State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W. Saint Paul Avenue
Milwaukee WI 53233

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

November 1, 2022

The Mandel Group
Attn: Mr. Bob Monnat
330 E Kilbourn Ave
Suite 600 South
Milwaukee, WI 53202
Email only to: rbmonnat@mandelgroup.com

Subject: Approval to Manage Contaminated Soil and Solid Waste under Wis. Admin. Code § NR 718.12 and § NR 718.15 on Site
700 series properties (parcel 705), 6633-6639 W National Avenue, West Allis, WI
DNR BRRTS Activity #: 02-41-544080
FID #: 341117040

Dear Mr. Monnat:

On June 8, 2022, Friess Environmental Consulting, Inc. submitted a document titled: *Soil Cap Approval Notification for the South of National Avenue (SoNa) Property Formerly the 700 Series Properties (Parcel 705)* on your behalf requesting to manage a total of 10,100 cubic yards of contaminated soil and other solid waste on the same site from which it will be excavated in accordance with Wis. Admin. Code § NR 718.12 and § NR 718.15. Contaminated material to be reused includes 5,600 cubic yards that was imported from the former Pressed Steel site (see BRRTS #: 02-41-385114) and stockpiled onsite, and 4,500 cubic yards that will be generated from on-site. All required supplemental information regarding this request was provided by September 27, 2022. The Wisconsin Department of Natural Resources (DNR) received all applicable technical assistance and database fees for providing review and response, in accordance with Wis. Admin. Code § NR 749.04 (1).

The site will be redeveloped into a mixed commercial and residential facility with a number of buildings. The first apartment structure will have below ground parking and 110 apartments above ground. The parking structure will be ventilated by its own air handling system in accordance with the standards established by NIOSH. Other structures will be constructed with vapor intrusion mitigation systems and vapor barriers. Contaminated material is impacted by polycyclic aromatic hydrocarbons (PAHs), arsenic, and lead The redevelopment will use the 10,100 cubic yards of material for capping, pavement sub-layers, and utility cooridor backfill. An approval through Wis. Admin. Code § NR 718.12 and § NR 718.15 has been requested to manage the contaminated soil and other solid waste on the site.

Wis. Admin. Code § NR 718.12 and § NR 718.15 Approval

This letter grants an approval to manage contaminated soil and other solid waste under Wis. Admin. Code § NR 718.12 and § NR 718.15 on site. Approval is based on the following:

Compliance with Locational Criteria
Managing contaminated soil in areas of the site identified on Figure 11, Development Plan and Cap Diagram, dated October 24, 2021, of the *Soil Cap Approval Notification for the South of National Avenue (SoNa) Property Formerly the 700 Series Properties (Parcel 705)* will meet the locational criteria listed under Wis. Admin. Code § NR 718.12 (1) (c), exception for the following:

- Within 3 feet of the high groundwater level

Grant of exemption to Wis. Admin. Code § NR 718.12 (1) (c) 3
In consideration of the relatively low concentrations of contaminants in soil to be reused are not expected to leach to groundwater. Leaching will be further limited by a cap that will be placed over the material to be reused. The DNR grants an exemption to the location criteria of Wis. Admin. Code § 718.12 (1) (c) 5 and will allow placement of contaminated soil material within 3 feet of the high groundwater level.

Characterization of Soil to be Excavated
Soil samples were collected for analysis of contaminants previously detected or expected to be present at this site including volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals from areas most likely to contain residual contamination. Based on an estimated volume of 10,100 cubic yards of material, and a sampling frequency of one sample per 202 cubic yards, the sampling protocol described in Wis. Admin. Code § NR 718.12 (1) (e) were met.

Submittal of a Soil Management Plan
A complete soil management plan, as defined by Wis. Admin. Code §§ NR 718.12 (2) (b) and (c), was provided to the DNR.

Assessment of Risk Posed by Soil Management
The proposed management of solid waste at the: 700 series properties (parcel 705) is expected to meet the criteria of Wis. Admin. Code §§ NR 726.13 (1) (b) 1 to 5.

Notice Provided Prior to Commencing Soil Management Activities
Per Wis. Admin. Code § NR 718.12 (2), the DNR was provided with written notice at least seven days prior to commencing the proposed material management.

Requirement of Continuing Obligations
You have acknowledged that the continuing obligations described below will be required as a condition of managing the contaminated material on your property as proposed.

The current property owner of the 700 series properties (parcel 705), and any subsequent property owners, must comply with the following continuing obligations at this site, established under Wis. Admin. Code § NR 718.12 (2) (d), to ensure that conditions will remain protective. DNR staff will conduct periodic, pre-arranged inspections to ensure that the conditions included in this letter and Cap Maintenance Plan, dated October 14, 2022, are met. If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Documents submitted to the DNR to request the Wis. Admin. Code § NR 718.12 approval meet the requirements of Wis. Admin. Code § NR 718.12 (2) (e) and are available in PDF on the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW) and RR Sites Map (RRSM), to provide public notice of remaining contamination and continuing obligations. Both BOTW and RRSM are available at dnr.wi.gov, search "WRRD."

More information on responsibilities related to continuing obligations can be found in the DNR publication "Continuing Obligations for Environmental Protection" (RR-819), which can be found at dnr.wi.gov, search "RR-819."

Please send written notifications and inspection reports, if required, in accordance with the following requirements to the Southeast Regional Environmental Program Associate at:

WDNR – Remediation and Redevelopment
Southeastern Region HQ
1027 West St. Paul Ave,
Milwaukee, WI 53233

Send documents to the DNR using the RR Program Submittal Portal at dnr.wi.gov, search "RR submittal portal" (https://dnr.wi.gov/topic/Brownfields/Submittal.html). Questions on using this portal can be directed to the contact below or to the environmental program associate (EPA) for the regional DNR office. Visit dnr.wi.gov, search "RR contacts" and select the EPA tab (https://dnr.wi.gov/topic/Brownfields/Contact.html). More information on submitting electronic documents can be found in the DNR publication "Guidance for Electronic Submittal for the Remediation and Redevelopment Program" (RR-690), which can be found at dnr.wi.gov, search "RR-690."

Residual Soil Contamination and Future Solid Waste Management

If contaminated soil and/or solid waste that was managed as proposed in the *Soil Cap Approval Notification for the South of National Avenue (SoNa) Property Formerly the 700 Series Properties (Parcel 705)* is excavated in the future, the property owner at the time of excavation will have the following responsibilities per Wis. Admin. Code § NR 727.05 (1) (d):

- determine if contamination is present.
- determine whether the material is considered solid or hazardous waste; and
- ensure that any storage, treatment, or disposal follows applicable statutes and rules.

Excavated contaminated soil and solid waste may be managed in accordance with Wis. Admin. Code ch. NR 718 with DNR pre-approval. In addition, all current and future property owners and occupants of the property need to be aware that excavation of the contaminated soil and solid waste may pose a hazard, and special precautions may be necessary to prevent a health threat to humans.

If material that will be managed under this approval includes solid waste other than soil, it may be required to obtain approval from the DNR prior to excavating the waste or constructing any structure over the materials per Wis. Admin. Code § NR 506.085.

The location(s) where contaminated soil and solid waste is proposed to be managed at 700 series properties (parcel 705), 6633-6639 W National Ave. West Allis, WI, is depicted on the attached figure 11, Development Plan & Cap Diagram, dated October 24, 2021.

Depending on site-specific conditions, construction over contaminated soil or groundwater may also result in vapor migration of contaminants into enclosed structures or migration along underground utility lines. The potential for vapor intrusion and means of mitigation may need to be evaluated when planning any future redevelopment, and measures may need to be taken to ensure the continued protection of public health, safety, welfare, and the environment at the site.

The DNR's approval prior to well construction or reconstruction is required where contaminated soil was managed, in accordance with Wis. Admin. Code § NR 812.09 (4) (w). This requirement applies to private drinking water wells and high-capacity wells. To obtain approval, complete and submit DNR Form 3300-254 to the DNR Drinking and Groundwater Program's regional water supply specialist. This form is available at dnr.wi.gov, search "3300-254."

Maintenance of a Cover

A soil cover, impervious paved surfaces, and buildings are proposed to be installed and maintained over contaminated soil and other solid waste that will be managed at the 700 series properties (parcel 705) as proposed in the *Soil Cap Approval Notification for the South of National Avenue (SoNa) Property Formerly the 700 Series Properties (Parcel 705)* A draft maintenance plan is attached, which describes the inspection and maintenance activities that will apply to the proposed barrier. An updated maintenance plan must be provided to the DNR once the barrier has been constructed if changes are required and must address actual site conditions per Wis. Admin. Code § NR 724.15 (3) (h). A map is attached which shows where contaminated soil or solid waste is proposed to be managed and the extent of the proposed cover. Once constructed, inspections of the soil cover, paved surfaces, and building foundations will be required per Wis. Admin. Code § NR 724.13), and submittal of inspection reports may also be required per Wis. Admin. Code § 727.05 (1) (b) 3. Notification to the DNR is required before changing to a non-industrial use if the cover is approved for industrial land use, per Wis. Admin. Code § NR 727.07 (3) to ensure that the cover will be protective for that use.

The draft maintenance plan prohibits certain activities in areas where maintenance of a cover or barrier is intended to prevent contact with any remaining soil contamination or solid waste. The following activities are prohibited on any portion of the property where the soil cover, paved surfaces, or buildings are required, unless prior notification is provided to DNR to determine whether further action may be necessary to protect human health, safety, or welfare of the environment (§ NR 727.07):

- removal of the existing barrier or cover.
- replacement with another barrier or cover.
- excavating or grading of the land surface.
- filling on covered or paved areas.
- plowing for agricultural cultivation.
- construction or placement of a building or other structure.

Other Information

1) Any hazardous substance discharge discovered during contaminated soil and solid waste management activities must be reported to the DNR following the requirements of Wis. Admin. Code ch. NR 706.

2) Contaminated soil and solid waste management activities approved by this letter are scheduled to be completed within 2 years. Notify the DNR if this schedule will change.

3) Unless otherwise directed by the DNR, documentation of contaminated soil and solid waste management activities shall be provided within 60 days of the completion of this project. The documentation must comply with the requirements of Wis. Admin. Code § NR 724.05 (2) and § NR 724.15 (3). Documentation must include:

    a. A cover letter that contains the information required by Wis. Admin. Code § NR 724.05(2) (e) 1.
    b. Owner contact and property location information for the 700 series properties (parcel 705).
    c. Maps, drawings and cross sections that depict how contaminated soil and solid waste was managed.
    d. A synopsis of the work conducted and an explanation as to how it complied with the contaminated soil and solid waste management plan and the conditions in this approval.
    e. A description of any changes made to the planned management activity and an explanation as to why they were necessary for the project.
    f. Any field observations or results of monitoring conducted during the management activity.
    g. A description of how new site conditions are protective of human health, safety, welfare and the environment at the 700 series properties (parcel 705).
    h. A revised cover maintenance plan, if needed.

    The DNR will request that incomplete documentation be amended as allowed by Wis. Admin. Code § NR 724.07 (2).

4) This approval is granted under Wis. Admin. Code § NR 718.12 and applies only to the specific activities described within the submitted *Soil Cap Approval Notification for the South of National Avenue (SoNa) Property Formerly the 700 Series Properties (Parcel 705)*. Any contaminated soil or solid waste that is excavated or otherwise disturbed at the 700 series properties (parcel 705), not covered under this or another approval, must be managed in compliance with the requirements of Wis. Admin. Code chs. NR 500 through NR 599. The management of contaminated soil and solid waste on a property that does not comply with these rules may be considered a hazardous substance discharge or environmental pollution and would be required to be addressed by the process outlined in Wis. Admin. Code chs. NR 700 to NR 799.

5) The Mandel Group, Inc., is responsible for obtaining any local, federal, or other applicable state permits to carry out the project.

All remediation sites are included in DNR's BRRTS database. All documents and project milestones related to the cleanup of this site are listed in the database entry identified by BRRTS #: 02-41-544080.

We appreciate your efforts to protect the environment at this site. If you have any questions regarding this approval decision, please contact Greg Michael, at (414) 405-1203, or by email at Greg.Michael@Wisconsin.gov.

Sincerely,

Pamela A Mylotta
Southeast Region Team Supervisor
Remediation & Redevelopment Program

Attachments:
- Development Plan and Cap Diagram dated October 24, 2021, fig. 11
- Draft Cap Maintenance Plan, dated October 14, 2022

cc: Friess Environmental Consulting, Trent Ott, e-mail only

South 66th Street

Property Line

Proposed Building

Proposed Building

Existing Building

Property Line

West National Avenue

Property Line

Proposed Bioswale

Proposed Building

Property Line

West Mitchell Street

Proposed Building

Proposed Retention Pond

Property Line

KEY

- = SI monitoring well location
- = SI boring location
- = Concrete cap
- = Asphalt cap
- = Landscape cap

FRIESS ENVIRONMENTAL CONSULTING, INC.	
File No.: 210807	
DWG Date: 10-24-21	
Rev Date:	
Drawn By: TJO	
Checked By (PM): TJO	

Development Plan and Cap Diagram
Parcel 705 - SoNa Property
6633 - 39 W. National Avenue
West Allis, Wisconsin

Scale
0 60
1 inch = 60 feet
All dimensions on this diagram are approximate

NORTH

Figure
11

CAP MAINTENANCE PLAN

June 7, 2022

Property Located at:

SoNa Property (6633-6639 W. National Avenue - Parcel 705) Located in West Allis, Wisconsin

Mandel Group
FID No. 341117040
BRRTS No. 02-41-544080

Described as follows:

LOT 2 OF CERTIFIED SURVEY MAP NO. 9370, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON DECEMBER 2, 2021, AS DOCUMENT NO. 11193094, BEING A REDIVISION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8866, BEING A PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, STATE OF WISCONSIN.

CERTIFIED SURVEY MAP NO 8866 NE 1/4 SEC 3-6-21 LOT 1; Tax Key Nos. 4540648000
CERTIFIED SURVEY MAP NO 8866 NE 1/4 SEC 3-6-21 LOT 2; Tax Key Nos. 4540649000
CERTIFIED SURVEY MAP NO 8866 NE 1/4 SEC 3-6-21 LOT 3; Tax Key Nos. 4540650000

Introduction:

This document is the Maintenance Plan for a cap at the above-referenced property (the "Property") in accordance with the requirements of s. NR 724.13(2), Wisconsin Administrative Code. The maintenance activities relate to the existing cap within specific areas of the Property.

More site-specific information about the Property may be found in:

- The case file in the Wisconsin Department of Natural Resources (DNR) southeast regional office
- BRRTS on the Web (DNR's internet based data base of contaminated sites): http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do
- GIS Registry PDF file for further information on the nature and extent of contamination: http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2 and
- The DNR project manager (contact information found on the last page).

Description of Residual Impacts:

The Site is situated at the southwest corner of the intersection of West National Avenue and South 66th Street in the City of West Allis. The properties are referenced as Lots 1, 2, and 3 of CSM 8866 NE 1/4 SEC 3-6-21. The Site is approximately 6.53-acres and currently vacant with asphalt paved areas on the northeast, northwest, and southeast portions of the Site. The remainder of the Site consists of vacant grass covered land with fill piles on the north-central portion of the Site. Storm sewer manholes were observed on the southern portion of the Site. The grade of the subject property slopes downwards from the north to the south with the asphalt areas being of higher elevation. The Site is illustrated on Figures 1 and 2.

The Site appears to have been developed dating back to at least 1910. Historically the Site has been utilized as a lumber yard, a coal yard, salvage yard, bulk plant, filling station, concrete block factory, steel fabricator, and for grinding and machining. Approximately five buildings were present on the northeastern portion, three buildings on the northwestern portion, and three buildings and three railroad spurs on the south-central portion of the Site dating back to at least 1937. Additions to three existing buildings were

constructed between 1937 and 1951 and portions of other buildings were removed between 1951 and 1971. The south-central buildings were removed and replaced with a large building between 1971 and 1976 with all the buildings having been removed from the Site by 2005, except for the northwestern building, which was removed between 2005 and 2010. A large excavation area was observed in the northwestern portion with filling and grading activities apparent across the southern portion of the Site in 2005. The western, east central, and northeastern portions of the site were graded and paved in 2013 with filling and grading activities apparent across the central portion of the Site in 2018-19.

Several environmental studies have been conducted at the Property including Phase I Environmental Site Assessment ("Phase I"), Phase II, site investigations (SI), and remedial activities. Friess Environmental Consulting, Inc. (FEC) compiled the sampling data into a "Remedial Action Plan" (RAP) dated November 19, 2022. The DNR conceptually approved the RAP in their letter dated March 16, 2022. FEC provided additional information to the RAP in an addendum dated June 14, 2022. FEC has also documented the implementation of the RAP concurrently with the recent development and this cap maintenance plan is a condition of closure for the site.

The sampling conducted at the Property indicates relatively low concentrations of residual soil impacts associated with the historic fill and petroleum impacts.

The following compounds are present in soil at concentrations above their suggested residual contaminant levels (RCLs) for the non-industrial direct contact pathway: total lead, and poly nuclear aromatic hydrocarbons (PAHs) including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene.

Per the approved RAP, the development will cap the entire property with the building foundations, concrete/asphalt paved areas, or a soil cap within landscaped areas. The soil cap consists of 18-inches of clean material and 3-inches of topsoil and grass. The soil cap along the sloped sides of the retention pond and bioswale consists of 6-inches of topsoil overlying an orange warning barrier. Based on the soil sampling results, the residual soil impacts will be addressed through maintaining the Cap as direct contact barriers.

Description of the Cap to be maintained:

The building foundations, concrete/asphalt paved areas, and soil cap areas (these features combined construe the "Cap") that exist over residual soil impacts on the above-described property in the locations shown on the attached map ("Exhibit A") serve as a barrier to prevent direct human contact with residual soil impacts that might otherwise pose a threat to human health. Based on the current and future use of the Property, the Cap should function as intended unless disturbed.

Annual Inspection:

The Cap overlying residual soil impacts and as depicted on Exhibit A ("Figure 2") will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the Property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age, and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the Property owner and is included as Exhibit B, "Cap Inspection Log." The inspection log will include recommendations for necessary repair of any areas of the Cap where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the Property owner and available for submittal or inspection by DNR representatives upon their request.

Maintenance Activities:

If problems are noted during the annual inspections or at any other time during the year, repairs will

be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the Property owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The Property owner must also sample any soil that is excavated from the Property prior to disposal to ascertain if soil impacts remain. The soil must be treated, stored, and disposed of by the Property owner in accordance with applicable local, state, and federal law.

In the event the Cap overlying the residual soil impacts is removed or replaced, the replacement barrier must be equivalent for the purpose of minimizing direct contact with the underlying soils. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Cap Maintenance Plan unless indicated otherwise by the DNR or its successor.

The Property owner, in order to maintain the integrity of the Cap, will maintain a copy of this Cap Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future Property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting the Cap:

The following activities are prohibited on any portion of the Property where the Cap is required as shown on Exhibit A, unless prior written approval has been obtained from the DNR: (1) removal of the existing cap; (2) replacement of the cap with another barrier; (3) excavating or grading of the land surface; (4) filling on the capped surface; (5) plowing for agricultural cultivation; and (6) construction or placement of a building or other structure within the capped area.

Amendment or Withdrawal of Maintenance Plan:

This Maintenance Plan can be amended or withdrawn by the Property owner and its successors with the written approval of DNR.

Contact Information (as of June 2022):

Site Owner and Operator: Mandel Group
Attn: Bob Monnat
330 Kilbourn Avenue; Suite 600
Milwaukee, WI 53202
(414) 270-2741

Signature: _____
Bob Monnat
Senior Partner

Consultant: Friess Environmental Consulting, Inc.
Attn: Rick Frieseke, P.E.
6635 North Sidney Place
Milwaukee, WI 53209
(414) 228-9815

Signature: _____
Rick Frieseke
President

DNR: Mr. Greg Michael
Hydrogeologist
Wisconsin Department of Natural Resources
1027 West St. Paul Avenue
Milwaukee, WI 53233
(414) 405-1203

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (R 7/20)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
SoNa Property (Former Parcel 705)	02-41-544080

Inspections are required to be conducted (see closure approval letter):

- (●) annually
- ( ) semi-annually
- ( ) other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Greg.Michael@wisconsin.gov

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☐ cover/barrier for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N
		☐ monitoring well ☐ cover/barrier for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N
		☐ monitoring well ☐ cover/barrier for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N
		☐ monitoring well ☐ cover/barrier for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N
		☐ monitoring well ☐ cover/barrier for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N
		☐ monitoring well ☐ cover/barrier for soil ☐ sediment cap ☐ other:			( ) Y ( ) N	( ) Y ( ) N

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