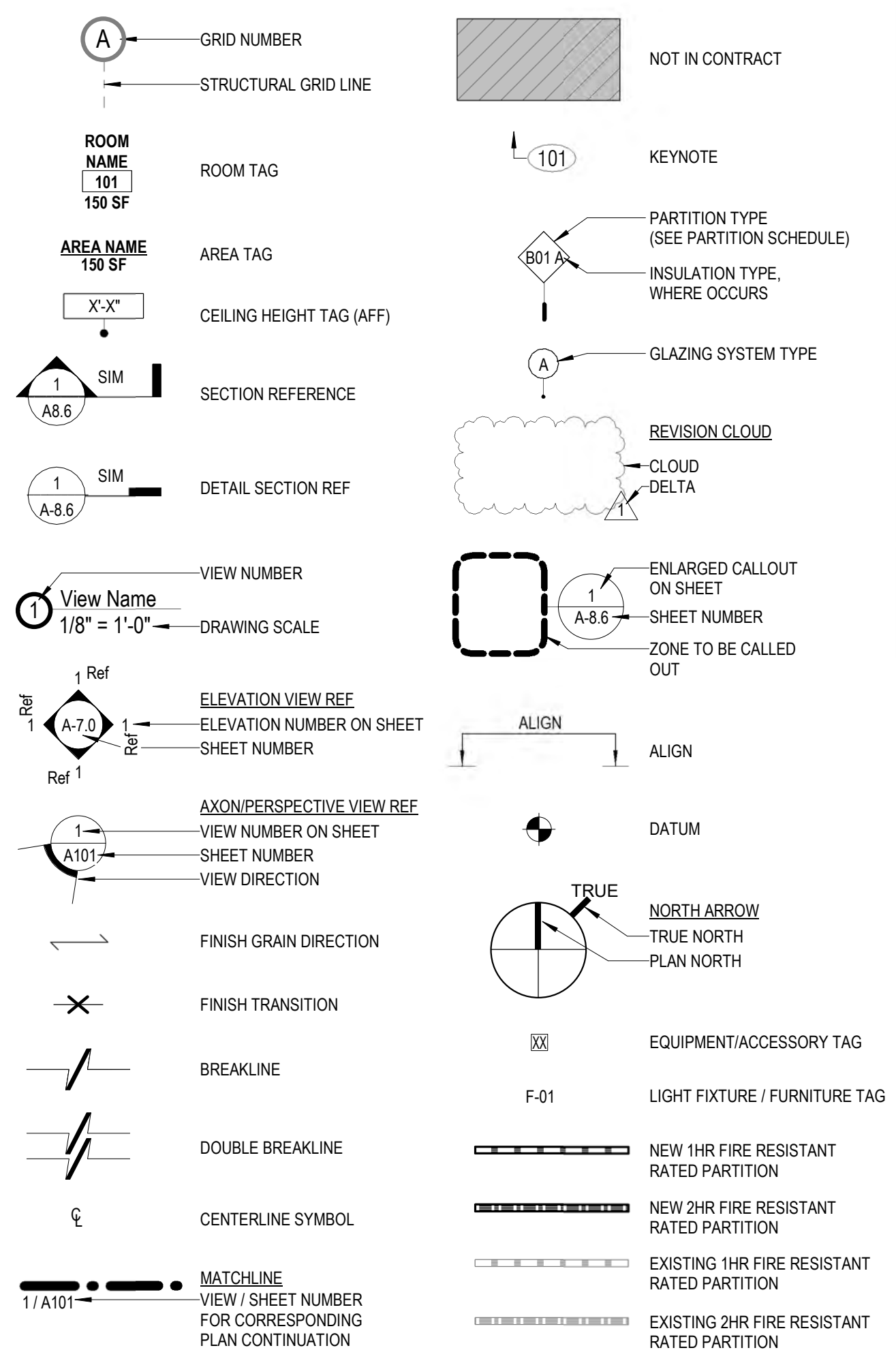


ABBREVIATIONS

SYMBOLS

SITE LOCATION

@ & L #	AT AND ANGLE POUND OR NUMBER	GND GR GYP GWB	GROUND GRADE GYPSUM GYPSUM BOARD	SSM ST STA STC STD STL STOR STRUCT SUSP	SOLID SURFACE MATERIAL STONE STATION SOUND TRANSMISSION CLASS STANDARD STEEL STORAGE STRUCTURAL SUSPENDED
ACP AD ADJ AFF AGGR ALUM APPROX ARCH ASB ASPH AWP AXON	ACOUSTICAL CEILING PANEL AREA DRAIN ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT ACOUSTIC WALL PANEL AXONOMETRIC	HB HDWD HDWR HM HORIZ HPC HR HT ID INSUL INT JAN JT KIT LAB LAM LAV LKR LT	HOSE BIB HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HIGH PERFORMANCE COATINGS HOUR HEIGHT INSIDE DIAMETER (DIM) INSULATION INTERIOR JANITOR JOINT KITCHEN LABORATORY LAMINATE LAVATORY LOCKER LIGHT	T TB TBD TCOM TEL TER T&G THK TOC TPD TR TV TOW TYP	TREAD TOWEL BAR TO BE DETERMINED TELECOMMUNICATION TELEPHONE TERRAZZO TONGUE AND GROOVE THICK TOP OF CONCRETE TOILET PAPER DISPENSER TRANSITION TELEVISION TOP OF WALL TYPICAL
BC BD BITUM BLDG BLK BLKG BM BO BOT BR BTB	BACK OF CURB BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM OF BOTTOM BULLET RESISTANT BACK TO BACK	INT JAN JT KIT LAB LAM LAV LKR LT	INTERIOR JANITOR JOINT KITCHEN LABORATORY LAMINATE LAVATORY LOCKER LIGHT	UR	URINAL
C CAB CB CEM CER CI CJ CL CLG CLR CM CMU COL CONC CONSTR CONT CORR CPT CTSK CNTR CT CTR	CHANNEL CABINET CATCH BASIN CEMENTIOUS CERAMIC CAST IRON CONSTRUCTION JOINT CENTERLINE CEILING CLOSET CLEAR CONSTRUCTION MANAGER CONCRETE MASONRY UNIT COLUMN CONCRETE CONSTRUCTION CONTINUOUS CORRIDOR CARPET COUNTERSUNK COUNTER CERAMIC TILE CENTER	MECH MFR MH MIN MIR MISC MO MTD MTL MUL (N) N NAT NC	MECHANICAL ENGINEER OF RECORD MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED METAL MULLION NEW NORTH NATURAL NOISE CRITERION (NOISE LEVEL LIMIT) NOT IN CONTRACT NOMINAL NOISE REDUCTION COEFFICIENT NOT TO SCALE	W WC WD WLD W/O WP WRB WT	WEST WITH WATER CLOSET / WALL COVERING WOOD WELDED WITHOUT WHERE OCCURS WATERPROOF WEATHER RESISTANT BARRIER WEIGHT / WINDOW TREATMENT
(D) DBL DEPT DF DEMO DET DIA DIM DISP DN DO DR DWR DS DWG	DEMOLISH DOUBLE DEPARTMENT DRINKING FOUNTAIN DEMOLISH DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWNSPOUT DRAWING	OPNG OTS OPP	OPENING OPEN TO STRUCTURE OPPOSITE		
E (E) EA EOR EJ EL ELEC ELEV ELVTR EMER ENCL EPNL EQ EOPT EWC EXG EXT	EAST EXISTING EACH ELECTRICAL ENGINEER OF RECORD EXPANSION JOINT ELEVATION ELECTRICAL ELEVATION ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL EQUAL EQUIPMENT ELECTRIC WATER COOLER EXISTING EXTERIOR	P PERP PL PLAS PLUMB PLWD PP PR PRCST PT PTD PTD/R PVB PVC QT	PAINT PERPENDICULAR PLATE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD POWER POLE PAIR PRECAST PRESSURE TREATED PAPER TOWEL DISPENSER COMBINATION PAPER TOWEL DISPENSER AND WASTE RECEPTACLE POLYVINYL BUTYRAL POLYVINYL CHLORIDE (PLASTIC) QUARRY TILE		
FA FAB FB FC FD FDN FEC FE FF FG FH FHC FIN FL FLSHG FLUOR FO FOC FOF FOS FRP FRP FRT FT FTG FLURR FUT FWP	FIRE ALARM FABRIC FLAT BAR FACE OF CURB FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER CABINET FIRE EXTINGUISHER FINISHED FLOOR FINISHED GRADE FIRE HYDRANT FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOFING FIBERGLASS REINFORCED PLASTIC FIRE RETARDANT TREATED FOOT OR FEET FOOTING FURRING FUTURE FABRIC WALL PANEL	(R) RAD RD REF RF REINF REQD RESIL RM RO RWL S SAB SAFB SC SCD SCHED SD SDT SLT SEC SECT SEOR SFRM SG SH SHWR SHT SHTG SIM SND SNR SOB SPEC SQ SS SSS SSK	RELOCATE RADIUS ROOF DRAIN REFERENCE REFRIGERATOR RESILIENT FLOORING REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING RAIN WATER LEADER SOUTH SOUND ATTENUATION BLANKET SOUND ATTENUATION FIRE BLANKET SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER STATIC DISSIPATIVE TILE SEALANT SECURITY SECTION STRUCTURAL ENGINEER OF RECORD SPRAY FIRE-RESISTIVE MATERIAL SAFETY GLAZING SHELF SHOWER SHEET SHEATHING SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SYMBOL ON BACKGROUND SPECIFICATION SQUARE STAINLESS STEEL SEE STRUCTURAL DRAWINGS SERVICE SINK		



GENERAL NOTES

- CONTRACT DOCUMENTS**
THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. THE CONTRACT DOCUMENTS CONVEY THE DESIGN INTENT FOR THE PROJECT. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL COORDINATE THE WORK OF THE DOCUMENTS WITH THE WORK OF VENDOR PROVIDED INFORMATION ASSOCIATE WITH THE PROJECT. THE CONTRACTOR SHALL DISTRIBUTE COMPLETE CONTRACT DOCUMENTS TO PARTIES RESPONSIBLE FOR PERFORMING THE WORK SO THAT NO PARTY RECEIVES LIMITED INFORMATION.
- COORDINATION OF THE WORK**
THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REVIEW AND VERIFICATION OF THE CONTRACT DOCUMENTS, FIELD CONDITIONS, VENDOR DESIGN DRAWINGS INCLUDING DELEGATED DESIGN WORK BY OTHERS, AND DIMENSIONS FOR ACCURACY AND FOR CONFIRMING THE WORK IS CONSTRUCTIBLE PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL COORDINATE THE WORK WITH THE BUILDING OWNER SO AS NOT TO DISTURB OR CAUSE DAMAGE TO OTHER TENANT SPACES OR BUILDING AREAS. THE CONTRACTOR SHALL SECURE A CURRENT COPY OF PUBLISHED CONSTRUCTION/CONTRACTOR BUILDING GUIDELINES AND REGULATIONS FROM THE BUILDING MANAGEMENT AND COMPLY. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF RECORD IN WRITING OF CONFLICTS AND OBTAIN A WRITTEN CLARIFICATION FROM THE ARCHITECT OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
- DIMENSIONS**
DO NOT SCALE DRAWINGS. DIMENSIONS AND WORKPOINTS PROVIDED ARE TO STRUCTURAL GRID OR TO EXPOSED FACE OF A FINISH, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS WITH CONDITIONS IN THE FIELD AND SHALL SECURE WRITTEN RESOLUTION OF CONFLICTS FROM THE ARCHITECT PRIOR TO INITIATING THE WORK. DO NOT ADJUST DIMENSIONS INDICATED AS "CLEAR" OR "HOLD" WITHOUT WRITTEN DIRECTION FROM ARCHITECT. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DIMENSIONS THAT DIFFER BY MORE THAN "1 INCH", INCLUDING THOSE MARKED "VF" AND "VF-".
- DELEGATED DESIGN WORK BY OTHERS**
SYSTEMS INDICATED AS DELEGATED DESIGN SHALL BE ENGINEERED, AND STAMPED BY QUALIFIED PROFESSIONAL ENGINEERS LICENSED IN THE JURISDICTION OF THE WORK. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD FOR THESE SYSTEMS TO SECURE AGENCY APPROVALS, INCLUDING REQUIRED FEES ASSOCIATED WITH PERMIT APPROVAL. THESE SYSTEMS SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE LEGAL REQUIREMENTS INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS UTILIZING PERFORMANCE AND DESIGN CRITERIA INDICATED IN THE CONTRACT DOCUMENTS.

DEFINITIONS

ALIGN	TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE
CLEAR / CLR / HOLD	DIMENSIONS ARE ABSOLUTES, UNOBSTRUCTED FROM FACE OF EXPOSED FINISH SURFACES.
DEMOLISH	TO DECONSTRUCT COMPLETE SYSTEM, HAUL, AND DISPOSE OF MATERIAL, INCLUDING APPROPRIATE PULL BACK AND TERMINATION/CAPPING OF RELATED BUILDING SERVICES
SALVAGE	DIS-ASSEMBLE, CONVEY OR STORE MATERIAL PER OWNERS INSTRUCTIONS
REUSE	SALVAGE, STORE ON SITE, RE-INSTALL
INSTALL	ON-SITE OPERATIONS INCLUDING UNLOADING, TEMPORARY STORAGE, UN-PACKING, ASSEMBLY, PLACING, ANCHORING, APPLYING, FINISHING, PROTECTING, AND CLEANING COMPLETE AND OPERATIONAL ELEMENTS, EQUIPMENT, AND SYSTEMS
FURNISH	PROCURE AND STORE ON-SITE MATERIAL FOR INSTALLATION BY OTHERS
PROVIDE	FURNISH AND INSTALL COMPLETE AND OPERATIONAL SYSTEM
NOTIFY	TO INFORM THE STATED PARTIES IN WRITING AND SEEK RESOLUTION PRIOR TO COMMENCING WORK

HAZARDOUS MATERIALS NOTES

- INTERIOR ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, REMOVAL, PRESENCE, HANDLING, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIALS, AND WASTES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, PCB MOLD, OR OTHER TOXIC OR HARMFUL SUBSTANCES.
- QUESTIONS THAT ARISE RELATED TO HAZARDOUS MATERIALS SHALL BE REFERRED TO THE OWNER FOR RESOLUTION. INTERIOR ARCHITECTS SHALL NOT BE REQUIRED TO DO WORK NOR RENDER OPINIONS RELATED TO HAZARDOUS MATERIALS.
- CONTRACTORS SHALL REPORT THE PRESENCE OF MATERIAL OR ASSEMBLIES SUSPECTED TO CONTAIN HAZARDOUS MATERIALS UPON DISCOVERY TO THE OWNER. WORK SHALL BE HALTED UNTIL WRITTEN CLEARANCE TO CONTINUE HAS BEEN PROVIDED BY THE OWNER'S CERTIFIED HAZARDOUS MATERIALS CONSULTANTS.



SHEET INDEX

SHEET NUMBER	DESCRIPTION	ISSUED FOR DESIGN REVIEW
GENERAL		
AN-3.0	SITE PLAN	X
AN-0.0	COVER SHEET	X
ARCHITECTURAL		
A-10.0	EXTERIOR ELEVATIONS	X
A-10.1	EXTERIOR ELEVATIONS	X

PROJECT INFORMATION	
PROJECT ADDRESS:	15521 UNION AVENUE LOS GATOS CA 95032
ZONE/DISTRICT:	C-1
PARCEL NO.:	52341023
LEGAL DESCRIPTION:	LOT 2
PROJECT DESCRIPTION:	COMMERCIAL TENANT IMPROVEMENT INCLUDING DEMOLITION AND CONSTRUCTION OF NON-STRUCTURAL PARTITIONS, CEILING, FINISHES AND FURNITURE/EQUIPMENT AND ASSOCIATED MEP IMPROVEMENTS. EXTERIOR IMPROVEMENT WORK INCLUDING INFILL OF STOREFRONT, NEW THRU-THE-WALL ATM AND AHD, SELECTIVE PAINTING OF THE BUILDING, SITE IMPROVEMENTS TO INCLUDE NEW ACCESSIBLE SITE PAVING AND PARKING STRIPING.
TYPE OF CONSTRUCTION:	VB
BUILDING OCCUPANCY:	B
BUILDING FOOTPRINT AREA:	4,200 SF
BUILDING NO. OF STORIES:	1 STORY
GROSS AREA:	3,778 SF
SEISMIC DESIGN CATEGORY:	D
BUILDING LIFE SAFETY INFO:	NON-SPRINKLERED

CODE REFERENCES

BUILDING CODE:	ISSUED FOR DESIGN REVIEW	DATE
2025 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2, TITLE 24, PART 2	1	03/24/2026
2025 CALIFORNIA EXISTING BUILDING CODE, TITLE 24, PART 10	DELTA	ISSUE
ENERGY CONSERVATION CODE: 2025 CALIFORNIA ENERGY CODE, TITLE 24, PART 6		
CALGREEN BUILDING CODE: 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11		
FIRE CODE: 2025 CALIFORNIA FIRE CODE, TITLE 24, PART 9		
ACCESSIBILITY CODE: 2025 CALIFORNIA BUILDING CODE, TITLE 24, PART 2, CHAPTER 11B		
LOCAL AMENDMENTS: CITY OF SANTA CRUZ MUNICIPAL CODE; TITLE 18 BUILDINGS AND CONSTRUCTION, TITLE 19 FIRE PREVENTION CODE.		

PROJECT DIRECTORY

ARCHITECT OF RECORD: INTERIOR ARCHITECTS, INC. MICHAEL BECH 600 NEW HAMPSHIRE AVE. NW, SUITE 200 WASHINGTON, DC 20037 M.BECH@INTERIORARCHITECTS.COM 212.672.0261	ARCHITECTURAL PROJECT CONTACT: INTERIOR ARCHITECTS, INC. GWEN PETRASKO 615 S. COLLEGE ST., #725 CHARLOTTE, NC 28202 G.PETRASKO@INTERIORARCHITECTS.COM 704.247.5313
PROJECT MANAGER JILL LENNY CHOCHOLEK LENNY.CHOCHOLEK@BMO.COM 219.201.0708	
Owner Approval 058MOH.0123.000 Job No.	
Scale 1/8" = 1'-0"	



BMO LOS GATOS EXTERIOR
 15521 UNION AVENUE LOS GATOS CA 95032

NOT FOR CONSTRUCTION



SAN FRANCISCO
 500 SANSOME ST., FLOOR 1
 SAN FRANCISCO, CA 94111
 TEL 415.434.3305

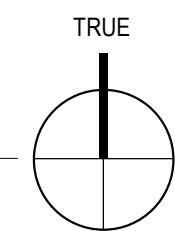
COVER SHEET
AN-0.0

LOS GATOS ALMADEN ROAD



UNION AVENUE

1 SITE PLAN - DESIGN REVIEW
1" = 10'-0"



**BMO LOS GATOS
EXTERIOR**
15521 UNION AVENUE LOS
GATOS CA 95032

**NOT FOR
CONSTRUCTION**

DELTA	ISSUE	DESCRIPTION	DATE



SAN FRANCISCO
500 SANSOME ST., FLOOR 1
SAN FRANCISCO, CA 94111
TEL 415.434.3305

SITE PLAN LEGEND

- EXISTING BUILDING
- LANDSCAPING
- CONCRETE
- ASPHALT
- PROPERTY LINE

KEYNOTES

NO.	DESCRIPTION
D001	EXISTING PARKING PLOT TO REMAIN. NOT IN SCOPE.
D002	EXISTING LANDSCAPING TO REMAIN. NOT IN SCOPE.
D003	EXISTING ACCESSIBLE PARKING IS NON-COMPLIANT. EXISTING ASPHALT TO BE GRADED DOWN 1". NEW ACCESSIBLE PAVING AND STRIPING TO BE PROVIDED.
D004	EXISTING SITE PAVING TO REMAIN U.O.N. NOT IN SCOPE.
D005	EXISTING SITE PAVING IS NON-COMPLIANT. EXISTING PAVING TO BE REMOVED AND REPLACED WITH CODE COMPLIANT PAVING.
D006	EXISTING CODE COMPLIANT CONCRETE RAMP WITH TRUNCATED DOMES TO REMAIN. NOT IN SCOPE.
D007	EXISTING ACCESSIBLE PARKING SIGNAGE TO REMAIN. NOT IN SCOPE.
D010	EXISTING ADJACENT BUILDING MONUMENT SIGNAGE TO REMAIN. NOT IN SCOPE.
D012	NEW AHD: 30903 TL-30 UNITIZED.
D013	NEW ATM: NCR 6684 WITH SURROUND.
D020	MAIN ENTRANCE.
D021	EMERGENCY EXIT.

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Owner Approval _____
05BMOH.0123.000 As indicated
Job No. _____ Scale _____

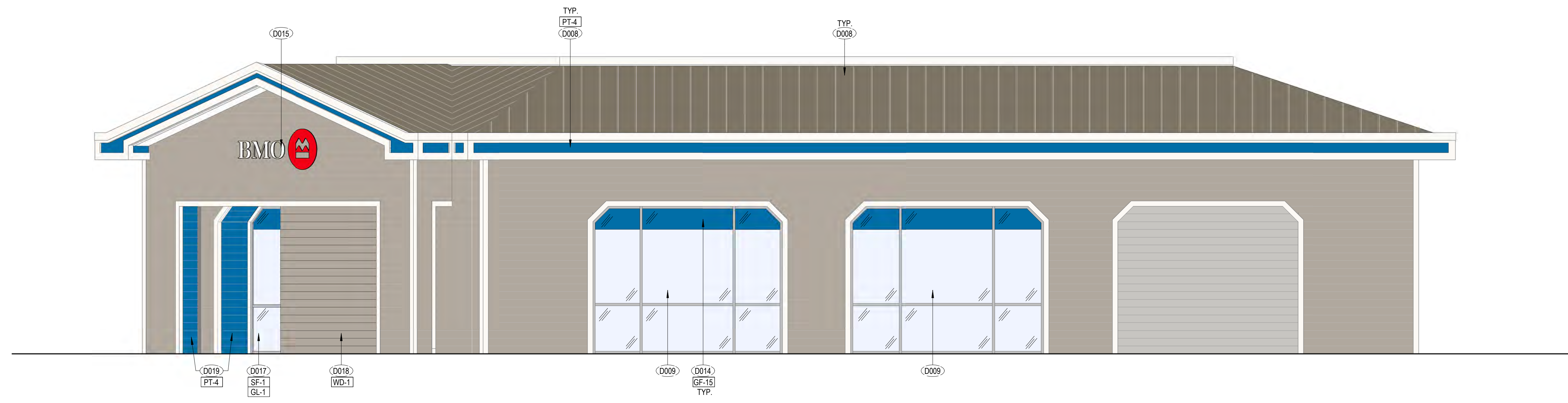
SITE PLAN
AN-3.0

**NOT FOR
CONSTRUCTION**

1	ISSUED FOR DESIGN REVIEW	03/24/2026
DELTA	ISSUE DESCRIPTION	DATE

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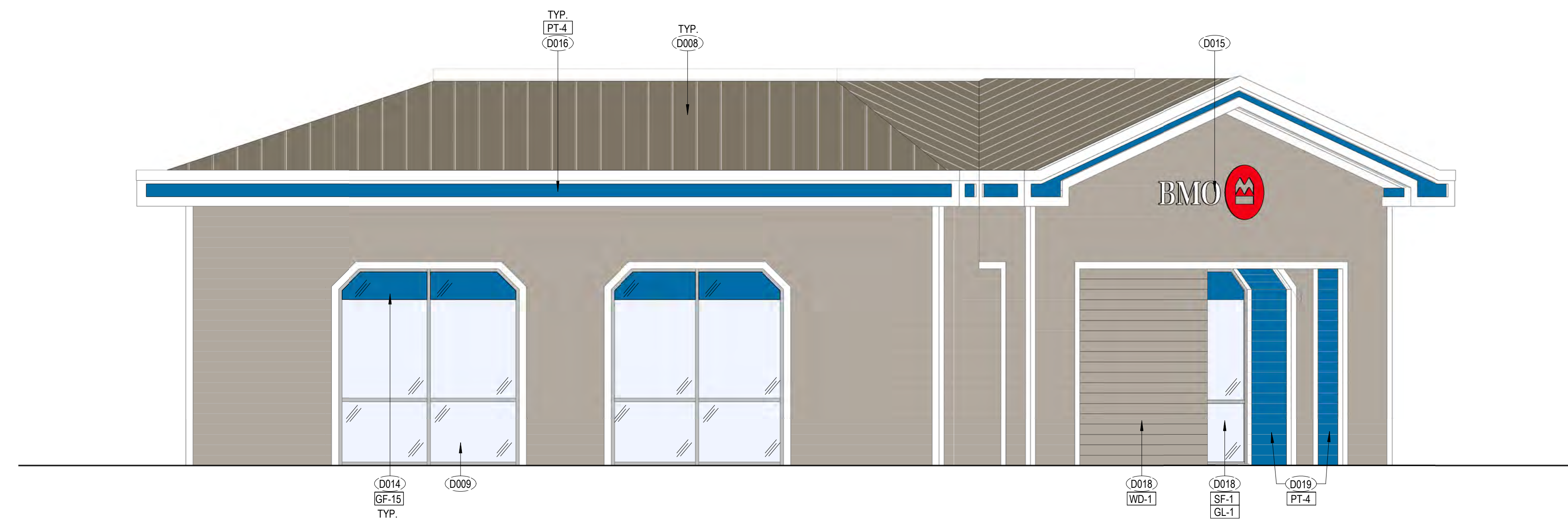
Owner Approval _____
05BMOH.0123.000 1/4" = 1'-0"
Job No. Scale



1 EXTERIOR ELEVATION - NORTH - DESIGN REVIEW
1/4" = 1'-0"



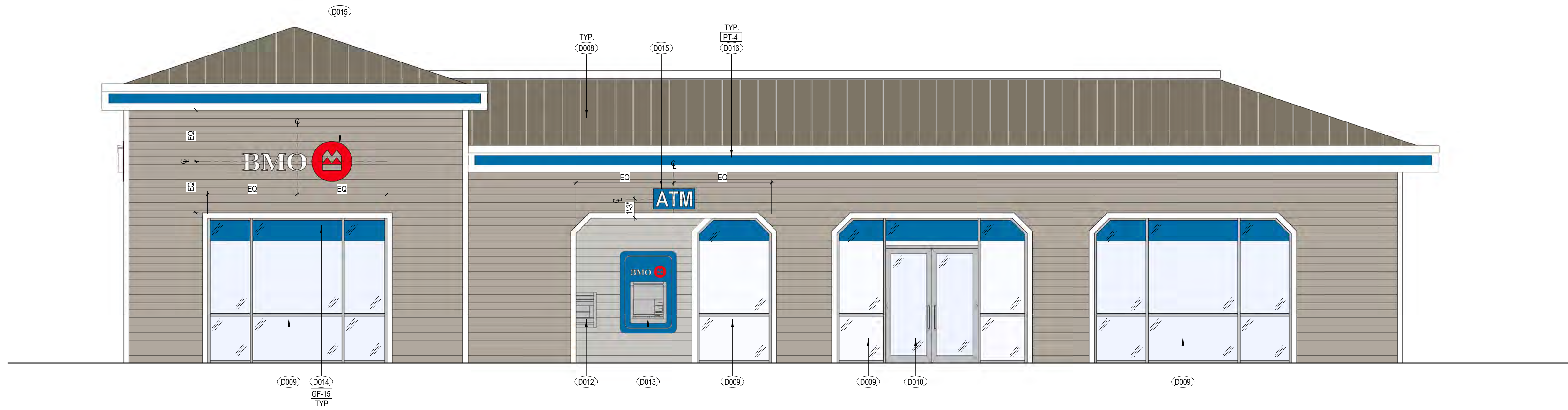
2 EXTERIOR ELEVATION - NORTHEAST - DESIGN REVIEW
1/4" = 1'-0"



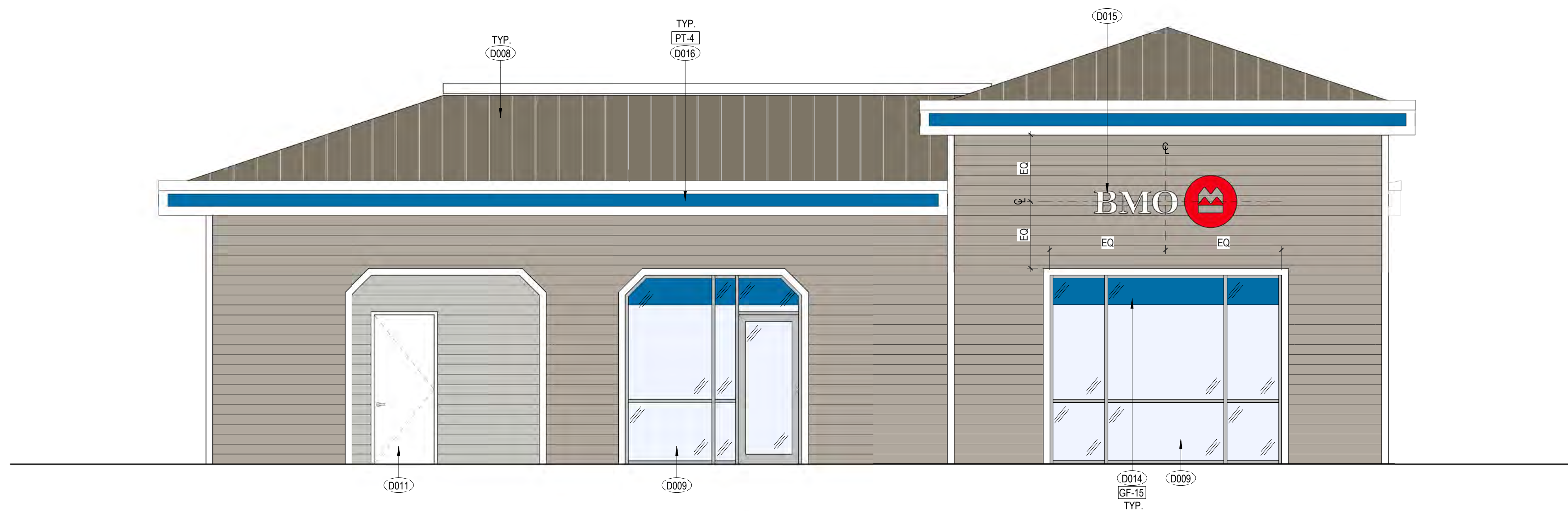
3 EXTERIOR ELEVATION - EAST - DESIGN REVIEW
1/4" = 1'-0"

KEYNOTES	
NO.	DESCRIPTION
D008	EXISTING BUILDING FINISHES TO REMAIN U.O.N. NOT IN SCOPE.
D009	EXISTING STOREFRONT TO REMAIN. NOT IN SCOPE.
D014	NEW OPAQUE GLAZING FILM.
D015	NEW BUILDING SIGNAGE. UNDER SEPARATE PERMIT.
D016	NEW FASCIA ACCENT PAINT.
D017	NEW STOREFRONT.
D018	NEW OPAQUE WALL W/ WOOD SIDING TO MATCH EXISTING.
D019	NEW WOOD SIDING PAINT.

**NOT FOR
CONSTRUCTION**



1 EXTERIOR ELEVATION - SOUTH - DESIGN REVIEW (PRIMARY BUSINESS FRONTAGE)
1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST - DESIGN REVIEW
1/4" = 1'-0"

1	ISSUED FOR DESIGN REVIEW	03/24/2026
DELTA	ISSUE DESCRIPTION	DATE

IA | INTERIOR ARCHITECTS

SAN FRANCISCO
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Owner Approval _____
05BMOH.0123.000 1/4" = 1'-0"
Job No. Scale

KEYNOTES	
NO.	DESCRIPTION
D008	EXISTING BUILDING FINISHES TO REMAIN U.O.N. NOT IN SCOPE.
D009	EXISTING STOREFRONT TO REMAIN. NOT IN SCOPE.
D010	EXISTING ADJACENT BUILDING MONUMENT SIGNAGE TO REMAIN. NOT IN SCOPE.
D011	EXISTING DOOR TO REMAIN.
D012	NEW AHD: 30903 TL-30 UNITIZED.
D013	NEW ATM: NCR 6684 WITH SURROUND.
D014	NEW OPAQUE GLAZING FILM.
D015	NEW BUILDING SIGNAGE. UNDER SEPARATE PERMIT.
D016	NEW FASCIA ACCENT PAINT.

EXTERIOR ELEVATIONS

A-10.1



GF-15: OPAQUE GLAZING FILM
 MFG: 3M
 PRODUCT: CUSTOM
 FINISH: CUSTOM COLOR: BMO BLUE
 3630-8308



GL-1: TEMPERED GLAZING
 MFG: VITRO
 PRODUCT: SOLARBAN 70 LOW-E
 FINISH: CLEAR



PT-4: PAINT
 MFG: SHERWIN WILLIAMS
 PRODUCT: BLUE CHIP (SW6959)
 FINISH: LOW SHEEN



PT-13: PAINT
 MFG: VISTA PAINTS
 PRODUCT: PLACE OF DUST (0539)
 FINISH: LOW SHEEN



SF-1: ALUMINUM STOREFRONT
 MFG: KAWNEER (BASIS OF DESIGN)
 PRODUCT: TRIFAB VERSAGLAZE 451,
 2"X 4 1/2"
 FINISH: ANODIZED ALUMINUM(MATCH
 EXISTING)



WD-1: WOOD SIDING
 MFG: MATCH EXISTING
 PRODUCT: MATCH EXISTING
 FINISH: MATCH EXISTING

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