

TYPE 1 ZONING MAP AMENDMENT

Zoning Narrative and Plans

Lawndale Redefined LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 3400-36 W. Ogden Avenue/1817-37 S. Trumbull Avenue/1816-24 S. Homan Avenue (the “Property”). The Applicant is a joint venture entity established by industry leaders in the areas of real estate development and construction, namely Griggs Real Estate Ventures, 548 Development and Imagine Group who have collaborated to revitalize the Ogden Avenue corridor by establishing a vibrant, mixed-use development at the Property, which will be the center of activity in the North Lawndale community. The Applicant’s proposed development will consist of retail uses, mixed-income housing and a public plaza and playground area for the use and enjoyment of community residents. In order to allow its proposed development, the Applicant is seeking to amend the Property’s existing RT4 Residential Two-Flat, Townhouse & Multi-Unit District and C1-2 Neighborhood Commercial District to a C1-3 Neighborhood Commercial District.

The Property, consists of a total of approximately 41,827 square feet of site area bounded by a two-story multi-unit residential building and vacant land on the north; South Homan Avenue on the east; West Ogden Avenue on the South; and South Trumbull Avenue on the west. The Property is currently vacant and unimproved except for a 16 ft. wide north-south alley and east-west public alley that bifurcates the site. The Applicant plans to acquire the Property from the City of Chicago, which currently owns the Property.

The Property is a transit-served location (“TSL”) due to its close proximity (1,510 ft.) to the Central Park Pink Line CTA station and Ogden Ave. bus corridor (61 ft.).

The Proposed Development shall include i. new six-story mixed-use, mixed-income building (90,200 sf) which will include i. four (4) retail spaces, within the front portion of the first (1st) floor; ii.) 72-space bike room, storage area, lobby and ancillary uses for residential tenants, located within the rear portion of the first (1st) floor; and iii) a total of fifty-nine (59) residential units within the second–sixth (2nd – 6th) floors).

Forty-eight (48) of the fifty-nine (59) dwelling units will be affordable housing units, in accordance with the City’s 2021 Affordable Requirements Ordinance (“ARO”). Fifteen (15) on-site, exterior parking spaces will be located at the rear of the Property, to be accessed from the alley. The Applicant is seeking a building zoning height of 70’-10” feet, with an overall building height of 73’-6”. The Applicant will provide large open space, with the creation of a public plaza (10,078 sf) and playground area (10,078 sf) for use and enjoyment by community residents.

The proposed Type 1 zoning amendment application will include an embedded Administrative Adjustment (§17-13-1003-P) which seeks relief from the building location requirements (§17-3-0504(B)).

In order to unify the site and create buildable space for portions of the on-site parking, loading and construction of the Proposed Building, the Applicant seeks to vacate the above mentioned 16 ft. wide north-south and east-west public alley (“Proposed Vacation”). The Applicant also plans to “open” a new 16 ft. wide east-west public alley on the north side of the Property (“Proposed Opening”), in order to preserve public alley access from Trumbull Avenue to Homan Avenue. As the City is the owner of such property, the Department of Planning is the Applicant for these Intergovernmental ROW Adjustments, with the Applicant noted as Developer.

Zoning Data:

- (a) Floor Area and Floor Area Ratio:
 - i. Lot Area: 41,827 sf.
 - ii. Total building area: 90,200 sf.
 - iii. Floor Area Ratio (FAR): 2.2
- (b) Density (Lot Area per Dwelling Unit): 59 dwelling units
- (c) Retail space: 8,905 sf.
- (d) Setbacks:
 - i. Front setback¹
 - Proposed: 0 ft. (Ogden)
 - ii. Rear setback : 45'8"
 - ii. Side setback:
 - 11'-0 1/2" (West setback)
 - 33' (East setback)
- (e) Building zoning height: 70'-10" ²
- (f) Parking:
 - 15 auto spaces
 - 72 bicycle spaces
- (g) Off-street loading: 2 spaces (10' x 25')

¹ Per Section 17-13-1003-P, Applicant is seeking administrative adjustment for relief from building location standards (§17-3-0504-B)

² Due to the Property's TSL location, and 100% of the proposed ARO units will be located on site, the Applicant seeks a building height of 70-10', which is below the permitted 75 ft. permitted per §17-3-0408(B)(2).

LAWNDALE REDEFINED

Lawndale ReDefined, LLC
3400 W. OGDEN AVENUE
CHICAGO, IL

04/09/2026

TYPE 1 ZONING DRAWING SET

NOT FOR CONSTRUCTION



ARCHITECT WIGHT & COMPANY 211 NORTH CLINTON STREET, SUITE 300H CHICAGO, IL 60617 PHONE: (312) 461-8700 EMAIL: INFO@WIGHTCO.COM CONTACT: MATTHEW ZOLECKO Design Firm Registration #184-00431	OWNER LAWNDALE REDEFINED, LLC 3400 SOUTH MORGAN CHICAGO, IL 60609 PHONE: (312) 336-9470 EMAIL: CHICKASSEE@LAWNDALEDEVELOPMENT.COM CONTACT: QUINTIN HUCKABEE
ARCHITECTURAL SERVICES ONKX ARCHITECTURAL & ENGINEERING SERVICES, INC. 750 NORTH FRANKLIN, SUITE 207 CHICAGO, IL 60654 PHONE: (312) 721-0748 EMAIL: V5@ONKXARCH.COM CONTACT: VICTOR SHAPKIN	LANDSCAPE ARCHITECT WIGHT & COMPANY 2500 NORTH FRONTAGE ROAD DARIEN, IL 60551 PHONE: (800) 989-7000 EMAIL: PRA@WIGHTCO.COM CONTACT: PATTY KONG
STRUCTURAL ENGINEER WIGHT & COMPANY 2500 NORTH FRONTAGE ROAD DARIEN, IL 60551 PHONE: (800) 989-7000 EMAIL: MA@WIGHTCO.COM CONTACT: MATTHEW ADJUNG	CIVIL ENGINEER ENGAGE CIVIL 221 SOUTH LASALLE STREET, SUITE 2100 CHICAGO, IL 60604 PHONE: (773) 216-9819 EMAIL: ENGAGE@ENGAGECIVIL.COM CONTACT: KELLEY TAYLOR
MECHANICAL ENGINEER ENGAGE 306 WEST ERIE STREET, SUITE 600 CHICAGO, IL 60604 PHONE: (312) 583-5009 EMAIL: TKORBUS@ENGAGE.COM CONTACT: TRACY KORBUS	ELECTRICAL ENGINEER ENGAGE 306 WEST ERIE STREET, SUITE 600 CHICAGO, IL 60604 PHONE: (312) 583-5009 EMAIL: TKORBUS@ENGAGE.COM CONTACT: TRACY KORBUS
PLUMBING ENGINEER ENGAGE 306 WEST ERIE STREET, SUITE 600 CHICAGO, IL 60604 PHONE: (312) 583-5009 EMAIL: TKORBUS@ENGAGE.COM CONTACT: TRACY KORBUS	FIRE PROTECTION ENGINEER ENGAGE 306 WEST ERIE STREET, SUITE 600 CHICAGO, IL 60604 PHONE: (312) 583-5009 EMAIL: TKORBUS@ENGAGE.COM CONTACT: TRACY KORBUS

ILLINOIS ENERGY CONSERVATION CODE STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE FOLLOWING PLANS AND SPECIFICATIONS, AND I BELIEVE AND STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE BEST OF MY INFORMATION, THAT THEY COMPLY WITH THE REQUIREMENTS OF THE 2015 ILLINOIS ENERGY CONSERVATION CODE.

PROJECT: _____

CLIENT: _____

DATE: _____

ARCHITECT

SEAL & SIGNATURE APPLY TO GENERAL AND MECHANICAL SEALS IS NOT VALID UNLESS SEAL IS APPLIED AND RELEASED IN THE PLANS DOCUMENTS

SIGNED: _____

UNLESS DESIGNER: _____

DATE: _____

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE FOLLOWING PLANS AND SPECIFICATIONS, AND I BELIEVE AND STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE BEST OF MY INFORMATION, THAT THEY COMPLY WITH THE REQUIREMENTS OF THE ILLINOIS ENERGY CONSERVATION CODE.

SIGNED: _____

UNLESS DESIGNER: _____

DATE: _____

FOR UNDERGROUND UTILITY LOCATIONS, CALL JULIE

TOLL FREE TEL 1-800-892-0123
JULIE SUBURBS & DIGG CHICAGO

• YELLOW _____ GAS
• RED _____ ELECTRIC
• ORANGE _____ PHONE / TV
• BLUE _____ CABLE / SAT
• GREEN _____ WATER
• WHITE _____ SANITARY



[illegible]

Date		Time		Location		Weather		Remarks	
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Wight

Wright & Company
wright@com
211 North Clinton Street
Suite 300N
Chicago IL 60601
P 312 261 8700
F 312 261 8700



db HMS

ONYX

**NOT FOR
CONSTRUCTION**

74 PG 1 ZONE OF DEVELOPMENT	CARTOGRAPHIC
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ZONE OF ECONOMIC DEVELOPMENT	UPR 100000
ZONE OF ECONOMIC DEVELOPMENT	KOMMUNAL
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**LAWNDALE
REDEFINED**

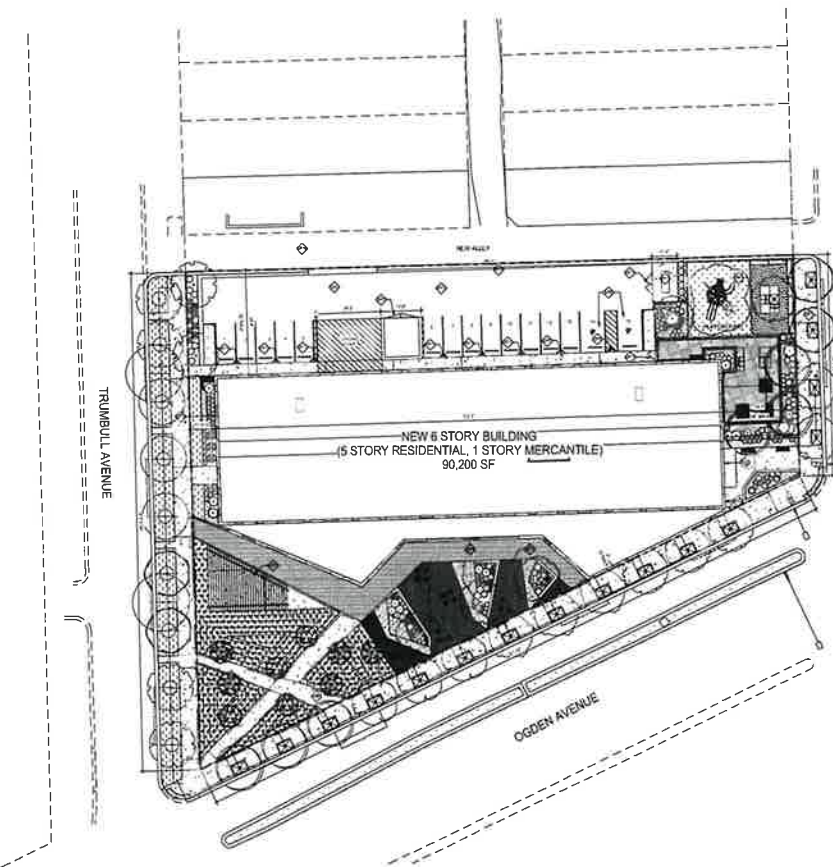
3400 W OGDEN AVENUE
CHICAGO, IL

CODE MATRIX

Project Number
247758
Drawn By
LS
Sheet

GO.03





GENERAL NOTES	
1.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHICAGO BUILDING CODE AND THE CHICAGO PLUMBING CODE.
2.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHICAGO ELECTRICAL CODE AND THE CHICAGO MECHANICAL CODE.
3.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHICAGO FIRE CODE AND THE CHICAGO SAFETY CODE.
4.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHICAGO LANDSCAPE ARCHITECTURE CODE AND THE CHICAGO HORTICULTURE CODE.
5.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHICAGO ENVIRONMENTAL CODE AND THE CHICAGO WASTE MANAGEMENT CODE.
6.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHICAGO HISTORIC PRESERVATION CODE AND THE CHICAGO MONUMENTAL PRESERVATION CODE.
7.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHICAGO ANTI-CORRUPTION CODE AND THE CHICAGO CAMPAIGN FINANCE CODE.
8.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHICAGO CONSUMER PROTECTION CODE AND THE CHICAGO UNFAIR AND DECEPTIVE PRACTICES CODE.
9.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHICAGO EMPLOYMENT LAW CODE AND THE CHICAGO LABOR RELATIONS CODE.
10.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHICAGO TAX CODE AND THE CHICAGO FINANCIAL SERVICES CODE.
REVISIONS	
NO.	DATE
1	10/1/2020
2	10/1/2020
3	10/1/2020
4	10/1/2020
5	10/1/2020
6	10/1/2020
7	10/1/2020
8	10/1/2020
9	10/1/2020
10	10/1/2020

Lawndale ReDefined, LLC

Wight

Wight & Company
1111 N. Dearborn Street
Chicago, IL 60610
312.321.1111
www.wightco.com

ENGAGECIVIL
INCORPORATED

db HMS

ONYX
Architectural Services

NOT FOR CONSTRUCTION

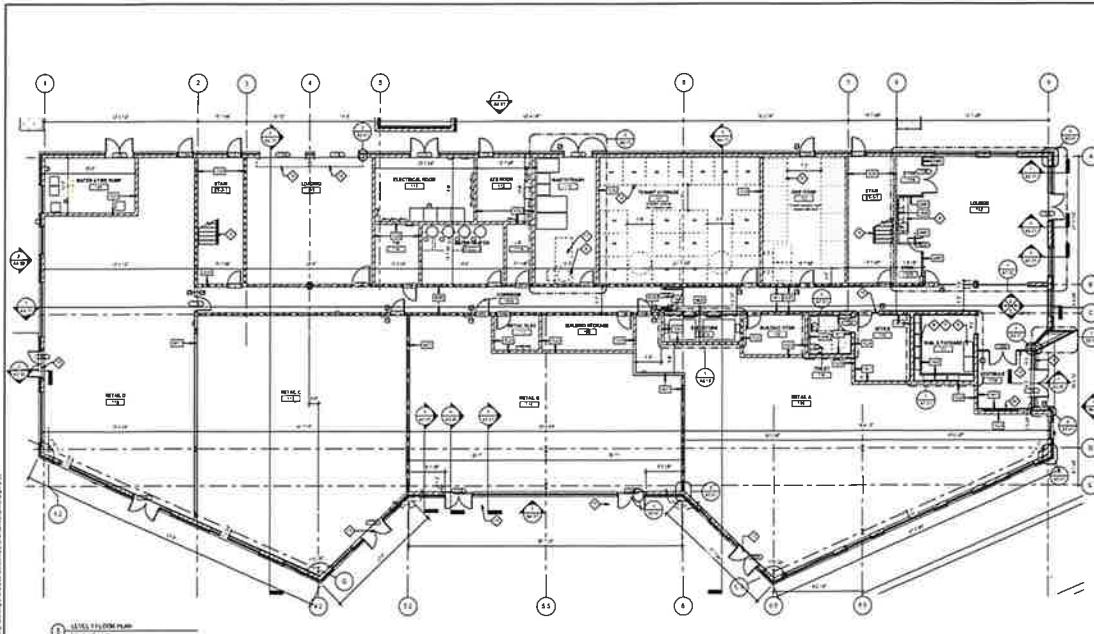
3430 W. OGDEN AVENUE
CHICAGO, IL

LAWNDALE REDEFINED

ARCHITECTURAL SITE PLAN

Project No: 3430W
Scale: 1/8" = 1'-0"
Date: 10/1/2020

A1.01



GENERAL NOTES

1. All work shall be in accordance with the 2012 International Building Code (IBC) and the 2012 International Mechanical Code (IMC).
2. All materials and workmanship shall conform to the requirements of the IBC and IMC.
3. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
4. The contractor shall be responsible for protecting all existing structures and utilities on the site.
5. The contractor shall be responsible for maintaining access to all adjacent properties at all times.
6. The contractor shall be responsible for maintaining the safety of all workers and the public at all times.
7. The contractor shall be responsible for maintaining the cleanliness of the site at all times.
8. The contractor shall be responsible for maintaining the security of the site at all times.
9. The contractor shall be responsible for maintaining the integrity of the site at all times.
10. The contractor shall be responsible for maintaining the sustainability of the site at all times.

FLOOR FINISHES

1. All floors shall be finished with a minimum of 1/2 inch of concrete.

2. All floors shall be finished with a minimum of 1/2 inch of concrete.

3. All floors shall be finished with a minimum of 1/2 inch of concrete.

4. All floors shall be finished with a minimum of 1/2 inch of concrete.

5. All floors shall be finished with a minimum of 1/2 inch of concrete.

6. All floors shall be finished with a minimum of 1/2 inch of concrete.

7. All floors shall be finished with a minimum of 1/2 inch of concrete.

8. All floors shall be finished with a minimum of 1/2 inch of concrete.

9. All floors shall be finished with a minimum of 1/2 inch of concrete.

10. All floors shall be finished with a minimum of 1/2 inch of concrete.

REVISIONS

1. All revisions shall be made in accordance with the 2012 International Building Code (IBC) and the 2012 International Mechanical Code (IMC).

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9. All revisions shall be made in accordance with the 2012 International Building Code (IBC) and the 2012 International Mechanical Code (IMC).

10. All revisions shall be made in accordance with the 2012 International Building Code (IBC) and the 2012 International Mechanical Code (IMC).

Lawndale ReDefined, LLC

Wight

Wight & Company
211 North Dearborn Street
Chicago, IL 60610
P: 312.321.1100
F: 312.321.1101

ENGAGECIVIL
INCORPORATED

db HMS

ONYX
ANALYTICAL SERVICES

NOT FOR CONSTRUCTION

DATE: 01/15/2019
DRAWN BY: J. L. LARSEN
CHECKED BY: J. L. LARSEN
SCALE: 1/8" = 1'-0"

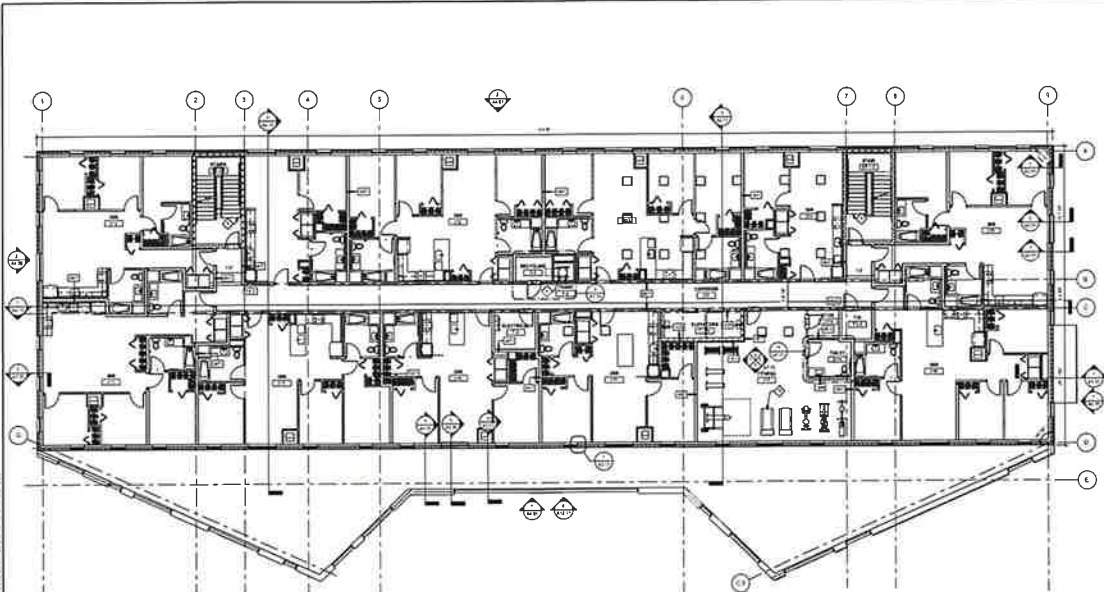
LAWDALE REDEFINED

3400 W. OGDEN AVENUE
CHICAGO, IL

LEVEL 1 FLOOR PLAN

Project Number:
3400W
Drawn By:
JL
Date:
1/15/2019

A2.01



LEVEL 2 FLOOR PLAN
SHEET 202-1

GENERAL NOTES

1. All work shall be in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and standards.
2. All materials and workmanship shall be in accordance with the City of Chicago Building Code, 2012 Edition, and all applicable codes and standards.
3. All work shall be completed within the specified time frame.
4. All work shall be completed within the specified time frame.
5. All work shall be completed within the specified time frame.
6. All work shall be completed within the specified time frame.
7. All work shall be completed within the specified time frame.
8. All work shall be completed within the specified time frame.
9. All work shall be completed within the specified time frame.
10. All work shall be completed within the specified time frame.

FLOOR FINISHES

1. All floors shall be finished with 1/2" thick concrete.

2. All floors shall be finished with 1/2" thick concrete.

3. All floors shall be finished with 1/2" thick concrete.

4. All floors shall be finished with 1/2" thick concrete.

5. All floors shall be finished with 1/2" thick concrete.

6. All floors shall be finished with 1/2" thick concrete.

7. All floors shall be finished with 1/2" thick concrete.

8. All floors shall be finished with 1/2" thick concrete.

9. All floors shall be finished with 1/2" thick concrete.

10. All floors shall be finished with 1/2" thick concrete.

Lawndale ReDefined, LLC

Wight

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211 North Dearborn Street
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P 312.461.5700
F 312.461.5701

ENGAGECIVIL
INCORPORATED

db HNS

ONYX
ARCHITECTS

NOT FOR CONSTRUCTION

THANK YOU TO ALL WHO MADE THIS PROJECT POSSIBLE

LAWDALE REDEFINED

3400 W. OGDEN AVENUE
CHICAGO, IL

LEVEL 2 FLOOR PLAN

Project Manager
300000
Drawn By
LCS
Sheet



GENERAL NOTE 8

1. The first step in the process of the development of a new product is the identification of a market need.
2. The second step is the selection of a product concept that meets the market need.
3. The third step is the development of a product design that meets the product concept.
4. The fourth step is the development of a product prototype that meets the product design.
5. The fifth step is the development of a product that meets the product prototype.
6. The sixth step is the development of a product that meets the product design.
7. The seventh step is the development of a product that meets the product prototype.
8. The eighth step is the development of a product that meets the product design.
9. The ninth step is the development of a product that meets the product prototype.
10. The tenth step is the development of a product that meets the product design.

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FLOOR PLAN LEGEND	
	FRONT DOOR
	DOOR
	90° TURN (RIGHT OR LEFT) AT CORNER
	90° TURN (RIGHT OR LEFT) AT END OF CORRIDOR
	START OF CORRIDOR

	Shear force is constant. -ve shear force on left of load, +ve shear force on right of load.
	Shear force is not constant. Max. at left end, zero at right end.
	Max. at right end.

DOI 10.1002/jbm.b

1. *Identify the main idea of the passage.*

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Wight

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negotiate with
211 North Clark Street
Suite 1000
Chicago, IL 60611

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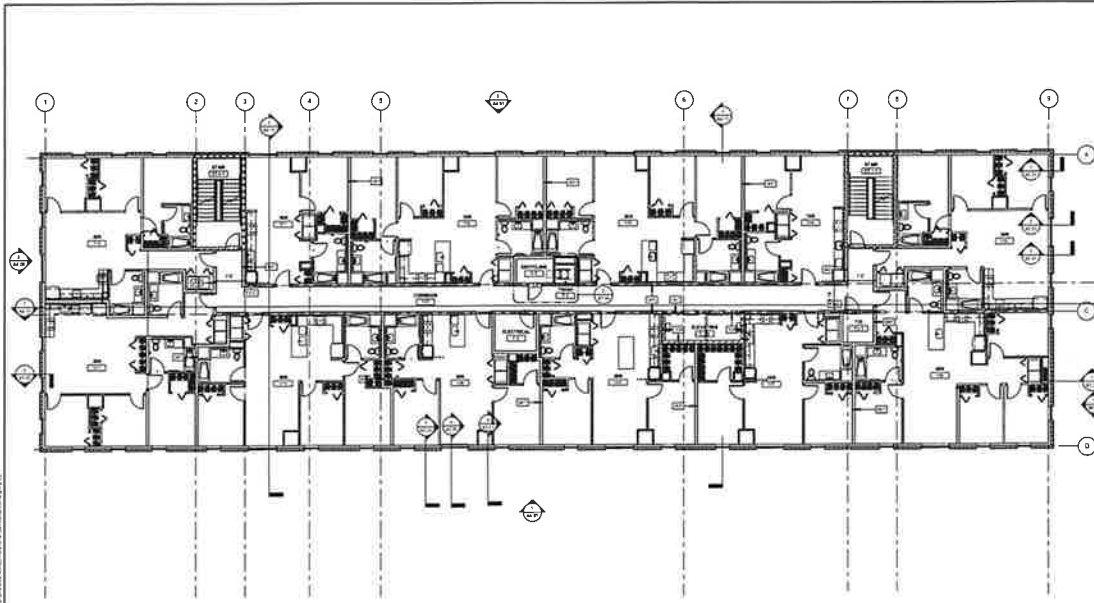
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CHICAGO, IL

LEVEL 3 FLOOR PLAN

Print Name
JAMES
Drawn By
LS
Sheet

A2.03



1 LEVEL 5 FLOOR PLAN
SHEET 18 OF 22

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE, 2012 EDITION, AND THE IBC, 2015 EDITION.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS, 2012 EDITION, AND THE IBC, 2015 EDITION.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF FIRE, 2012 EDITION, AND THE IBC, 2015 EDITION.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF HEALTH, 2012 EDITION, AND THE IBC, 2015 EDITION.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT, 2012 EDITION, AND THE IBC, 2015 EDITION.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF TRANSPORTATION, 2012 EDITION, AND THE IBC, 2015 EDITION.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF WATER, 2012 EDITION, AND THE IBC, 2015 EDITION.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF ZONING, 2012 EDITION, AND THE IBC, 2015 EDITION.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF LAND ACQUISITION, 2012 EDITION, AND THE IBC, 2015 EDITION.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF REAL ESTATE, 2012 EDITION, AND THE IBC, 2015 EDITION.

FLOOR PLAN LEGEND

DOOR: 1/4" = 1'-0" (1/4" = 1'-0")

WALL: 1/4" = 1'-0" (1/4" = 1'-0")

CEILING: 1/4" = 1'-0" (1/4" = 1'-0")

FLOOR: 1/4" = 1'-0" (1/4" = 1'-0")

STAIR: 1/4" = 1'-0" (1/4" = 1'-0")

ELEVATOR: 1/4" = 1'-0" (1/4" = 1'-0")

MECHANICAL: 1/4" = 1'-0" (1/4" = 1'-0")

ELECTRICAL: 1/4" = 1'-0" (1/4" = 1'-0")

PLUMBING: 1/4" = 1'-0" (1/4" = 1'-0")

TELEPHONE: 1/4" = 1'-0" (1/4" = 1'-0")

TELEVISION: 1/4" = 1'-0" (1/4" = 1'-0")

COMPUTER: 1/4" = 1'-0" (1/4" = 1'-0")

INTERNET: 1/4" = 1'-0" (1/4" = 1'-0")

WIRELESS: 1/4" = 1'-0" (1/4" = 1'-0")

MOBILE: 1/4" = 1'-0" (1/4" = 1'-0")

TABLET: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTPHONE: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTWATCH: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTGLASSES: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTCAR: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTCITY: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTCOUNTRY: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTWORLD: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTUNIVERSE: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTGALAXY: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTCOSMOS: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTUNIVERSE: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTGALAXY: 1/4" = 1'-0" (1/4" = 1'-0")

SMARTCOSMOS: 1/4" = 1'-0" (1/4" = 1'-0")

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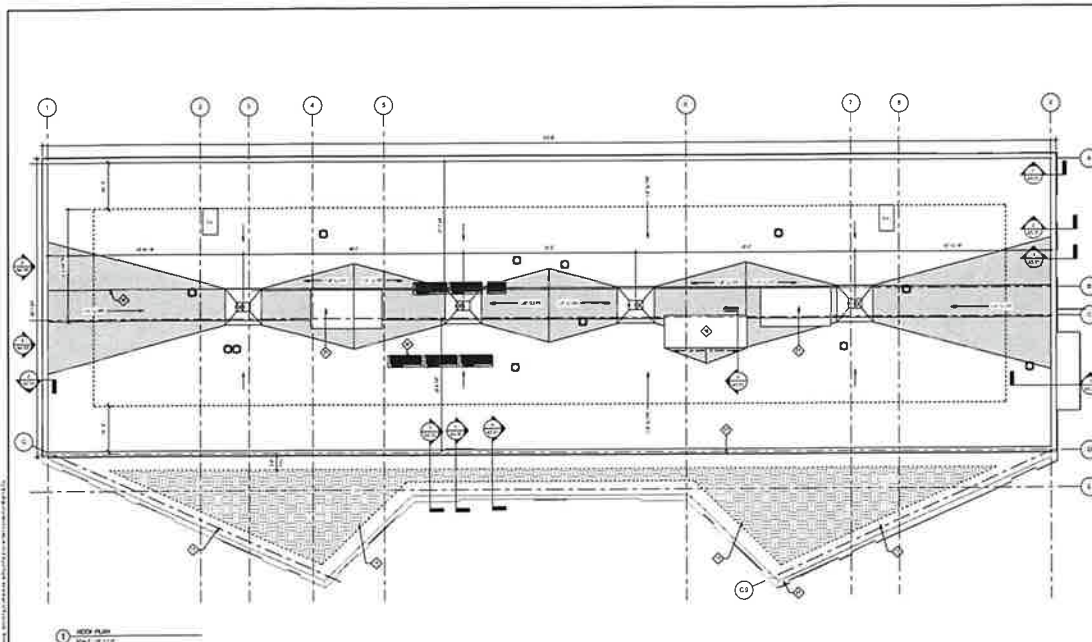
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LEVEL 5 FLOOR PLAN

Project Number: 2018-19-20
Sheet No: 18 OF 22
Date: 10/1/2018

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- [illegible]

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ROOF PLAN

From: [Nathan](#)
Sent: [Wednesday, 10/20/2010 11:00 AM](#)
To: [Nathan](#)
Subject: [Nathan](#)

A2.07

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② 中国工商银行

① 英文参考文献

GENERAL NOTES				
1	✓	✓	✓	✓
2	✓	✓	✓	✓
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50% DE SAISON DE L'ÉTOI
100% AGRICULTURE

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