

Date: February 22, 2019

**NOTICE TO ADJACENT PROPERTY OWNERS:**

This letter is being sent to you because BF Ranch Trust 2015 is proposing a land use project in El Paso County at the referenced location (see item #3) This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in item #2.

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

**Project Representative:**

Jerome W. Hannigan and Associates, Inc.  
19360 Spring Valley Road  
Monument, Co. 80132  
719-481-8292

**Owner:BF Ranch Trust 2015**

C/o Eric Leffler, Trustee  
4510 Ford Drive  
Colorado Springs,Co. 80908  
719-640-7511

3.) Site Address: 0 Stepler Road, Colorado Springs, Co.

location: South of the intersection of Stepler Road and Silver Nell Dr.

Parcel size: 40.40 acres

zoning: RR-2.5

4.) Request and Justification: Preliminary & Final Plat for a 10 lot subdivision. Please see enclosed Narratives.

5.) Waiver Requests: Maximum Cul-de-sac length..

6. Vicinity Map showing adjacent owners: Enclosed.

**Adjacent Owners (02-15-19):**

1.) Hodgen Settlers Ranch LLC  
P.O. Box 1488  
Monument, Co. 80132-1488  
2.) Gary & Brenda Brinkman  
4507 Silver Nell Drive  
Colorado Springs, Colorado 80908-5307  
3.) Michael & Mary Green  
4857 Silver Nell Drive.  
Colorado Springs, Colorado 80908-5309

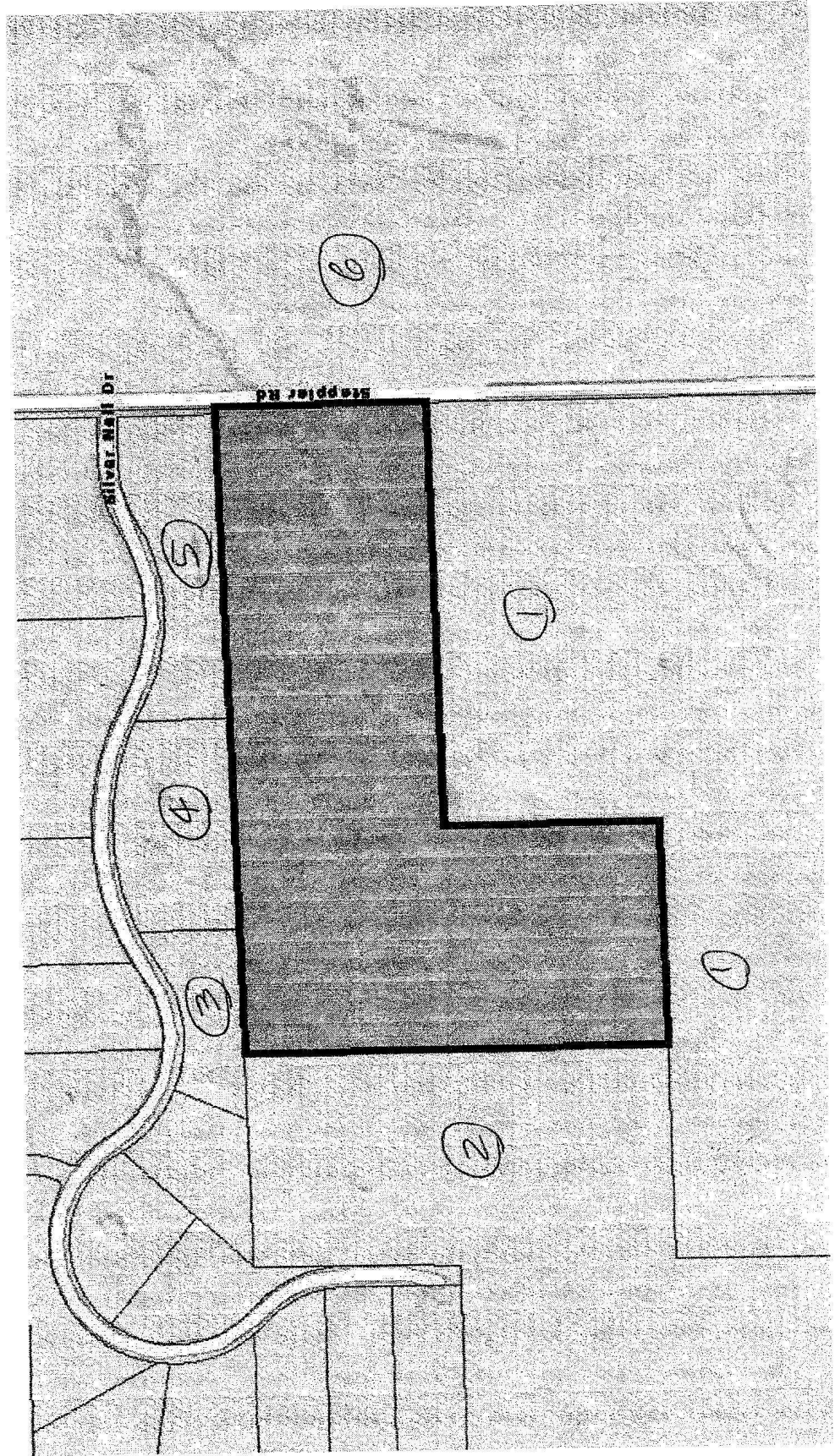
4.) Scott & Brenda Fuller  
4907 Silver Nell Drive  
Colorado Springs, Col 80908-5310  
5.) Jennifer Crosby  
5007 Silver Nell Drive  
Colorado Springs, Co. 80908-5311  
6.) John & Amy Robinson  
17245 Stepler Road  
Colorado Springs, Co. 80908-1318

# El Paso County Assessor's Office

0 STEPPLE RD  
SCHEDULE: 6100000464  
OWNER: BF RANCH TRUST 2015

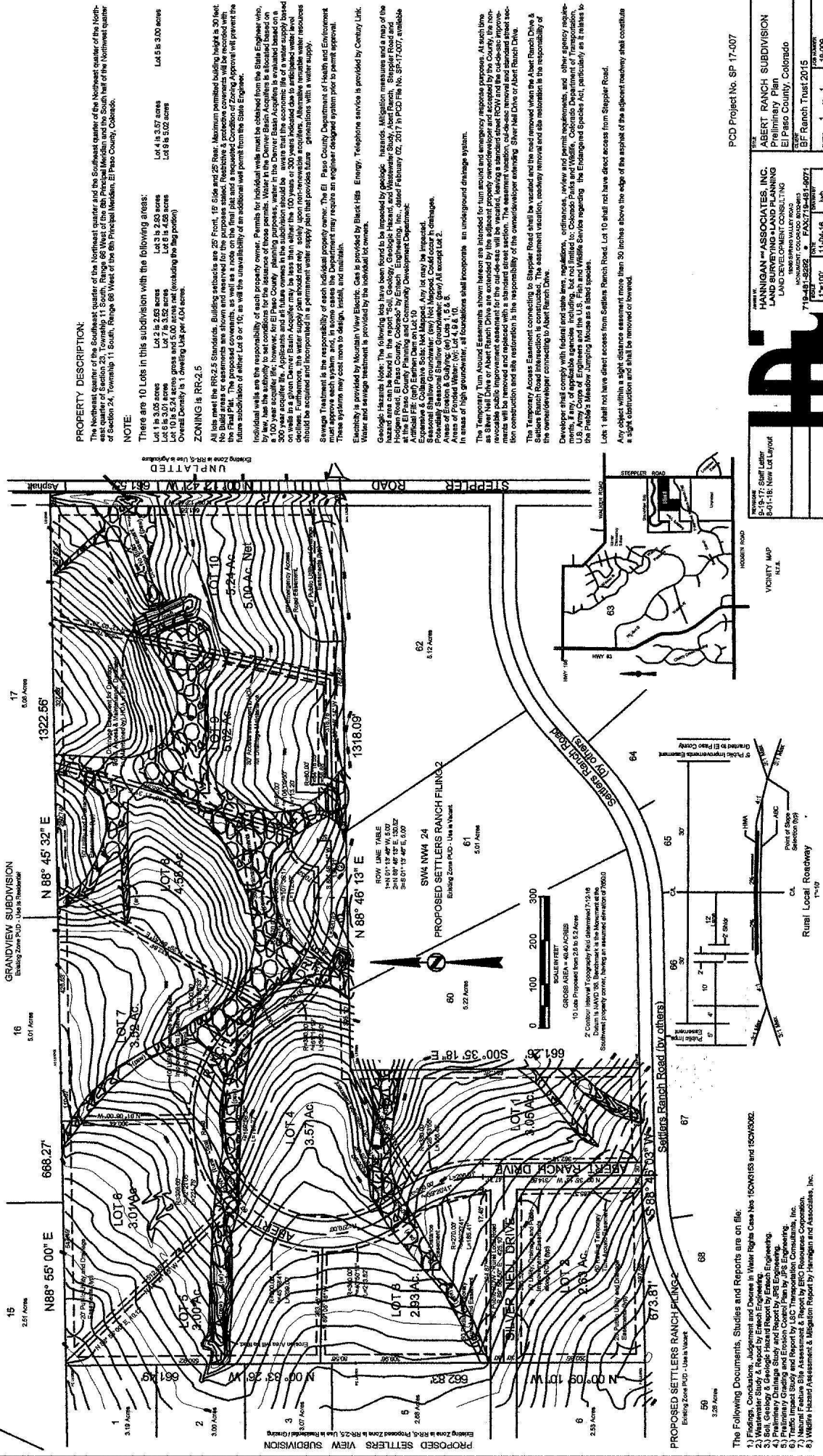


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# Preliminary Plan for ABERT RANCH SUBDIVISION

## A Rural Residential Subdivision in the NE Quarter of Section 23 and in the NW Quarter of Section 24, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado.



**PROPERTY DESCRIPTION:**  
The Northeast quarter of the Southeast quarter of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian and the South half of the Northwest quarter of Section 24, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado.

**NOTE:**  
There are 10 Lots in this subdivision with the following areas:  
Lot 1 is 3.19 acres      Lot 2 is 3.00 acres      Lot 3 is 3.07 acres      Lot 4 is 3.57 acres      Lot 5 is 3.00 acres  
Lot 6 is 2.55 acres      Lot 7 is 3.04 acres      Lot 8 is 3.04 acres      Lot 9 is 3.07 acres  
Overall Density is 1 Dwelling Unit per Acre.

**ZONING IS RR-2.5**  
All lots meet the RR-2.5 Standards. Building setbacks are 25' Front, 15' Side and 25' Rear. Maximum permitted building height is 30 feet. No build areas or easements are shown and reserved for the purposes stated. Restrictive & protective covenants will be recorded with the Final Plat. The proposed covenants, as well as a note on the final plat and a requested Condition Zoning Approval will prevent the future subdivision of either Lot 9 or 10, in view of the unavailability of an additional well point from the State Engineer.

Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who, by law, has the authority to set conditions for the issuance of those permits. Water in the Denver Basin Aquifer is allocated based on a 300 year accrual life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on a given Denver Basin Aquifer may be less than either the 100 years of 300 years indicated due to established water level and the fact that water supply pan may not be very easily replenishable. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

Septic treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment. These systems may cost more to design, install, and maintain.

Electricity is provided by Mountain View Electric. Gas is provided by Black Hills Energy. Telephone service is provided by Century Link. Water and sewage treatment is provided by the individual owners.

**Geologic Hazards Note:** The following has been found to be impacted by geologic hazards. Mitigation measures and a map of the Hogden Road, El Paso County, Colorado, by Enrich Engineering, Inc., dated February 02, 2011 in PCD File No. SP-17-2007, available at the El Paso County Planning and Community Development Department.

**Expansive & Collapsible Soils:** Not Mapped. Any soil may be impacted.

**Seasonal Shallow Groundwater (sw) (not Mapped):** Could occur in drainage areas of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10.

**Areas of Erosion:** Colorado Highway Commission (CHC) File No. 14-2-6.

**Areas of Flooded Water:** WJ, Lot 4, 8 & 10.

The Temporary Turn Around Encasements shown hereon are intended for turn around and emergency purposes. At such time as Silver Nell Drive or Abert Ranch Drive are extended by the adjacent property owner/developer and accepted by the County, the non-removable traffic improvement encasement to the sub-drives will be vacated, leaving a standard street ROW and the sub-drives improved with concrete sidewalks. The responsibility of the owner/developer extending Silver Nell Drive or Abert Ranch Drive.

This Temporary Access Encasement extending to Steeples Road shall be vacated and the road improved when the Abert Ranch Drive & Steeples Road intersection is constructed. The easement vacation, roadway removal and gas restoration is the responsibility of the owner/developer connecting to Abert Ranch Drive.

Developer shall comply with federal and state laws, regulations, ordinances, rules and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Pueblo's Woodcock Jumping Mouse as a listed species.

Lot 1 shall not have direct access from Settlers Ranch Road. Lot 10 shall not have direct access from Steeples Road.

Any object within a sight distance assessment more than 50 inches above the edge of the approach of the adjacent roadway shall constitute a sight obstruction and shall be removed or lowered.

**PROPOSED SETTLERS RANCH FILING 2**  
Existing Zone PUD - Use is Vacant

**PROPOSED SETTLERS RANCH FILING 3**  
Existing Zone PUD - Use is Vacant

**PROPOSED SETTLERS RANCH FILING 4**  
Existing Zone PUD - Use is Vacant

**PROPOSED SETTLERS RANCH FILING 5**  
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**PROPOSED SETTLERS RANCH FILING 10**  
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**PROPOSED SETTLERS RANCH FILING 67**  
Existing Zone PUD - Use is Vacant

**PROPOSED SETTLERS RANCH FILING 68**  
Existing Zone PUD - Use is Vacant

- The Following Documents, Studies and Reports are on file:
- 1) Final Plat, Caddis Creek, Judgement and Court in Water Rights Case No. 15CV0150 and 15CV0302.
  - 2) Water Study & Report by Enrich Engineering.
  - 3) Soil, Geology & Geologic Hazard Report by Enrich Engineering.
  - 4) Preliminary Drainage Study and Report by JRS Engineering.
  - 5) Preliminary Delineation Study and Report by JRS Engineering.
  - 6) Traffic Impact Study and Report by LSC Transportation Consultants, Inc.
  - 7) Natural Feature Site Assessment & Report by ERC Resource Corporation.
  - 8) Wildlife Hazard Assessment & Mitigation Report by Hanning and Associates, Inc.

**HANNING & ASSOCIATES, INC.**  
 LAND DEVELOPMENT CONSULTING  
 1000 SHAWNEE VALLEY ROAD  
 BOULDER, COLORADO 80501  
 PHONE: 303.440.1000  
 FAX: 303.440.1001  
 WWW: WWW.HANNINGANDASSOCIATES.COM

PROJECT NO. SP-17-2007  
 SHEET NO. 1 OF 1  
 DATE: 11-04-16

**ABERT RANCH SUBDIVISION**  
 Preliminary Plan  
 El Paso County, Colorado  
 BF Ranch Trust 2015









Jerome W.

**HANNIGAN and ASSOCIATES, INC.**

Land Planning • Land Surveying • Land Development Consulting

July 17, 2017

Rev: 12/30/17; 10/10/18

Job No. 16-009

**PRELIMINARY PLAN LETTER of INTENT  
ABERT RANCH SUBDIVISION**

Abert Ranch Subdivision (No relation to Abert Estates along Shoup Road) is a proposed subdivision in Section 23 and 24, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road and adjoining the west side of Stepler Road. The property is 40.40 acres in area, zoned RR-2.5 and is vacant grazing land. This tract is one part of the Hodgkin Ranch property that has been divided among family heirs and has since resold.

The property is bounded on the north by Grandview Subdivision which is zoned PUD with 17 residential lots ranging from 2.5 to 5.08 acres. Platted in 2007, only 1 lot remains vacant. Adjoining the property to the south is Settlers Ranch with 57 platted lots and Settlers Ranch Filing No 2, also zoned PUD with 29, 2.5 to 5.22 acre lots planned, though not yet final platted. Adjoining to the west is another 40 acre part of the original Hodgkin Ranch called Settlers View Subdivision consisting of 14, 2.5 to 3.14 acre lots that is currently in the Final Plat review process.

This subdivision proposes 10 lots varying from 2.63 to 5.24 acres which complies with the minimum lot size required in RR-2.5. Lots have been planned and sited just as has been done in both Grandview and Settlers Ranch, with lot sizes that taper in area from 2.63 acres at the southwest boundary to 5.24 acres along Stepler Road. The resulting overall density for the proposed subdivision is 1 dwelling unit per 4.04 acres. A Condition of zoning approval is the requirement that the total number of lots may not exceed 10. In accordance with staff and BoCC suggestions, lot sizes have shifted somewhat providing more equal areas with those adjoining to the west.

In reviewing any Preliminary Plan, consideration focuses on the more technical items necessary to establish that the subdivision can be completed as proposed. Water, sufficient in quality and quantity to satisfy the County's 300 year rule must be available. In this case, water for the lots has been adjudicated and an augmentation plan has been approved by the Water Court. Individual Sewage Disposal Systems (ISDS) are proposed for each of the lots and preliminary on site testing has determined that soils are suitable for those systems. As with all systems permitted by the Health Department, individual testing is required at the specific leach field location on each lot to determine field sizing and design. Further soils studies have been done to evaluate their other characteristics with respect to this residential use including roadway construction and homes. Specific engineering criteria result and are used in those designs.

Topography is rolling and slopes generally down to the center of the parcel and toward the east. Surface drainage (both onsite and offsite) flows through the property into a shallow stock pond near Stepler Road that will be used for detention.

(2)

The low density and gentle slopes combined with reasonable vegetative cover results in minimal developed flows. Other on and offsite flows are carried to the pond through the use of roadside ditches and appropriate culverts. Water quality is enhanced before leaving the property at no more than historic rates.

Access is necessary for each proposed lot and it must be suitable. The proposed roadway design is both efficient and considerate of the topography while providing good lot design and roads that provide a logical extension of the entering Silver Nell Drive as well as the connection to Settlers Ranch Road on the south. This connection will provide direct access to Stepler Road and complete the loop along Silver Nell Drive back to Stepler. Expected levels of service through these connections are all excellent. Indeed, even without a connection to Settlers Ranch Road, the Level of Service folks will experience at the intersection of Stepler and Silver Nell is Level A through year 2040.

A waiver for the maximum length of a cul-de-sac is requested just in case the connection to Stepler Road is delayed. In addition, a deviation request for the required minimum centerline radius is made for the curve located in the middle of the property, which, due to topographic constraints, is slightly less (30') than that normally required.

The plan also provides for a temporary roadway to connect Abert Ranch Road easterly direct to Stepler Road. If Settlers Ranch Road is completed from Stepler Road to the intersection of Abert Ranch Road at the time Abert Ranch roadways are completed, this temporary access will not be necessary. (See our letter of Dec. 08 & Dec. 21, 2017) If for some reason the Silver Nell Drive extension through the adjoining Settlers View Subdivision is also not available when the Abert Ranch roadways will be completed, the temporary access will be a primary access into Abert Ranch. If Silver Nell is available and Settlers Ranch Road is not available then the access will serve as emergency access only. In each case, the access road is temporary and it's connection within the Stepler Road right of way will be removed when Settlers Ranch Road is completed.

Utilities are necessary to serve the planned homes and all exist in the adjoining properties. Extensions will occur as required by the individual utility and easements are provided to accommodate them. Police services are available from the El Paso County Sheriffs office. Fire protection and emergency medical services are provided by the Tri Lakes Fire Protection District who has agreed to continue to serve the property. Their Station Number 2 is the closest at Highway 105 and Roller Coaster Road, perhaps 5 minutes away.

In summary, Preliminary Plan review includes a more detailed evaluation through various studies, reports and plans. We have on file a Drainage Study, Preliminary Grading and Erosion Control Plan, Soil, Geology, Geologic Hazard and Wastewater Study, Natural Features Report including wetlands and wildlife impacts, a Wildfire Risk Assessment and Mitigation Plan, and of course, the Traffic Impact Study. All indicate that this property is suitable for development into residential lots as planned and proposed. All proposed lots can and will comply with the requirements of the Land Development Code.



Jerome W.

**HANNIGAN and ASSOCIATES, INC.**

Land Planning • Land Surveying • Land Development Consulting

October 25, 2018

Job No. 16-009

**FINAL PLAT LETTER of INTENT  
ABERT RANCH SUBDIVISION**

Abert Ranch Subdivision (No relation to Abert Estates along Shoup Road) is a proposed subdivision in Section 23 and 24, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road and adjoining the west side of Stepler Road. The property is 40.40 acres in area, zoned RR-2.5 and is vacant grazing land. This tract is one part of the original Hodgkin Ranch property that has been divided among family heirs and has since resold.

The property is bounded on the north by Grandview Subdivision which is zoned PUD with 17 residential lots ranging from 2.5 to 5.08 acres. Platted in 2007, only 1 lot remains vacant. Adjoining the property to the south is Settlers Ranch with 57 platted lots and Settlers Ranch Filing No 2, also zoned PUD with 29, 2.5 to 5.22 acre lots planned, though not yet final platted. Adjoining to the west is another 40 acre part of the original Hodgkin Ranch called Settlers View Subdivision consisting of 14, 2.5 to 3.14 acre lots that is currently in the Final Plat review process.

This subdivision proposes 10 lots varying from 2.63 to 5.24 acres which complies with the minimum lot size required in RR-2.5. Lots have been planned and sited just as has been done in both Grandview and Settlers Ranch, with lot sizes that taper in area from 2.63 acres at the southwest boundary to 5.24 acres along Stepler Road. The resulting overall density for the proposed subdivision is 1 dwelling unit per 4.04 acres. A Condition of zoning approval is the requirement that the total number of lots may not exceed 10. In accordance with staff and BoCC suggestions, lot sizes have shifted somewhat providing more equal areas with those adjoining to the west in Settlers View.

Final Plat review is the last step in the subdivision process before recording. All the technical issues and requirements necessary to establish that the subdivision can be completed as proposed are finalized. Water, sufficient in quantity to satisfy the County's 300 year rule is available, has been adjudicated and an augmentation plan has been approved by the Water Court. Water quality testing reveals excellent quality. Individual Sewage Disposal Systems (ISDS) are proposed for each of the lots and on site testing has determined that soils are suitable for those systems. As with all systems permitted by the Health Department, individual testing is required at the specific leach field location on each lot to determine field sizing and design. Further soils studies have been done to evaluate their other characteristics with respect to this residential use including roadway construction and homes. Specific engineering criteria result and are used in those designs.

Topography is rolling and slopes generally down to the center of the parcel and toward the east. Surface drainage (both onsite and offsite) flows through the property into a shallow stock pond near Stepler Road that will be used for detention.



(2)

The low density and gentle slopes combined with reasonable vegetative cover results in minimal developed flows. Other on and offsite flows are carried to the pond through the use of roadside ditches and appropriate culverts. Water quality is enhanced before leaving the property at no more than historic rates. Maintenance of the detention is provided by the Homeowners Association.

The proposed roadway design is both efficient and considerate of the topography while providing good lot design and roads that provide a logical extension of the entering Silver Nell Drive as well as the connection to Settlers Ranch Road on the south. This connection will provide direct access to Stepler Road and complete the loop along Silver Nell Drive back to Stepler Road. The owners of both Abert Ranch and Settlers Ranch have agreed to a plan for construction of this portion of Settlers Ranch Road and it will be constructed with the internal roads. Expected levels of service through these connections are all excellent. Indeed, even without a connection to Settlers Ranch Road, the Level of Service that folks will experience at the intersection of Stepler and Silver Nell remains Level A through year 2040.

A waiver for the maximum length of a cul-de-sac is requested just in case the connection to Stepler Road is delayed. In addition, a deviation request for the required minimum centerline radius is made for the curve located in the middle of the property, which, due to topographic constraints, is slightly less (30') than that normally required.

The plan also provides an easement for a temporary roadway to connect Abert Ranch Road easterly direct to Stepler Road. If Settlers Ranch Road is completed from Stepler Road to the intersection of Abert Ranch Road at the time Abert Ranch roadways are completed, this temporary access will not be necessary. (See our letter of Dec. 08 & Dec. 21, 2017) If for some reason the Silver Nell Drive extension through the adjoining Settlers View Subdivision is also not available when the Abert Ranch roadways will be completed, the temporary access will be a primary access into Abert Ranch. If Silver Nell is available and Settlers Ranch Road is not available then the access will serve as emergency access only. In each case, the access road is temporary and it's physical connection within the Stepler Road right of way will be removed when Settlers Ranch Road is completed.

Necessary utilities exist in the adjoining properties. Extensions will occur as required by the individual utility and easements are provided to accommodate them. Police services are available from the El Paso County Sheriffs office. Fire protection and emergency medical services are provided by the Tri Lakes Fire Protection District who has agreed to continue to serve the property. Their Station Number 2 is the closest at Highway 105 and Roller Coaster Road, 5 minutes away.

The project file includes a Final Drainage Study, Grading and Erosion Control Plan, Soil, Geology, Geologic Hazard and Wastewater Study, Natural Features Report including wetlands and wildlife impacts, a Wildfire Risk Assessment and Mitigation Plan, and of course, the Traffic Impact Study. In summary, review items have been completed and all indicate that this property is suitable for development into 10 residential lots as planned and proposed.

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<input type="checkbox"/> Adult Signature Required	\$0.00	
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Total Postage and Fees \$6.85

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 Hodgen Settlers Ranch LLC  
 Street and Apt. No., or PO Box No.  
 PO Box 1488  
 City, State, ZIP+4®  
 Monument, CO 80132-1488  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
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Postmark  
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Postage \$0.70

Total Postage and Fees \$7.00

Sent To  
 Brenda & Gary Brinkman  
 Street and Apt. No., or PO Box No.  
 4509 Silver Well Dr  
 City, State, ZIP+4®  
 Colorado Springs, CO 80908-5307  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)		
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Total Postage and Fees \$6.85

Sent To  
 Michael & Mary Green  
 Street and Apt. No., or PO Box No.  
 4857 Silver Well Dr  
 City, State, ZIP+4®  
 Colorado Springs, CO 80908-5309  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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\$	\$7.80	13
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postmark  
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Postage \$0.55

Total Postage and Fees \$6.85

Sent To  
 Scott & Brenda Fuller  
 Street and Apt. No., or PO Box No.  
 4907 Silver Well Dr  
 City, State, ZIP+4®  
 Colorado Springs, CO 80908-5310  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$3.50	0290
\$	\$7.80	13
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postmark  
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Postage \$0.55

Total Postage and Fees \$6.85

Sent To  
 Jennifer Crosby  
 Street and Apt. No., or PO Box No.  
 5007 Silver Well Dr  
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 Colorado Springs, CO 80908-5311  
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Certified Mail Fee	\$3.50	0290
\$	\$7.80	13
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postmark  
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Postage \$0.55

Total Postage and Fees \$6.85

Sent To  
 John & Amy Robinson  
 Street and Apt. No., or PO Box No.  
 1745 Steppeler Rd.  
 City, State, ZIP+4®  
 Colorado Springs, CO 80908-1318  
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