

HAAS LAND PLANNING, LLC

1500 Ute Avenue

Land Use Development Potential Summary

Property Information:

Parcel Address: 1500 Ute Avenue, Aspen
Parcel Identification #: 2737-184-00-005
Legal Description: M&B parcel in Lot 18 of Section 18, Township 10S, Range 84W
Assessor's Account #: R004458
Current Owner: ASPEN8 LLC
Zone District: AR-2 (Residential-2 Acre)
Urban Growth Boundary: within Aspen UGB
Water: City of Aspen
Sewer: OWTS¹
Lot Size/Area (Gross): 2.486+/- acres (108,280 square feet)
Net Lot Area: 102,676 square feet (gross minus 5,604sf below high-water line)

Existing Floor Area² (per Assessor's records – no Building Dept. files found):

Principal Residence: 2,686 square feet of heated area including 3 bedrooms, 3 baths. One and one-half floors plus a finished partial basement. Originally built in 1949. Shown as "Two-Story Frame House" with a footprint 35' x 35' (1,225sf) on the Improvement & Topographic Survey.

Secondary Structure: 306 square foot single-story home with 1 bedroom and 1 bath. Originally built in 1949. Shown as "One-Story Office" measuring 12.6' x 24.7' (311.22sf) on the Improvement & Topographic Survey.

Third Structure: 676 square feet of heated space, including 1 bedroom and 1 bath. One and one-half floors. Originally built in 1945. Shown as "Two-Story Frame Barn" measuring 26.4' x 26.4' (696.96sf footprint) on the Improvement & Topographic Survey.

Total: 3,668 square feet of heated area (not the same as "Floor Area" calculated per the Land Use Code²); less than 5,750sf total.

¹ The property is located within the Aspen Consolidated Sanitation District (ACSD) service area; however, Environmental Health Department records show an OWTS (On-site Wastewater Treatment System) was constructed on the site to serve the residential uses. Two septic tanks are located under the gravel parking area and the leach field is north of the barn.

² Floor Area numbers are per the Pitkin County Assessor's files, which are not calculated in accordance with the Land Use Code. Existing conditions floor plans and floor area calculations completed in accordance with current Land Use Code requirements should be completed for all three structures on the property for review and verification by the County Zoning Department (Joanna Schaffner and/or Larisa LaLonde).

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AR-2 Zone District (relevant) Uses:

Allowed by-right:	Single-Family Dwelling Unit, Duplex, Agricultural Buildings, Solar Energy Collector(s)
Permitted by Special Review:	Caretaker Dwelling Unit (CDU), Employee Dwelling Unit (EDU), Ground-Mounted Solar Energy Collectors

Dimensional Requirements in AR-2 Zone District:

Minimum Lot Area:	2 acres
Minimum Lot Width:	200' (measured along front yard setback line)
Min. Front Yard Setback:	30'
Min. Side Yard Setbacks:	20'
Min. Rear Yard Setback:	30'
Min. Stream Setback:	100' (measured from the high-water line)
Max. Building Height:	28' for primary structure and 20' for accessory structures
Gross Floor Area Exempt from GMQS:	5,750 sf of floor area. The existing improvements appear to contain less than 5,750 square feet of floor area per County Assessor records. As such, 5,750 square feet of floor area can be re/developed without utilizing TDRs or a growth management allotment.
Max. Gross Floor Area After GMQS Allotment and/or TDR Purchase (a/k/a Final Maximum Floor Area):	12,833sf with approved use of TDRs or GMQS allotment, where not more than 8,083sf can be floor area, 750sf can be exempt garage, and 4,000sf can be exempt below-grade space.

TDR (Transferable Development Rights) or a growth management allotment is necessary to accommodate all floor area beyond 5,750 square feet. For example, one could redevelop the property with a 5,750 square foot residence, but all additional floor area up to the 12,833 square foot Final Maximum would require TDRs or a growth management allotment. A single TDR is worth 2,500 square feet at an average current cost of approximately \$2,000,000-\$2,500,000.

If the County determines that Net Lot Area must be used to determine allowable Floor Area (as opposed to gross lot size), then the foregoing Max. Floor Area would become 12,777sf with approved use of TDRs or GMQS allotment, where not more than

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8,027sf can be floor area, 750sf can be exempt garage, and 4,000sf can be exempt below-grade space. The difference is 56sf.

TDRs (Transferable Development Rights):

Sending site: No
Receiver site: Yes, provided Site Plan Review approvals allowing TDR utilization are obtained from Pitkin County. As a property that is subject to a floor area ratio and located within the Aspen UGB, special review approval is not required to enable use of TDRs.

Property History:

No previous land use approvals.

Site Constraints:

Any redevelopment of the subject lot or new a development that would expand the existing building footprint(s) would be subject to and require approval of an Activity Envelope and Site Plan Review application(s). The intention of Activity Envelope and Site Plan Review is to minimize new land disturbances while ensuring that all environmental hazards, or "constraints," are satisfactorily avoided.

Wildfire Hazard: Mapped as a low wildfire hazard area
Wildlife: No mapped wildlife areas on the property
Steep Slopes: Limited steep slopes of more than 30% and 45%. Development on slopes more than 30% is prohibited in Pitkin County unless there is no alternative building site, or such slope area is found to qualify as a minor anomaly due to the presence of minor natural or minor manmade change in the gradient of a continuous slope.
Avalanche: Not in a mapped avalanche hazard area
Geologic Hazards: None identified
Floodplain: Eastern edge of the property is within the mapped floodplain
Stream Setback: 100' setback from the high-water line of Roaring Fork River
Scenic View Corridor: Not within any mapped corridors

Additional Constraints/Concerns:

Existing Improvements: The three existing structures on the property each pre-date the adoption of building codes by Pitkin County and the keeping of Building Department records. According to the Assessor's records, the latest remodel was completed in 1983; however, no records of this work exist in the Building Department's digital files. It is possible that the scope of work completed did not necessitate a building permit. Verification that a structure was legally built would be necessary for replacing a nonconformity after demolition, and building permit records cannot be relied upon for these purposes. Instead, if planning to maintain a nonconformity through demolition and replacement, it may be necessary to obtain sworn affidavits from someone who can attest to the structures having

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existed since the 1940s (or at least since prior to the County's adoption of building codes, which is believed to have occurred in the 1960s). Verification of legally established existing floor area should not be necessary since it is clearly below the 5,750sf allowed by-right as exempt from growth management.

The only known nonconformities in existence are the location of part of the two-story frame house and some landscape improvements within 100-feet of the Roaring Fork River's high-water line. The encroaching landscape improvements cannot be expanded or enlarged but can remain with minimal repair and maintenance, as may be needed. Regarding the home's encroachment, it is possible to eliminate the non-conformity by obtaining County approval for a variance from the 100-foot river setback requirement to decrease the setback requirement to as little as 50-feet.

Roaring Fork River: No development can occur within the floodplain, which is depicted on the Improvement & Topographic Survey. Some 5,604 square feet of the site is below the surveyed high-water line of the river. Additionally, a total of 32,228 square feet is within the 100' stream setback (approximately 30% of the entire property), in which virtually no development activity can occur. Existing encroachments into the stream setback may be maintained under certain conditions. Also see the previous paragraph, above.

Steep Slopes: The Pitkin County Land Use Code largely prohibits development activity on slopes exceeding 30%. There are multiple areas of steeper slopes identified with reddish and yellow shading on the Improvement & Topographic Survey prepared by True North Colorado. Many areas may be dismissed as "minor slope anomalies" through the Site Plan Review process when such slopes are due to the presence of minor natural or minor man-made changes in the gradient of a continuous slope. For instance, it is anticipated that the grades along the driveway, the ditch and the southwest side of the house would qualify as minor slope anomalies on which new development can take place.

Activity Envelope/Site Plan Review: Given the considerations described herein, a preliminary anticipated set of Activity Envelope areas is depicted on the attached diagram that utilizes the Improvement & Topographic Survey as its base.

Potential Uses:

Client may have interest in the following potential future uses for the property:

1. Remodel Existing Home/Accessory Structures

There should be no issues remodeling the existing structures without changing footprints (i.e., where the structure meets the ground) or expanding the floor areas (as currently calculated pursuant to Pitkin County Land Use Code). Owner maintains rights to existing square footage and any current, legally established (i.e., improvements were permitted and constructed appropriately) nonconformities existing with respect to the current Pitkin County Land Use Code.

2. Remodel Existing Home/Accessory Structures with Expansion

A Floor Plan or set of floor plans illustrating Existing Conditions of all structures should be completed by an architect as well as Floor Area Calculations prepared in accordance with

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current Land Use Code requirements to determine the effective base maximum floor area for the subject property. These plans and calculations should be reviewed and accepted/approved by the County Zoning Officer for verification and documentation of existing residential floor area. Existing improvements do not exceed the growth management exempt Floor Area of 5,750 square feet.

Owner may develop, or redevelop, greater than 5,750 square feet with either Transferable Development Rights (TDRs) or through a Growth Management Quota System (GMQS) allotment. TDRs allow up to 2,500 square feet of additional building rights to be transferred from another parcel elsewhere in Pitkin County to the subject site. The GMQS allows landowners to compete for a portion of the 10,000 square feet of residential development rights available each year.

Before a TDR can be used, an application for Activity Envelope and Site Plan Review must be submitted to and approved by the County. Use of one (1) TDR would enable the approved development of up to 8,250 total square feet of gross floor area; use of two (2) TDR would enable the approved development of up to 10,750 total square feet of floor area; use of three (3) TDR would allow up to 12,833sf of gross area, and due to the gross maximum floor area limitation, 417 square feet of floor area from the third TDR would be unusable as it cannot be separated, banked or re-sold. Even with use of TDRs, one cannot develop more than 8,083sf of non-exempt floor area, where all remaining development would be limited to up to 750sf of exempt garage, and up to 4,000sf of exempt below-grade space.

3. New Single Family Home (Scrape and Replace)

The existing improvements may be demolished and replaced, up to the amount of legitimate square footage existing onsite or the base maximum square footage, whichever is greater. Just as the existing house may be enlarged during a remodel, a new home could be built with greater Floor Area than the existing home or base maximum through the County's TDR Program or its GMQS. In no event can the total residential Floor Area on the property exceed 15,000 square feet. There are two options for gaining development rights through this system:

A. Transferrable Development Rights (TDRs)

Requires Land Use approvals (Site Plan Review and Special Review) showing how and where the additional floor area would be utilized. With said approvals, the purchase and application of TDRs for up to 2,500 square feet of Floor Area per TDR can proceed.

B. Growth Management Quota System (GMQS)

This system allows landowners to apply for a portion of the 25,000 square feet available annually through a blind, often unreliable, competitive and somewhat subjective scoring system.

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4. Caretaker Dwelling Unit (CDU) & Accessory Structures

Property in the AR-2 Zone District may develop or dedicate a CDU. If attached to the principal residence, a CDU is allowed by-right. If located in a detached structure, a CDU must be approved through a Special Review process.

A CDU is limited to not more than 1000 square feet of net livable area but does not count against the number of dwellings allowed on the parcel (i.e., a CDU is not a “unit of density”). The floor area of a CDU does, however, count against the residential floor area limit of the parcel. A deed restriction would be recorded against the title, which applies basic restrictions on the use and rental of the unit. A CDU cannot be sold separately from the rest of the property and the unit itself must contain a kitchen, bathing and toilet facilities, and be capable of occupancy as a dwelling unit. A full explanation of limitations and restrictions applicable to a CDU can be provided, if desired.

The zone district also allows other Accessory Structures such as a detached garage or carport, storage facilities, and agricultural buildings. However, the Code expressly prohibits the development of accessory structures with bathing facilities (i.e., shower or bathtub) on any lot of less than 35 acres. This means that the only accessory structure permitted to contain bathing facilities is the CDU.

All accessory structures count as floor area, except for certain types of agricultural structures: the lot is not large enough to obtain a floor area exemption for hay storage buildings, agricultural equipment storage buildings, or barns. The only types of agricultural floor area exemptions potentially available are for one livestock run-in/loafing shed of up to 300 square feet, and accessory greenhouse(s) of up to 600 square feet.

5. Duplex

A duplex may be developed on the property with GMQS, Special Review, Activity Envelope and Site Plan review approvals. However, since the three existing structures contain only one dwelling unit, a new lot/parcel initial development right GMQS allotment would be required to enable the development of a second dwelling unit on the property; this does not apply to a CDU, which is not considered a “unit of density.”

6. County Code Amendments

The County has been evaluating options for reducing maximum allowable house sizes and the rights associated with a TDR purchase. Actual code amendment proposals have not been brought forward or made public yet. No firm timetable has been established for action, but the County Commissioners have put landowners on notice that they may proceed with a public process and eventual Code changes in 2022. As such, it will be important to follow any proposed Code amendment proposals. Any changes that are adopted could significantly affect the development potential described herein.

Preparing and submitting a Site Plan Review land use application to develop the subject property’s allowable gross floor area before the County enacts changes to its house size

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rules or TDR regulations could potentially insulate the property owner from those changes. In the past, the County has typically not applied changes it is making to house size or growth management rules to pending development applications that are already in the application pipeline. However, those past decisions provide no guarantee that the County will take the same approach for any new Code amendments

7. Annexation to the City of Aspen

Given that the property appears to maintain more than one-sixth (1/6th) contiguity to the boundary of the City of Aspen, any party interested in redeveloping the property may consider annexation to the City of Aspen. Advantages to annexation might include a reduction in the stream setback requirements, different rules regarding development on steeper slopes, and the ability to negotiate the zone district and allowable floor area. That said, being in unincorporated Pitkin County is generally considered advantageous in terms of review difficulty and timing, lack of residential design standards, complexity of applicable codes and regulations, and impact fees and development costs. If desired, a separate, more complete analysis of the development potential within the City of Aspen can be prepared by Haas Land Planning, LLC.

The foregoing is based on a review of the available facts and existing regulations pertinent to the property in question. Pitkin County's land use regulations are highly subjective, and interpretations of relevant provisions of the *Pitkin County Land Use Code* may vary with changes in staff or elected and appointed officials. Consequently, no warranty of facts, opinions, or interpretations contained herein is either expressed or implied by Haas Land Planning, LLC. This summary has been prepared for the specific use and benefit of Susan Hollingsworth and Aspen8, LLC only, and is not to be transferred to or used in any form by any additional parties without the prior written consent of Haas Land Planning, LLC.

Best regards,

HAAS LAND PLANNING, LLC



Mitch Haas
Owner/President

Attachments:

- Improvement & Topographic Survey prepared by Rodney P. Kiser, PLS 38215, of True North Colorado, signed and stamped 01/06/22.
- Diagram of preliminarily anticipated set of Activity Envelope areas using the Improvement & Topographic Survey as its base.

IMPROVEMENT & TOPOGRAPHIC SURVEY

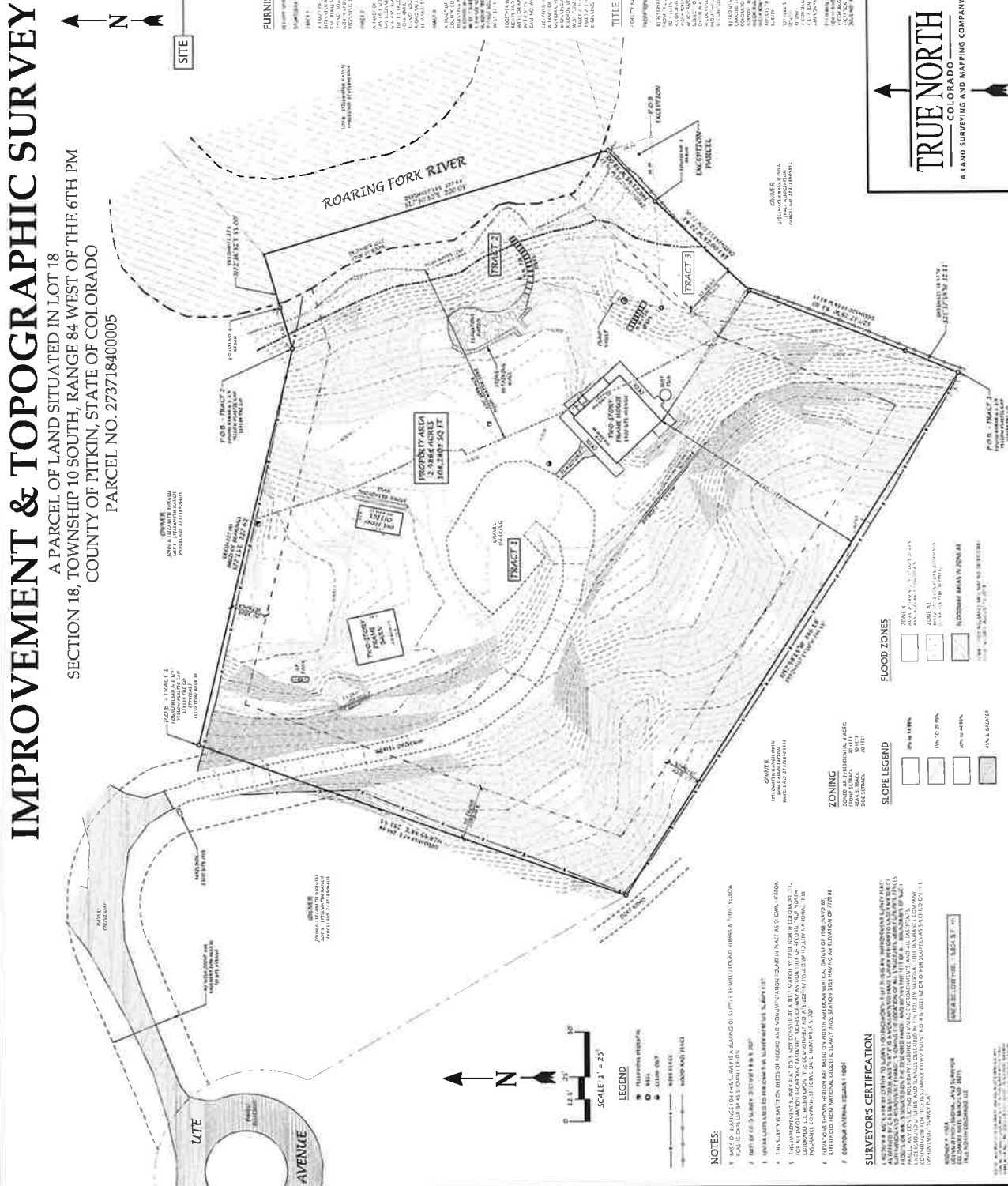
A PARCEL OF LAND SITUATED IN LOT 18
SECTION 18, TOWNSHIP 10 SOUTH, RANGE 84 WEST OF THE 6TH PM
COUNTY OF PITKIN, STATE OF COLORADO
PARCEL NO. 273718400005



FURNISHED PROPERTY DESCRIPTION:

THE PROPERTY DESCRIBED IS A PARCEL OF LAND SITUATED IN LOT 18, SECTION 18, TOWNSHIP 10 SOUTH, RANGE 84 WEST OF THE 6TH PM, COUNTY OF PITKIN, STATE OF COLORADO, PARCEL NO. 273718400005. THE PROPERTY IS BOUND BY THE ROARING FORK RIVER TO THE NORTH, THE CITY OF ASPEN TO THE WEST, AND THE PROPERTY OF THE STATE OF COLORADO TO THE EAST. THE PROPERTY IS APPROXIMATELY 100 FEET WIDE AND 200 FEET DEEP. THE PROPERTY IS CURRENTLY UNDEVELOPED AND IS SURROUNDED BY OTHER UNDEVELOPED PARCELS. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES: A 100 FOOT EASEMENT FOR THE ROARING FORK RIVER TO THE NORTH, A 10 FOOT EASEMENT FOR THE CITY OF ASPEN TO THE WEST, AND A 10 FOOT EASEMENT FOR THE PROPERTY OF THE STATE OF COLORADO TO THE EAST. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES: A 100 FOOT EASEMENT FOR THE ROARING FORK RIVER TO THE NORTH, A 10 FOOT EASEMENT FOR THE CITY OF ASPEN TO THE WEST, AND A 10 FOOT EASEMENT FOR THE PROPERTY OF THE STATE OF COLORADO TO THE EAST.

TITLE EXCEPTION NOTES:
THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.



NOTES:

- BASED ON SURVEY OF THE PROPERTY BY JAMES D. SMITH, REGISTERED SURVEYOR, AND HIS ASSOCIATES, INC., IN 2011.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL ANGLES ARE IN DEGREES, MINUTES, AND SECONDS.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR EASEMENTS THAT WOULD AFFECT THE SURVEY.
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LEGEND

SCALE 1" = 25'

- EXISTING BUILDING
- EXISTING DRIVE
- EXISTING EASEMENT
- EXISTING ENCUMBRANCE
- EXISTING EASEMENT
- EXISTING ENCUMBRANCE
- EXISTING EASEMENT
- EXISTING ENCUMBRANCE

FLOOD ZONES

- ZONE 1: 100 YEAR FLOOD ZONE
- ZONE 2: 500 YEAR FLOOD ZONE
- ZONE 3: 1000 YEAR FLOOD ZONE
- ZONE 4: 500 YEAR FLOOD ZONE
- ZONE 5: 1000 YEAR FLOOD ZONE
- ZONE 6: 1000 YEAR FLOOD ZONE
- ZONE 7: 1000 YEAR FLOOD ZONE
- ZONE 8: 1000 YEAR FLOOD ZONE
- ZONE 9: 1000 YEAR FLOOD ZONE
- ZONE 10: 1000 YEAR FLOOD ZONE

SLOPE LEGEND

- 0% TO 2%
- 2% TO 5%
- 5% TO 10%
- 10% TO 15%
- 15% TO 20%
- 20% TO 25%
- 25% TO 30%
- 30% TO 35%
- 35% TO 40%
- 40% TO 45%
- 45% TO 50%
- 50% TO 55%
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- 65% TO 70%
- 70% TO 75%
- 75% TO 80%
- 80% TO 85%
- 85% TO 90%
- 90% TO 95%
- 95% TO 100%

OWNER
SUSAN HOLLINGSWORTH
1000 1ST AVENUE
ASPEN, CO 81611

CONTRACT NO. 2018-0123
DATE 1/15/2018
SCALE 1" = 25'

TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

SUSAN HOLLINGSWORTH
IMPROVEMENT & TOPOGRAPHIC SURVEY
COUNTY OF PITKIN - STATE OF COLORADO

TRUE NORTH COLORADO LLC
A TRUE NORTH COLORADO LLC
1000 1ST AVENUE, SUITE 100
ASPEN, CO 81611
www.trueorthcolorado.com

PROJECT NO. 2018-0123
DATE 1/15/2018
SCALE 1" = 25'

TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

IMPROVEMENT & TOPOGRAPHIC SURVEY

A PARCEL OF LAND SITUATED IN LOT 18
SECTION 18, TOWNSHIP 10 SOUTH, RANGE 84 WEST OF THE 6TH PM
COUNTY OF PITKIN, STATE OF COLORADO
PARCEL NO. 273718400005



FURNISHED PROPERTY DESCRIPTION:
SECTION 18, TOWNSHIP 10 SOUTH, RANGE 84 WEST OF THE 6TH PM, COUNTY OF PITKIN, STATE OF COLORADO, PARCEL NO. 273718400005.

OWNER:
SUSAN HOLLINGSWORTH
10000 N. HOLLINGSWORTH DRIVE
ASPEN, CO 81611

APPROX. AREA OF ACTIVITY ENVELOPE:
APPROX. 1.5 ACRES

EXCLUDED AREA:
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