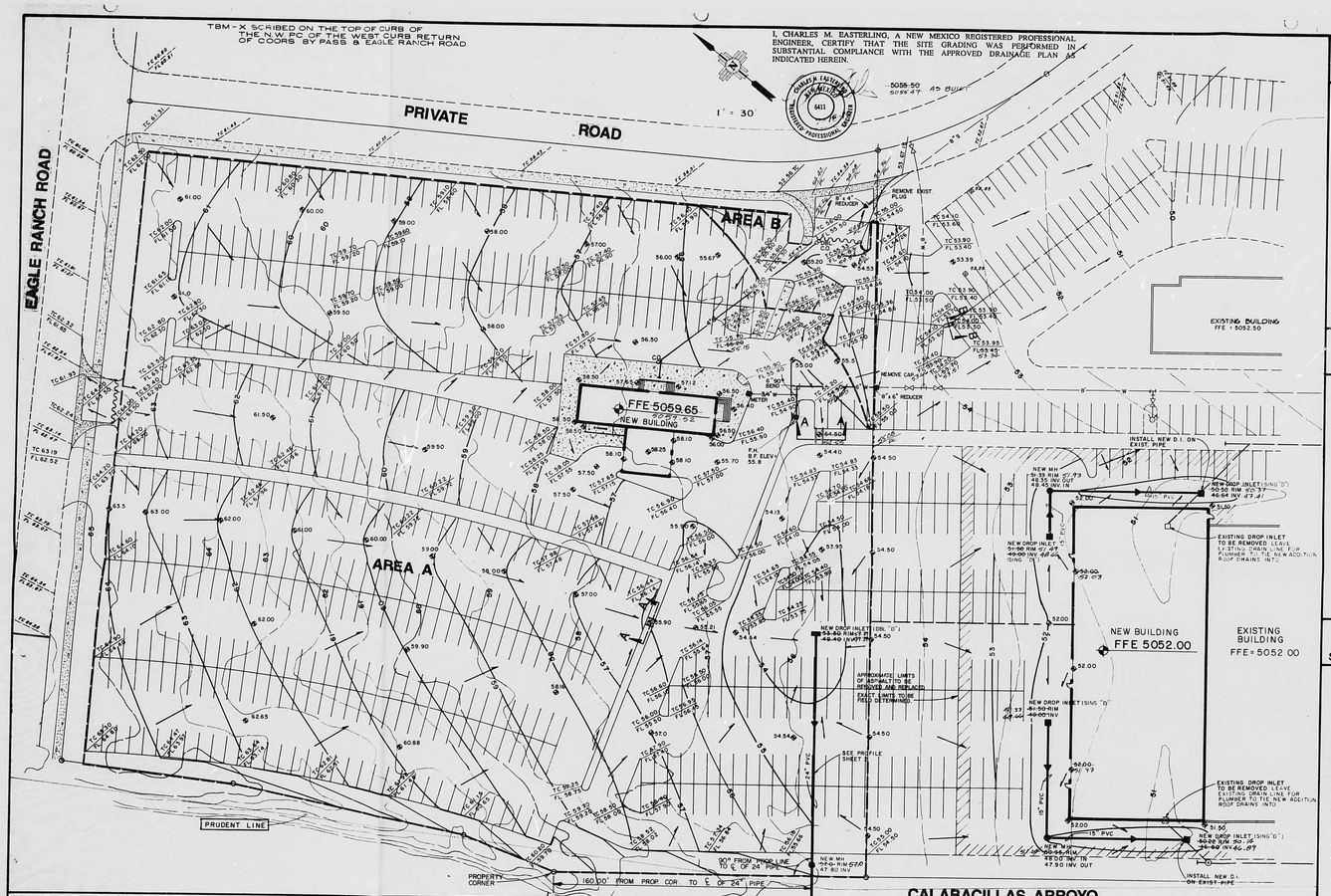
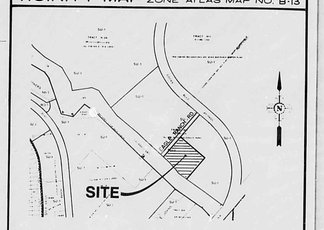
TBM-X SCRIBED ON THE TOP OF CURB OF THE N.W. P.C. OF THE WEST CURB RETURN OF COORS BY PASS & EAGLE RANCH ROAD

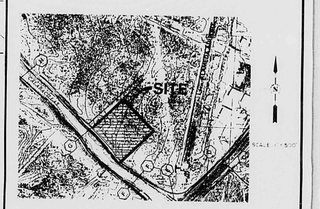
I, CHARLES M. EASTERLING, A NEW MEXICO REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT THE SITE GRADING WAS PERFORMED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN AS INDICATED HEREIN.



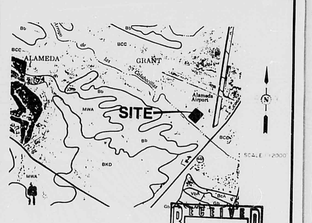
VICINITY MAP ZONE ATLAS MAP NO. B-13



FLOOD HAZARD MAP & OFF-SITE FLOWS MAP NO. 2 FROM F.E.M.A.



SOILS MAP MAP NO. 10 SOIL SURVEY U.S.D.A., S.C.S.



HYDROLOGY

	A.P. HR	D.A. AC.	M. FT.	S. FT/FT	L. FT.	T_c MIN.	SOIL TYPE	% IMP.	C.N.	C.	P_1 IN.	P_{10} IN.	P_{100} IN.	i_E IN./HR.	i_{10} IN./HR.	i_{100} IN./HR.	V_{E-2} C.F.	V_{E-10} C.F.	V_{E-100} C.F.	Q_2 C.F.S.	Q_{10} C.F.S.	Q_{100} C.F.S.
EXISTING		5.1	NA	NA	NA	<10	A	Ø	54	40	.98	1.45	2.20	2.07	3.06	4.65	Ø	Ø	555	4.2	6.1	9.5
DEVELOPED	A	4.97						94	97	.91							12,800	21,288	33,737	9.4	13.8	21.0
DEVELOPED	B	0.13						97	98	.93							420	604	930	0.3	0.4	0.6

SEE SHEET 2 FOR TEXT & CONSTRUCTION NOTES

SOILS INFORMATION FROM SOIL SURVEY U.S.D.A., S.C.S.

SOIL SERIES AND MAP SYMBOLS	DEGREE AND KIND OF LIMITATIONS FOR					SUITABILITY AS SOURCE OF —				SOIL FEATURES AFFECTING —		HYDROLOGIC SOIL GROUP
	SEPTIC TANK ABSORPTION FIELDS	SEWAGE LAGOONS	SHALLOW EXCAVATIONS	DWELLINGS WITHOUT BASEMENTS	SANITARY LANDFILL (TRENCH TYPE)	LOCAL ROAD AND STREETS	ROAD FILL	SAND	GRAVEL	TOPSOIL	POND RESERVOIR AREAS	DIKES, LEVEES, AND OTHER EMBANKMENTS	
*Bluepoint: Bb, BcA, BCC, BcD, BkD. For Wink part of B.D. see Wink series; for Kokan part of B.KD, see Kokan series.	Slight if slope is 1 to 8 percent; moderate if 8 to 15.	Severe: seepage.	Severe: cut banks cave.	Slight if slope is 1 to 8 percent; moderate if 8 to 15.	Moderate: too sandy.	Slight if slope is 1 to 8 percent; moderate if 8 to 15.	Good.....	Fair: excess fines.	Unsuited...	Poor: too sandy.	Seepage.....	Piping; seepage...	A

BCC - **Bluepoint loamy fine sand, 1 to 9 percent slopes.** This soil is nearly level to moderately sloping. It has the profile described as representative of the series, but on about 10 percent of the acreage the surface layer is sand. Included in mapping are areas of Madurez, Paparito, and Wink soils, which make up about 15 percent of the unit. Runoff is slow, and the hazard of soil blowing is severe. This soil is used for range, watershed, wildlife habitat, recreation, and community development. Dryland capability subclass VIIe; native plant community 2.

LEGAL DESCRIPTION

A PORTION OF TRACT M1-A OF SEVEN BAR RANCH, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK

ACS STA. 1-813 BRASS CAP ATOP CONCRETE MONUMENT 3' WEST OF EAST ROW FENCE OF COORS ROAD, 210' SOUTH OF CALABACILLAS ARROYO, ELEV. = 5045.088

NO.	REVISION	BY	DATE
1	ADD SIDEWALK ON SITE		7-10-90

RECEIVED JUL 19 1990 HYDROLOGY DIVISION

V.T. INC. AUTOPARK

RELIABLE CHEVROLET ADDITION

GRADING AND DRAINAGE PLAN

EXHIBIT "A"

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
5648 Montgomery Blvd. N.E.
Albuquerque, New Mexico 87109

DESIGNED	DRAWN	REVIEWED	SHEET
DEC	JEL	CME	1
JOB NO. 2193	DATE NOV 1988		of 2

B-13/D003B

REV. 21 DATE 2-23-92 OP. ETP
CITY OF ALBUQUERQUE

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CITY CLERK RECORDER

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PLANS/PLATS ON FILE

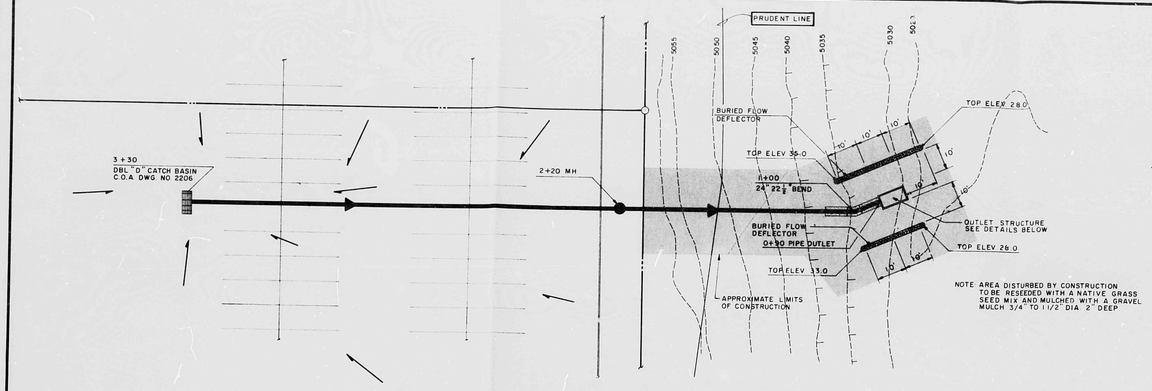
FILE DESC: B-13/D003B

PLANS/PLATS 2

F 30 D 24 C 20 B 16 A 12

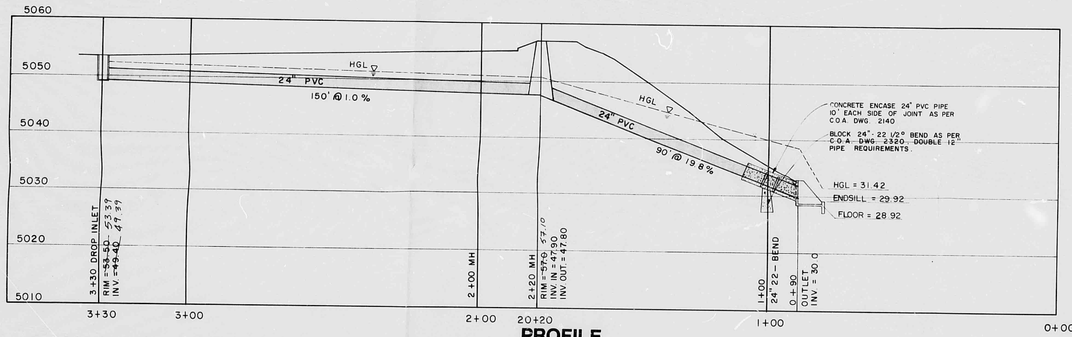
CITY OF ALBUQUERQUE

C D F

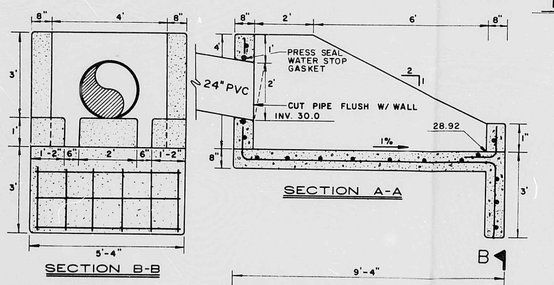


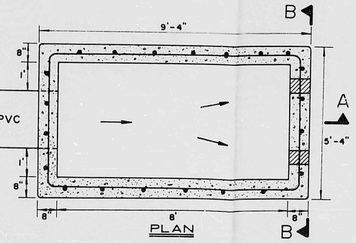
PLAN

1" = 20' HORZ.
1" = 10' VERT.



PROFILE

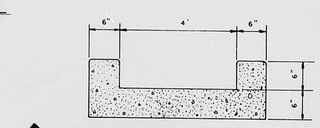




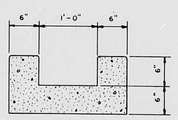
OUTLET STRUCTURE
#5 REBAR @ 12" O.C. E.W. CENTERED THROUGHOUT

Scale: 1" = 2'

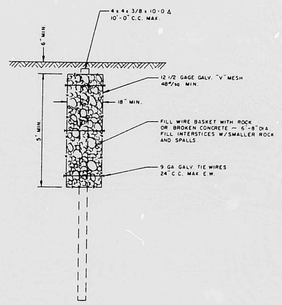
(CHAMFER ALL CORNERS 1/2" R)



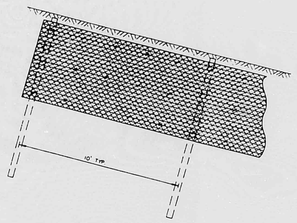
A CONCRETE RUNDOWN



B CONCRETE RUNDOWN



SECTION



PART ELEVATION

BURIED FLOW DEFLECTOR

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS		
SPOT ELEVATION	× 0.0	× 0.0
DRAINAGE AREA BOUNDARY		
DRAINAGE DIVIDE		
WATER BLOCK		
DIRECTION OF FLOW		
ASPHALT PAVING	ASPHALT	ASPHALT
LANDSCAPING	L.S.	
RETAINING WALL		
GARDEN WALL		
SWALE		
PROPERTY LINE		
FENCE		
CATCH BASIN		
STORM SEWER MANHOLE AND LINE	S	S
SANITARY SEWER MANHOLE AND LINE	S	S
FIRE HYDRANT AND WATER LINE		
REDUCERS		
WATER VALVES	W	W
WATER CONNECTIONS	W	W
WATER JOINTS		
CONCRETE		
GAS LINE	G	G
UNDERGROUND TELEPHONE	T	T
CABLE TELEVISION	CATV	CATV
POWER/TELEPHONE POLE		
UNDERGROUND ELECTRICAL	E	E
CURB ELEVATION	TC 5000.12 GUTTER 5000.12	TC 4999.12 GUTTER 4999.12
HYDROLOGICAL ANALYSIS POINT	1.0 CFS	
DETAIL REFERENCE		
KEYED NOTES		
CITY ABC: DETAIL REFERENCE		
CURVE OR COORDINATE REFERENCE INFO		
PHASE BOUNDARY		

I, CHARLES M. EASTERLING, A NEW MEXICO REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT THE SITE GRADING WAS PERFORMED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN AS INDICATED HEREIN.

CHARLES M. EASTERLING NEW MEXICO 6411 REGISTERED PROFESSIONAL ENGINEER

~~5055.50~~
5055.47 AS BUILT

TEXT

EXISTING

THE 5.3 ACRE SITE IS LOCATED AT THE NORTHEAST CORNER OF EAGLE RANCH ROAD AND THE CALABACILLAS ARROYO. THE PROPERTY IS CURRENTLY UNDEVELOPED AND SLOPES FROM WEST TO EAST AT APPROXIMATELY 1.6%. THERE IS AN EXISTING TEMPORARY DRAINAGE INLET STRUCTURE AT THE SOUTHEAST CORNER OF THE PROPERTY THAT OUTLETS TO THE CALABACILLAS ARROYO.

PROPOSED

AN AUTO STORAGE FACILITY IS PLANNED FOR THE SITE. FLOWS FROM AREA "A" WILL BE DIRECTED TO THE SOUTHEAST CORNER AND COLLECTED IN A NEW CATCH BASIN. FROM THE CATCH BASIN, FLOWS WILL DISCHARGE THROUGH A 24" PVC PIPE TO THE CALABACILLAS ARROYO. A NEW OUTLET STRUCTURE WILL BE CONSTRUCTED AT THE BOTTOM OF THE ARROYO. IN ADDITION, THE NORTHEAST ENTRANCE WILL BE MODIFIED TO ACCOMMODATE THE NEW PROPERTY TO THE WEST. AREA "B" RUNOFF WILL FLOW ONTO THE EXISTING SITE TO THE EAST AND BE DISCHARGED THROUGH EXISTING STORM DRAIN FACILITIES. THERE WILL BE ADDITIONAL CONSTRUCTION TO THE WEST SIDE OF THE EXISTING MAIN BUILDING. DUE TO THE BUILDING EXPANSION, THE EXISTING CATCH BASINS WILL BE MOVED, AND NEW CATCH BASINS WILL BE CONSTRUCTED ON THE WEST SIDE OF THE BUILDING ADDITION. THESE PROPOSED IMPROVEMENTS CONSTITUTE AN AMENDMENT TO THE MARCH 1987 PLAN BY ISAACSON & ARFMAN.

OFF-SITE

THERE ARE NO OFF-SITE FLOWS ENTERING THE SITE, PER THE AMENDED CONCEPTUAL GRADING, DRAINAGE, AND UTILITY PLAN FOR SITE DEVELOPMENT PLAN, TRACTS N-1A AND N-1B, BY ISAACSON & ARFMAN, MARCH, 1987.

GENERAL NOTES FOR GRADING AND DRAINAGE

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT OF WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION, EXCEPT FOR GENERAL CONDITIONS.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
8. DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AS SPECIFIED IN SECTION 5.14 OF THE GENERAL CONDITIONS IN THE CITY OF ALBUQUERQUE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION.
9. OWNERSHIP OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF EASTERLING & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF EASTERLING & ASSOCIATES, INC.
10. CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY.
11. EROSION CONTROL: THE SITE WILL BE FULLY DEVELOPED IMMEDIATELY. EROSION PROBLEMS GENERATED BY PHASED DEVELOPMENT WILL NOT, THEREFOR, BE A PROBLEM.
12. CONSTRUCTION PHASE: THE CONTRACTOR SHALL EXERCISE REASONABLE CARE DURING CONSTRUCTION TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE INTO THE STREET. LOOSE STOCKPILES IN THE STREET DURING UTILITY CONNECTION ACTIVITIES SHALL BE PROTECTED FROM BEING CARRIED DOWNSTREAM BY FLOWING WATER IN THE STREET.

NOTE: CONTRACTOR TO CONTACT AMAFCA NOT LESS THAN 2 WORKING DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY ON AMAFCA'S EASEMENT AREA.

RECEIVED JUL 19 1990 HYDROLOGY DIVISION

NO.	REVISIONS	BY	DATE

V.T. INC. AUTOPARK

RELIABLE CHEVROLET ADDITION

PLAN-PROFILE-DETAILS

CHARLES M. EASTERLING NEW MEXICO 6411 REGISTERED PROFESSIONAL ENGINEER

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Designed: DEC	Drawn: JEL	Checked: CME	Sheet 2
Job No.: 2193	Date: NOV. 1988		of 2

B-13/D003 B

THIS PLAN SHOT TWICE ONCE ON LIGHT AND ONCE ON DARK.

CITY OF ALBUQUERQUE
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Roll 21 DATE 6-28-93 OP. ETP

CITY OF ALBUQUERQUE

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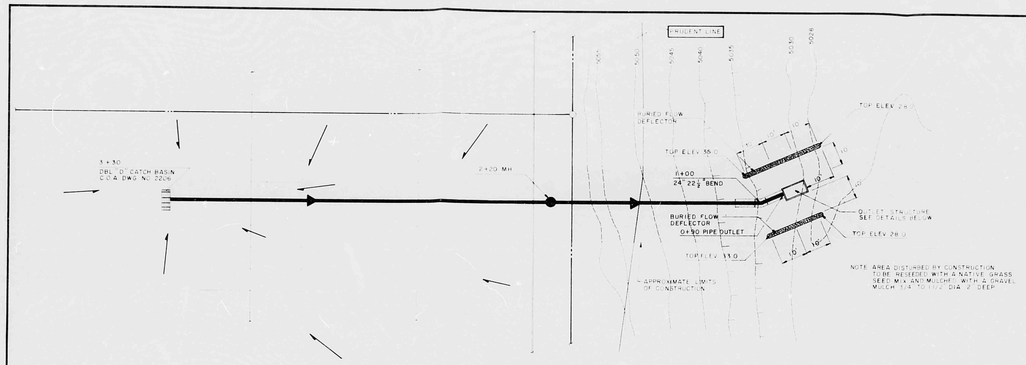
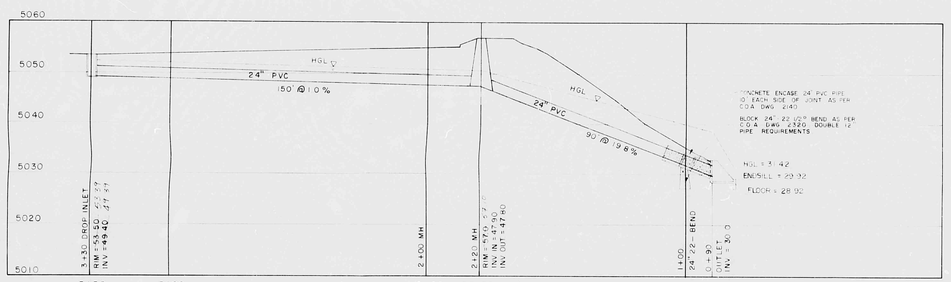
CITY OF ALBUQUERQUE

C D



PLAN

1" = 20' HORZ
1" = 10' VERT



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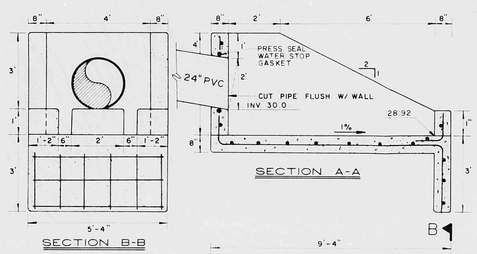


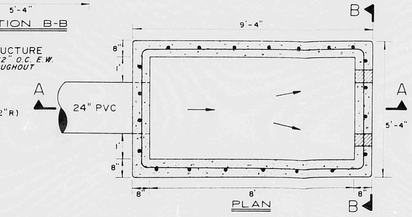
SECTION B-B

SECTION A-A

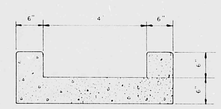
OUTLET STRUCTURE
#5 REBAR @ 12" O.C. E.W. CENTERED THROUGHOUT

Scale: 1" = 2'

(CHAMFER ALL CORNERS 1/2" R)

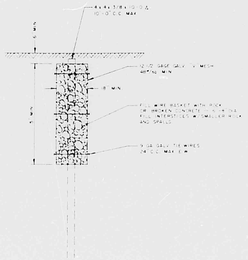


PLAN



A CONCRETE RUNDOWN

B CONCRETE RUNDOWN



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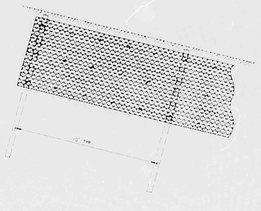

PART ELEVATION

BURIED FLOW DEFLECTOR

LEGEND

CONTOUR	NEW	EXISTING
CONTOUR		
SPOT ELEVATION		
DRAINAGE AREA BOUNDARY		
DRAINAGE STORM		
WATER BLOCK		
DIRECTION OF FLOW		
REGULAR PAVING		
CONCRETE		
RETAINING WALL		
CURB & GUTTER		
WALK		
PROPERTY LINE		
FENCE		
CATCH BASIN		
STORM DRAIN MANHOLE AND LINE		
SANITARY SEWER MANHOLE AND LINE		
FIRE HYDRANT ON WATER LINE		
PROJECTOR		
WATER VALVES		
WATER CONNECTIONS		
WATER METERS		
CONCRETE		
GAS LINE		
UNDERGROUND TELEPHONE		
CABLE TELEVISION		
POWER/TELEPHONE POLE		
UNDERGROUND ELECTRICAL		
CLOW VALVE/FIRE		
INTERSECTION, MANHOLES, POINT		
CENTER, MONUMENTS		
REBAR SETS		
CENTERLINE DETAIL REFERENCE		
CORNER OR COORDINATE REFERENCE LINE		
PHASE BOUNDARY		

TEXT

EXISTING

THE 4.3 ACRE SITE IS LOCATED AT THE NORTHEAST CORNER OF EAGLE RANCH ROAD AND THE CALABACILLAS ARROYO. THE PROPERTY IS CURRENTLY UNDEVELOPED AND SLOPES FROM WEST TO EAST AT APPROXIMATELY 1.0%. THERE IS AN EXISTING TEMPORARY DRAINAGE INLET STRUCTURE AT THE SOUTHEAST CORNER OF THE PROPERTY THAT OUTLETS TO THE CALABACILLAS ARROYO.

PROPOSED

AN AUTO STORAGE FACILITY IS PLANNED FOR THE SITE. FLOWS FROM AREA "A2" WILL BE DIRECTED TO THE SOUTHEAST CORNER AND COLLECTED IN A NEW CATCH BASIN. FROM THE CATCH BASIN, FLOWS WILL DISCHARGE THROUGH A 24" PVC PIPE TO THE CALABACILLAS ARROYO. A NEW OUTLET STRUCTURE WILL BE CONSTRUCTED AT THE BOTTOM OF THE ARROYO. IN ADDITION, THE NORTHEAST ENTRANCE WILL BE MODIFIED TO ACCOMMODATE THE NEW PROPERTY TO THE WEST. AREA "B2" RUNOFF WILL FLOW ONTO THE EXISTING SITE TO THE EAST AND BE DISCHARGED THROUGH EXISTING STORM DRAIN FACILITIES. THERE WILL BE ADDITIONAL CONSTRUCTION TO THE WEST SIDE OF THE EXISTING MAIN BUILDING. DUE TO THE BUILDING EXPANSION, THE EXISTING CATCH BASINS WILL BE MOVED, AND NEW CATCH BASINS WILL BE CONSTRUCTED ON THE WEST SIDE OF THE BUILDING ADDITION. THESE PROPOSED IMPROVEMENTS CONSTITUTE AN AMENDMENT TO THE MARCH 1987 PLAN BY ISAACSON & ARFMAN.

OFF-SITE

THERE ARE NO OFF-SITE FLOWS ENTERING THE SITE, PER THE AMENDED CONCEPTUAL GRADING, DRAINAGE, AND UTILITY PLAN FOR SITE DEVELOPMENT PLAN, TRACTS N-3A AND N-3B, BY ISAACSON & ARFMAN, MARCH, 1987.

GENERAL NOTES FOR GRADING AND DRAINAGE

1. AN EXCAVATION CONSTRUCTION PERMIT MUST BE OBTAINED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT OF WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS MODIFIED OR STATED ON PREVIOUS PLANS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORK, LATEST EDITION, UNLESS STATED EXCEPT FOR PLANNING CONDITIONS.

3. ■ MARKING (BAR) ON THE PLAN DESIGNATES CONTRACTOR MUST CONTACT THE LOCATING SERVICE, PRIOR TO THE COMMENCEMENT OF EXISTING FACILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE EXISTING UTILITIES AND STRUCTURES. ANY DIFFERENCE IN LOCATION, ELEVATION OR DIMENSION MUST BE REPORTED TO THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY TO THE WORK.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO ADJACENT STREET USE.

6. MAINTENANCE OF THE CATCHPITS DRAINAGE IN THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.

7. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.

8. DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL MANNER. ALL CONSTRUCTION DEBRIS, INCLUDING STANDARD UTILITY MATERIALS TO BE REMOVED, MUST BE CONSTRUCTED.

9. OWNERSHIP OF DOCUMENTS: THROUGHOUT THIS AND THE TERMS AND DESIGNS CONTAINED ON THESE PLANS, AS WELL AS ALL PROFESSIONAL SERVICES, IS THE PROPERTY OF EASTERLING & ASSOCIATES, INC. AND SHALL NOT BE REUSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF EASTERLING & ASSOCIATES, INC.

10. INSTALLATION SAFETY: THE CONTRACTOR MUST ESTABLISH COMPLIANCE WITH ALL APPLICABLE SAFETY RULES, REGULATIONS, AND STANDARDS.

11. EROSION CONTROL: THE SITE MUST BE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION. ALL DISTURBED AREAS MUST BE PROTECTED FROM EROSION.

12. CONSTRUCTION PHASE: THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE INTO THE STREETS, ALLEYS, OR ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AS REQUIRED BY THE CITY.

NOTE: CONTRACTOR TO CONTACT AMAFCA NOT LESS THAN 2 WORKING DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY IN AMAFCA'S EASEMENT AREA.

I, CHARLES M. EASTERLING, A NEW MEXICO REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT THE SITE GRADING WAS PERFORMED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN AS INDICATED HEREIN

CHARLES M. EASTERLING
NEW MEXICO
6411
REGISTERED PROFESSIONAL ENGINEER

5055.50
5054.47 AS-BUILT

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V.T. INC. AUTOPARK
RELIABLE CHEVROLET ADDITION
PLAN-PROFILE-DETAILS

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
4643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Designed	Drawn	Checked	Sheet
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Job No.	Date		of
2193	NOV 1988		2

CHARLES M. EASTERLING
NEW MEXICO
6411
REGISTERED PROFESSIONAL ENGINEER

B-13/D003 B

THIS PLAN SHOT TWICE
ONCE ON LIGHT AND
ONCE ON DARK.

CITY OF ALBUQUERQUE
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Karen Acuna
CITY CLERK RECORDER

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