



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-37464** APN: 139-34-612-084

Name of Property Owner: DAN MARTINEZ

Name of Applicant: JUSTEN MARTINEZ

Name of Representative: SAME AS APPLICANT

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner

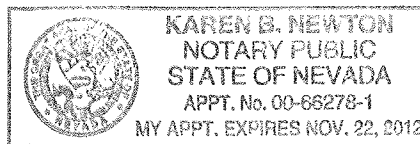
Print Name:

DAN MARTINEZ

Subscribed and sworn before me

This 8 day of February, 2010

Karen B. Newton
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME FOR SDR - 18638
 Project Address (Location) 709 FREMONT ST
 Project Name 777 FREMONT CNEON HEIGHTS Proposed Use MIXED USE TOWER
 Assessor's Parcel #(s) 139-34-612-084 Ward # 5
 General Plan: existing C proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage 15,892 RETAIL, 9050 OFFICE Floor Area Ratio _____
 Gross Acres 1.39 Lots/Units 395 Density _____
 Additional Information _____

PROPERTY OWNER DAN MARTINEZ Contact JUSTEN MARTINEZ
 Address 1729 WANDERING WINDS WAY Phone: 274 3808 Fax: 966 0814
 City LAS VEGAS State NV Zip 89128
 E-mail Address JUSTEN_MARTINEZ@YAHOO.COM

APPLICANT JUSTEN MARTINEZ Contact _____
 Address 1729 WANDERING WINDS WAY Phone: 274 3808 Fax: 966 0814
 City LAS VEGAS State NV Zip 89128
 E-mail Address JUSTEN_MARTINEZ@YAHOO.COM

REPRESENTATIVE SAME AS APPLICANT Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* Dan Martinez

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

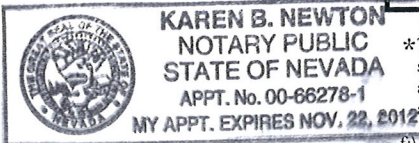
Print Name Dan Martinez

Subscribed and sworn before me

This 8 day of February, 20 10

Karen B. Newton

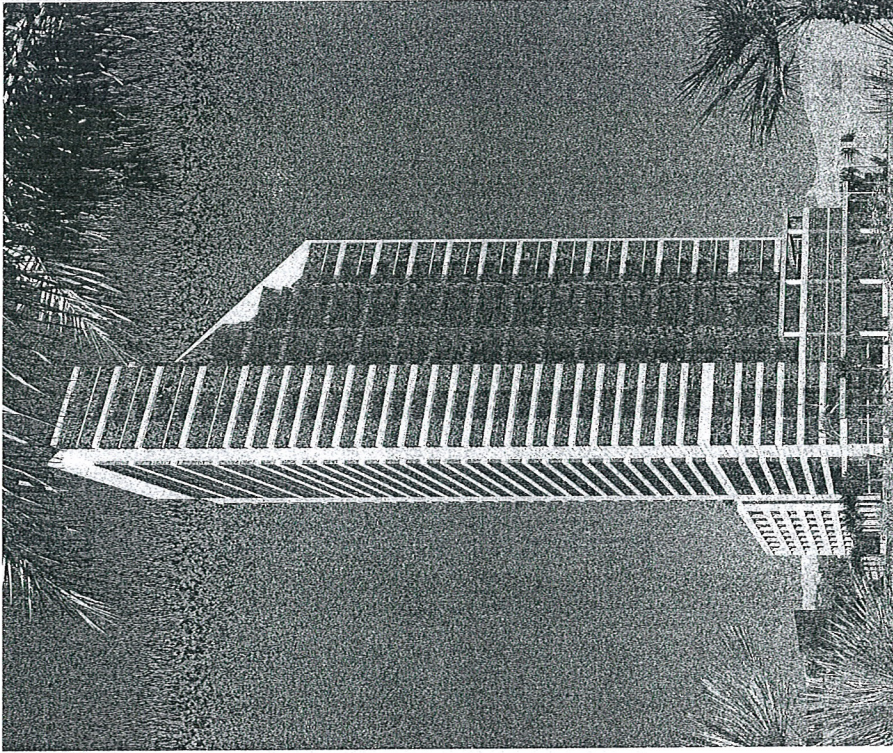
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT 37464</u>
Meeting Date:	<u>4.7.10</u>
Total Fee:	<u>\$300.-</u>
Date Received:*	<u>2.19.10</u>
Received By:	<u>UFA</u>

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



NEON HEIGHTS

LAS VEGAS, NEVADA
777 fremont street

Developer:
Martinez & Associates
Las Vegas, Nevada

PLANNING & DEVELOPMENT SUBMITTAL DOCUMENTS
SITE DEVELOPMENT REVIEW (SDR)
ISSUED: 11/21/2006

RECEIVED
FEB 19 2010



Architect:
ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE 42394

G/O Gonzalez, Cesar and Associates
2020 E. 8th Ave., Suite 300
Dulles, VA 22024
Phone: (703) 971-4669
Fax: (703) 971-4669
www.gfa.com
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EOT-37464

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Neon Heights
Unit, Home Office, & Parking Analysis
11/17/2006
SHEET INDEX

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NEVADA LICENSE #278
C/O Greenleaf Design and Associates
2500 CHURCH BLVD. SUITE 200
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Phone: (702) 871-1800
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NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez &
Associates

FOR PLANNING ONLY
11/17/06

Design Team
Project Manager
Architect
Interior Designer
Landscape Architect
Civil Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
Fire Protection Engineer
Structural Engineer
Soils Engineer
Environmental Engineer
Historic Preservation Specialist
Archaeologist
Paleontologist
Cultural Resources Specialist
Geological Engineer
Geotechnical Engineer
Hydrologist
Hydraulic Engineer
Water Resources Engineer
Marine Engineer
Aeronautical Engineer
Aerospace Engineer
Automotive Engineer
Biomedical Engineer
Chemical Engineer
Civil Engineer
Computer Engineer
Electrical Engineer
Environmental Engineer
Industrial Engineer
Information Systems Engineer
Mechanical Engineer
Metallurgical Engineer
Nuclear Engineer
Petroleum Engineer
Process Engineer
Public Health Engineer
Safety Engineer
Software Engineer
Systems Engineer
Transportation Engineer
Urban Planning
Urban Design
Urban Engineering
Urban Architecture
Urban Landscape Architecture
Urban Environmental Planning
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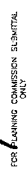
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No. Date Description
1 11/17/06 Initial Design
2 11/21/06 Issue Package
3 11/21/06 Planning Commission Submittal
4 11/21/06 Sheet Set
5 11/21/06 TABULATIONS & SHEET INDEX

EOT-37464
04/07/10 CC

NEON HEIGHTS
Building Area Calculations
11/17/2006
Occupancy Load Calculation
11/17/2006

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PLANNING COMMISSION SUBMITTAL

SHOOT TALK

Sheet Number

A201

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01 LEVEL 01 FLOOR PLAN
SCALE 1/8"=1'-0"

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c/o Grametzy Dupree and Associates
 2020 Cole Ave., Suite 300
 Dallas, TX 75204
 Phone: (214) 871-0078
 Fax: (214) 871-8669
 www.gdahl.net

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777 FREMONT

Martinez &
Associates

ROBERT B. DUFFY
REGISTERED
3294 11-21-06
U.S. PATENT & TRADEMARK OFFICE
WASHINGTON, D.C. 20540

PLANING COMMISSION SUBMITTAL ONLY

Design Team	
MANITOWOC & ASSOCIATES	ROBERT B. ROYCE
1700 Wisconsin Avenue West	2000 UNIVERSITY AVENUE
EVANSTON, ILL. 60120	2000 COLE AVENUE
TEL: 708/314-3008	EVANSTON, ILL.
FAX:	TEL: 708/314-3008
CONTACT: ALFRED MANTZKE	FAX: 708/314-3008
	CONTACT: GARY CALVERT

Issues and Revisions		Comments
Date		

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Job No.	Issue Date
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Issue Package

Sheet Title

LEVEL 02 FLOOR PLAN

A202

70

TRUE NORTH
PLAN NORTH

EOT-37464

04/07/10 CC

LEVEL 02 FLOOR PLAN

FEB 19 2010

the constant $\alpha = 1/\sqrt{2\pi}$ is called the normalizing constant,

ROBERT B. DUPREE
REGISTERED ARCHITECT
ARCHITECTS
2000 Las Vegas Blvd. S., Suite 200
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Project

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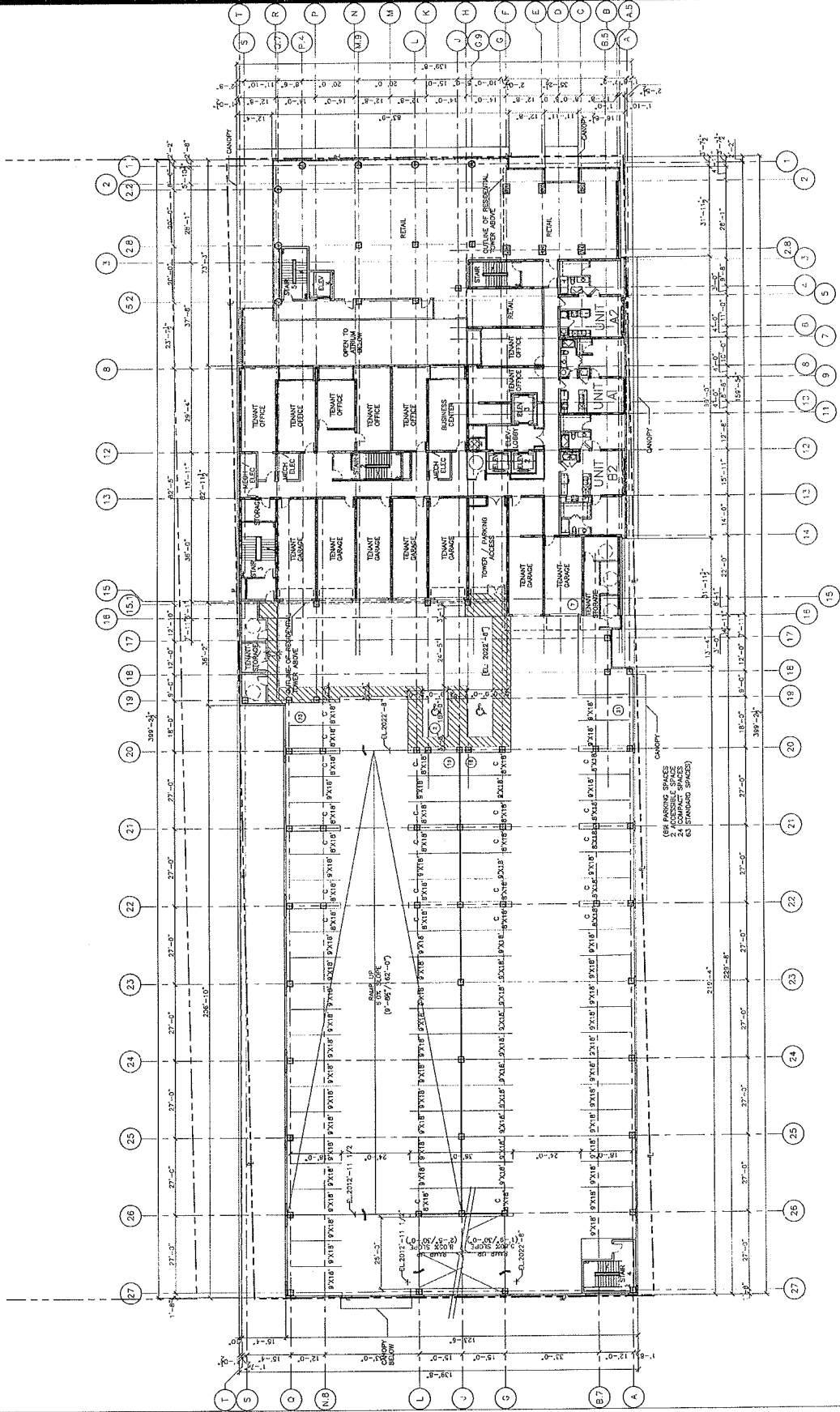
FOR PLANNING COMMISSION SUBMITTAL
UNIT

Design Team
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DATE: 04/07/10
BY: R. B. DUPREE

Issues and Revisions

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Job No. 5045.00
Issue Date 11.21.06
Issue Purpose PLANNING COMMISSION SUBMITTAL
Sheet Title LEVEL 03 FLOOR PLAN
Sheet Number A2.03
Drawing © 2006



TRUE NORTH

EOT-37464
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01 LEVEL 03 FLOOR PLAN
SCALE 1/16"=1'-0"

FEB 19 2010

Architect: R. B. DUPREE, ARCHITECTS
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HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez &
Associates

Author

FOR PLANNING COMMISSION SUBMITTAL
DATE: 03/11/2010
BY: [Signature]

Design Team

PROJECT: NEON HEIGHTS
LOCATION: 777 FREMONT
DATE: 03/11/2010
BY: [Signature]

Issue and Revision

No. Date Description

1 03/11/2010 Initial Issue

2 03/11/2010 Revision 1

3 03/11/2010 Revision 2

4 03/11/2010 Revision 3

5 03/11/2010 Revision 4

6 03/11/2010 Revision 5

7 03/11/2010 Revision 6

8 03/11/2010 Revision 7

9 03/11/2010 Revision 8

10 03/11/2010 Revision 9

11 03/11/2010 Revision 10

12 03/11/2010 Revision 11

13 03/11/2010 Revision 12

14 03/11/2010 Revision 13

15 03/11/2010 Revision 14

16 03/11/2010 Revision 15

17 03/11/2010 Revision 16

18 03/11/2010 Revision 17

19 03/11/2010 Revision 18

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22 03/11/2010 Revision 21

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24 03/11/2010 Revision 23

25 03/11/2010 Revision 24

26 03/11/2010 Revision 25

27 03/11/2010 Revision 26

28 03/11/2010 Revision 27

29 03/11/2010 Revision 28

30 03/11/2010 Revision 29

31 03/11/2010 Revision 30

32 03/11/2010 Revision 31

33 03/11/2010 Revision 32

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35 03/11/2010 Revision 34

36 03/11/2010 Revision 35

37 03/11/2010 Revision 36

38 03/11/2010 Revision 37

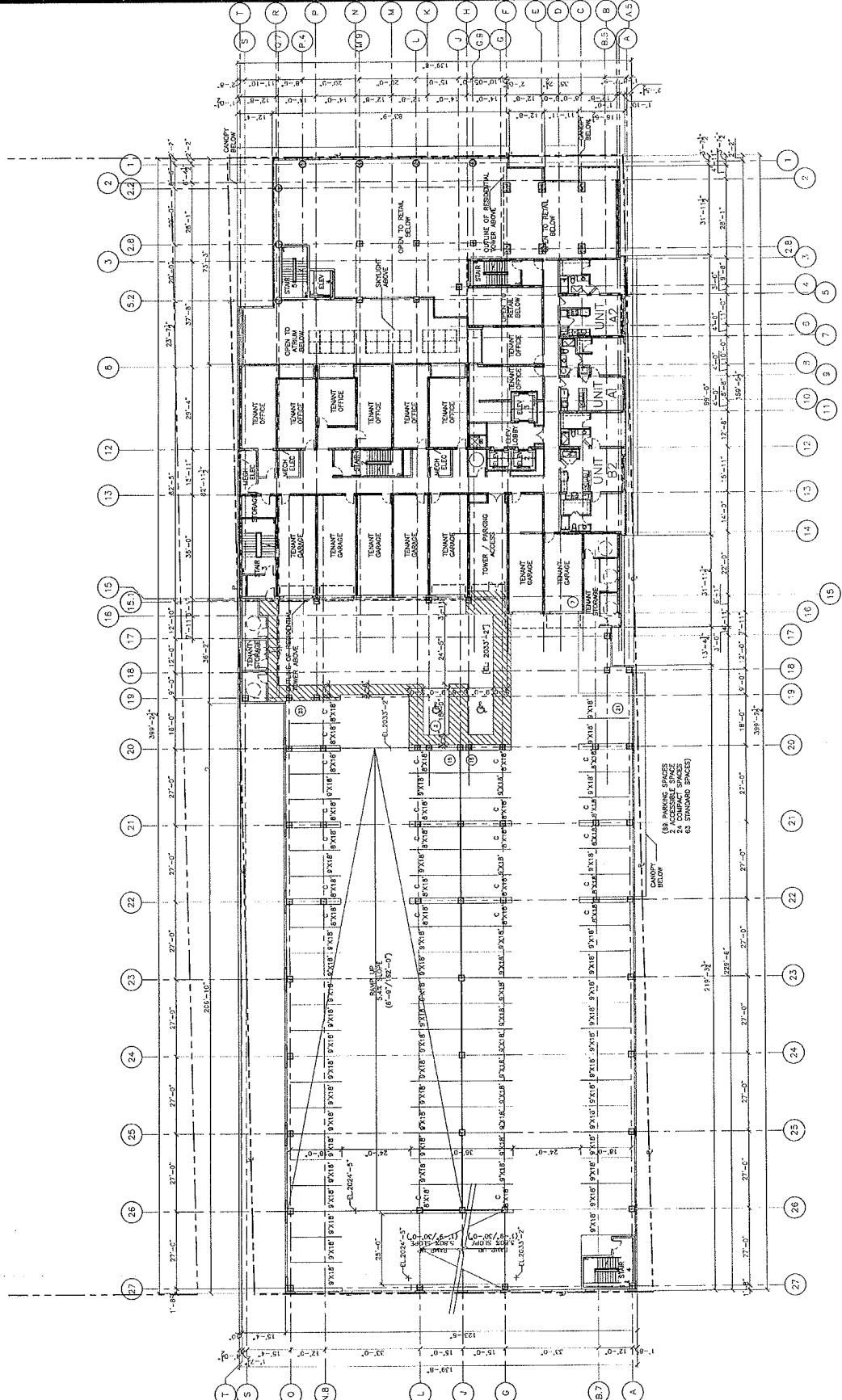
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SCALE: 1/8" = 1'-0"

EOT-37464

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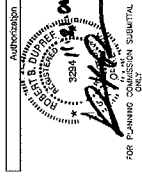
ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE 12394

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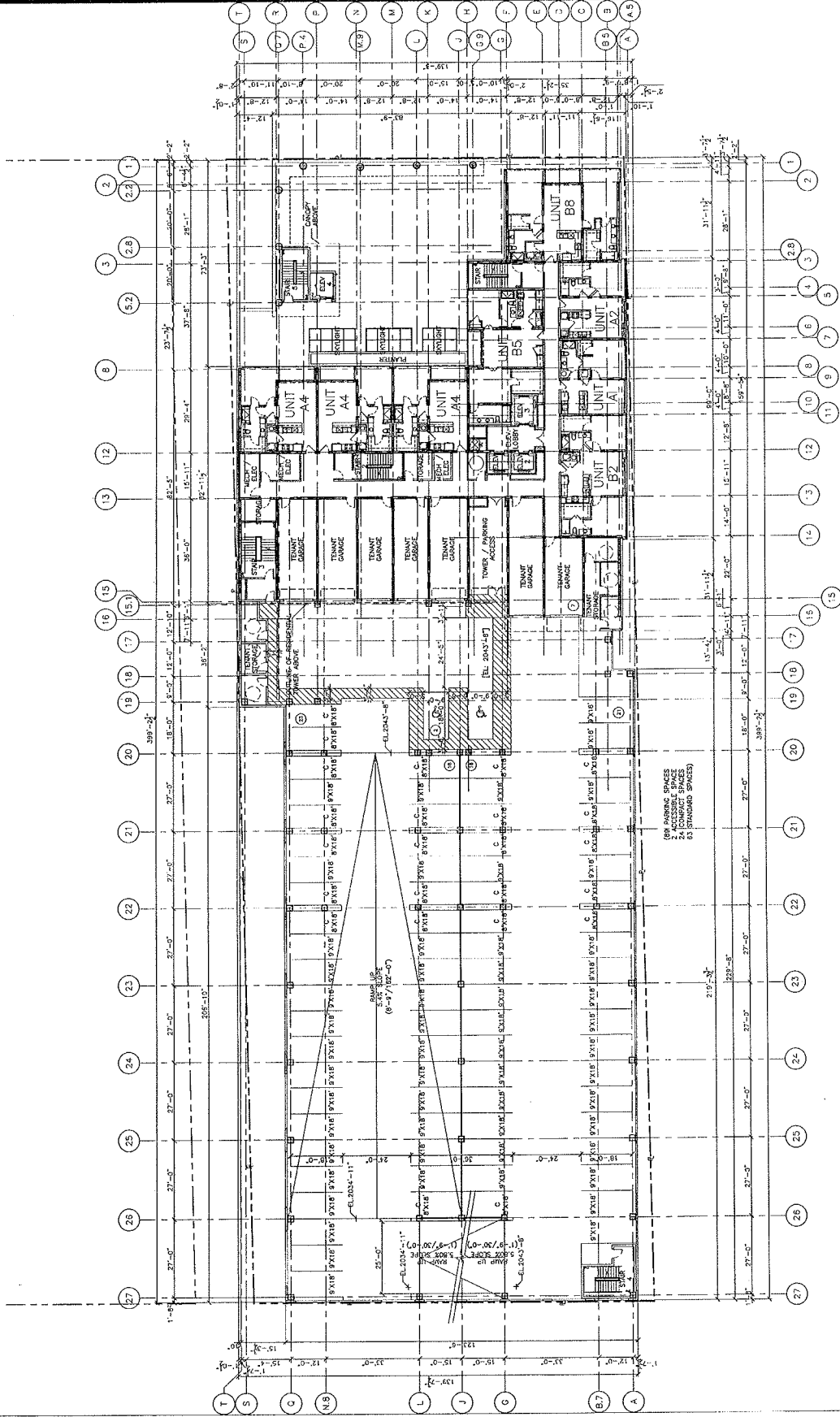
FOR PLANNING COMMISSION SUBMITTAL

Design Team
Architect: Robert B. Dupree
Principal: Robert B. Dupree
Project Manager: Robert B. Dupree
Designer: Robert B. Dupree
Checker: Robert B. Dupree
Date: 03/28/10

Issue and Revisions

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Issue Date 11.21.06
Issue Package
PLANNING COMMISSION SUBMITTAL
Sheet Title
LEVEL 05 FLOOR PLAN
Sheet Number
A2.05
Contract 3-106



TRUE NORTH
PLAN NORTH
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SCALE: 1/8"=1'-0"

EOT-37464
04/07/10 CC
FEB 19 2010

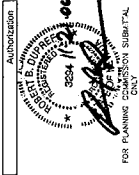
ROBERT B. DUPREE
REGISTERED ARCHITECT
SPECIAL LICENSE 12345

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HEIGHTS
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777 FREMONT

Martinez &
Associates



Design Team	
OWNER	MARTINEZ ASSOCIATES
DESIGNER	ROBERT B. DUPREE ARCHITECTS
DATE	11/21/06
PROJECT	NEON HEIGHTS
LOCATION	777 FREMONT
SCALE	1/8" = 1'-0"

Issues and Revisions	
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PLAN
NORTH

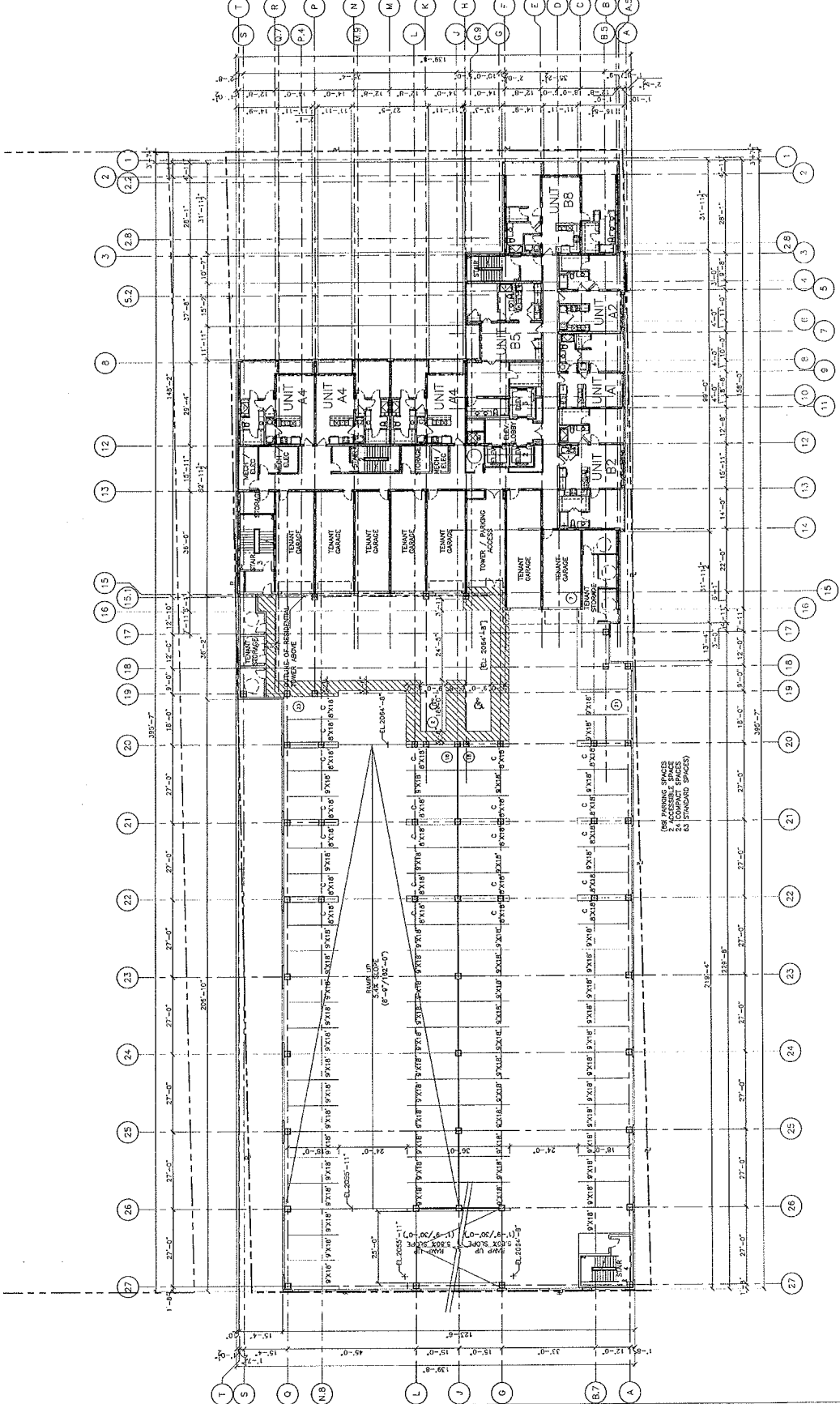
EOT-37464

04/07/10 CC

FEB 19 2010

01 LEVEL 07 FLOOR PLAN

SCALE: 1/8" = 1'-0"



ROBERT B. DUPREE
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Project

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez &
Associates

Authorization

FOR PLANNING COMMISSION SUBMITTAL ONLY

Design Team

OWNER
SUNNY OCHS

ARCHITECT
KONFER & DUNN
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1000 UNIVERSITY AVENUE
SUITE 300
SALT LAKE CITY, UT 84103
TEL: 724-871-9988
FAX: 724-871-9989
CONTACT: DANNY SALVENDY

ENGINEER
KONFER & DUNN
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SUITE 300
SALT LAKE CITY, UT 84103
FAX: 724-871-9989
CONTACT: DANNY SALVENDY

Issues and Revisions	
No.	Description

FILE	DATA	COMMENTS
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Sheet Title

LEVEL 08 FLOOR PLAN

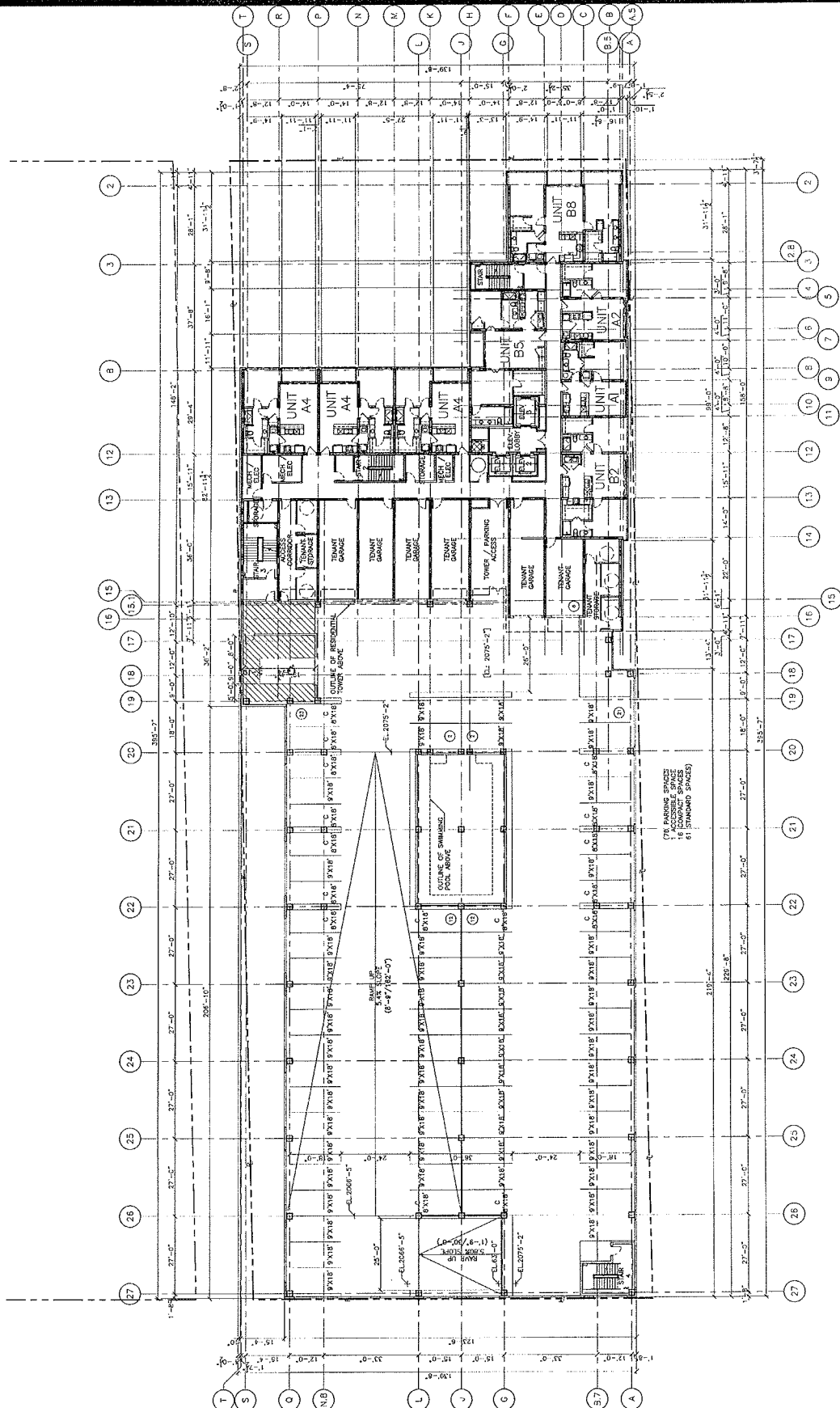
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01 LEVEL 08 FLOOR PLAN
SCALE: 1/15"=1'-0"

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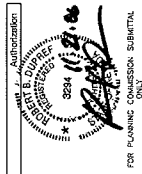
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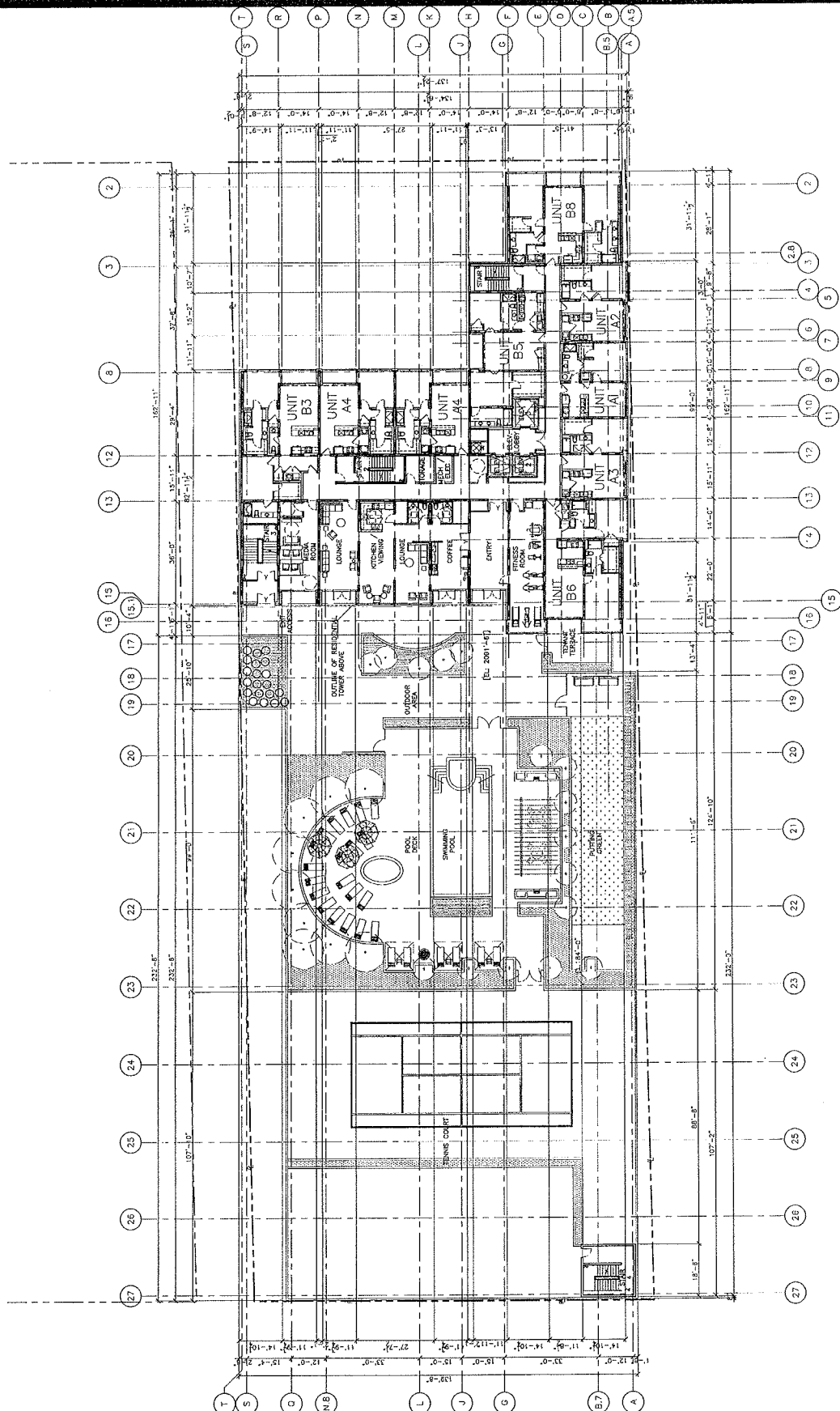


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Issues and Revisions		Description
No.	Date	

Job No.	5045.00	Issue Date	11.21.06
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PLANNING COMMISSION SUBMITTAL			
Sheet Title		Sheet Number	
LEVEL OF FLOOR PLAN (SWIMMING POOL LEVEL)		A2.09	
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01 LEVEL 09 FLOOR PLAN (SWIMMING POOL LEVEL)

EOT-37464

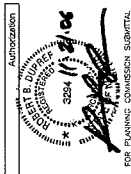
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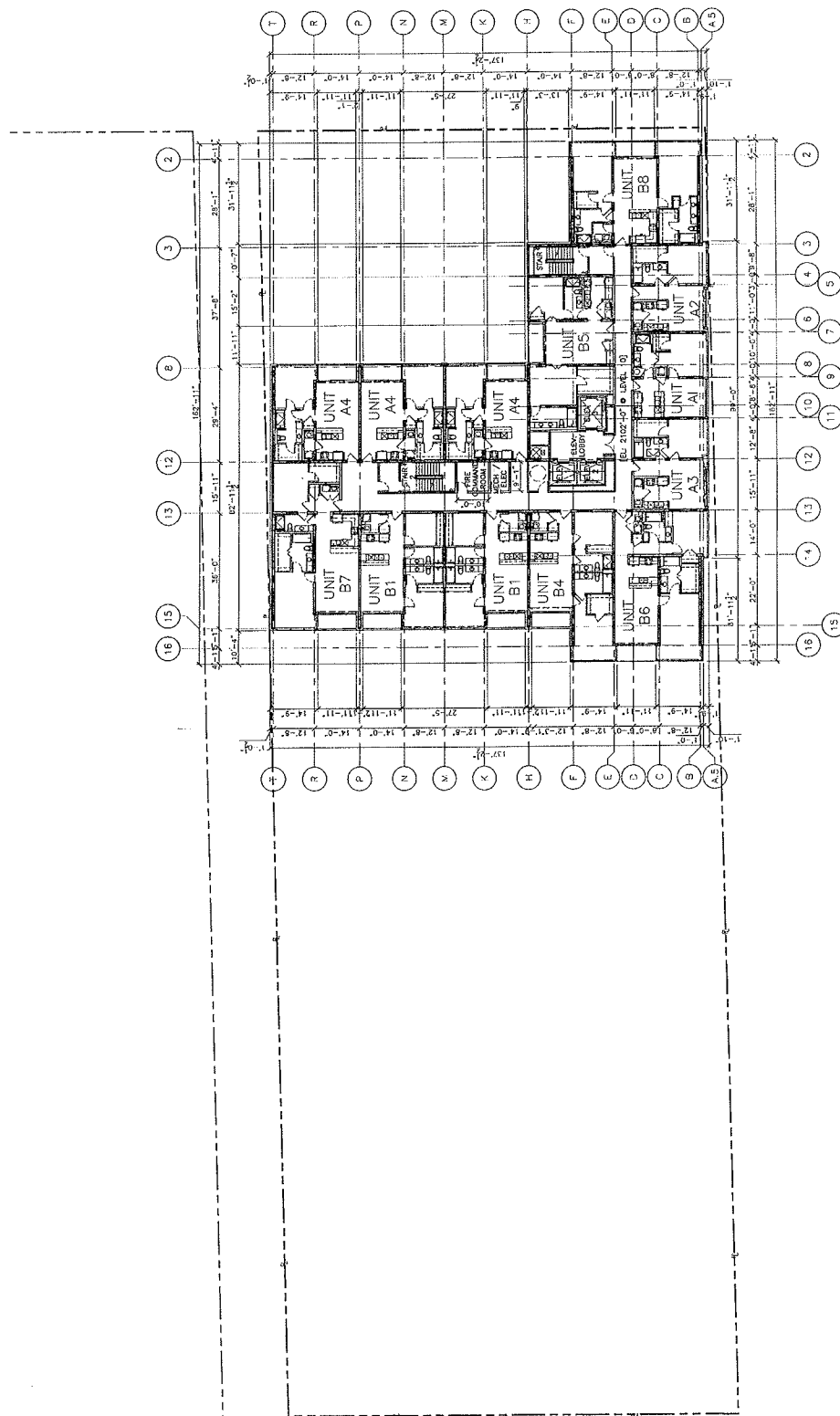
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01 LEVELS 10, 20, 30 FLOOR PLAN (FIRE COMMAND ROOM) EOT-37464
SCALE: 1/8"=1'-0"

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LANDSCAPE ARCHITECT
CIVIL ENGINEER
TRANSPORTATION ENGINEER
ENVIRONMENTAL ENGINEER
HISTORIC PRESERVATION
ARCHITECT

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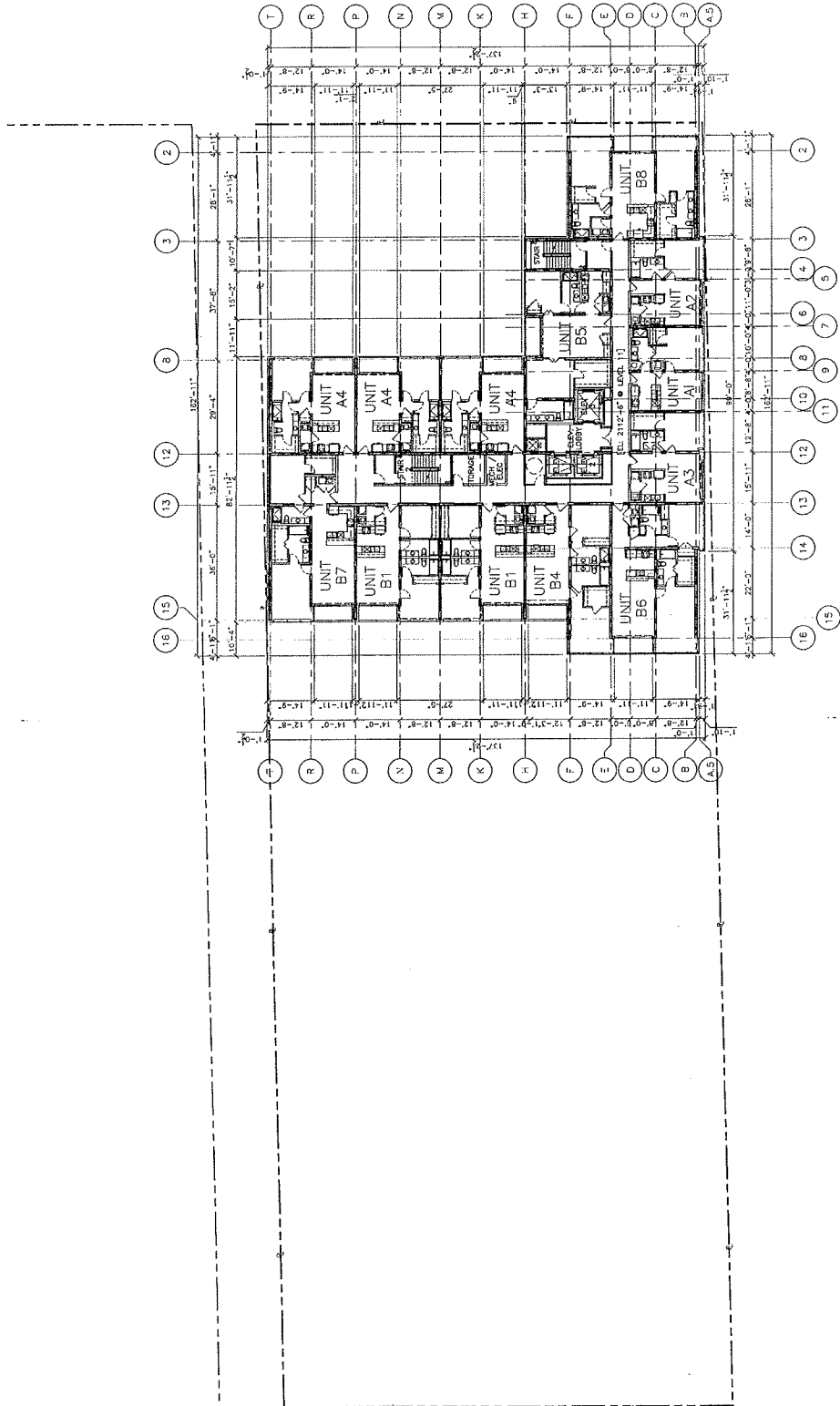
Issue Package

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PLAN NORTH

01 LEVELS 11-19, 20-19, 31- 32 FLOOR PLAN (TYPICAL FLOOR PLAN)

SCALE: 1/8"=1'-0"

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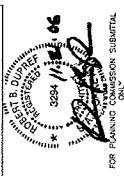
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Revisions

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Question	Answer
1. The following are the steps in the process of a company's strategic planning process. Which of the following is the first step?	Define the company's mission and vision.
2. Which of the following is not a part of the strategic planning process?	Implementing the strategy.
3. Which of the following is not a part of the strategic planning process?	Implementing the strategy.

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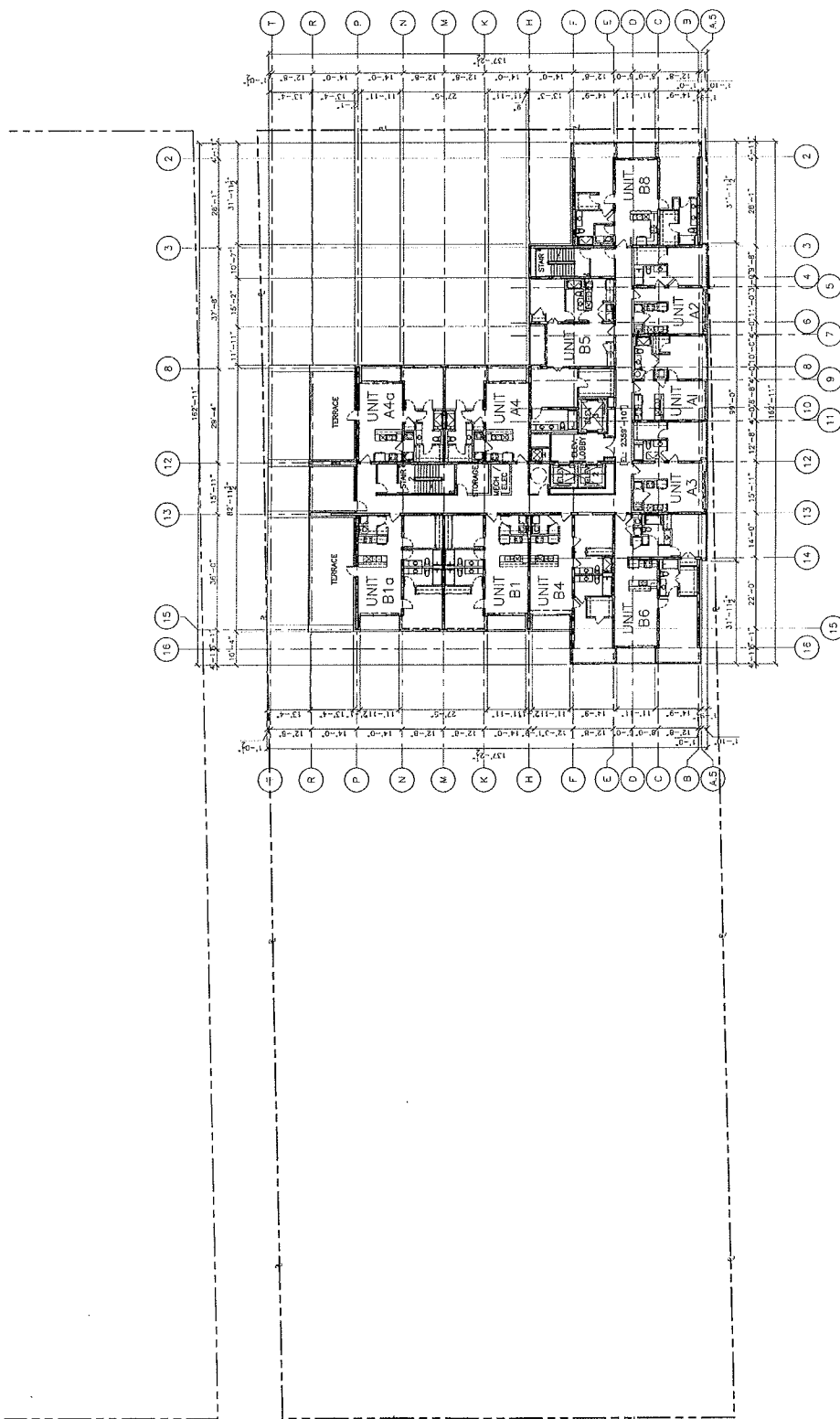
Job No.	Issue Date
5045.00	11.21.06

Issue Package	PLANNING COMMISSION SUBMITTAL	Client Title
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LEVEL 34 FLOOR PLAN
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01 LEVEL 34 FLOOR PLAN

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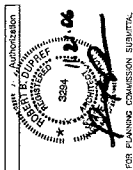
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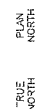
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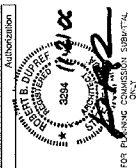
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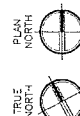
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LEVEL 36 FLOOR PLAN

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LEVEL 36 FLOOR PLAN

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Issues and Revisions	
No.	Description

1. The first step in the process of developing a new product is to identify a market need. This is often done through market research, which can be conducted in a variety of ways, including surveys, focus groups, and interviews. The goal is to understand what customers want and need, and to identify gaps in the market that can be filled by a new product.	✓
2. Once a market need has been identified, the next step is to develop a concept for the new product. This involves creating a detailed description of the product, including its features, benefits, and target market. The concept is then presented to potential investors or partners, who provide feedback and help to refine the idea.	✓
3. The third step in the process is to develop a business plan. This document outlines the company's goals, strategies, and financial projections. It is a critical tool for securing funding and guiding the company's operations. The business plan should include information about the market, the competition, and the company's unique value proposition.	✓
4. The fourth step is to secure funding. This can be done in a variety of ways, including seeking venture capital, angel investors, or crowdfunding. The company must present a compelling case for why the investment is worth the risk, and must provide detailed financial information to support its claims.	✓
5. The final step in the process is to launch the new product. This involves creating a marketing plan, developing a sales strategy, and launching the product into the market. The company must monitor sales and customer feedback closely, and be prepared to make adjustments as needed to ensure the product's success.	✓

Job No.	Issue Date
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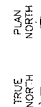
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LEVEL 38 FLOOR PLAN

Sheet Number

A2.17

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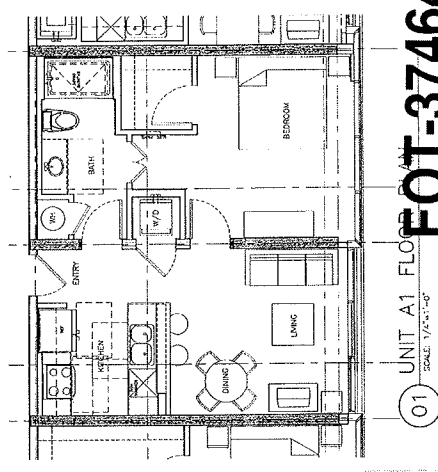
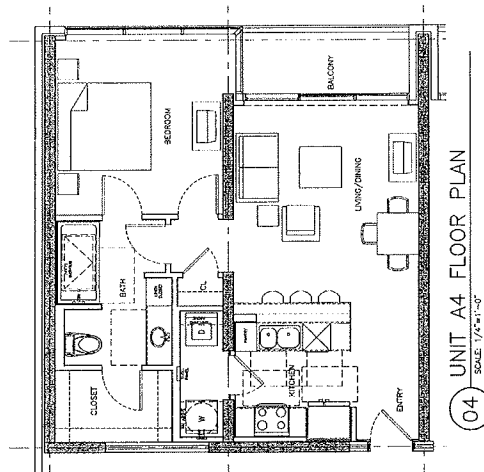
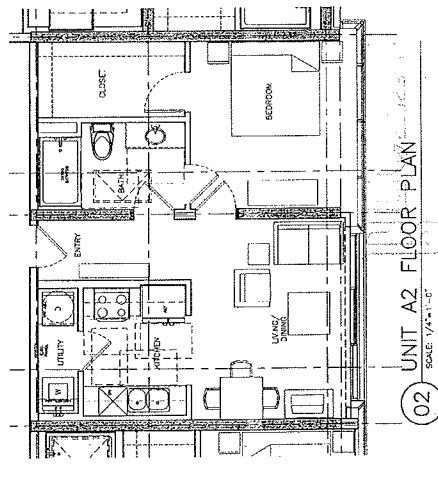
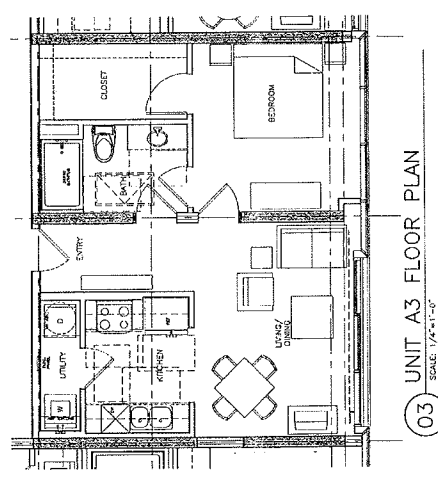
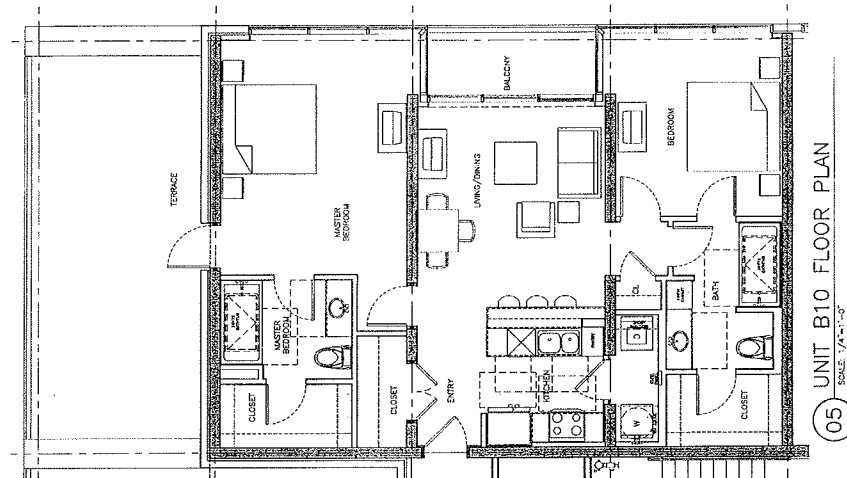
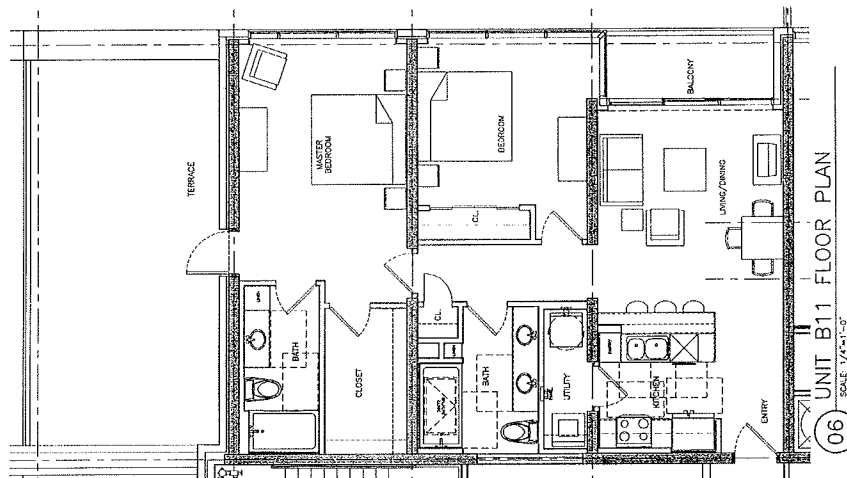
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	INTERIOR DESIGNER & LANDSCAPER	JOHN COLE LIVING, PC 614 W. 2ND DENVER, CO 80202 CALL: 773-7000 FAX: 773-7000 CONTACT: SALLY CALVERT

Invoice and Payments		No.	Date	Invoice Date	Invoice Description
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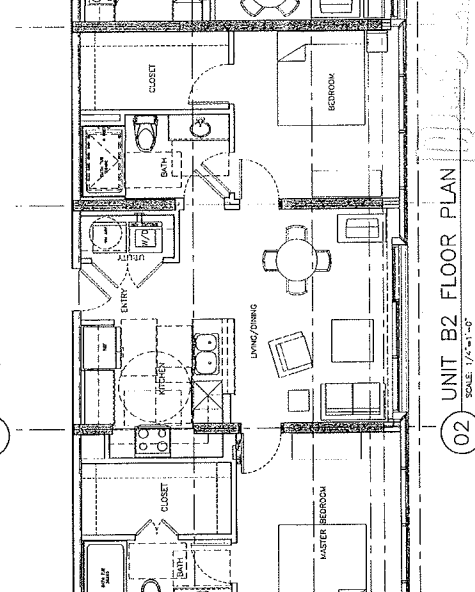
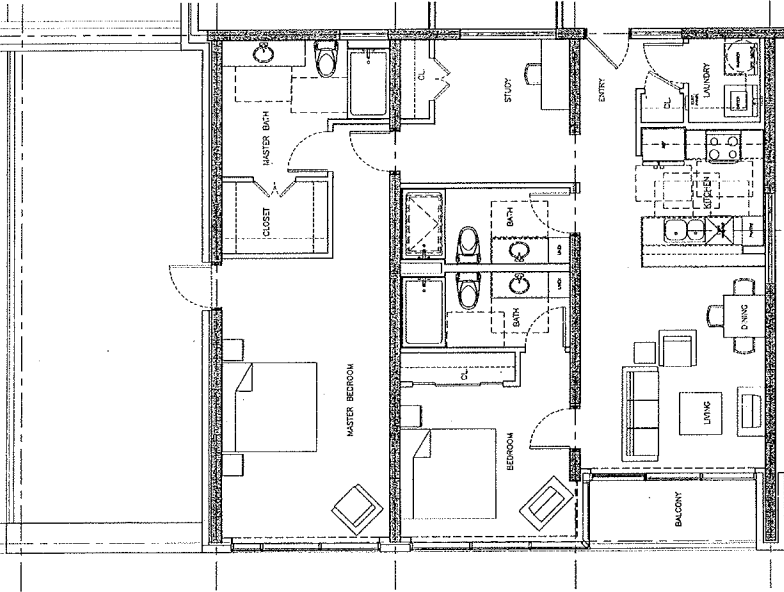
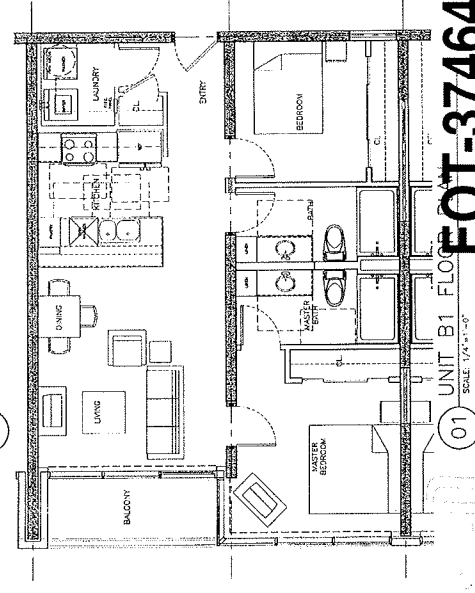
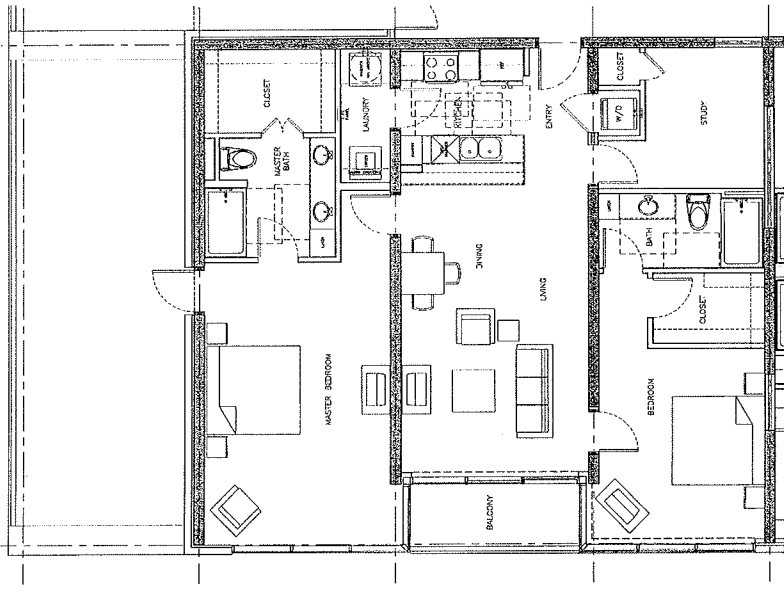
Project
**NEON
HEIGHTS**
LAS VEGAS, NEVADA
777 FREMONT

**Martinez &
Associates**

Author/Revision
3254
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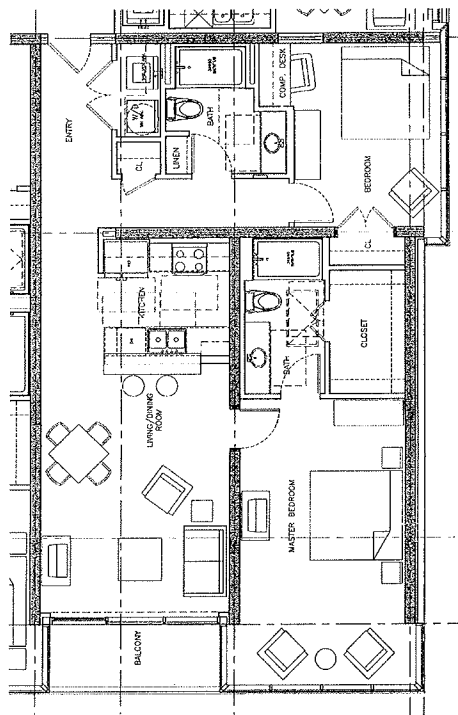
Design Team
ARCHITECT: ROBERT B. DUPREE
DESIGNER: JAMES M. MARTINEZ
DATE: 04/07/10
PROJECT: NEON HEIGHTS
SHEET: 01 OF 04
SHEET TITLE: UNIT FLOOR PLANS
SHEET NUMBER: A2.51

No.	Date	Description
1	04/07/10	ISSUE 1: INITIAL SET
2	04/07/10	ISSUE 2: REVISIONS
3	04/07/10	ISSUE 3: REVISIONS
4	04/07/10	ISSUE 4: REVISIONS
5	04/07/10	ISSUE 5: REVISIONS
6	04/07/10	ISSUE 6: REVISIONS
7	04/07/10	ISSUE 7: REVISIONS
8	04/07/10	ISSUE 8: REVISIONS
9	04/07/10	ISSUE 9: REVISIONS
10	04/07/10	ISSUE 10: REVISIONS
11	04/07/10	ISSUE 11: REVISIONS
12	04/07/10	ISSUE 12: REVISIONS
13	04/07/10	ISSUE 13: REVISIONS
14	04/07/10	ISSUE 14: REVISIONS
15	04/07/10	ISSUE 15: REVISIONS
16	04/07/10	ISSUE 16: REVISIONS
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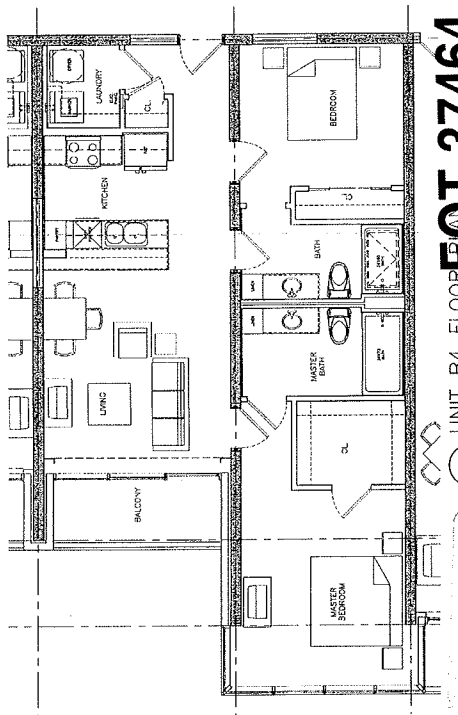


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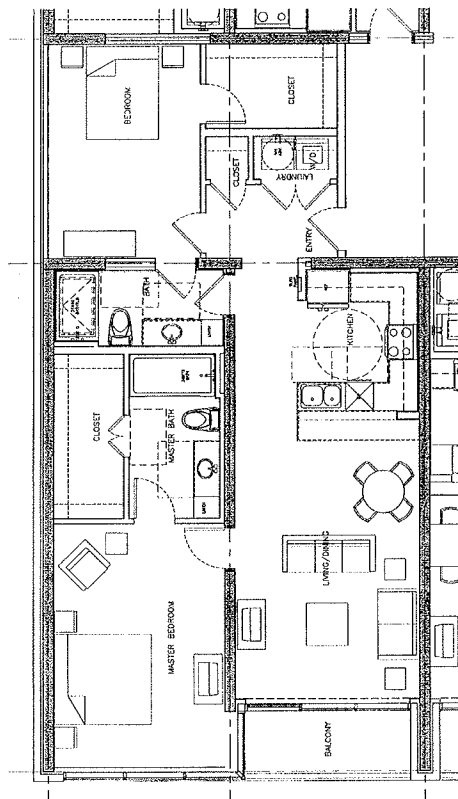
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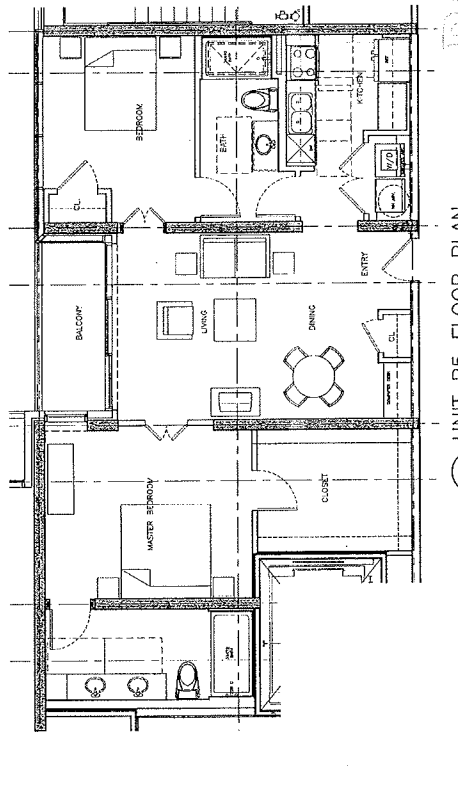
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UNIT B4
SCALE: 1/4"=1'-0"



04 UNIT B7 FLOOR PLAN
SCALE: 1/4"=1'-0"



02 UNIT B5 FLOOR PLAN
SCALE: 1/4"=1'-0"

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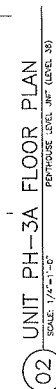
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1. *Adapted by the author.*

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Martinez & Associates

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