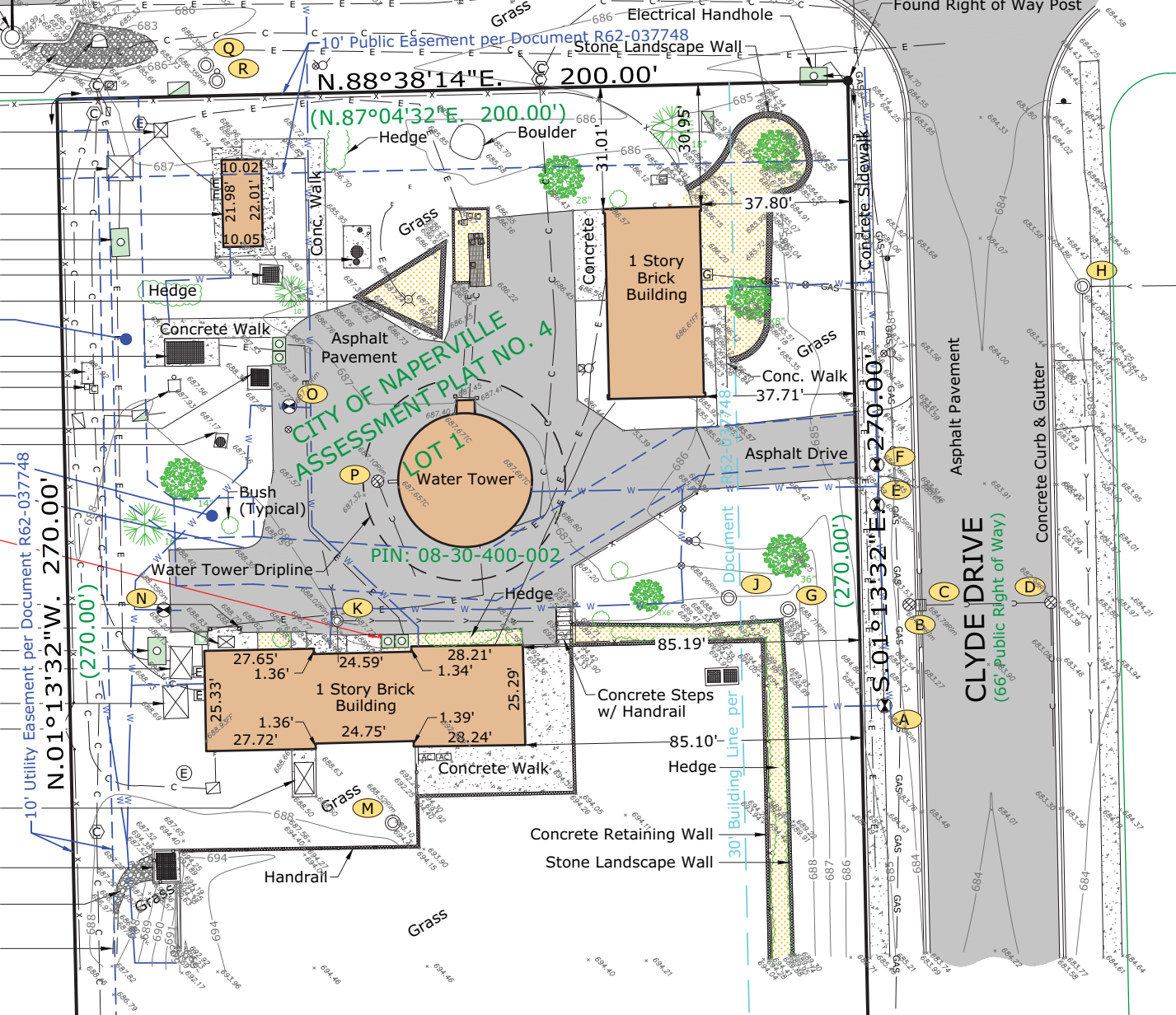
1125 Remington Rd.
Schaumburg, IL 60173

Power Transmission Pole Heights:
Top of Pole = 118.7' AGL
Top of Top Mastarm = 117.8' AGL
Top Wire = 107.9' AGL
Middle Wire = 92.4' AGL
Bottom Wire = 78.7' AGL
AGL = at ground level

Water Tower Heights:
Top of Lightning Rod = 190.7' AGL
Top of Antenna Panel = 171.1' AGL
Bottom of Antenna Panel = 163.3' AGL
Top of Railing = 163.1' AGL
Top of Tower = 160.9' AGL
AGL = at ground level

BAILEY HOBSON ESTATE PARTITION PLAT
LOT 1

High Tension Wire Mastarm
Power Transmission Pole on Concrete Caisson
Stone Retaining Wall
Rip-Rap
Flared End Section
Inv. 24" RCP = 682.49
Transformer on Concrete Pad
Transformer on Concrete Pad
Brick Equipment Shelter
Electric Handhole
Underground Diesel Storage
Hatch on Concrete
Stone Landscape Wall
8' Utility Easement per Document R2001-061909
Hatch on Concrete
Concrete
Wood Post w/ Communication Box
Hatch on Concrete
Exhaust on Concrete
10'x20' Lease Area per Document R2001-061909
12' Access Easement per Document R2001-061909
Site Benchmark:
Cut Square on Northeast Corner of Concrete Ramp
Elevation = 687.93
Concrete Bollard (Typical)
Transformer on Concrete Pad
Electric Handhole
Transformer on Concrete Pad
Transformer on Concrete Pad
Gate
Fume Exhaust on Concrete Pad
7'x9' Concrete Structure w/ Metal Hatch
Rip-Rap
12" Ductile Iron Pipe



SCALE : 1" = 40'
BEARINGS SHOWN HEREON ARE BASED ON
ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

- A Water Valve Vault
Rim = 684.79
- B Open Grate Storm Manhole
Rim = 683.39
- C Storm Curb Inlet
Rim = 683.08
- D Open Grate Storm Manhole
Rim = 682.98
- E Water Valve Vault
Rim = 684.45
- F Water Valve Vault
Rim = 684.36
- G Storm Manhole
Rim = 688.71
(Full of Water) (Can not see pipes)
(Over 25 feet deep)
- H Sanitary Manhole
Rim = 684.03
- I Storm Curb Inlet
Rim = 685.48
(Can not see pipe)
- J Manhole
Rim = 688.06
(Bolted shut)
(Can not open)
- K Sanitary Manhole
Rim = 688.02
- L Storm Manhole
Rim = 686.99
- M Storm Manhole
Rim = 688.52
(Can not see pipes)
(Over 25 feet deep)
- N Water Valve Vault
Rim = 688.35
- O Water Valve Vault
Rim = 687.71
- P Open Grate Storm Manhole
Rim = 687.10
- Q Manhole
Rim = 686.35
(No pipes)
- R Manhole
Rim = 686.35
(Can not open)
("Danger Permit Required")
- S Storm Curb Inlet
Rim = 686.30



PREPARED BY:

ASM
ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2025
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PLAT OF SURVEY OF LEASE AREA

PREPARED FOR:

T-Mobile
1400 OPUS PLACE, SUITE 700
DOWNERS GROVE, IL 60515
PHONE: (773) 444-5400

KCS
CORPORATION
CONSULTING ENGINEERS
1125 Remington Rd.
Schaumburg, IL 60173

NO.	DATE	REVISION
1.	2/21/2024	FIELD SURVEY COMPLETED
2.	3/14/2024	ISSUED PRELIMINARY SURVEY

SITE DESIGNATION INFORMATION:

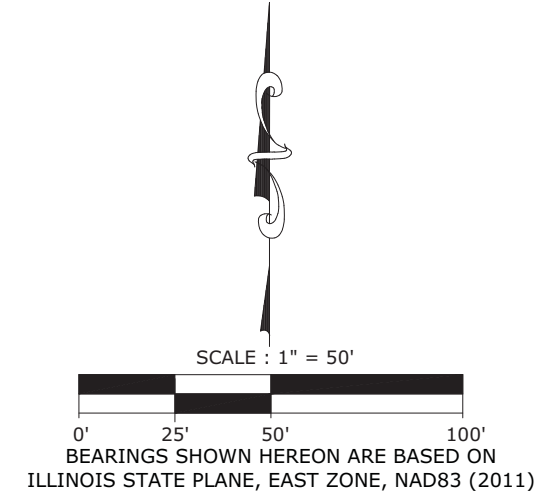
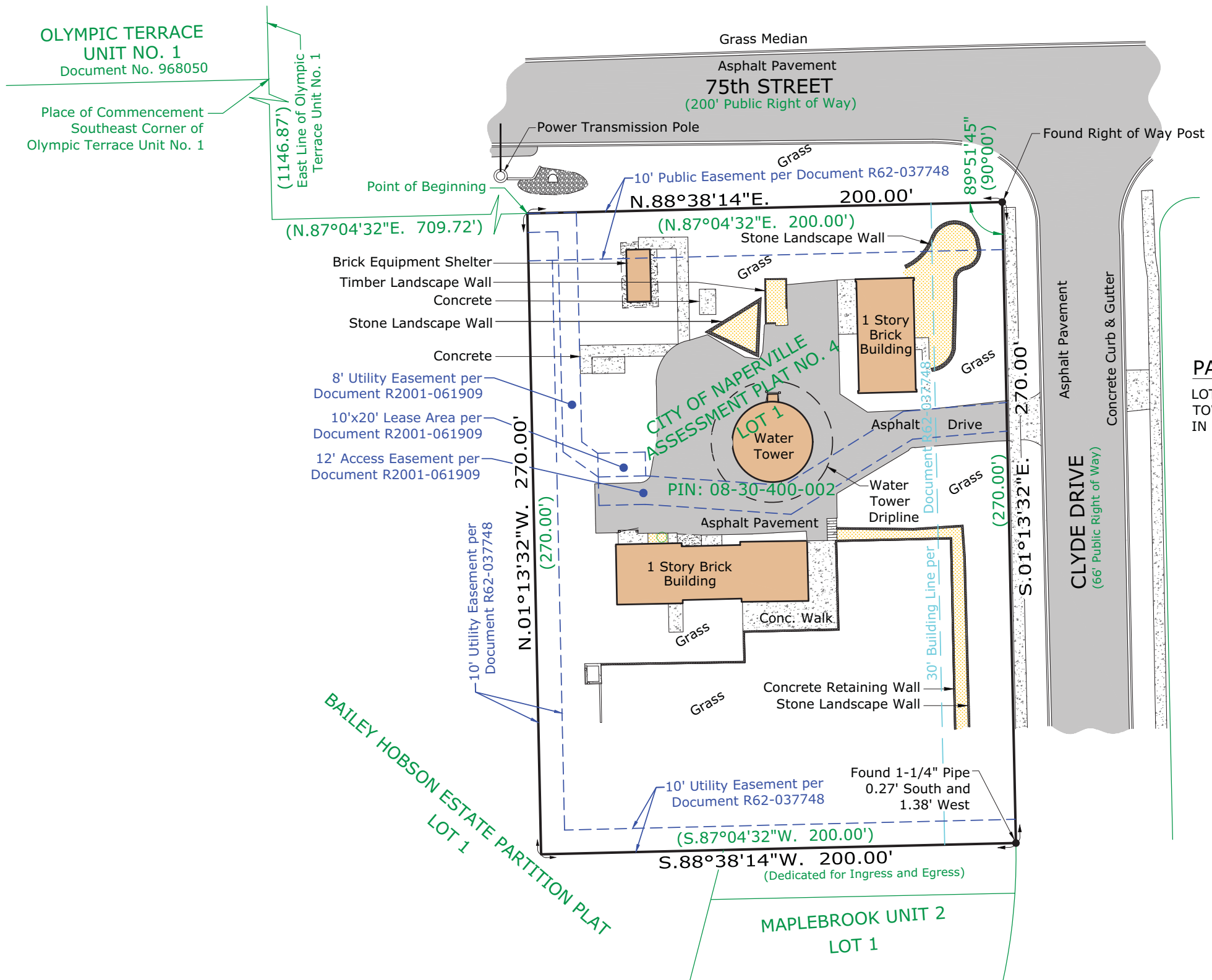
**WASHINGTON & 75TH
WT - REPLACEMENT**
CH95363A
1301 CLYDE DR
NAPERVILLE, IL 60565
DUPAGE COUNTY

DRAWN BY: EM
CHECKED BY: CSJ

PROJECT NO.
750028

SHEET
2 OF 4

L-2



PARENT PARCEL LEGAL DESCRIPTION:

LOT 1 IN CITY OF NAPERVILLE ASSESSMENT PLAT NO. 4 IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



PREPARED BY:

ASMI

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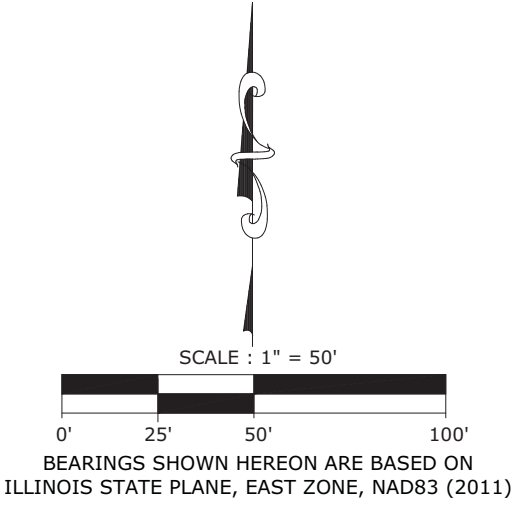
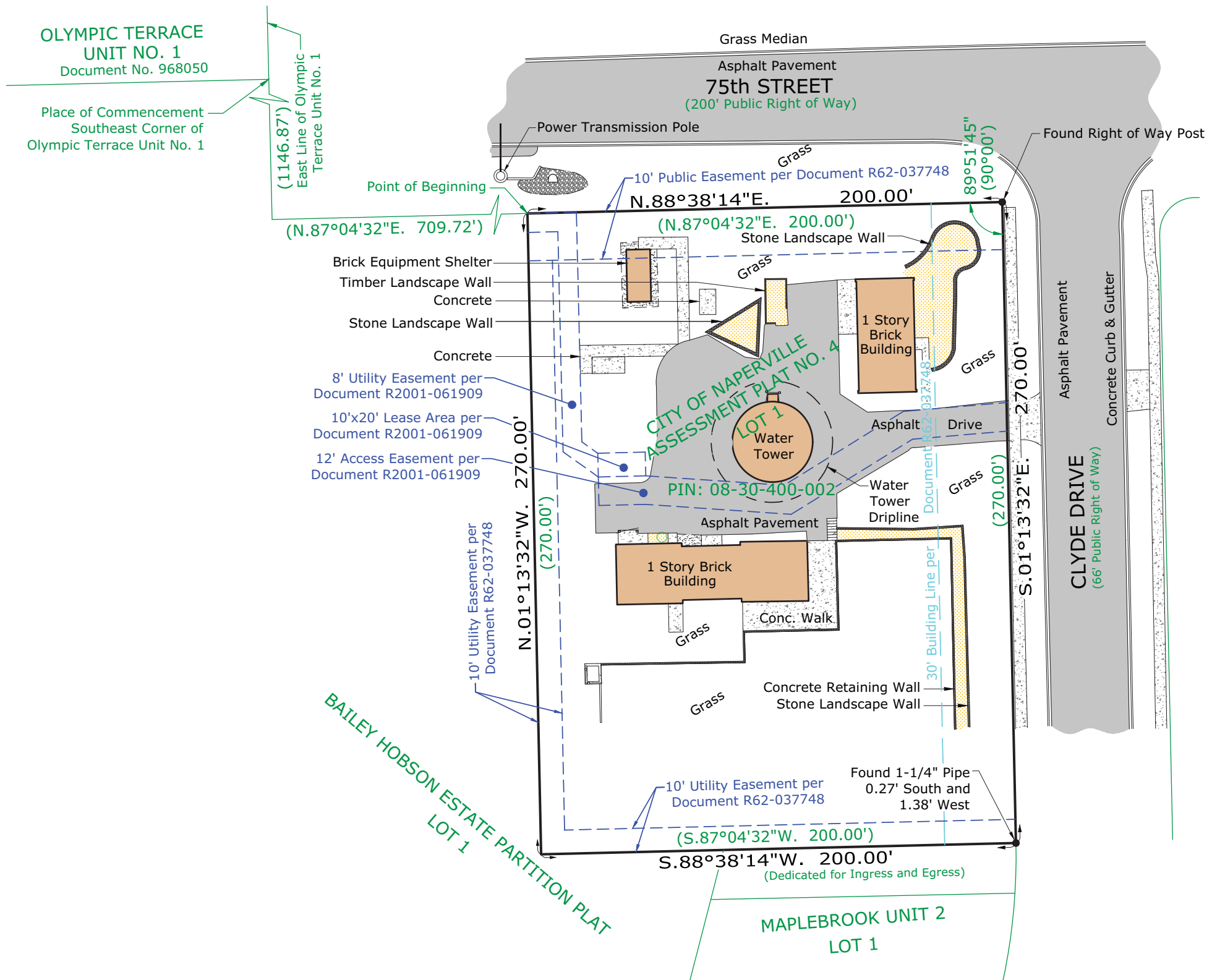
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SHEET
3 OF 4

L-3



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4 OF 4

L-4