

Exhibit A

Cove at Kettlestone

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____, 2015



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Exhibit B | COVE AT KETTLESTONE – PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- The subject property is located within the Kettlestone Development Area as established by the City of Waukee Kettlestone Master Plan approved June 16, 2014. The subject property is located within the proposed Glacier Park Overlay District. The Glacier Park Overlay District will be predominantly high and medium density residential with some integrated commercial development adjacent to University Avenue and SE Waco Place. The Glacier Park Overlay District is anticipated to have the most diverse housing stock within Kettlestone.
- The proposed Cove at Kettlestone Planned Development will be comprised of opportunities for single family and association homes, townhome and row houses, multi-family condo's (apartments), as well as mixed-use residential over commercial and stand-alone commercial buildings. The proposed Cove at Kettlestone Planned Development is anticipated to meet the general intent of the Kettlestone Master Plan and the proposed Glacier Park Overlay District.
- The existing underlying zoning of the Property is C-1 Community and Highway Commercial District. The existing underlying zoning District is proposed to remain in place with the Planned Development Overlay (PD-1) defining the additional uses, regulations and restrictions.

Item 2 Location, Size, Legal Description

- See Attached: Exhibit C – Vicinity Map

Exhibit D – Property Legal Description

- The proposed development is comprised of approximately 38.5 acres located southwest of the intersection of SE University Ave and SE Waco Place (98th St). The property is bordered by SE Waco Place (98th St) on its eastern boundary, SE University Ave along its northern boundary and rail road tracks along its diagonal western/southern boundary. The property is triangular in shape and all located in Waukee, Dallas County IA.

Item 3 Conceptual Development Plan

- See Attached: Exhibit E – Rezoning Map

Exhibit F – Conceptual Development Plan

- Exhibit F represents a conceptual development plan showing proposed construction of approximately 162 single family row house units on approximately 9.5 acres of land, 84 multi-family condo units on approximately 5.0 acres of land, mixed-use commercial residential buildings on approximately 7.0 acres of land, and 15.4 acres of remaining land for upwards of 200,000 square feet of commercial development. **It should be noted that these figures are conceptual and that the actual number of units and square footage of buildings will be determined at the time of site plan approval based upon the density requirements as later described within this document.**

Item 4 Building Design Standards, including height, materials, sections and other information required to describe the project

- Glacier Park: - Developments within the Glacier Park District are predominantly intended for dense residential buildings that are within walking or biking distance of mixed-use opportunities adjacent to it. Buildings shall be indicative of the active lifestyle, and sensitive to pedestrian oriented activity along the greenway. The preferred architectural styles within Glacier Park are Prairie Style and Craftsman. The preferred colors are natural material and earth tones. Styles and colors are suggestions and not requirements as part of the covenants.
- See Attached Exhibit G for conceptual architectural elevations. These concept elevations are shown for general character representation. Actual buildings constructed may vary from those shown. The exhibits are a sampling and do not illustrate all or any of the buildings that will be constructed. Market conditions will be reviewed at the time of construction to determine the exact design to be constructed.
- Mechanical equipment shall be effectively screened. At the ground level, outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened in a practical manner from any public way. At the roof level, outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than two (2) feet of projection above the lowest parapet.
- Loading docks, trash dumpsters, utility meters, conduits and pipes, and the like shall be located in inconspicuous areas and screened where practical. The screening shall be incorporated into the overall design of the building.

- Lighting within the development shall meet the minimum standards as defined within the Waukee Site and Building Development Standards Ordinance. All parking lot pole lighting shall utilize energy efficient light fixtures (LED preferred).
- The minimum architectural requirements and provisions for each land use are described as follows:

4A Multi-Family Rowhouses:

1. Buildings shall be two, two and one-half, or three story in height.
2. There shall be no more than three identical groupings within the same rowhouse development.
3. Building facades shall be divided into vertical bays to articulate unit width. Delineation of facades may be accomplished by the following scaling elements:
 - a. Recesses
 - b. Reveals
 - c. Continuous projections
 - d. Diversity in material profiles
 - e. Change in module rhythm
4. A minimum of 30% of the front and 25% of the rear facades shall be fenestration. Note: This calculation can include the area of garage doors.
5. Material and Color:
 - a. Materials on all facades shall be of equal quality. The front façade materials shall be repeated on all facades, but not necessarily at equal scale.
 - b. When the building base is differentiated from the rest of the building, the building base material should have a heavier appearance than the materials above.
 - c. A mix of building materials including brick, stone and residential vinyl siding shall be used.
 - d. Trim elements shall be required around windows and doors and along the roofline to help articulate and define the individual units.
 - e. Colors selected within the development shall follow a natural materials and earth tones pallet.

4B Multi-Family Residential:

1. Buildings shall be a minimum of two stories and a maximum of four stories in height.
2. Individual units should include façade articulations such as patios or balconies.
3. Facades of the building shall establish a rhythm of windows, storefront or curtainwall and/or shadow casting articulations to create rhythms of solid and void.
4. Façade bays should be divided into modules to define fenestration and solid zones. Façade bays may be delineated by the following scaling elements:
 - a. Recesses
 - b. Reveals
 - c. Continuous projections
 - d. Diversity in material profiles
 - e. Change in module rhythm
 - f. Shadow trim
5. A minimum of 25% of each street facing façade shall be fenestration.
6. Shadow trim elements may be understood as features that produce heavily articulated shadow lines – e.g. recessed windows, projecting window boxes, layered shading or structural devices.
7. Material and Color:
 - a. Materials on all facades shall be of equal quality. The front façade materials shall be repeated on all facades, but not necessarily at equal scale.
 - b. When the building base is differentiated from the rest of the building, the building base material should have a heavier appearance than the materials above.
 - c. A mix of building materials including brick, stone and fiber cement siding shall be used. Prohibited materials for multi-family units shall include vinyl siding, EIFS, synthetic stucco, split faced masonry and burnished block unless utilized for trim accents.
 - d. Trim elements shall be required around windows and doors and along the roofline to help articulate and define the individual units.
 - e. Colors selected within the development shall follow a natural materials and earth tones pallet.

4C Mixed Use:

1. Buildings shall be a minimum of two stories and a maximum of five stories.
2. The design of the buildings should include variable roof and exterior wall planes and finish details that divide the mass of the buildings and add visual interest.
3. Entrances to upper story commercial space should be through a street level lobby and/or interior corridors accessed from the street through a separate entrance.
4. Building facades should be divided into vertical bays to modulate the building walls to a pedestrian scale.
5. Façade bays may be delineated by the following scaling elements:
 - a. Recesses
 - b. Reveals
 - c. Continuous projections
 - d. Diversity in material profiles
 - e. Change in module rhythm
 - f. Shadow trim
6. A minimum of 50% of the street level front (street facing) façade shall be fenestration.
7. A minimum of 25% of the upper levels front façade shall be fenestration.
8. Material and Color:
 - a. Materials on all facades shall be of equal quality. The front façade materials shall be repeated on all facades.
 - b. When the building base is differentiated from the rest of the building, the building base material should have a heavier appearance than the materials above.
 - c. A mix of building materials including brick, stone and fiber cement siding shall be used. Prohibited materials for mixed use units shall include vinyl siding, EIFS, synthetic stucco, split faced masonry and burnished block unless utilized for trim accents.
 - d. Trim elements shall be required around windows and doors and along the roofline to help articulate and define the individual units.

- e. Colors selected within the development shall follow a natural materials and earth tones pallet.

4D Commercial:

1. Vestibule entries into commercial buildings shall have a defining architectural feature such as a roof pitch or canopies.
2. A minimum of 30% of the street facing facades of the building shall be fenestration.
3. Façade bays may be delineated by the following scaling elements:
 - a. Recesses
 - b. Reveals
 - c. Continuous projections
 - d. Diversity in material profiles
 - e. Change in module rhythm
 - f. Shadow trim
4. Material and Color:
 - a. Materials on all facades shall be of equal quality. The front façade materials shall be repeated on all facades, but not necessarily at equal scale.
 - b. When the building base is differentiated from the rest of the building, the building base material should have a heavier appearance than the materials above.
 - c. A mix of building materials including brick, stone and fiber cement siding shall be used. Prohibited materials for commercial buildings shall include vinyl siding, EIFS, synthetic stucco, split faced masonry and burnished block unless utilized for trim accents.
 - d. Trim elements shall be required around windows and doors and along the roofline to help articulate and define the elevation.
 - e. Colors selected within the development shall follow a natural materials and earth tones pallet.

Item 5 Bulk Regulations – Including Density Regulations, Setbacks, Maximum Heights, and other design standards specific to the Project

5A Single Family and Association Homes

The following requirements shall be observed:

1. Density. Six (6) Dwelling Units/Acre maximum for Single Family, Ten (10) Dwelling Units/Acre maximum for Association Homes
2. Minimum Floor Area. Eight hundred (800) square feet
3. Lot Width. Fifty (50') feet minimum for Single Family, Thirty five (35') feet minimum for Association Homes
4. Front Yard. Fifteen (15') feet maximum from edge of curb of a private street if rear loaded garage; Twenty (20') feet minimum if front loaded garage except if public 5' sidewalk along the edge of the private street, then Twenty five (25') feet minimum setback
5. Side Yards. Five (5') feet minimum
6. Rear Yards. Twenty (20') feet minimum except if public 5' sidewalk along the edge of the private street(alley), then Twenty five (25') feet minimum setback
7. Maximum Number of stories. Three (3) stories
8. Maximum Number of connected units. Two (2)
9. Off-Street Parking. Two (2) parking stalls per unit of which one (1) minimum will be in an attached garage. One additional stall for every four (4) units minimum
10. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than Fifteen (15%) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme

5B Townhome and Row House Development

The following requirements shall be observed:

1. Density. Sixteen (16) Dwelling Units/Acre maximum
2. Minimum Floor Area. Eight hundred (800) square feet per unit

3. Lot Width. Twenty four (24') feet minimum
4. Front Yard. Fifteen (15') feet maximum from edge of curb of a private street if rear loaded garage; Twenty (20') feet minimum if front loaded garage except if public 5' sidewalk along the edge of the private street, then Twenty five (25') feet minimum setback
5. Side Yards. Ten (10') feet minimum between principal buildings
6. Rear Yards. Twenty (20') feet minimum except if public 5' sidewalk along the edge of the private street (alley), then Twenty five (25') feet minimum setback
7. Number of stories. Minimum of two (2) stories and maximum of Three (3) stories
8. Number of connected units. Minimum of two (2) and not more than eight (8) dwelling units in one principal building or attached structure in a row; Units designed back to back will allow for up to a maximum of sixteen (16) units with no more than eight (8) dwelling units in a row.
9. Off-Street Parking. Two (2) parking stalls per unit of which one (1) minimum will be in an attached garage. One additional stall for every four (4) units
10. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than Fifteen (15%) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme.

5C Multi-Family Condo (apartments) Development

The following minimum requirements shall be observed:

1. Density. Twenty (20) units per acre maximum
2. Minimum Floor Area. Seven hundred and fifty (750) square feet per unit, except for efficiency units and one (1) bedroom units can be Six hundred (600) square feet
4. Lot Width. Sixty (60) feet minimum fronting a public or private street
5. Front Yard. Fifteen (15') feet minimum
6. Side Yards. Fifteen (15') feet minimum

6. Rear Yards. Twenty (20') feet minimum
7. Maximum Number of stories. Four (4) stories
8. ~~Maximum Number of Units per Building. Forty-eight (48) dwelling units in one building~~
910. Off-Street Parking and Loading. Two (2) parking stalls per two bedroom or larger unit. One (1) parking stall per efficiency or one bedroom unit. One additional stall for every four (4) units.
1011. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than Fifteen (15%) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme

5D Mixed-Use

The following requirements shall be observed:

1. Lot Area. None
2. Front Yard. Zero (0') feet minimum, not maximum
3. Side Yard. None, except Ten (10') feet minimum adjacent to residential properties
4. Rear Yard. None, except Twenty five (25') feet adjacent to residential properties
5. Number of stories. Minimum of two (2) stories and maximum of five (5) stories.
6. Off-Street Parking and Loading. Two (2) parking stalls per residential unit and one (1) parking stall per 250 sq. ft. retail/office..
7. Maximum Dwelling Units/Acre. Thirty (30)
8. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than Fifteen (15%) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme. In addition to the

minimum open space requirement, one integrated pedestrian plaza per 25,000 square feet of commercial or office use is recommended to be provided. An integrated pedestrian plaza may include an outdoor seating or eating area with concrete pad, benches, and/or landscaping intended for the use of commercial patrons.

5E Commercial Development

The following requirements shall be observed:

1. Lot Area. None
2. Front Yard. Zero (0') feet minimum, not maximum
3. Side Yard. None, except Ten (10') feet minimum adjacent to residential properties
4. Rear Yard. None, except Twenty five (25') feet adjacent to residential properties
5. Maximum Number of stories. Four (4) stories for Commercial
6. Off-Street Parking and Loading. One (1) parking stall per 250 sq. ft. retail/office.
7. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than Fifteen (15%) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme. In addition to the minimum open space requirement, one integrated pedestrian plaza per 25,000 square feet of commercial or office use is recommended to be provided. An integrated pedestrian plaza may include an outdoor seating or eating area with concrete pad, benches, and/or landscaping intended for the use of commercial patrons.

Item 6 Uses of Property – Including Principal Permitted Uses, Accessory Uses and Prohibited Uses for Mixed Use and Commercial Developments

6a Mixed Use Development

Permitted Uses:

1. Mixed-Use Buildings – provided that residential uses are within the upper floor(s) of a building with a commercial or office use located in the ground floor of said building. Ground floor dwelling units may be considered, provided that

the ground floor dwelling units do not comprise more than 1/2 of the total building's area.

2. Retail businesses and service establishments such as:
 - a. Retail sales stores including drug stores, bakeries, and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
 - b. Personal service businesses such as hair and beauty salons, dry-cleaners and launderettes, shoe and watch repair shops.
 - c. Hotels and motels.
 - d. Restaurants and Coffee Shops: Dine-in, Carry-out, and Drive-thru. Stand-alone restaurant and coffee shop buildings are prohibited. All restaurant uses must be contained within and part of a larger building. Outdoor seating areas may be permitted as part of the site plan approval process.
 - e. Places of assembly such as churches, other places of worship, public and private schools, civic uses, and fraternal lodges.
3. Office uses such as:
 - a. Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.
 - b. Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services, and similar uses.

Prohibited Uses:

1. Any Adult Entertainment Businesses as defined by City Code.
2. After Hours Businesses. After Hours Businesses shall be defined as any business open during any time between the hours of two o'clock (2:00) A.M. to six o'clock (6:00) A.M. any day of the week and where patrons are allowed to bring their own beer and wine onto the business premises.

3. Drinking establishments of which more than 50% gross revenue is generated from the sale of alcohol.
4. Apartment Hotels.
5. Convenience stores, gas stations and all automobile repair and service businesses.
6. Car washes.
7. New and used car, boat, camper, truck and the like sales.
8. Delayed Deposit Services Business typically referred to as Check Cashing, Payday Lending, or Car Title Loan establishments.
9. Pawn shops.
10. Hookah Longes, Smoking Lounge or Smoking Den.
11. Liquor Stores and Tobacco Stores.
12. Stand-alone businesses with drive-thrus, such as banks, restaurants, coffee shops, and drug stores, are prohibited. Said uses may be permitted as part of and contained within a larger building.
13. Truck stops and recreational vehicle parks.

Permitted Accessory Uses.

1. Accessory uses and structures customarily incidental to any principal permitted use.
2. Storage of merchandise incidental to the principal use (outdoor storage is prohibited).
3. Private garage or carport
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work

6B Commercial Development

Permitted Uses

1. Retail businesses and service establishments, contained within single or multi-tenant building that is no larger than 50,000 sq. ft. of gross floor area, such as:
 - a. Retail sales stores including drug stores, bakeries, and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
 - b. Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.
 - c. Restaurants and Coffee Shops: Dine-in, Carry-out, and Drive-thru. Outdoor seating areas may be permitted as part of the site plan approval process.
 - d. Bars, cocktail lounges, taverns or saloons. Outdoor seating areas may be permitted as part of the site plan approval process.
 - e. Convenience stores, gas stations, car washes, automobiles repair and service businesses – excluding body repair and painting.
 - f. Places of assembly such as churches, other places of worship, public and private schools, civic uses, and fraternal lodges.

2. Office uses such as:
 - a. Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.
 - b. Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services, and similar uses.

Prohibited Uses:

1. Any Adult Entertainment Businesses as defined by City Code.
2. After Hours Businesses. After Hours Businesses shall be defined as any business open during any time between the hours of two o'clock (2:00) A.M. to six o'clock (6:00) A.M. any day of the week and where patrons are allowed to bring their own beer and wine onto the business premises.
3. Apartment Hotels
4. Delayed Deposit Services Business typically referred to as Check Cashing, Payday Lending, or Car Title Loan establishments.
5. Pawn shops.
6. Hookah Longes, Smoking Lounge or Smoking Den.
7. Liquor Stores and Tobacco Stores.
8. New and used car, boat, camper, truck and the like sales.
9. Truck stops and recreational vehicle parks.

Permitted Accessory Uses.

1. Accessory uses and structures customarily incidental to any principal permitted use.
2. Storage of merchandise incidental to the principal use (outdoor storage is prohibited).
3. Private garage or carport.
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

Item 7

Open Space, Landscape and Buffer Regulations

1. Minimum open space for each use shall be as described within the bulk regulations (Item 5).
2. Minimum Quantity: The minimum number of plantings per site for multi-family, mixed-use and commercial shall be as follows:
 - a. A minimum of fifty percent (50%) of all required trees shall be overstory shade trees.
 - b. A minimum of twenty-five (25%) of all required trees shall be evergreens.
 - c. A minimum of 1.0 overstory trees, 0.5 understory trees and two (2) shrubs for every 1,000 sq. ft. of required open space shall be installed.
 - d. Foundation plantings are required at the base of all buildings. Foundation plantings may include shrubs, ornamental grasses, perennials, and ground covers.
3. Minimum Quantity: The minimum number of plantings for all single family association homes and rowhouses shall be two overstory trees per lot.
4. Off-Street Parking Areas:
 - a. Parking lot islands shall have a minimum of one (1) overstory tree within them.
 - b. All rows of parking shall be terminated with a landscaped island. Said island shall be no less than ten (10) feet in width and seventeen (17) feet in length for a single row of parking or thirty-four (34) feet in length for a double row of parking.
 - c. There shall be provided within each row of parking spaces, landscaped islands with a minimum width of nine (9) feet width and seventeen (17) feet in length or thirty-four (34) feet in length (depending upon single or double rows of parking, located so as to prevent more than fifteen (15) vehicles from being parked side by side in an abutting configuration.
 - d. All parking areas shall be appropriately screened and landscaped between the parking area and the public right-of-way.
5. Buffer Requirements:
 - a. A fifteen (15) feet buffer shall be required adjacent to the existing Union Pacific Railroad. The developer shall receive a credit to buffer

requirement for existing trees located within Union Pacific Railroad right of way.

- b. Buffer Planting Requirements:
 - i. A minimum of one (1) overstory tree, two (2) evergreens and one (1) ornamental tree shall be required for every fifty (50) linear feet of landscaped buffer.

6. Street Tree Requirements

- a. Street trees shall be required along SE University Avenue and SE Waco Place.
- b. Minimum size: The minimum sizes for street tree plantings shall be deciduous overstory trees at a minimum of eight (8) feet tall.
- c. Street tree installation shall be consistent with the City of Waukeez's planting standards requirements.
- d. Minimum quantity: One (1) tree for every forty (40) lineal feet of frontage along the public street shall be required exclusive of access drives.
- e. Street trees may be counted towards the satisfaction of the tree planting requirement for any adjoining off-street parking area.
- f. Spacing: It is not required that street trees be evenly spaced at forty (40) foot centers. If the area allows, trees may be planted in more informal groupings which can result in more effective screening and visibility of business fronts.

Item 8 Signage

- 1. All signage within the development shall comply with the sign ordinance requirements as established within the Waukeez Municipal Code.
- 2. Within mixed use buildings, the following additional requirements shall apply as applicable:
 - a. Projecting Signs
 - i. One (1) projecting sign shall be allowed per business whose front wall is located 10 feet or less from a public or private street right-of-way. This sign shall be in lieu of an allowable wall sign, and the signage square feet shall count against the total allowable wall signage.

- ii. Projecting signs must not exceed twenty-four (24) square feet. The maximum projection beyond the face of the building shall be four (4) feet.
 - iii. The maximum height to the top of the sign, as measured from the sidewalk elevation at the building line on the façade to which the sign is attached, shall not exceed fourteen (14) feet. The lower edge of such a sign must be at least eight (8) feet above the sidewalk directly beneath the sign.
 - iv. Two-dimensional signs shall have both faces parallel, vertical and at right angles to the building line and shall have twelve (12) inches maximum thickness.
 - v. The presence of a blade sign shall preclude the use of a projecting sign.
- b. Awning Signs – Canopies and awnings may contain signage provided the following requirements are met:
- i. If signage is parallel to the building façade, its area shall be deducted from the maximum allowable area of fascia/wall signs.
 - ii. If at right angles, it shall substitute for all other projecting signs.
 - iii. Sign materials will not be limited; however, signage should be professional in appearance and should fit in with the building and surroundings in the area.
- c. Blade Signs
- i. One (1) blade sign shall be allowed per establishment.
 - ii. Blade signs must not exceed six (6) square feet. The maximum projection beyond the face of the building will be two (2) feet six (6) inches.
 - iii. Blade signs may be one fixed piece, or a combination of arm and sign face.
 - iv. The maximum height to the top of the sign, as measured from the sidewalk elevation at the building line on the façade to which the sign is attached, shall not exceed twelve (12) feet. The lower edge of such a sign must be at least eight (8) feet above the sidewalk directly beneath the sign.
 - v. The presence of a projecting sign shall preclude the use of a blade sign.

END OF DOCUMENT

