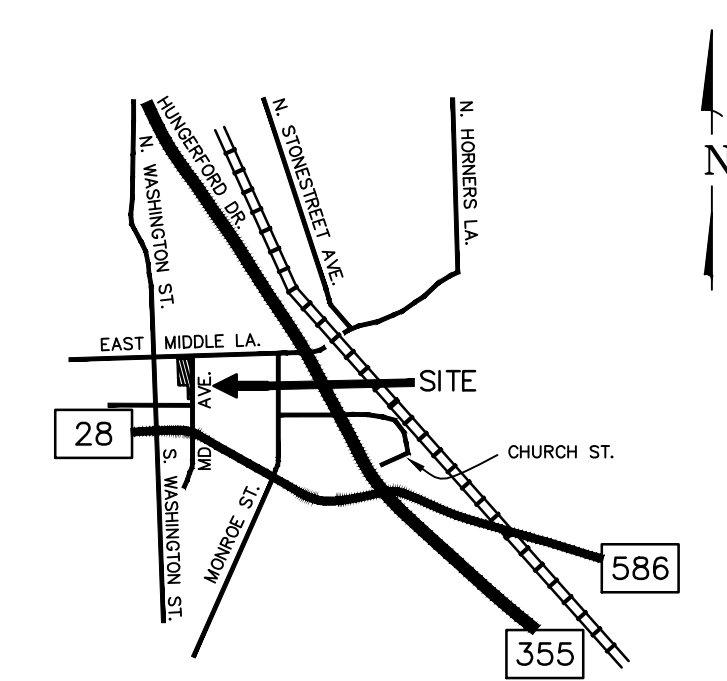
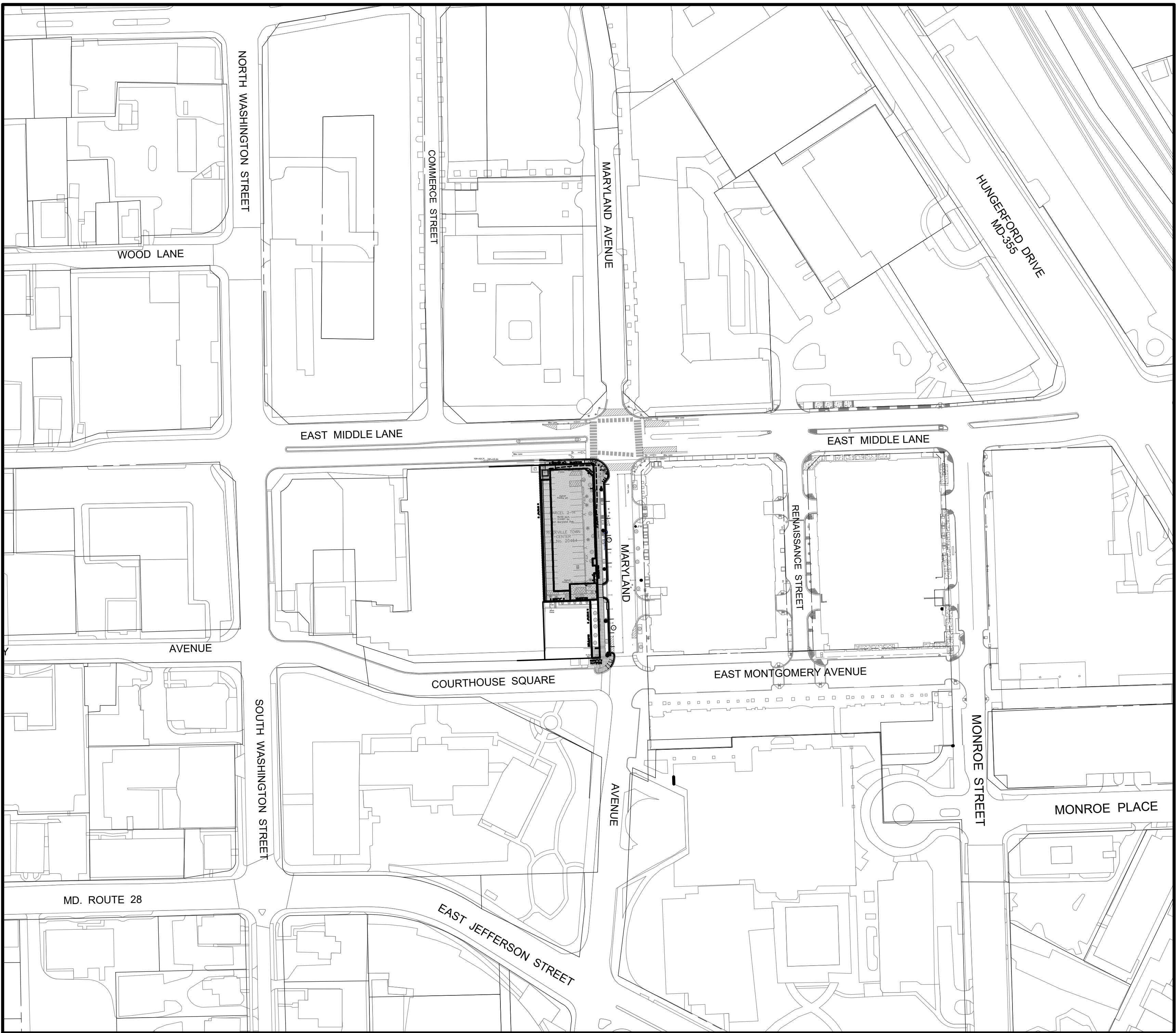


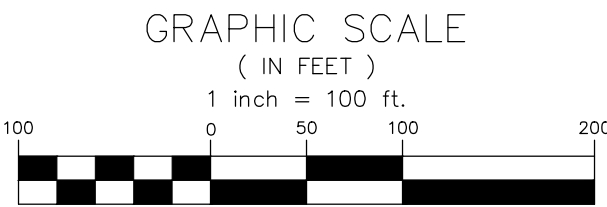
MOMENTUM AT ROCKVILLE STATION
ROCKVILLE TOWN CENTER
PARCEL 2-H
41 MARYLAND AVENUE
PJT#2025-00023



VICINITY MAP
SCALE 1" = 2,000'



SURROUNDING AREA MAP



SHEET INDEX

SITE	COVER SHEET
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PJ1.01	PROJECT PLAN
PJ2.01	OPEN AREA EXHIBIT
PJ2.21	FIRE DEPARTMENT SITE PLAN
PJ2.31	

LANDSCAPE	
L1.01	ILLUSTRATIVE LANDSCAPE PLAN - GROUND LEVEL

ARCHITECTURAL	
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A-02	ARCHITECTURAL SITE PLAN
A-03	GROUND LEVEL PLAN
A-04	LEVEL 1 PLAN
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A-19	PERSPECTIVES
A-20	PERSPECTIVES
A-21	PERSPECTIVES



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LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0840
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Owner: Comstock 41 Maryland, LLC
Address: 1900 Reston Metro PLZ, 10th fl,
Reston VA 20190
Contact: Robert Demchak
Phone: 703.230.1985
Email: rdemchak@comstock.com
Applicant: SCG Development Holdings,
LLC / Comstock 41 Maryland, LLC c/o
SCG Development Holdings, LLC
Address: 8245 Boone Blvd #640, Vienna,
VA 22182
Contact: Kirk Salpini
Phone: 703-942-6610 x 200
Email: kas@scgdevelopment.com

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE
TOWN CENTER

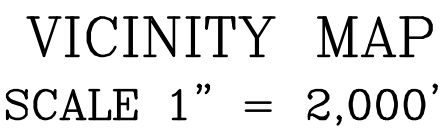
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DATE	08/12/2025

MOMENTUM AT
ROCKVILLE STATION

PROJECT PLAN
PJT2025-00023
COVER SHEET

PJ0.01

PROJECT NO. 24.271.11



Abbreviation	Symbol
AC	~ Air Conditioner
BRT	Bench/Seat
BLDG	Building
CPU	Cable Plant Mark (Miss Utility)
CL	Chalk Link Fence
CONC	Concrete
CS	Copper Cable
CS&T	Concrete Curb & Gutter
OSP	Overhead Meter Pipe
(D)	Drain
DISC	Drill Hole/Anchor
EP	Electric Pole
EM	Electric Man Hole
EMU	Electric Cable (below grade)
FEH	Finished Floor
FL	Flag Inground
FM	Flag Department Connection
FL	Flag Pipe
LP	Flag Pipe
ML	Man Hole
MR	Motor (unidentified)
MOV	Movement
OPF	Open Pipe
(P)	Plot
PAV	Paved
PLM	Plotted Centerline Markings
PLM	Plotted Edge Markings
PPF	Plotted Fire Fuel
PPF	Plotted Fire Fuel
RCP	Reinforced Concrete Pipe
(S)	Storm Drain
SD	Storm Drain
SMH	Sewer Man Hole
SMH	Sewer Man Hole (Miss Utility)
STR	Stream/Creek
TRM	Tree Mark (P Box)
TRM	Telephone
USE	Utility
USE	Utility
W	Water
W	Water
WPU	Water Plant Mark (Miss Utility)
	Bench/Seat
	Building
	Cable Plant Mark (Miss Utility)
	Chalk Link Fence
	Concrete
	Copper Cable
	Concrete Curb & Gutter
	Overhead Meter Pipe
	Drain
	Drill Hole/Anchor
	Electric Pole
	Electric Man Hole
	Electric Cable (below grade)
	Finished Floor
	Flag Inground
	Flag Department Connection
	Flag Pipe
	Man Hole
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	Plotted Fire Fuel
	Plotted Fire Fuel
	Reinforced Concrete Pipe
	Storm Drain
	Storm Drain
	Sewer Man Hole
	Sewer Man Hole (Miss Utility)
	Stream/Creek
	Tree Mark (P Box)
	Telephone
	Utility
	Utility
	Water
	Water
	Water Plant Mark (Miss Utility)
	Bench/Seat
	Building
	Cable Plant Mark (Miss Utility)
	Chalk Link Fence
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	Drain
	Drill Hole/Anchor</

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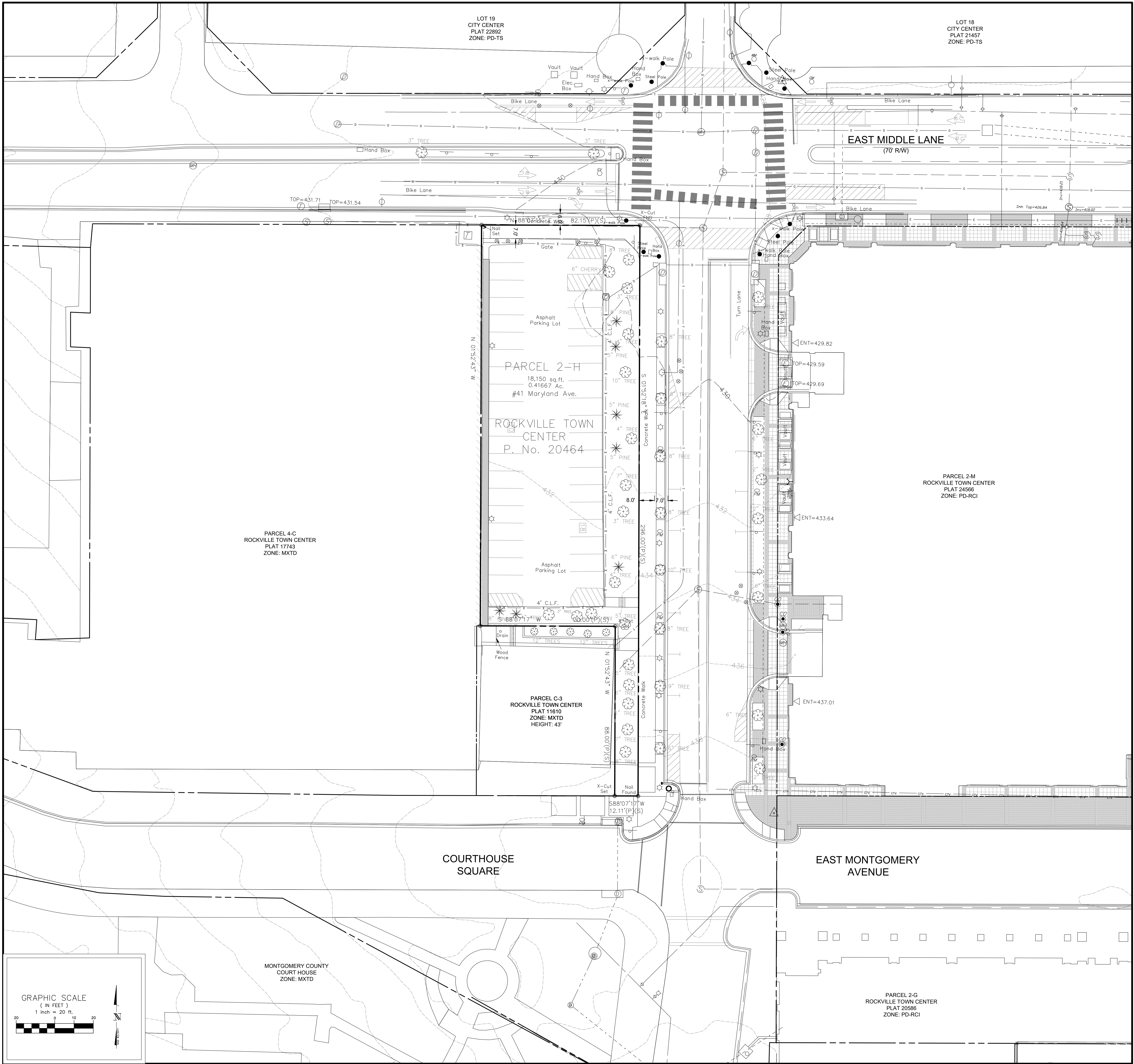
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AT 20464
H ELECTION DISTRICT
ONTGOMERY COUNTY
RYLAND

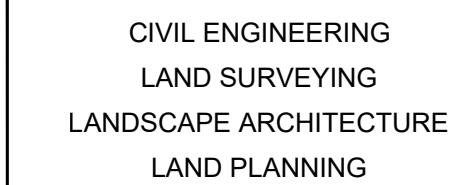
ARCEL 2-H
ROCKVILLE
TOWN CENTER

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DATE	08/12/2025

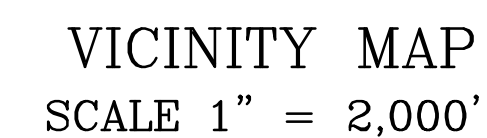
OMENTUM AT
OCKVILLE STATION
ROJECT PLAN
JT2025-00023
EXISTING CONDITIONS
LAN

PROJECT NO. 24.271.11





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	<u>SITE DATA</u>
SUBJECT PROPERTIES:	PARCEL 2-4H ROCKVILLE TOWN CENTER PLAT 20464
PROPERTY ADDRESSES:	41 MARYLAND AVENUE
TAX ID NUMBERS:	04-03198603
PROPERTY OWNER:	COMSTOCK 41 MARYLAND, LLC 1900 RESTON METRO PLAZA, 10TH FLOOR RESTON, VA 20190
EXISTING / PROPOSED SITE AREA:	18.159 SF (0.4167 AC)
ZONING CLASSIFICATION:	PD-RC (ROCKVILLE CENTER IND.) & TOW CENTER PERFORMANCE OVERLAY
EXISTING USES:	SURFACE PARKING LOT
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL (147 UNITS TOTAL)

Contact: Kirk Salpini
Phone: 703-942-6610 x 200
Email: kas@scgdevelopment.com

REVISIONS		
NO.	DESCRIPTION	DATE

PLAT 20464

PARCEL 2-H

PROJ. MGR	K.I
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SCALE 1* = 2

MOMENTUM AT

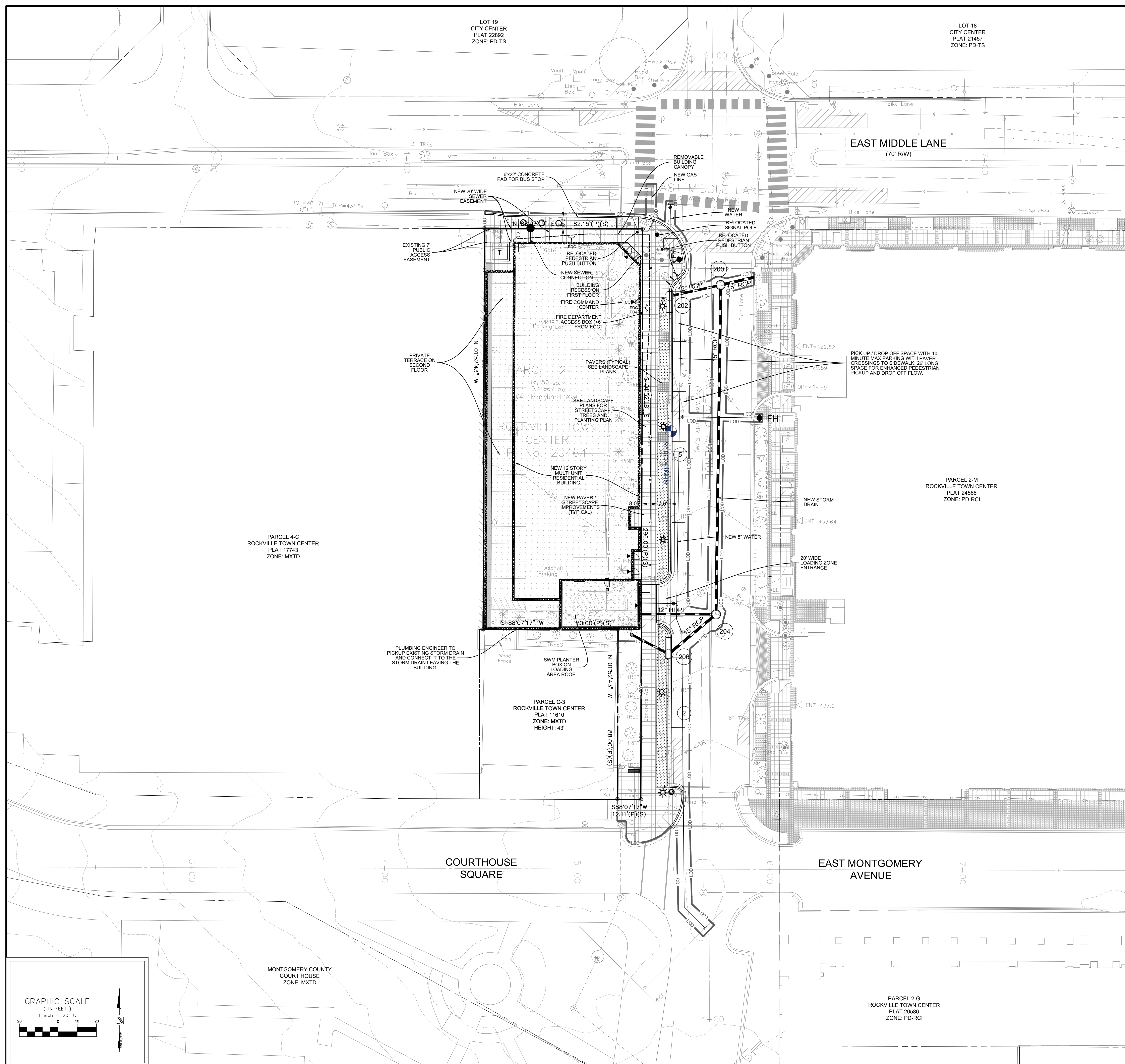
ROCKVILLE STATION

PROJECT PLAN

PJT2029-00023
PROJECT PLAN

PJ2.01

PROJECT NO.	24.271.1
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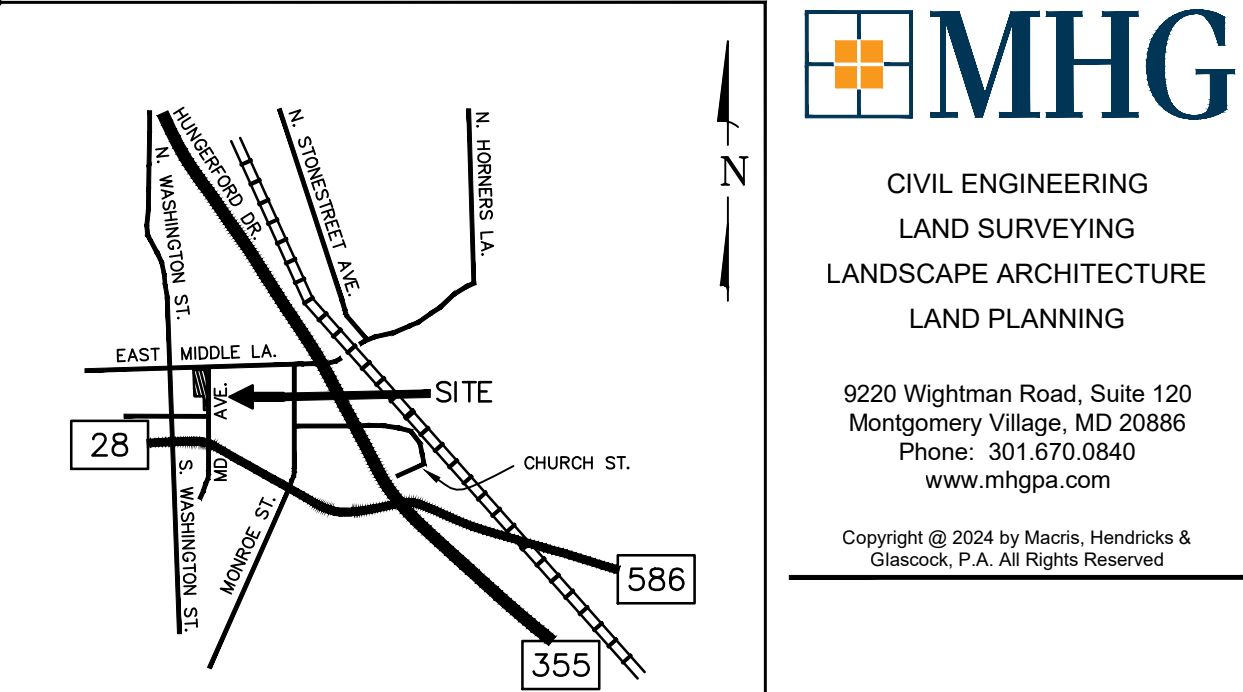
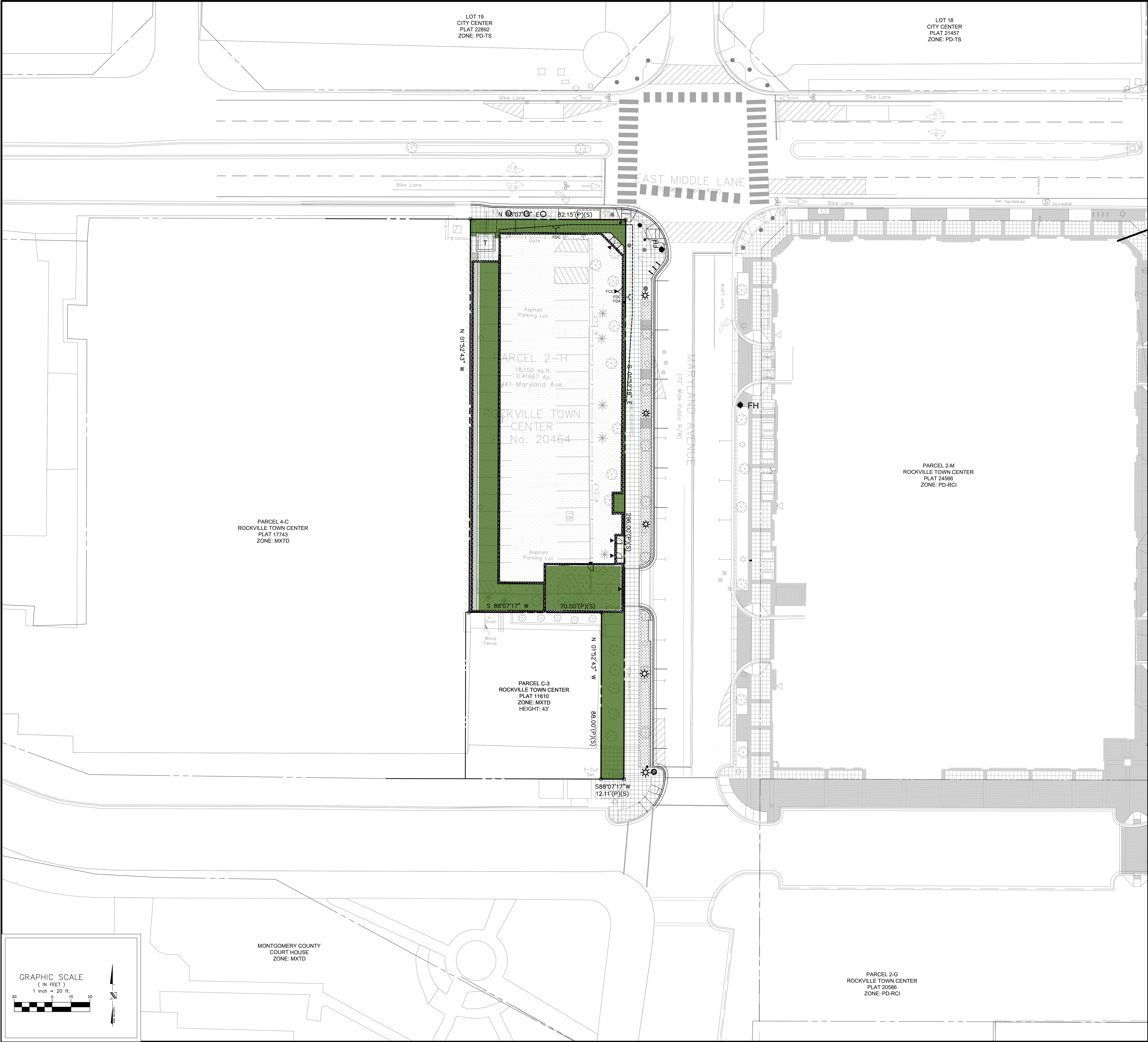
GENERAL NOTES

1. THE EXISTING CONDITIONS AND PROPERTY BOUNDARY SURVEY FOR PARCEL 2-4H ARE TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEYS PREPARED BY M.H. LAST UPDATED IN JANUARY OF 2025.
2. EXISTING UTILITIES ARE BASED ON VISIBLE SURVEYED APPURTENANCES, MARKINGS BY MISS UTILITY, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
3. THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.
4. THE PROPERTY DOES NOT CONTAIN "WATERS OF THE UNITED STATES", WETLANDS, STREAMS, SPRINGS, FLOODPLAINS OR OTHER ASSOCIATED FEATURES.
5. THE PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKWELL'S HISTORIC BUILDINGS INDEX.
6. A NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION (NR/FSO) FOR THIS PROPERTY WAS SUBMITTED UNDER 2025-24-NRI ON 12/20/2024.
7. THE PROPERTY IS WITHIN THE CITY OF ROCKWELL WATER AND SEWER SERVICE AREA.
8. REFER TO FINAL SITE PLAN FOR GRADING, UTILITIES AND ADDITIONAL SITE DEVELOPMENT DETAILS.

<u>DEVELOPMENT STANDARDS - PD-AC/MKTD ZONE¹</u>			
	<u>PERMITTED/REQUIRED</u>	<u>PROVIDED</u>	
MAXIMUM BUILDING HEIGHT 25.15 (5) (b)	10' FT ABOVE 448 FT ¹ ELEVATION OR 117.25'	120 FT ¹ ABOVE 448 FT ELEVATION / 137.25 FT ABOVE BHMP ^{1A}	
MINIMUM OPEN AREA 25.13 (5) (b)	15% (2,722 SF)	27% (4,920 SF)	
MINIMUM PUBLIC USE SPACE 25.13 (5) (b)	0% ⁴	N/A	
MINIMUM LOT WIDTH AT FRONT LOT LINE: 25.13 (5) (b)	10 FT	286 FT (MARYLAND AVE)	
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK: 25.13 (5) (b)	NONE REQD.	0 FT	
MINIMUM SIDE YARD SETBACK: 25.13 (5) (b)	0 FT OR 10 FT IF PROVIDED ³	0 FT	
MINIMUM REAR YARD SETBACK: 25.13 (5) (b)	0 FT OR 10 FT IF PROVIDED ³	0 FT	
MINIMUM AUTO SPACES: 25.16 (3)	PARKING WAIVER REQUESTED	0 SPACES	
MINIMUM BICYCLE SPACES - SHORT TERM: 25.16 (3)	3 SPACES	6 SPACES	
MINIMUM BICYCLE SPACES - LONG TERM: 25.16 (3)	49 SPACES	49 SPACES OR MORE	

FOOTNOTES

1. DESIGNATED EQUIVALENT ZONE FOR PD-RH IS THE MZD ZONE.
2. BUILDING HEIGHT OF UP TO 100 FEET ABOVE THE 448' ELEVATION WAS APPROVED BY PRELIMINARY DEVELOPMENT REVIEW.
3. SEE OPEN AREA EXHIBIT FOR BACKUP. IN ADDITION, THE PROPERTY IS PART OF THE ORIGINAL COMPREHENSIVE ZONING MAP FOR THE CITY OF CHICAGO, WHICH SPECIFICALLY IDENTIFIED THE PROPERTY AS BEING SPACED FOR FUNCTIONAL GATHERING AREAS FROM THE EAST JEFFERSON STREET AND THE RED BRICK COURTHOUSE PARK AREAS UP TO PROMENADE PARK AT THE TIME OF ORIGINAL DEVELOPMENT OF THE BLOCKS, IN LIEU OF SMALL OPEN AREAS.
4. AS NOTED IN 25.71.01, "THE PROJECT IS EXEMPT FROM PUBLIC USE REQUIREMENTS SINCE THIS IS A 100% AFFORDABLE HOUSING PROJECT."
5. THE PROPERTY IS LOCATED ON THE PROPERTY AT PARCEL C-3, IS A COMMERCIAL USE AND IS LESS THAN 45' TALL. THEREFORE THERE IS A 6' FT SIDE SETBACK THAT IS REQUIRED OR A SETBACK OF 10' MINIMUM IF PROVIDED.
6. THERE IS NO COMMERCIAL USE. THEREFORE THERE IS A 0' FT REAR SETBACKS REQUIRED OR A 10' MINIMUM SETBACK IF ONE IS PROVIDED.
7. CONCURRENT WITH THIS APPLICATION, THE APPLICANT IS SUBMITTING A WAIVER REQUEST TO PURSUE FLEXIBLE SETBACKS TO THE CITY OF CHICAGO.
8. THE BUILDING HEIGHT MEASURING POINT (BHPM) UNDER THE ZONING ORDINANCE IS THE ELEVATION OF THE APPROVED STREET GRADE AT THE MIDDLE OF THE FRONT OF THE BUILDING AT THE TOP OF THE CURB. BHPM = 90.0' PERMITS BUILDING HEIGHT BUILDING HEIGHT = 90.0' - 45.75' = 117.25'
9. MAX HEIGHT REQUESTED 120 FT OVER THE 448' ELEVATION. BASED ON THE BHPM THIS EQUATES TO A MAX BUILDING HEIGHT OF 157.25 FEET. EQUATES TO AN ALLOWABLE MAXIMUM HEIGHT OF 120 FEET FROM 100' TO 120' OVER THE 448' ELEVATION. SUBMITTED WITH THIS APPLICATION IS A STATEMENT OF JUSTIFICATION FOR MORE INFORMATION.
10. THE MAXIMUM HEIGHT OF PROJECT PLAN ARCHITECTURAL SCENE IS 566'. THIS IS 566' - 448' = 118' ABOVE THE 448' ELEVATION. THIS IS A HEIGHT OF 566' - 430.75' = 135.25 ABOVE THE BHPM. THIS IS ILLUSTRATIVE ONLY AN FINAL BUILDING HEIGHT WILL BE CONFIRMED AT SITE PLAN WITH THE APPROVED MAX HEIGHT APPROVED WITH THE



VICINITY MAP
SCALE 1" = 2,000'

MHG

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Montgomery Village, MD 20886
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Phone: 703.230.1985
Email: rdemchak@comstock.com
Applicant: SCG Development Holdings,
LLC / Comstock 41 Maryland, LLC c/o
SCG Development Holdings, LLC
Address: 8245 Boone Blvd #640, Vienna,
VA 22182
Contact: Kirk Salpini
Phone: 703-942-6610 x 200
Email: kas@scgdevelopment.com

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07
PLAT 20464
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

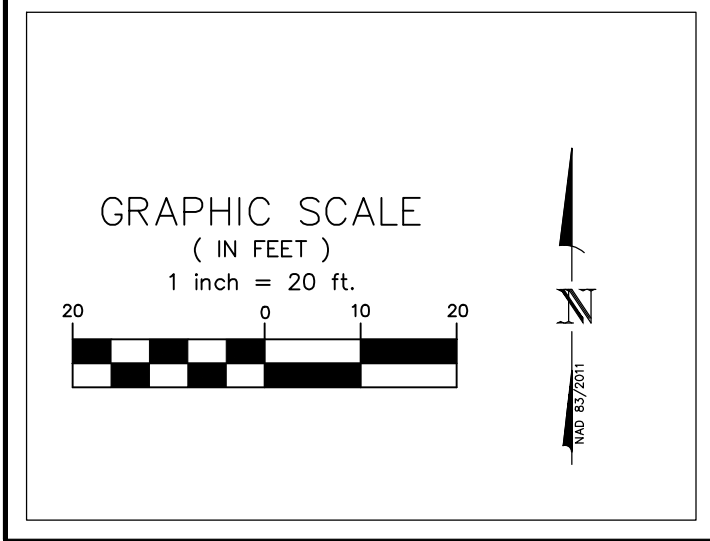
PARCEL 2-H
ROCKVILLE TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 20'
DATE	08/12/2025

**MOMENTUM AT
ROCKVILLE STATION**

PROJECT PLAN
PJT2025-00023
OPEN AREA EXHIBIT

PJ2.21
PROJECT NO. 24.271.11



OPEN AREA = 4,920 SF



Community Planning & Development Services
Received
August 20 2025

NOTE:
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RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL ARCHITECTURAL OR SITE DESIGN.

DRAWING INDEX

- A-01 - COVER
- A-02 - ARCHITECTURAL SITE PLAN
- A-03 - GROUND LEVEL PLAN
- A-04 - LEVEL 1 PLAN
- A-05 - LEVEL 2 PLAN
- A-06 - LEVEL 3 PLAN
- A-07 - TYPICAL LEVEL PLAN
- A-08 - ROOF LEVEL PLAN
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- A-19 - PERSPECTIVES
- A-20 - PERSPECTIVES
- A-21 - PERSPECTIVES

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

COVER

A-01

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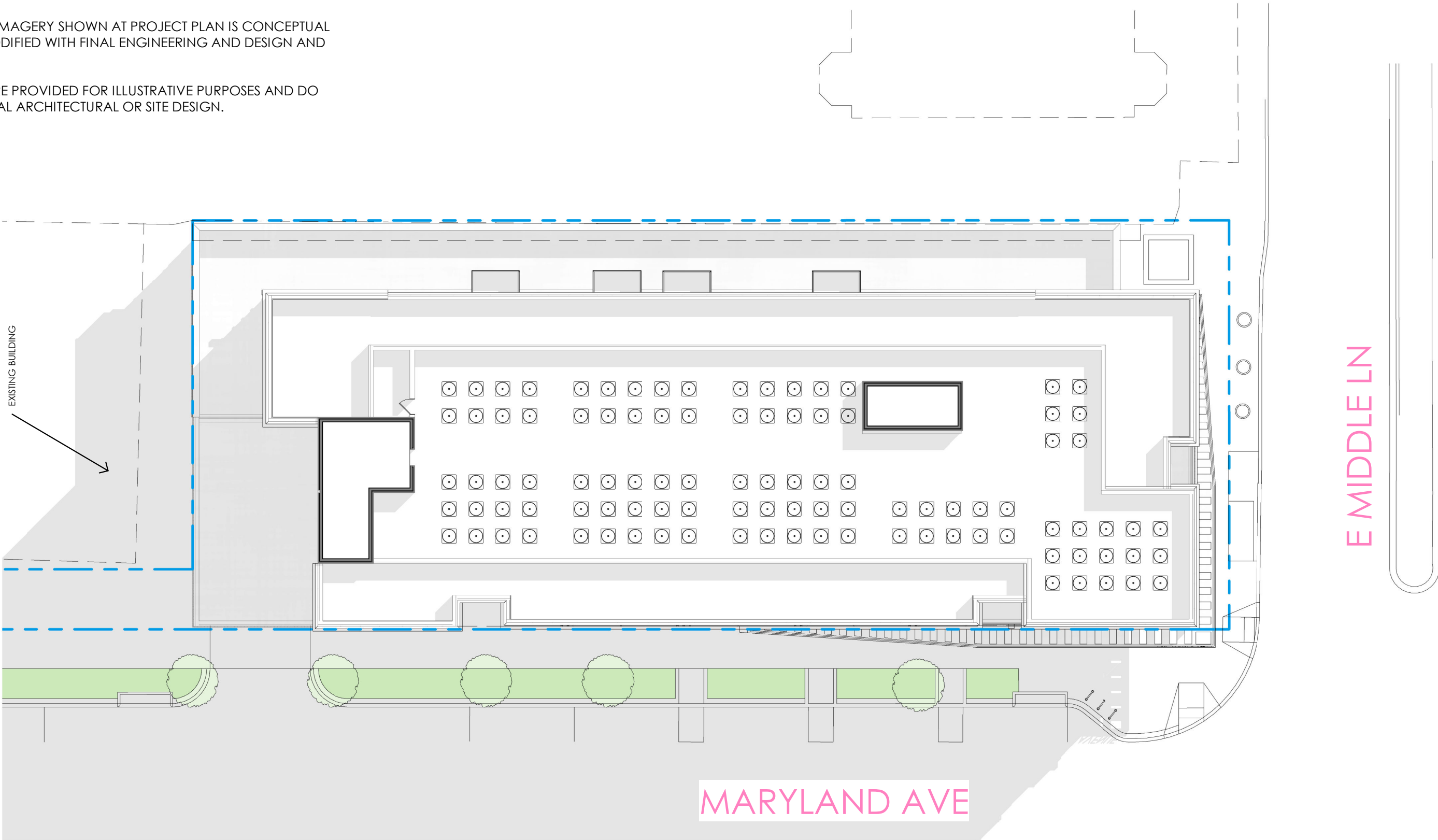
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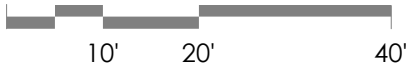


ARCHITECTURAL SITE PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

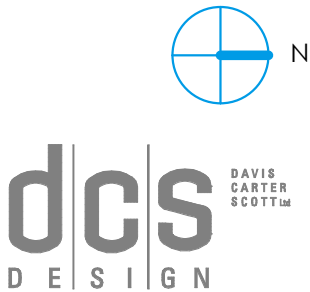
ARCHITECTURAL SITE PLAN



SCALE: 1" = 20'-0"

A-02

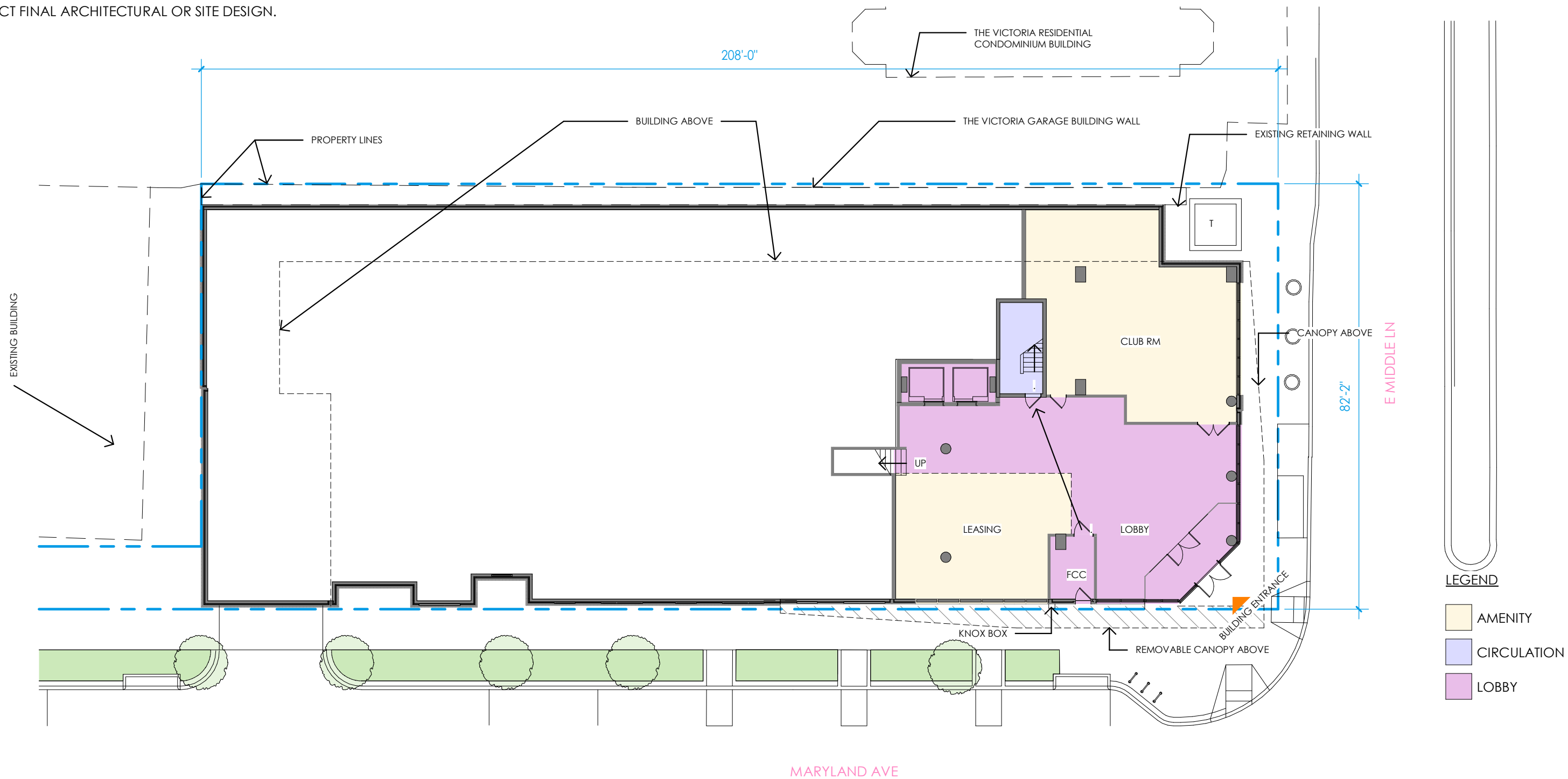
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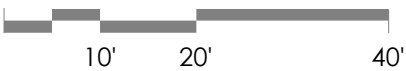


GROUND LEVEL PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

GROUND LEVEL PLAN



SCALE: 1" = 20'-0"

A-03

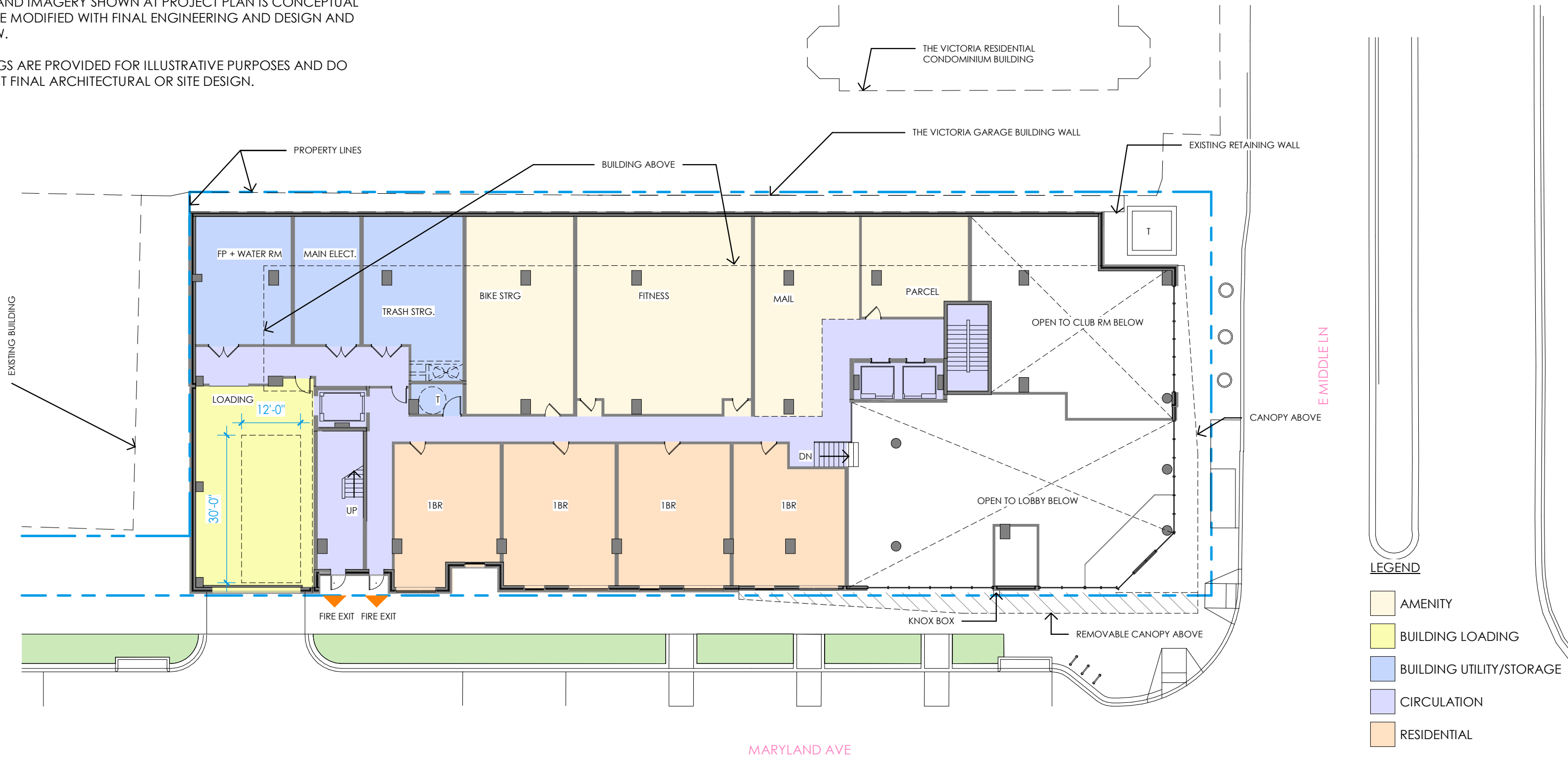
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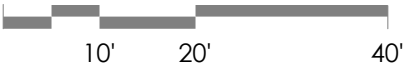


LEVEL 1 PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

LEVEL 1 PLAN



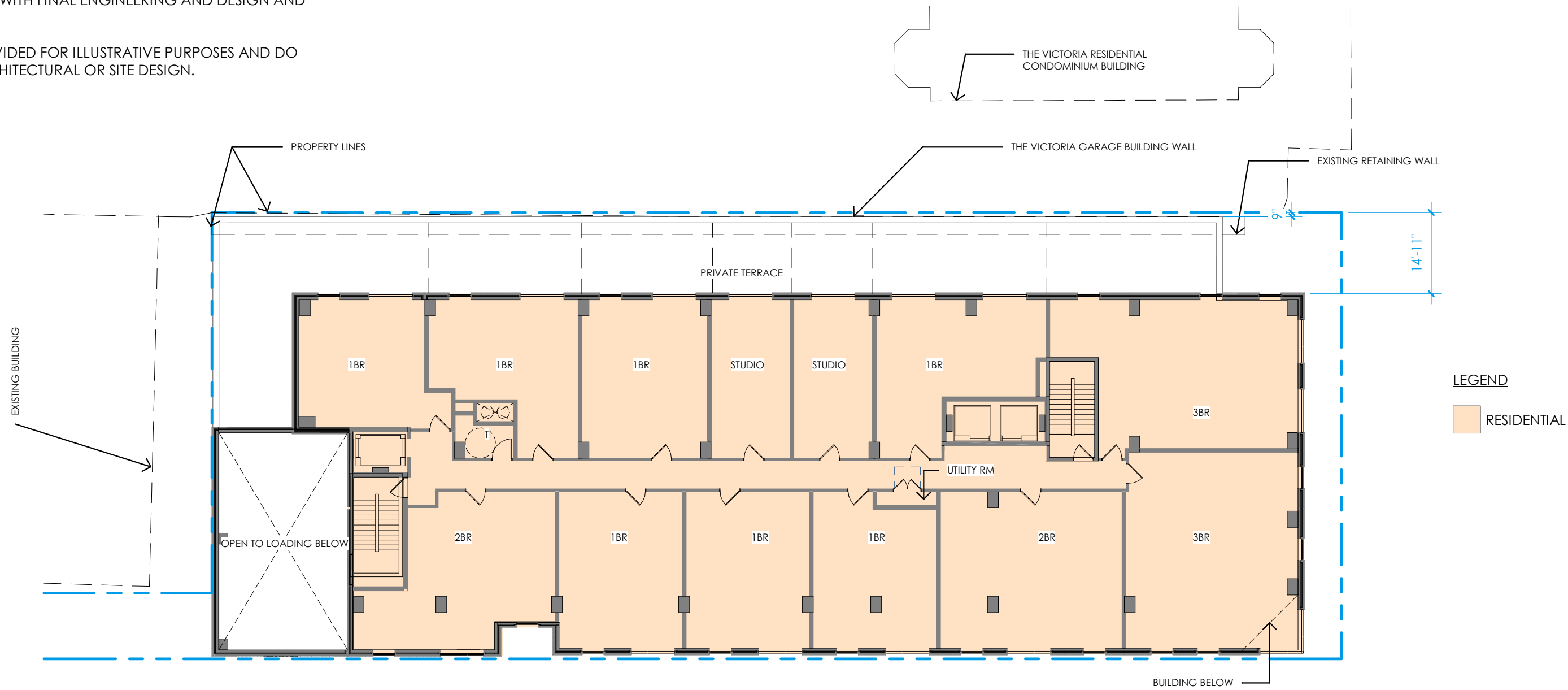
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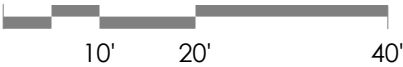


LEVEL 2 PLAN SCALE: 1" = 20'-0"

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41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



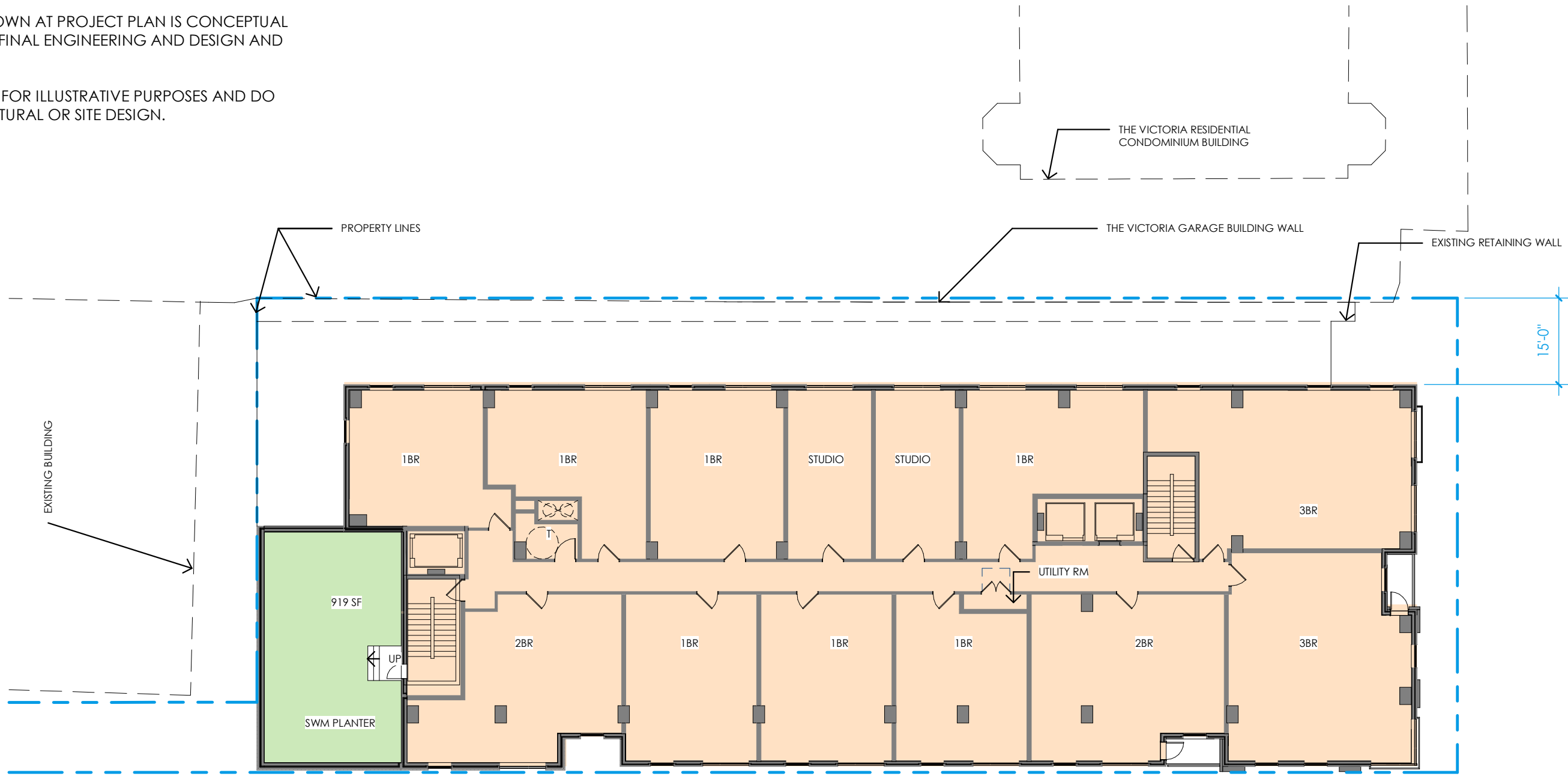
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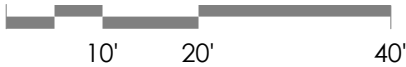


LEVEL 3 SCALE: 1" = 20'-0"

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41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-06

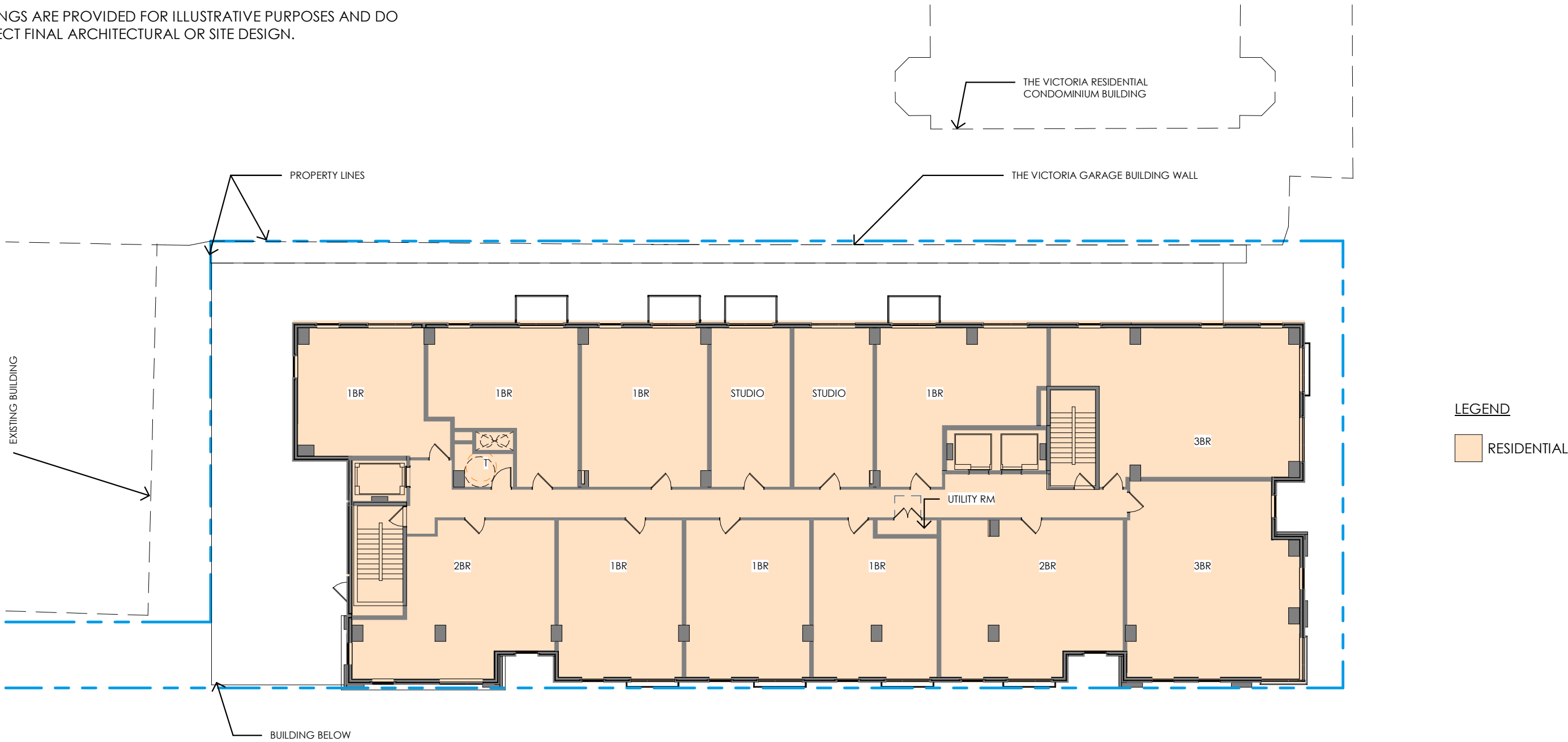
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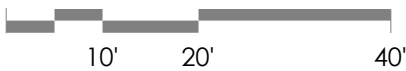
TYPICAL LEVEL PLAN SCALE: 1" = 20'-0"

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41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

TYPICAL LEVEL PLAN



SCALE: 1" = 20'-0"

A-07

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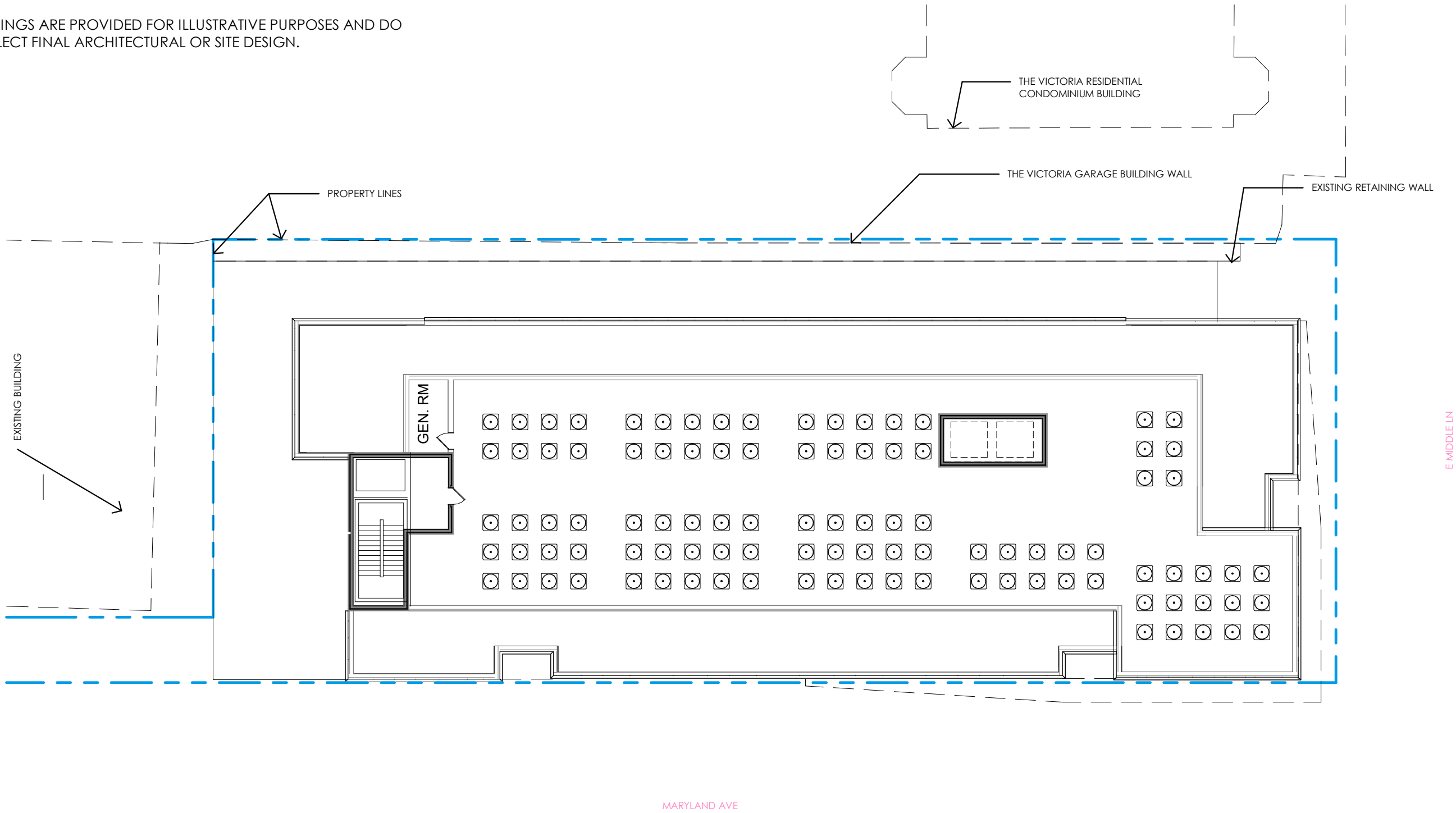


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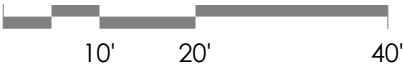


ROOF PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ROOF LEVEL PLAN



SCALE: 1" = 20'-0"

A-08

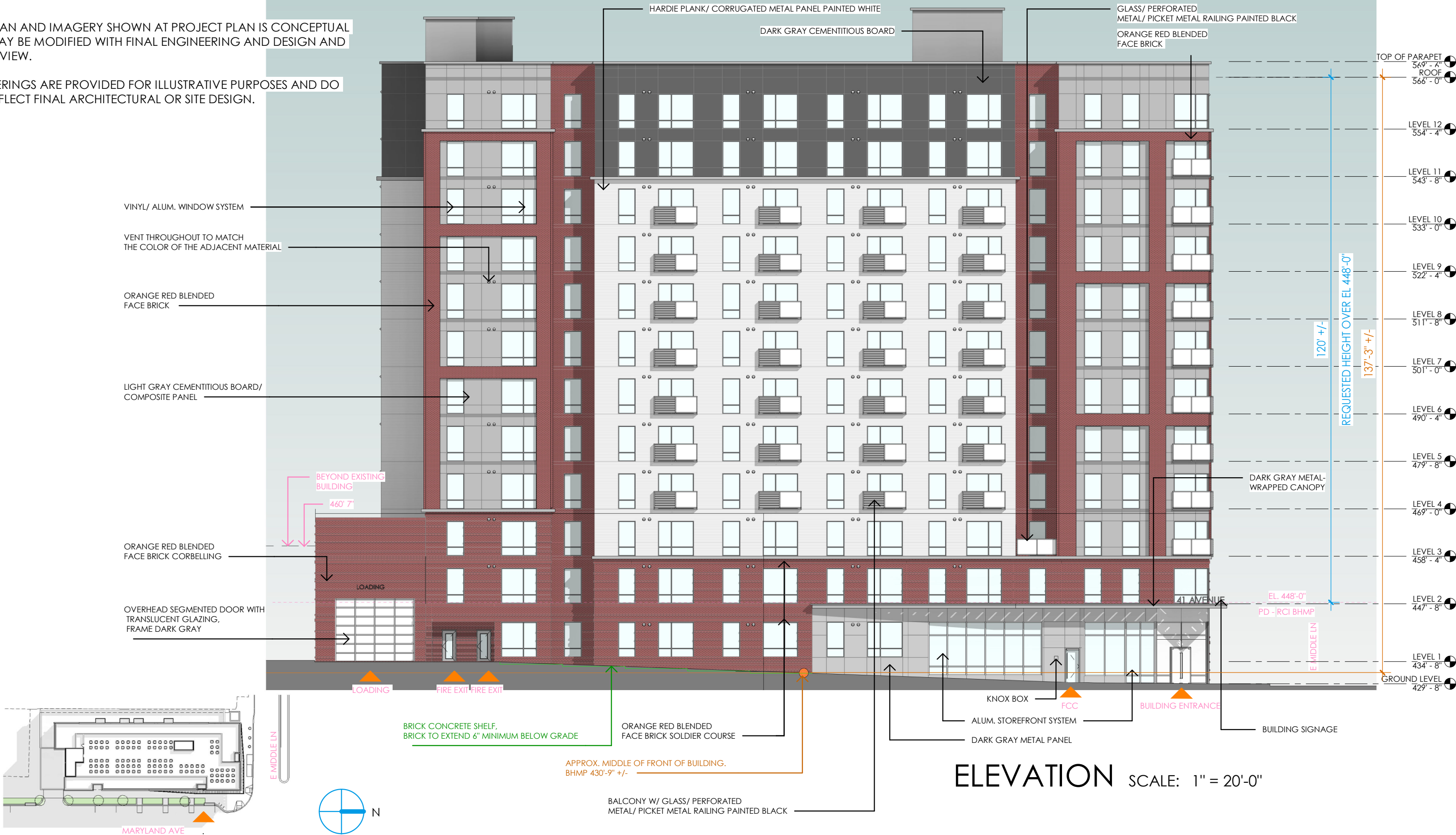
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NOTE:

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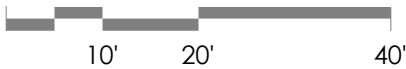
. RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL ARCHITECTURAL OR SITE DESIGN.



ELEVATION SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-09

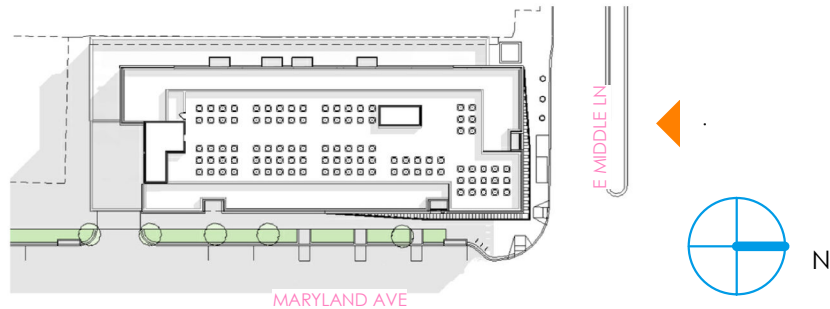
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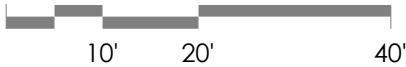
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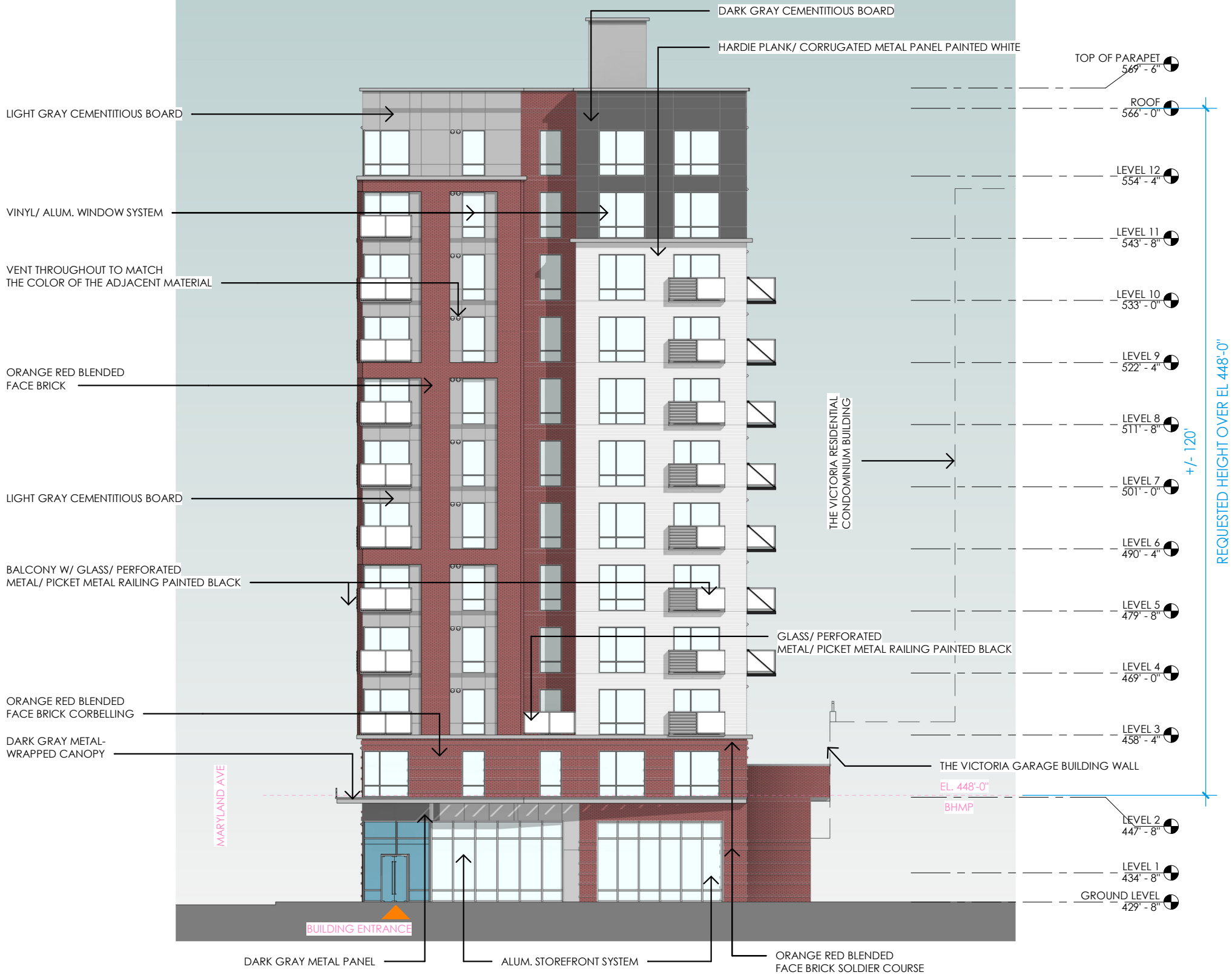
PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-10

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ELEVATION SCALE: 1" = 20'-0"

ELEVATION

HARDIE PLANK/ CORRUGATED METAL PANEL PAINTED WHITE

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- VINYL/ ALUM. WINDOW SYSTEM

— VENT THROUGHOUT TO MATCH THE COLOR OF THE ADJACENT MATERIAL

— LIGHT GRAY CEMENTITIOUS BOARD

— ORANGE RED BLENDED
FACE BRICK

— LIGHT GRAY CEMENTITIOUS BOARD

— PRE-FABRICATED BALCONY W/ GLASS/ PERFORATED METAL/ PICKET METAL RAILING PAINTED BLACK

- ORANGE RED BLENDED
FACE BRICK CORBELLING

- DARK GRAY METAL-WRAPPED CANOPY

— ORANGE RED BLENDED
FACE BRICK SOLDIER COURSE

ELEVATION SCALE: 1" = 20'-0"

PROJECT PLAN CONCEPT

ELEVATION

A-11

SCALE: 1" = 20'-0"

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MIDDLE LN

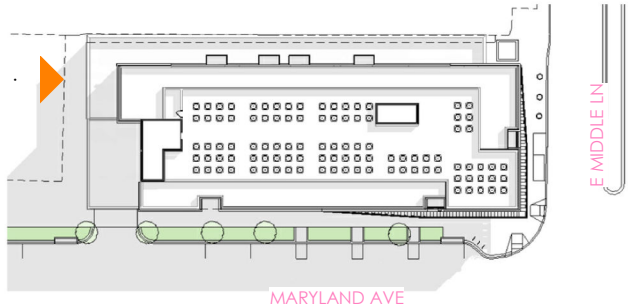
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MARYLAND AVE

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VENT THROUGHOUT TO MATCH THE COLOR OF THE ADJACENT MATERIAL

VINYL/ ALUM. WINDOW SYSTEM

ORANGE RED BLENDED FACE BRICK

LIGHT GRAY CEMENTITIOUS BOARD

PRE-FABRICATED BALCONY W/ GLASS/ PERFORATED METAL/ PICKET METAL RAILING PAINTED BLACK

ORANGE RED BLENDED FACE BRICK CORBELLING

THE VICTORIA GARAGE BUILDING WALL

THE VICTORIA RESIDENTIAL CONDOMINIUM BUILDING

DARK GRAY CEMENTITIOUS BOARD

HARDIE PLANK/ CORRUGATED METAL PANEL PAINTED WHITE

LIGHT GRAY CEMENTITIOUS BOARD

TOP OF PARAPET
569' - 4"
ROOF
566' - 0"

LEVEL 12
554' - 4"

LEVEL 11
543' - 8"

LEVEL 10
533' - 0"

LEVEL 9
522' - 4"

LEVEL 8
511' - 8"

LEVEL 7
501' - 0"

LEVEL 6
490' - 4"

LEVEL 5
479' - 8"

LEVEL 4
469' - 0"

LEVEL 3
458' - 4"

EL. 448'-0"

BHMP

LEVEL 2
447' - 8"

LEVEL 1
434' - 8"

REQUESTED HEIGHT OVER EL 448'-0"

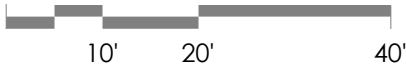
MARYLAND AVE

ORANGE RED BLENDED FACE BRICK SOLDIER COURSE

ELEVATION SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-12

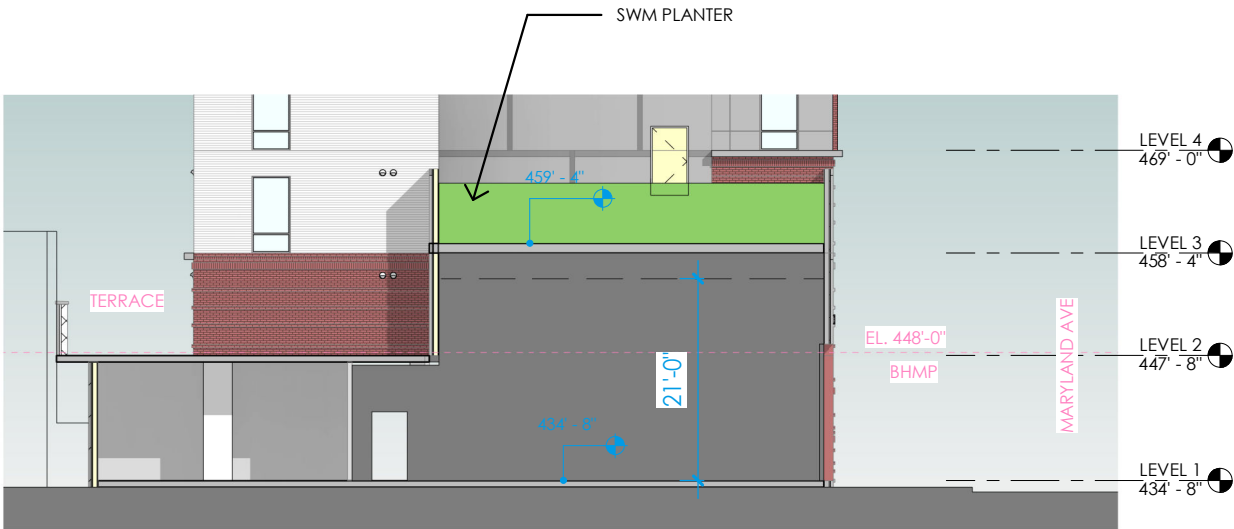
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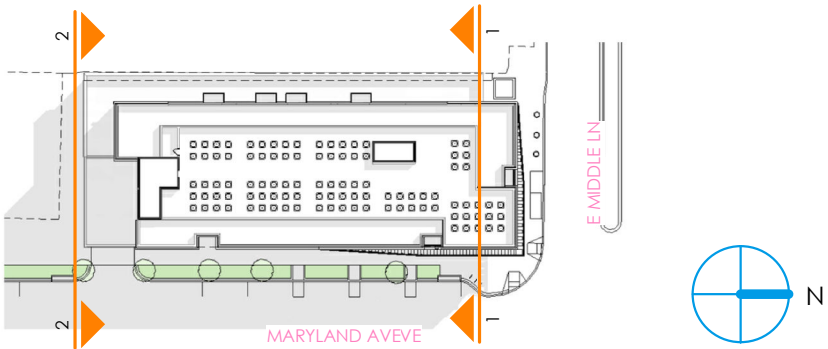
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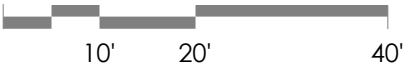
SECTION 2 SCALE: 1" = 20'-0"



SECTION 1 SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-13

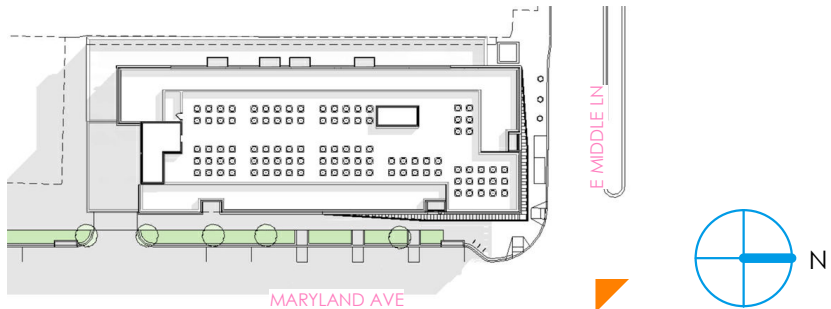
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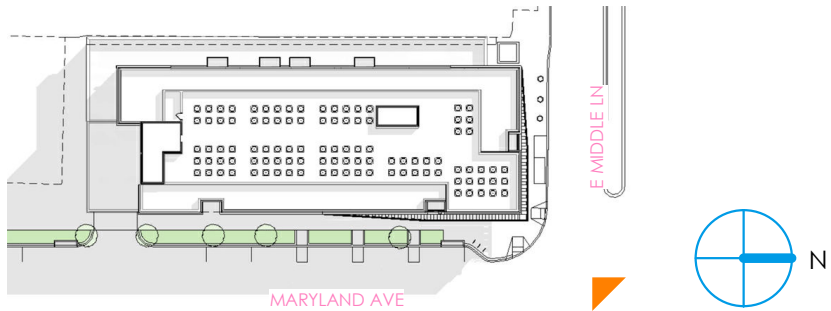
PERSPECTIVES
A-14
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PERSPECTIVES

A-15

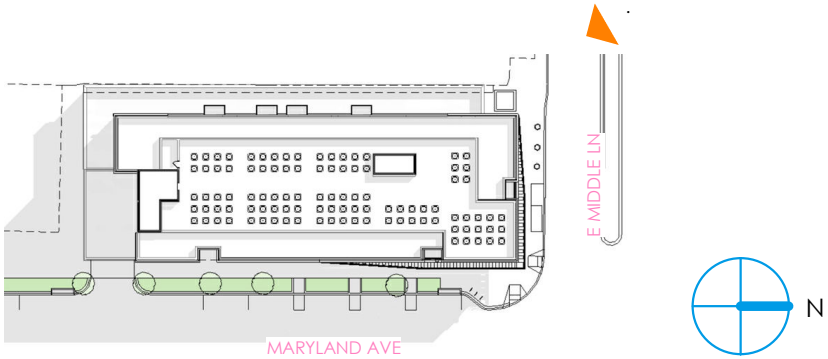
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PERSPECTIVES

A-16

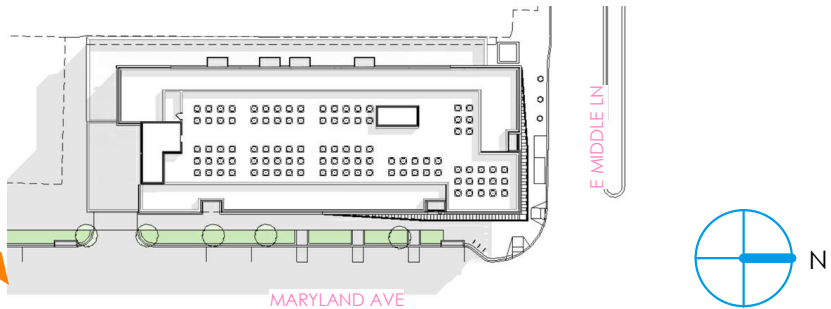
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PERSPECTIVES

A-17

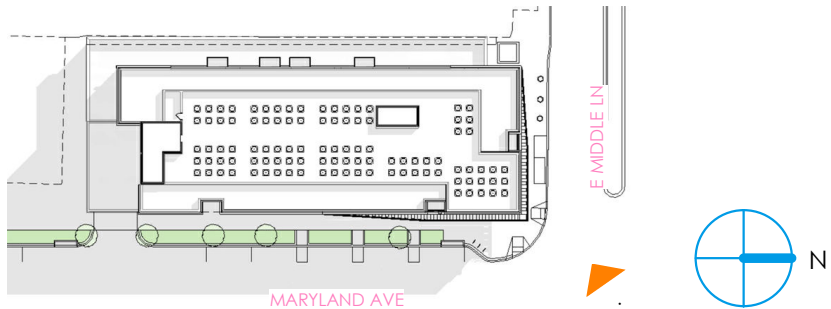
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PERSPECTIVES

A-18

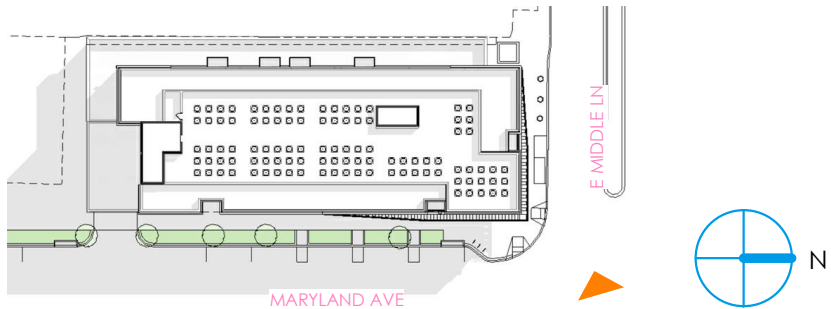
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A-19

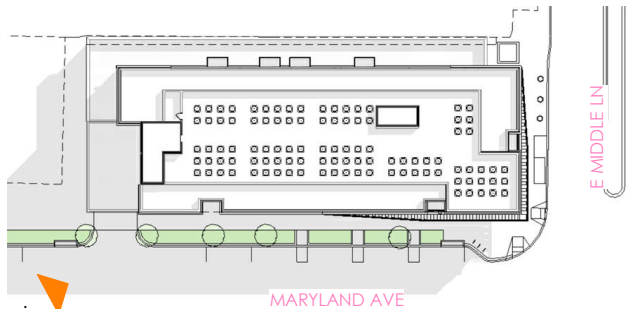
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A-20

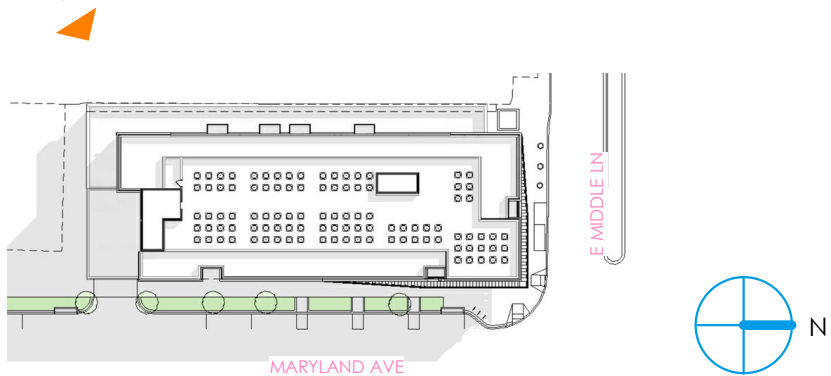
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