ATTACHMENT N
PROJECT PLANS

Areas per / Floor

1 s Floor	Area	
Office 1	3002	SF
Office 2	1060	SF
Storage for Office	148	SF
Community	908	SF
1 Elevators	50	SF
Enclosed Stairs	262	SF
1 Trash Chute	216	SF
Bicycle room	356	SF
Total for FAR	6002	SF
Open Space Courtyard	2806	SF
Perimeter Landscape	5731	SF
1st Floor Planters	277	SF
Courtyard	2806	SF
Storage for Units	1296	SF
Covered Terrace	1189	SF
Passage - Lobby - Corridors	3279	
Parking	8614	SF
Total 1st Floor	32000	SF

2nd Flr	Unit Area		Balconies	
1 - 1B	1051	SF	86	SF
2 - 2B	1181	SF	394	SF
3 - 2B	1186	SF	305	SF
4 - 2B	1313	SF	117	SF
5 - 2B	1239	SF	215	SF
6 - 1B	1043	SF	0	SF
7 - 2B	1376	SF	207	SF
8 - 1B	1051	SF	0	SF
9 - 1B	1050	SF	0	SF
10 - 2B	1253	SF	214	SF
11 - 2B	1313	SF	0	SF
12 - 2B	1186	SF	0	SF
13 - 2B	1288	SF	304	SF
14 - 1B	1062	SF	138	SF
Total	16592	SF	1980	SF
Open Space			3739	SF
Units	14			
Enclosed Corridor		269	SF	
1 Elevators		49	SF	
Enclosed Stairs		456	SF	
1 Trash Chute		22	SF	
Sub Total		796	SF	
Total for FAR		17388	SF	

3rd Flr.	Unit Area		Balconies	
1 - 1B	989	SF	201	SF
2 - 2B	1197	SF	318	SF
3 - 2B	1188	SF	129	SF
4 - 2B	1312	SF	0	SF
5 - 2B	1243	SF	212	SF
6 - 1B	1069	SF	0	SF
7 - 2B	1376	SF	0	SF
8 - 1B	1051	SF	73	SF
9 - 1B	1048	SF	0	SF
10 - 2B	1251	SF	214	SF
11 - 2B	1315	SF	0	SF
12 - 2B	1188	SF	129	SF
13 - 2B	1414	SF	0	SF
14 - 1B	985	SF	317	SF
Total	16626	SF	1593	SF
Open Space			2198	SF
Units	14			
Enclosed Corridor		265	SF	
1 Elevators		49	SF	
Enclosed Stairs		456	SF	
1 Trash Chute		22	SF	
Sub Total		792	SF	
Total for FAR		17418	SF	

4th Flr.	Unit Area		Balconies	
1 - 1B	1049	SF	74	SF
2 - 2B	1193	SF	319	SF
3 - 2B	1188	SF	295	SF
4 - 2B	1188	SF	261	SF
5 - 2B	1240	SF	213	SF
6 - 1B	1082	SF	0	SF
7 - 2B	1361	SF	222	SF
8 - 1B	1051	SF	73	SF
9 - 1B	944	SF	151	SF
10 - 2B	1254	SF	212	SF
11 - 2B	1294	SF	118	SF
12 - 2B	1187	SF	271	SF
13 - 2B	1415	SF	0	SF
14 - 1B	1038	SF	135	SF
15 - 2B	1105	SF	0	SF
Total	17589	SF	2344	SF
			2078	SF
Units	15			
Enclosed Corridor		269	SF	
1 Elevators		49	SF	
Enclosed Stairs		455	SF	
1 Trash Chute		22	SF	
Sub Total		795	SF	
Total for FAR		18384	SF	

5 Flr.	Unit Area		Balconies	
1 - 3B	2435	SF	857	SF
2 - 3B	1659	SF	515	SF
3 - 3B	2267	SF	1230	SF
4 - 3B	2315	SF	1217	SF
5 - 3B	1725	SF	532	SF
6 - 3B	1904	SF	1270	SF
				SF
				SF
				SF
				SF
				SF
				SF
				SF
				SF
Total	12305	SF	5621	SF
			3979	SF
Units	6			
Enclosed Corridor		0	SF	
1 Elevators		49	SF	
Enclosed Stairs		432	SF	
1 Trash Chute		22	SF	
Sub Total		503	SF	
Total for FAR		12808	SF	

Zoning - Legal

Address: 127 N Madison Av Pasadena CA 91101
Legal Description Parcel Map 180-62 El Molino M.R.
4.3-2 Tract Lot 27
Assessor Parcel Nos. 5723 -015-027, 5723-015-028

ZONING BY-RIGHT

General Plan Designation MED-MIXED USE (0.0-2.25 FAR)
Zone CD-3
F.A.R. = 1.5 Per Zoning Code Figure 3-9
Location : FORD PLACE/FULLER SEMINARY PRESCINT F.A.R. = 1.5
Allowed FAR 1.5 x 32000 = 48000 SF
Lot Size 160' x200' = 32000 SF
Allowable Density 48 Dwelling Units per Acre
Units By Right 36 Dwelling Units
Allowable Height 50' (65' Averaging)
Allowable Stories N.A.
Type of Construction
Basement / First Floor Podium) Type I
Floors 2 through 5 Type VA (Fully Sprinklered)
Occupancy - Mixed
R2 - Residential
B - Community Room (CBC Section 303)
B - Offices First Floor
S-2 Parking Garage

SETBACKS

	FRONT	SIDE	REAR
Commercial	0'	0'	0'
	10'	0'	0'

LOT COVERAGE

Lot Area	32000 SF	
Area Covered By Building	24043 SF	
Percentage of Building Area		75.14%

FAR Related Information

Office 1	3,002	SF	
Office 2	1,060	SF	
Storage for Office	148	SF	
Bicycle Parking Room			356 SF
Community	908	SF	
Total Non- Residential	5,118	SF	
Total FAR Residential	66,354	SF	
Enclosed Stairs, Elevators, Trash chute	528	SF	
Lot Area	32,000	SF	
Total FAR Allowed	**48,000**	**SF**	**1.50**
FAR Proposed	**72,000**	**SF**	**2.25**
Difference	- 24,000	SF	

Density Bonus

Affordable Housing Density Bonus
36 Units Provided + 35% = 49 Units (California Government Code 65915 et. Seq.
Required: 3 Very Low Income Inclusionary Housing Units

Provided: 4 Very Low Income Units through State Density Bonus
Pasadena Inclusionary Housing Provisions (Pasadena Zoning Code Chapter 17.42)

Affordable Housing Concession

Height Limit Concession
Pasadena Zonig Code Height Allowed = 50'-0" height
Concession on Height Limit Request = 62'-0" height (+24%)

Units Breakdown Summary

1BR	15	31%
2B R	28	57%
3 BR	6	12%
Total Residential Units	49	100.00%

Parking Spaces

Pasadena Zoning Code : 49 Units x 1.75 = 86Parking Spaces			86
Pasadena Zoning Code : Guest Parking : 49 Units x 10% = 5 Parking Spaces			5
Parking Non Residential			
Non Residential (3 Cars / 1000 SF) = 13 Parking Spaces			
Office 1	3,002	SF	
Office 2	1060	SF	
Office Storage	148		
Total Commercial	4,210	SF	
13 Spaces x 75% = 10 Parking Spaces			10
Total Parking Spaces Required			101
Parking Spaces Provided			
Gound Floor			20
Basement			81
Total Parking Spaces provided			101

Bicycle Parking Requirements

One (1) Space for every 6 Dwelling Units
Bicycle Parking Required 49 Units = 8 Spaces

Non- Residentialrequirement = 4 spaces

Bicycle Parking Provided 12 Spaces 8 Spaces (Type1) 4 Spaces (Type 2)

Owner:

Mike Balian, President & CEO
Toledo Homes
127 North Madison Avenue Ste 200
Pasadena CA 91101
(626) 818 2266
email: mbalian@MsbConstructors.com

Architect:
Hraztan Zeitlian, AIA, LEED BD+C, NCARB
Founder & Design Principal
Struere
3324 Grand View, Los Angeles CA 90066
(310) 748 7649
email: Hraztan@struere.com

Open Space Requirements

Required Open Space for Units
150 s.f. /Unit x 49 = 7,350.00 SF
30% of Balcony area can be Credited

30% Balcony areas x 7350 = 2205 s.f.

Open Space Provided

1st Floor		
Central Courtyard	2806	SF
Perimeter Landscape	5731	SF
Foyer - Passage	2231	SF
2nd Floor Terrace	3739	SF
3rd Floor Terrace	2198	SF
4th Floor Terrace	2079	SF
5th Floor Terrace	3979	SF
Open Space Provided	**22763**	SF
Total Balconies	11538	SF
30% Balcony Areas	3461.4	SF
Total Open Space (Open space provided+ 30% Balcony Areas)	**26224.4**	SF

26,296.3 s.f. > 7350 s.f. OK

Landscape Areas

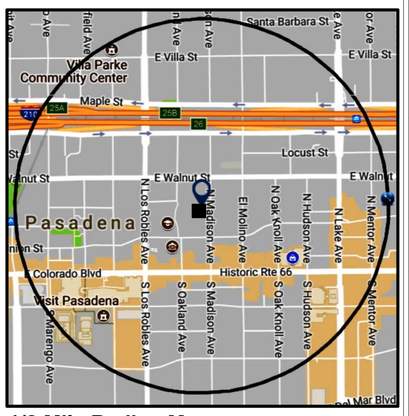
1 st Floor Planters	277	SF
Perim Landscape	5731	SF
Courtyard	2806	SF
Planters 2F to 4 F	467.41	SF
Planters 5th Floor	462.37	SF
Total Landscape Area	9743.78	SF

38% of Total Open Space

Sheet List

A0.0 - Area Tabulations
A0.0a - Areas
A1.0 - Site Plan
A1.0a - Typical Floor Site Plan
A1.1 - First Floor Main Courtyard
A1.2 - Basement
A1.3 - 2nd Floor
A1.4 - 3rd Floor
A1.5 - 4th Floor
A1.6 - 5th Floor
A1.7 - Roof
A3.0 - East / South Elevations
A3.1 - West / North Elevations
A4.0 - Sections
A7.0 - 3D Views

C1.0 - Topography
L1.0 - Landscape Plan
L1.1 - Landscape Section



1/2 Mile Radius Map

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Area Tabulations

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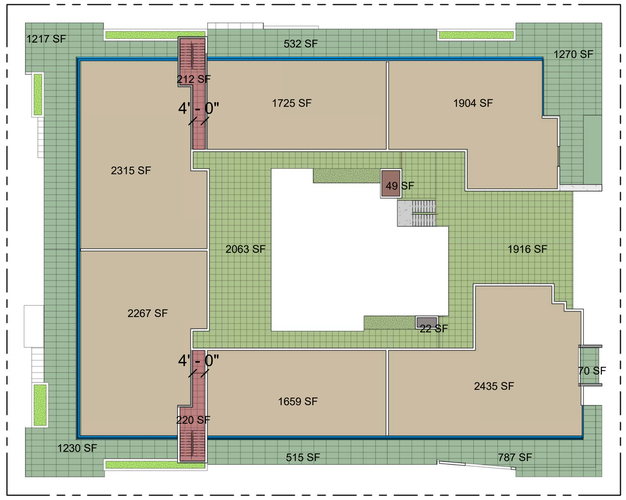
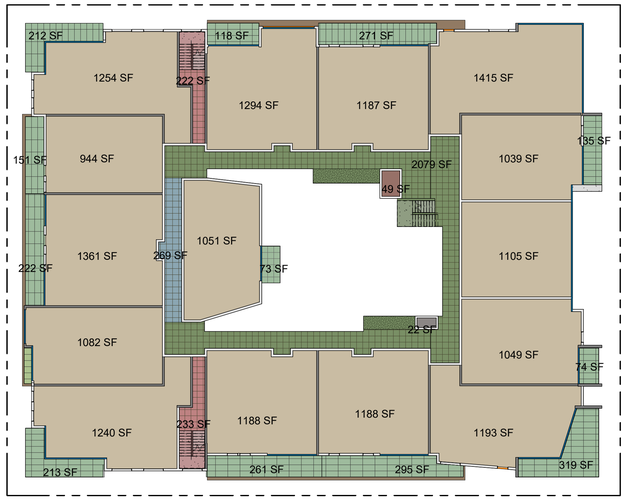
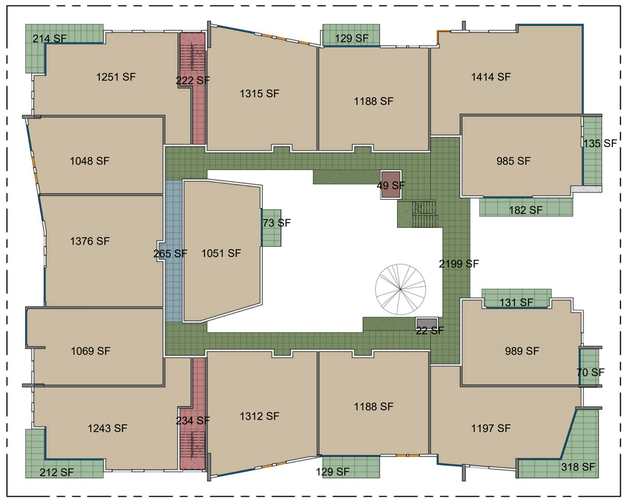
A0.0



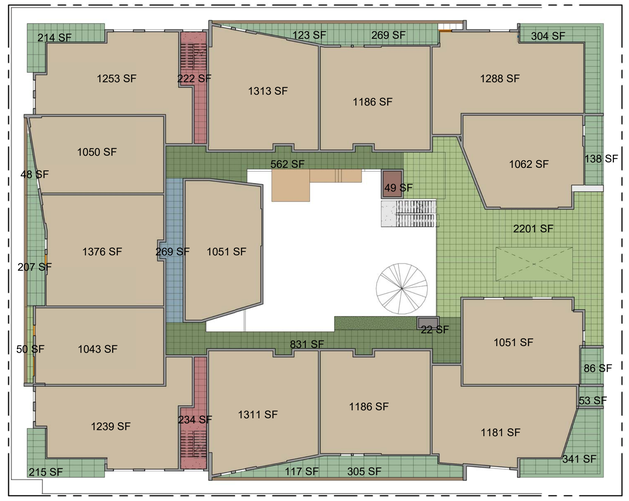
5 5th Floor Area
1" = 20'-0"



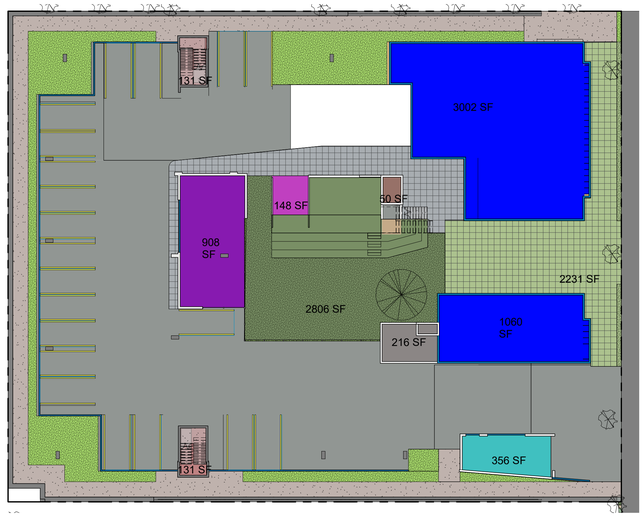
4 4th Floor Area
1" = 20'-0"



3 3rd Floor Area
1" = 20'-0"



2 2nd Floor Area
1" = 20'-0"



1 First Floor- Main Courtyard Area
1" = 20'-0"

Area Description

- APT
- Balconies
- Elevator
- Enclose stairs
- Office
- Open space
- Trash
- STORAGE
- Unenclose circulation
- Comunal
- Bicycle

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Areas

127 N Madison Ave.
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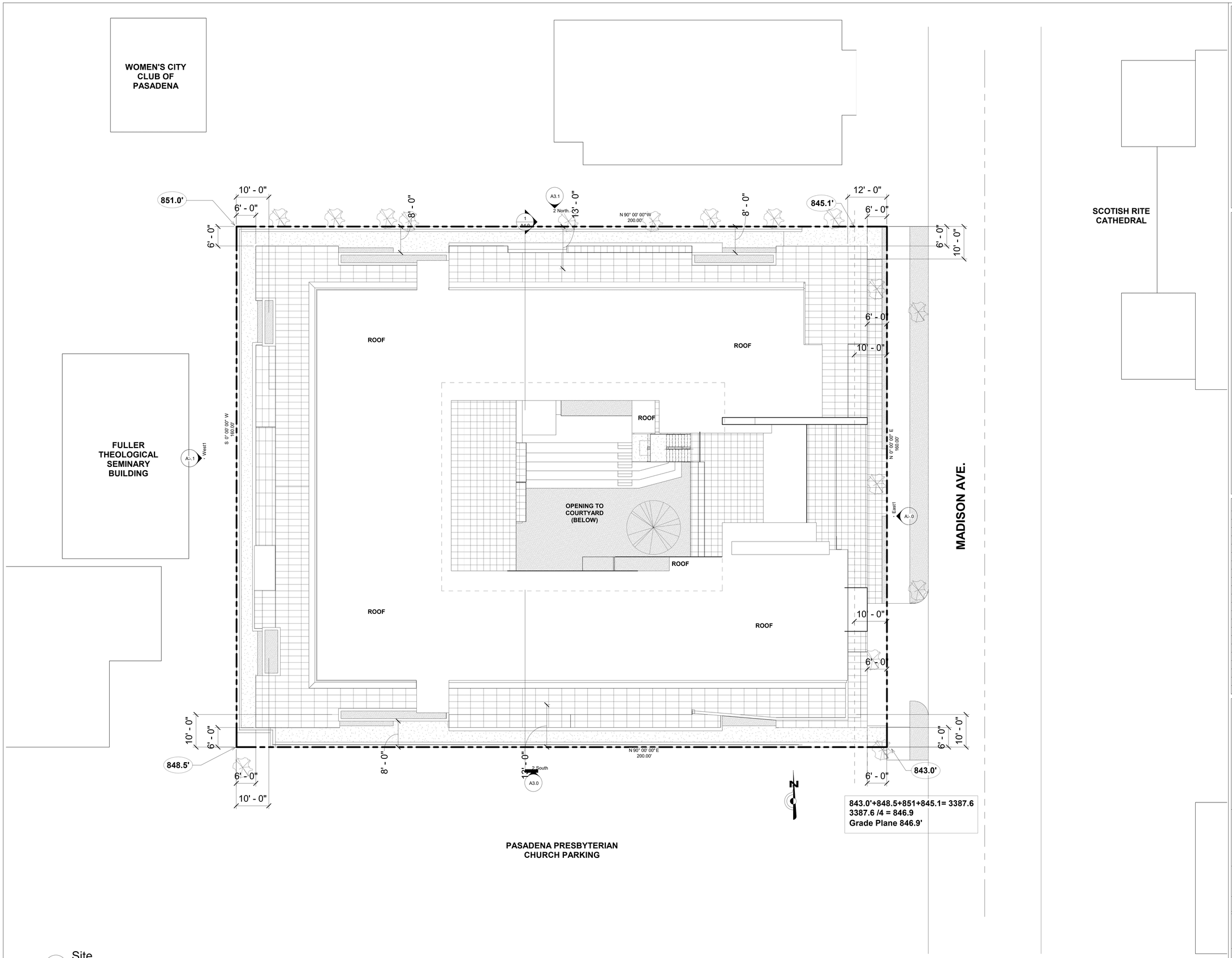
A0.0a



1 Site
3/32" = 1'-0"

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Site Plan

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A1.0

1 Site 3rd Floor
3/32" = 1'-0"

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Typical Floor Site Plan

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A1.0a

1 First Floor - Main Courtyard
1/8" = 1'-0"

Total Storage Area	148 SF
Passage - Lobby Corridors	3279 SF
Parking	11079 SF
Parking Spaces Main Courtyard	20
Parking Spaces Basement	81
Total	101

Dwelling Units
Community
Office
Green / Common Space
Circulation 1st Floor
Parking
Existing Tree
Balconies
Circulation

Legend
1/2" = 1'-0"

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First Floor - Main Courtyard

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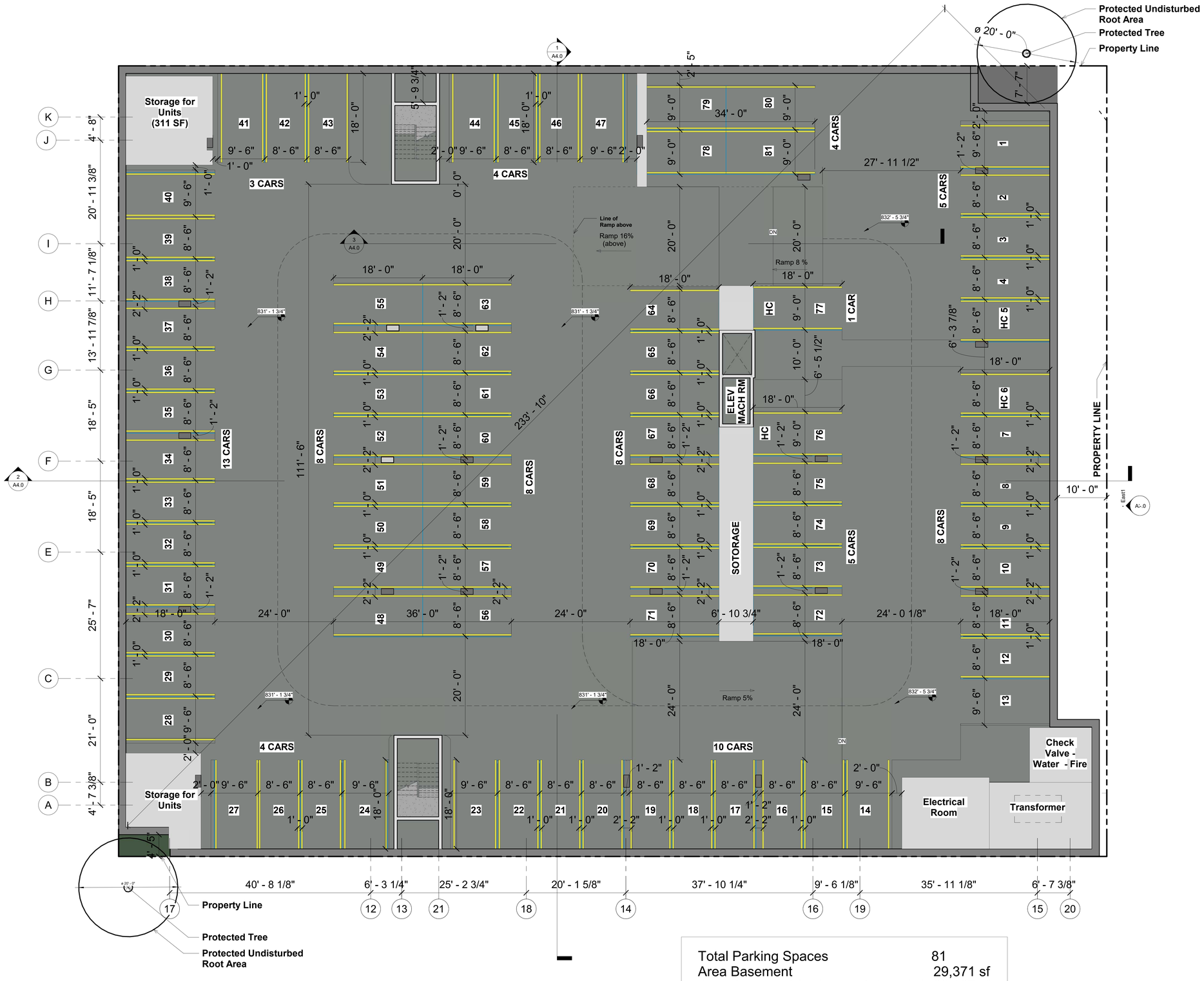
A1.1



Total Parking Spaces	81
Area Basement	29,371 sf
Area Basement (including Ret. Walls)	30,467 sf.

1 Basement
1/8" = 1'-0"

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Basement Plan

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A1.2

1 2nd Floor
1/8" = 1'-0"

Dwelling Units	Green / Common Space
Community	Circulation 1st Floor
Office	Parking
Existing Tree	Balconies
Circulation	

A Affordable Unit

Legend
1/2" = 1'-0"

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2nd Floor

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A1.3

1 3rd Floor
1/8" = 1'-0"

Dwelling Units	Green / Common Space	Existing Tree	Affordable Unit
Community	Circulation 1st Floor	Balconies	
Office	Parking	Circulation	

Legend
1/2" = 1'-0"

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3rd Floor

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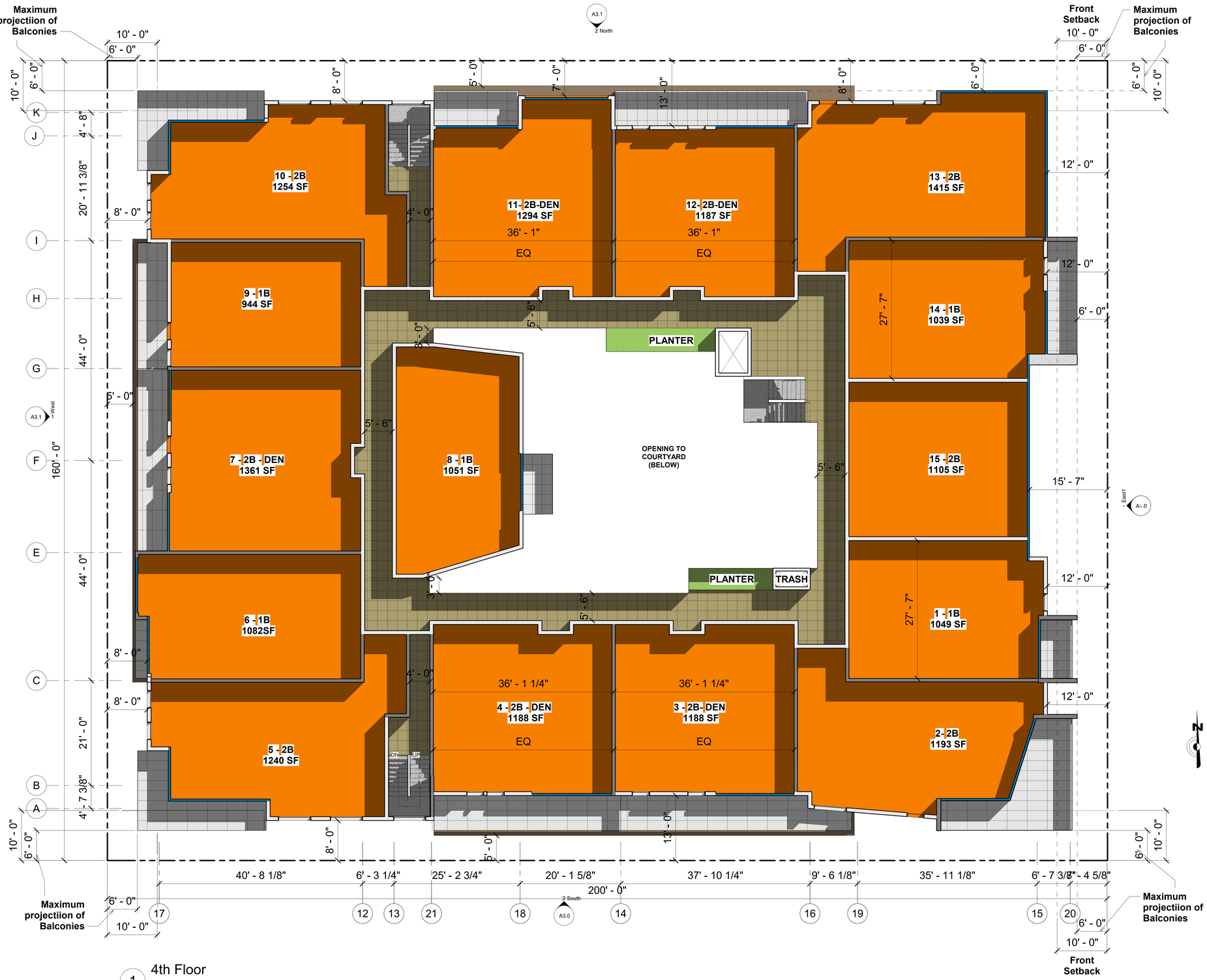
A1.4



1 4th Floor
1/8" = 1'-0"

Dwelling Units
Green / Common Space
Existing Tree
Community
Circulation 1st Floor
Balconies
Office
Parking
Circulation

Legend
1/2" = 1'-0"

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4th Floor

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A1.5

1 5th Floor
1/8" = 1'-0"

Dwelling Units	Green / Common Space	Existing Tree
Community	Circulation 1st Floor	Balconies
Office	Parking	Circulation

Legend
1/2" = 1'-0"

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5th Floor

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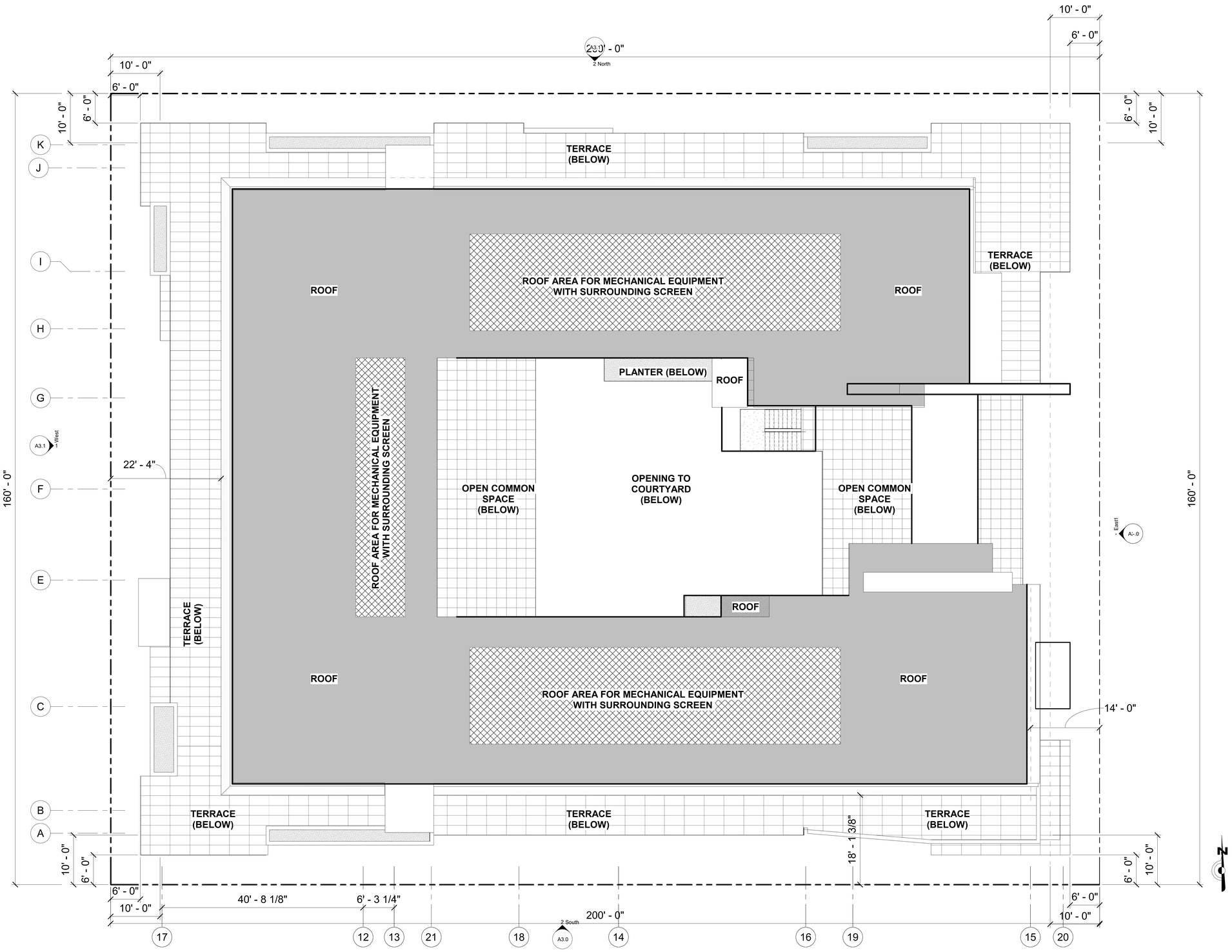
A1.6



1 Roof
1/8" = 1'-0"

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Roof

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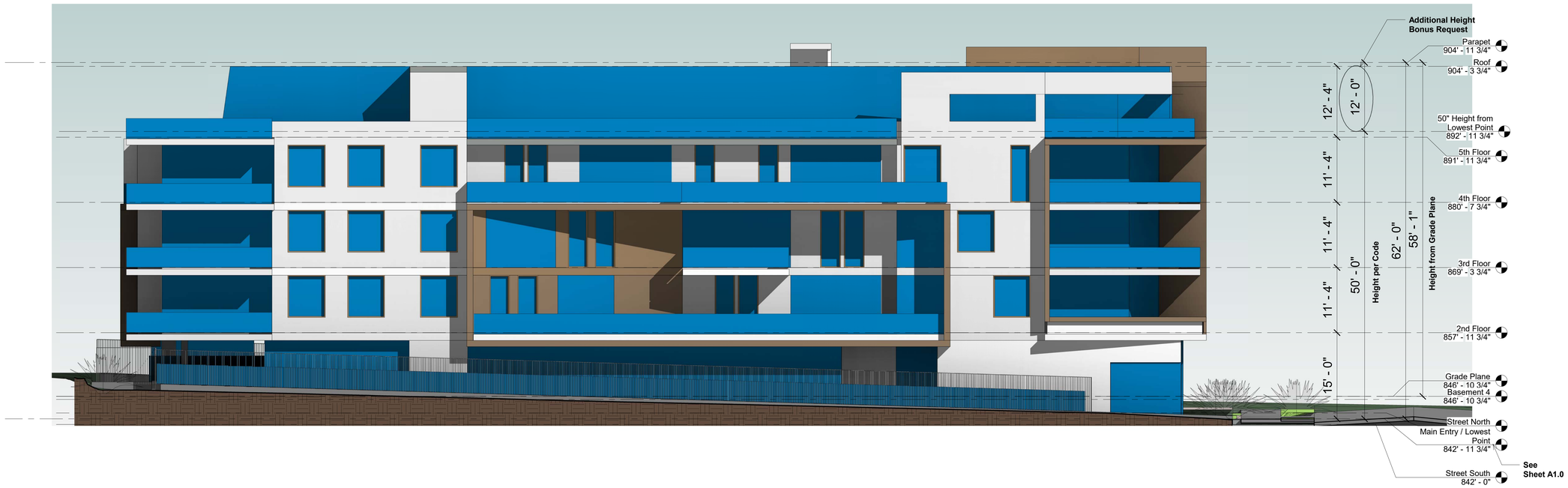
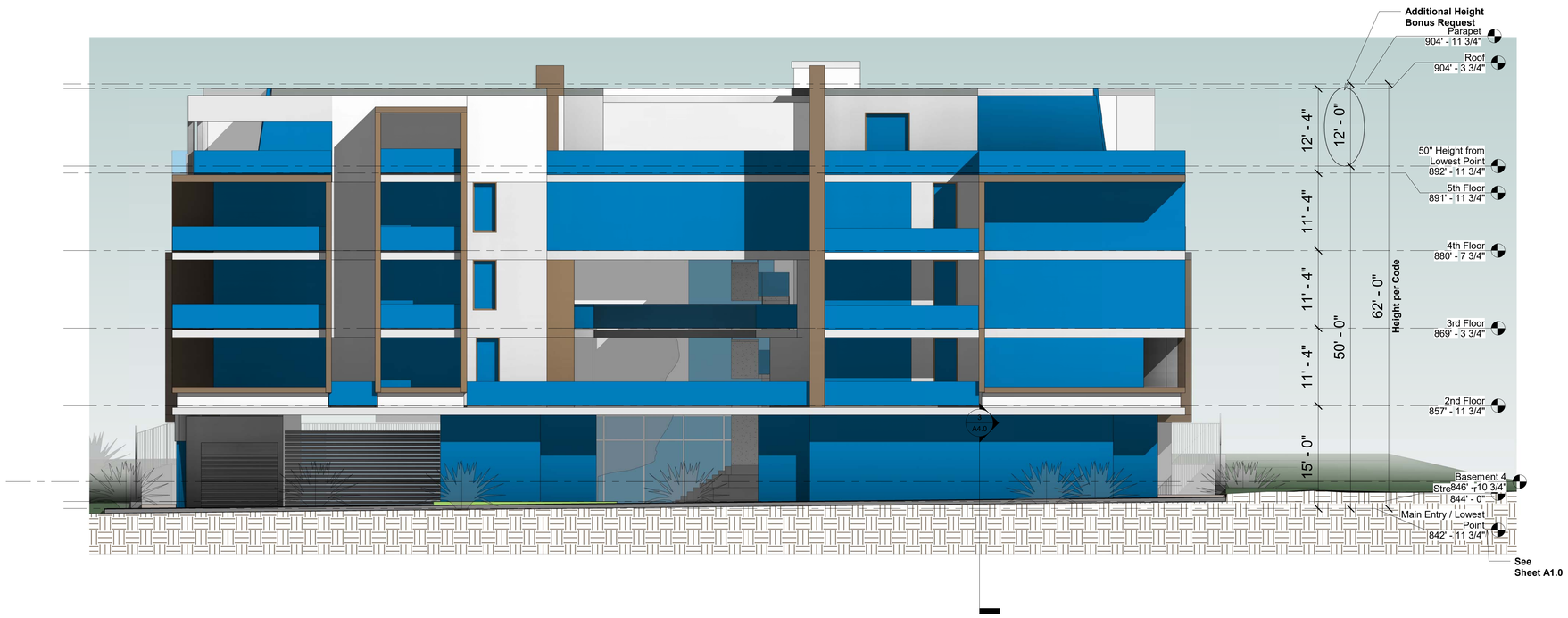
A1.7



2 South
1/8" = 1'-0"



1 East
1/8" = 1'-0"

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East / South Elevations

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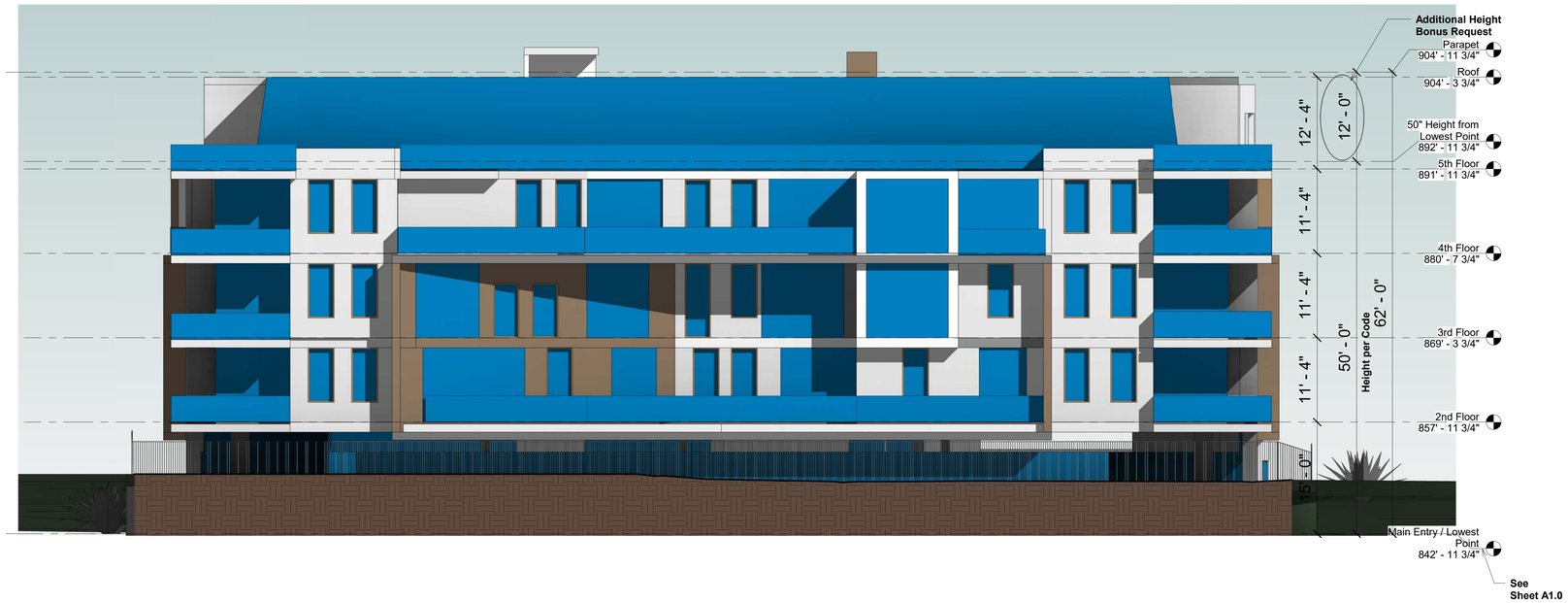
A3.0

2 North
1/8" = 1'-0"



1 West
1/8" = 1'-0"

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	AHCP RE-SUBMITTAL	03-26-2018

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West / North Elevations

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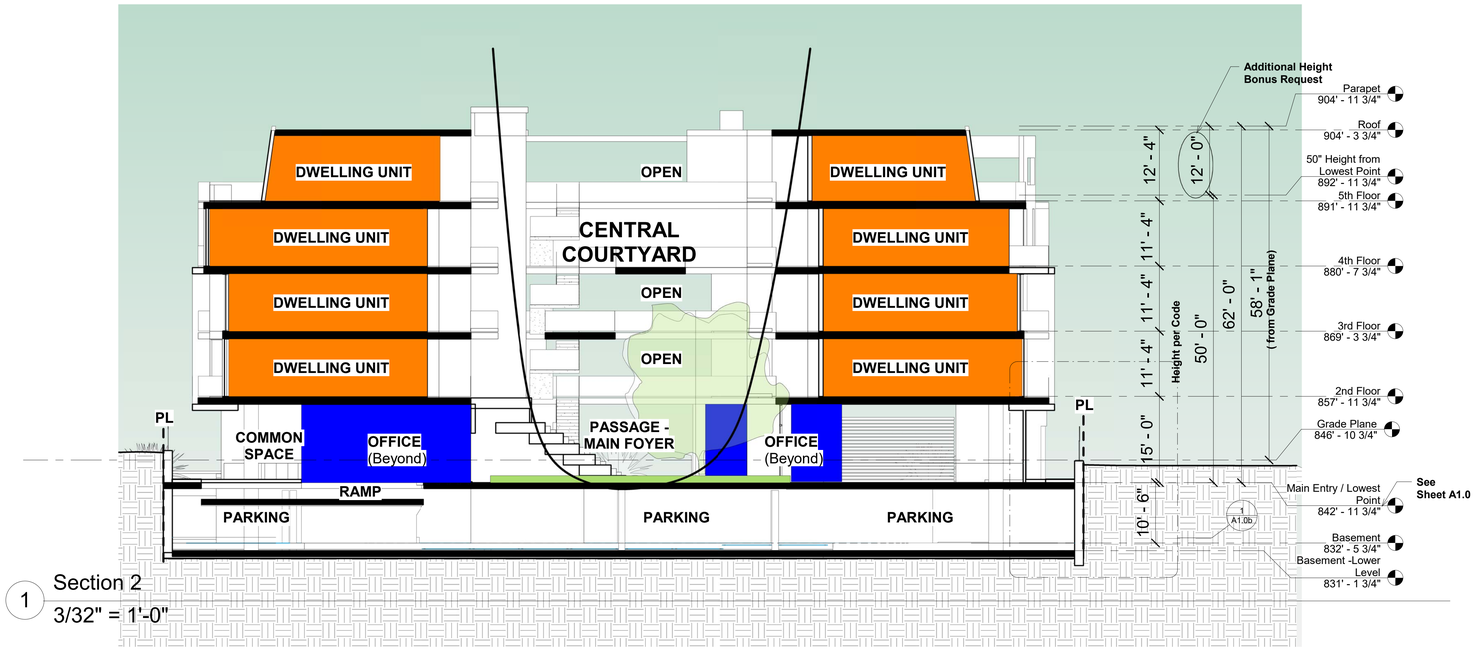
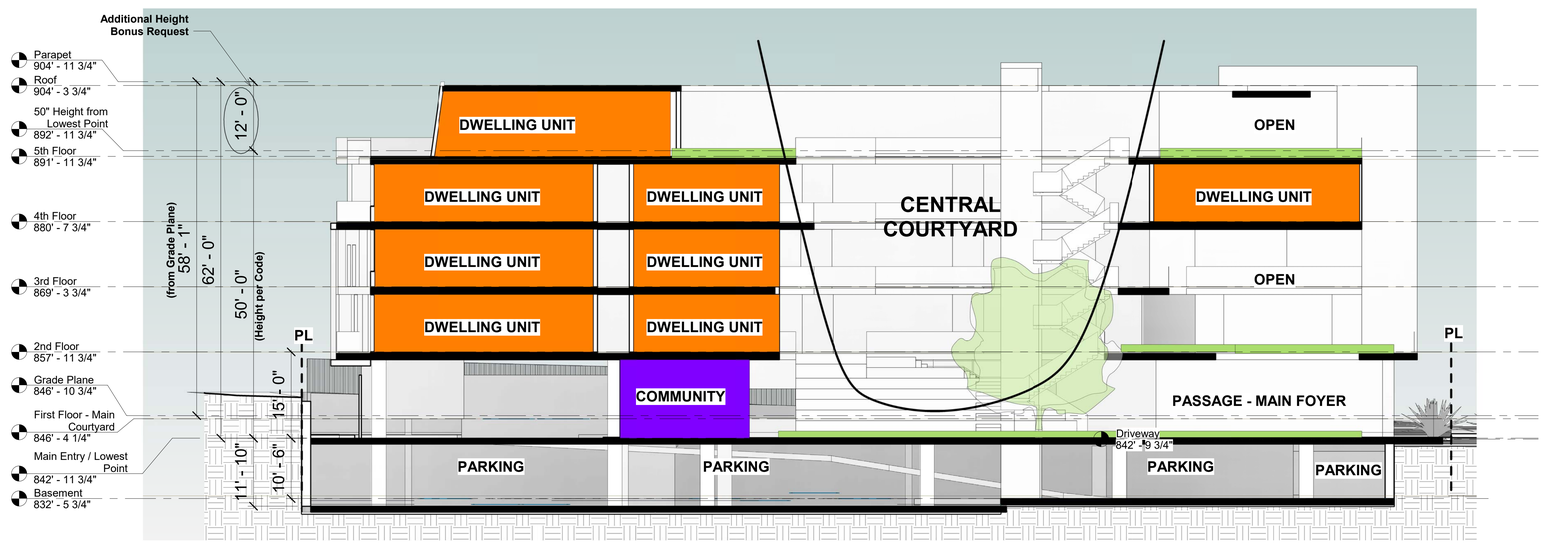
A3.1



1 Section 2
3/32" = 1'-0"



2 Section 1
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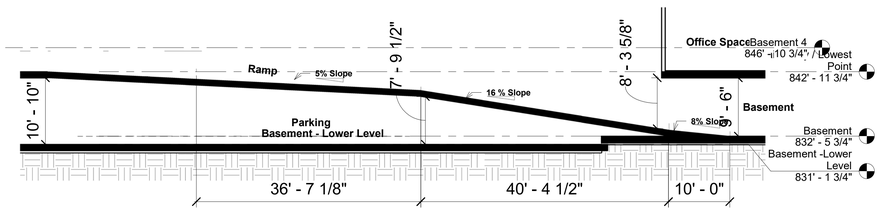
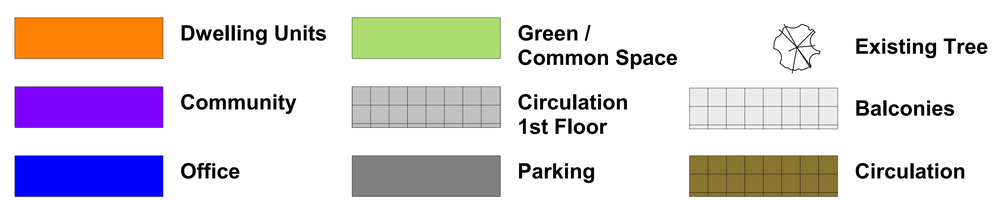


3 Section 3 - Ramp Profile
1" = 10'-0"



Legend
1/2" = 1'-0"

No.	Description	Date

AHCP Application

The Madison Mixed Use Project

Sections

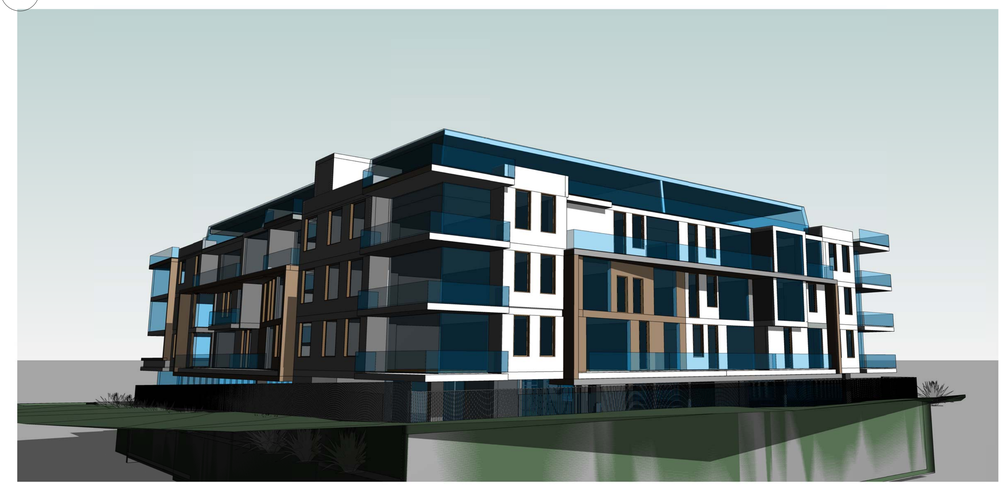
Project Number	17144
Date	2017-11-29

A4.0

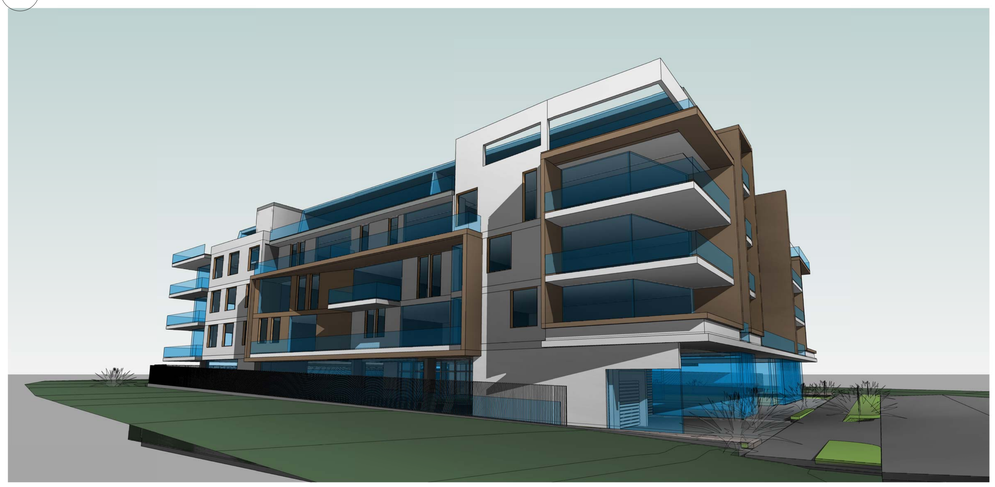
5 Front View

4 West south View

1 Street North



3 West North View



2 Street south

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3324 GRAND VIEW
LOS ANGELES, CALIFORNIA 90066

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E-MAIL HRAZTAN@STRUERE.COM

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No.	Description	Date
	AHCP RE-SUBMITTAL	03-26-2018

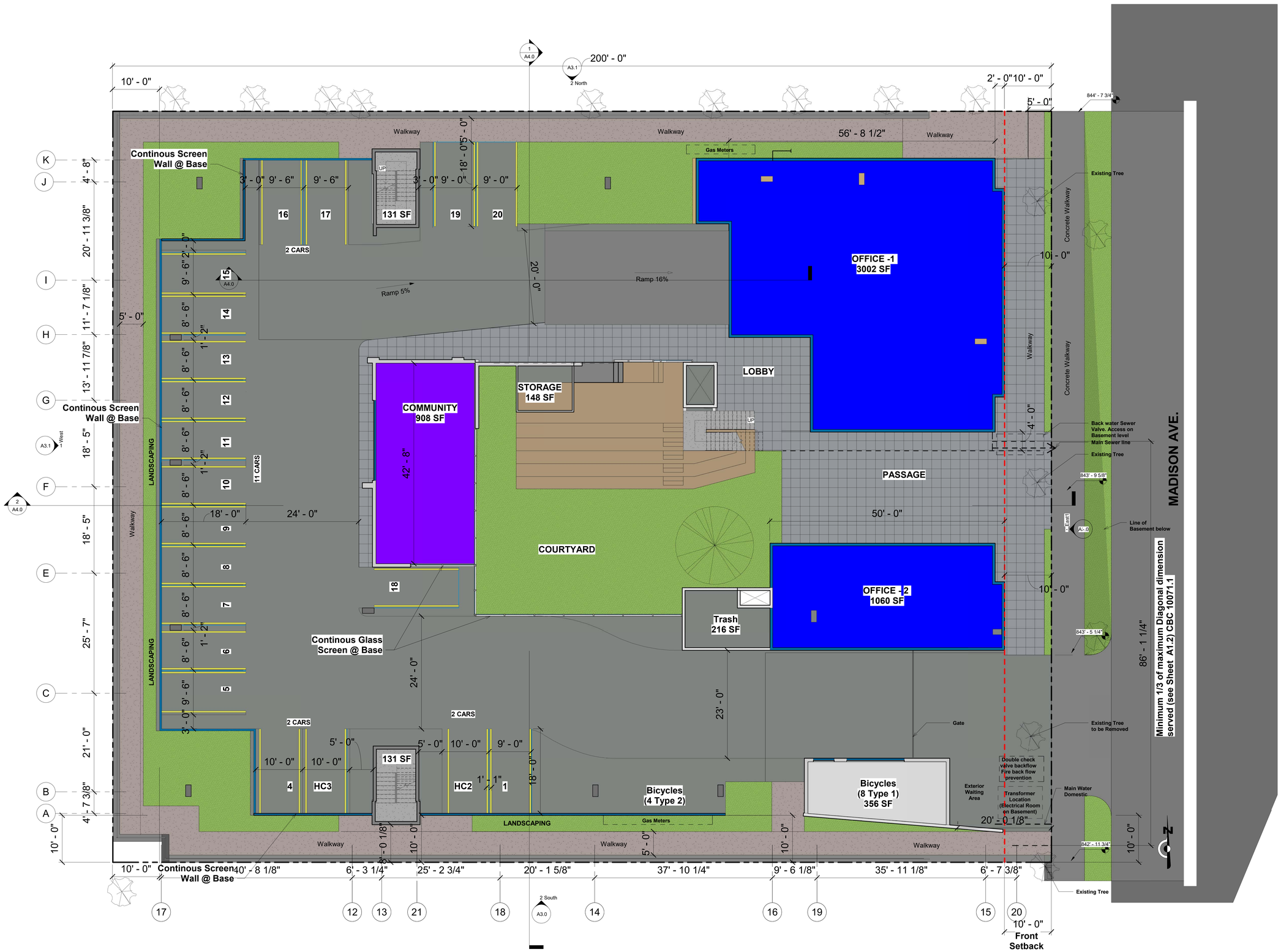
AHCP Application

The Madison Mixed Use Project

3d Views

127 N Madison Ave.
Pasadena CA 91101

A7.0



1 First Floor - Main Courtyard --
1/8" = 1'-0"

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No.	Description	Date
	AHCP RE-SUBMITTAL	03-26-2018

AHCP Application

The Madison Mixed Use Project

Ground Floor Site Plan

127 N Madison Ave.
Pasadena CA 91101

A9.0

ALTA/ACSM LAND TITLE SURVEY

CALIFORNIA SURVEYING SERVICE

R.J. Smith – L.S. 5189
Phone: (818) 957–3345
Email: randall2741@att.net

Date: January 20, 2018
Job No. 2546

AS TO THE TITLE MATTERS HEREON, THE UNDERSIGNED HAS RELIED SOLELY UPON THE INFORMATION PROVIDED BY LAWYERS TITLE INSURANCE COMPANY IN THEIR PRELIMINARY REPORT DATED JANUARY 16, 2018, POLICY NO.: 1182090341. THE UNDERSIGNED MAKES NO STATEMENTS AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT TITLE REPORT.

TO: MBC Enterprises, LLC. A CALIFORNIA LIMITED LIABILITY COMPANY AND LAWYERS TITLE INSURANCE COMPANY AND ITS SUCCESSORS AND/OR ASSIGNS.

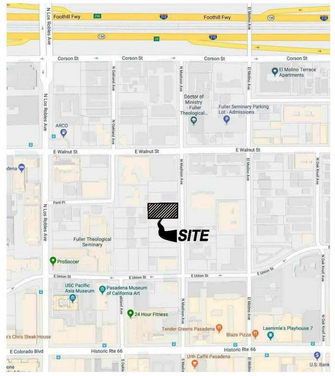
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON JANUARY 23, 2018 UNDER THE UNDERSIGNED'S SUPERVISION AND IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 8, 9, 10, 11(a), AND 14 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT, IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR LICENSED IN THE STATE OF CALIFORNIA THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 1/26/18

RANDALL J. SMITH, P.L.S. 5189

LICENSED LAND SURVEYOR
RANDALL J. SMITH
Exp. 06-30-19
No. 5189
STATE OF CALIFORNIA



VICINITY MAP
NO SCALE

BENCH MARK:

CITY OF PASADENA NO. 620/18
RAMSET IN S. CURB OF WALNUT ST., E. SIDE OF C.B., S.W. CORNER OF MADISON AVE.
ELEVATION = 851.05'

BASIS OF BEARINGS:

THE BEARING OF N 00°00'21" W OF THE CENTERLINE OF MADISON AVE. AS SHOWN ON PARCEL MAP NO. 16599, AS PER MAP FILED IN BOOK 180, PAGE 62 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

GENERAL NOTES:

ZONING: CD3
PROPERTY IN FLOOD ZONE "X", FIRM PANEL NO. 06037C1375F
DATED: 09–26–2008

A.P.N. 5723–015–027, 028
AREA: 32,000 SQ.FT., 0.73 ACRES

LEGAL DESCRIPTION:

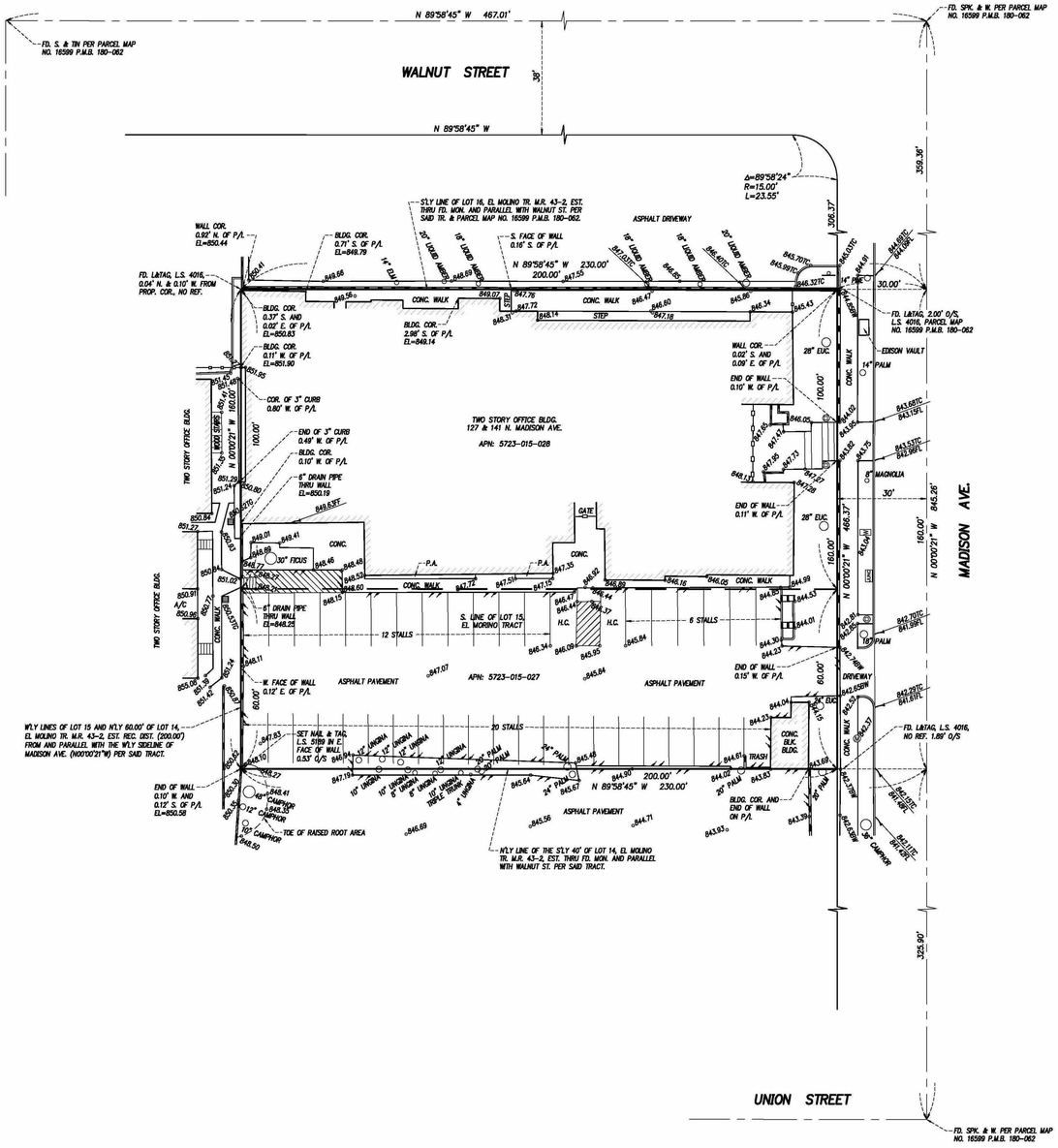
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 14, EXCEPT THE SOUTH 40 FEET THEREOF, AND ALL OF LOT 15 OF EL MOLINO TRACT, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 2 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5723–015–027 (LOT 14); 5723–015–028 (LOT 15)

N

1" = 20'



LEGEND:

BW	BACK OF WALK
CONC.	CONCRETE
E	EAST
FF	FINISHED FLOOR
FL	FLOWLINE
N	NORTH
S	SOUTH
TC	TOP OF CURB
TG	TOP OF GRATE
W	WEST

BUILDING LINE
CENTERLINE
DRAIN GRATE
EDGE OF PAVEMENT
FENCE, CHAIN–LINK
FENCE, WOOD
FENCE, WROUGHT IRON
JUNCTION BOX
LIGHT STANDARD
PACBELL MANHOLE
PROPERTY LINE
SEWER MANHOLE
SIGN
SPOT ELEVATIONS
WALL
WATER METER

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TELEPHONE (310) 748-7649
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No.	Description	Date
	AHCP RE-SUBMITTAL	03-26-2018

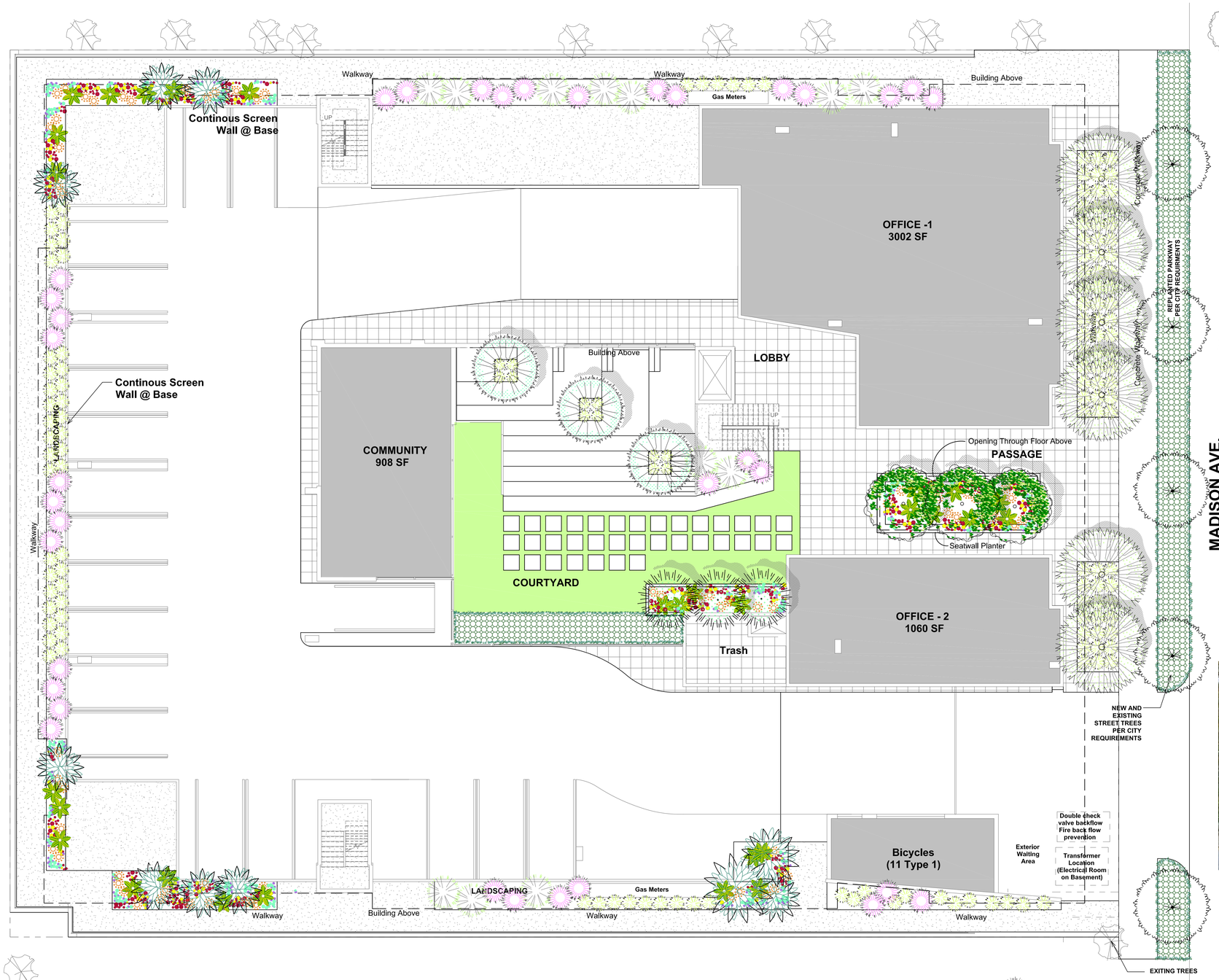
AHCP Application

The Madison Mixed Use Project

Topography

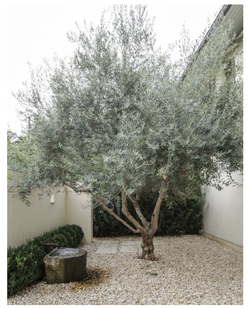
127 N Madison Ave.
Pasadena CA 91101

C1.0



HYMENOSPORUM FLAVUM
SWEET SHADE TREE
36" BOX

OLEA EUROPAEA "SWAN HILL"
FRUITLESS OLIVE
36" BOX



GINKGO BILOBA MALE CULTIVAR
"PRINCETON SENTINEL" 36" BOX

PODOCARPUS ELONGATUS
"ICEE BLUE" 36" BOX

TREES REQUIRED

REMOVED TREE No.	CALIPER dbh	MITIGATION REQUIRED
# 4	13"	MIN. 2 @ 36" BOX
# 8	21"	MIN. 4 @ 36" BOX
# 9	27"	MIN. 4 @ 36" BOX
# 13	23"	MIN. 4 @ 36" BOX

MIN. 14 @ 36" BOX TOTAL

TREES TO BE PROVIDED

PROPOSED TREE TYPE	PROPOSED BOX SIZE	QTY.
OLEA EUROPAEA	36" BOX	3
GINKGO BILOBA	36" BOX	6
HYMENOSPORUM	36" BOX	3
PODOCARPUS	36" BOX	3

TOTAL 14

MIXED SUCCULENTS

MUHLENBERGIA LINDHEIMERI

MUHLENBERGIA CAPILLARIS

1 LANDSCAPE PLAN
1/8" = 1'-0"

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LOS ANGELES, CALIFORNIA 90066

TELEPHONE (310) 748-7649
E-MAIL HRAZTAN@STRUERE.COM

WWW.STRUERE.COM

Consultant
CARTER, ROMANEK
Landscape Architects, Inc.
11110 Ohio Avenue, Suite 204
Los Angeles, California 90025
(310)477-3900 fax(310)477-3977

No.	Description	Date
	AHCP Submittal	03/07/2018
	AHCP Submittal Update	04/30/2018
	2nd AHCP Submittal Update	05/18/2018
	Missing Tree Added at Trash Area	06/27/2019

AHCP Application

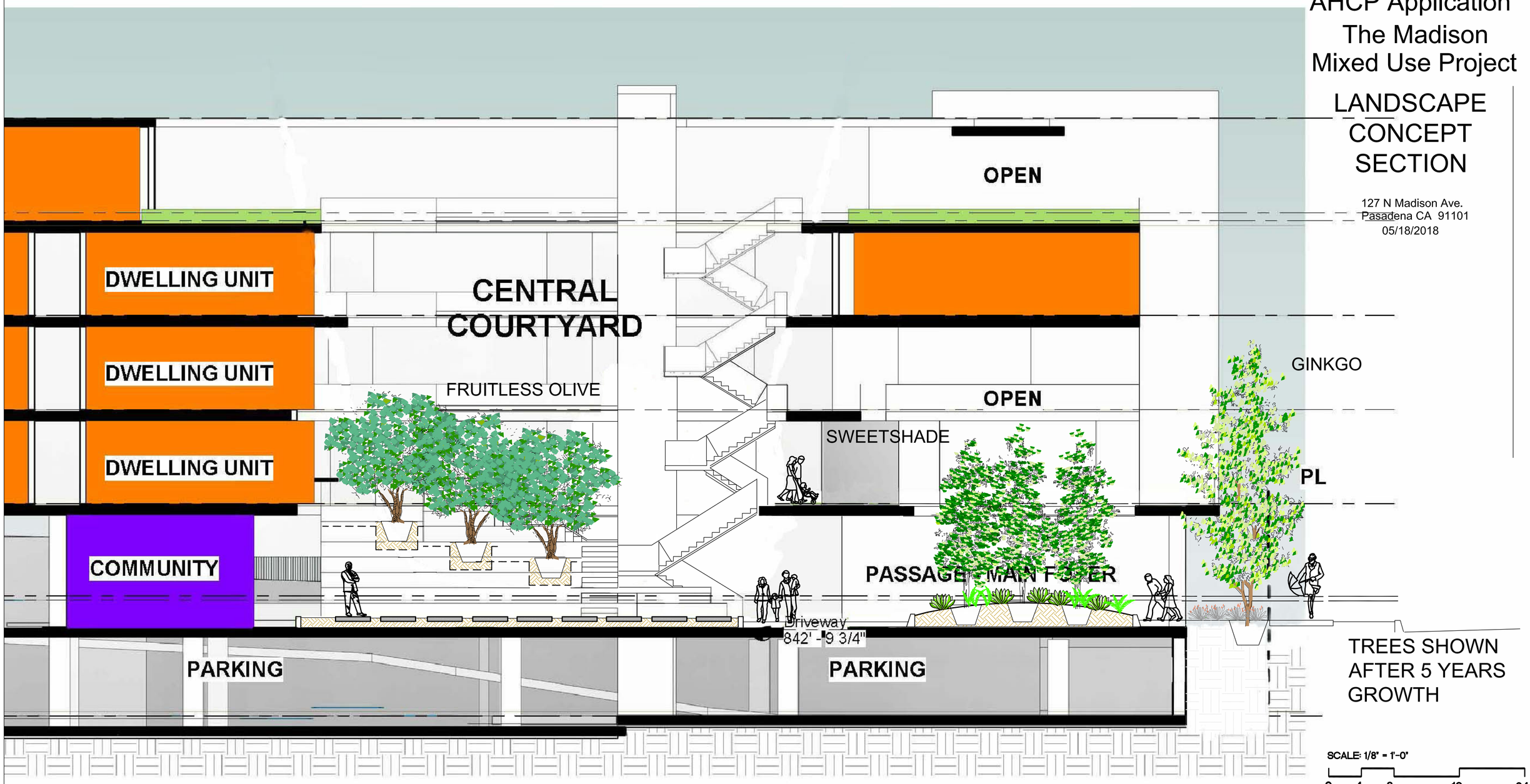
The Madison Mixed Use Project

LANDSCAPE PLAN

127 N Madison Ave.
Pasadena CA 91101

L1.0

AHCP Application
The Madison
Mixed Use Project

LANDSCAPE CONCEPT SECTION

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05/18/2018