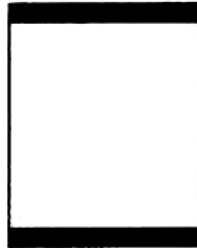


# **PROPERTY INFORMATION PACKAGE**

**MUTUAL**  
**REAL ESTATE**  
**CORPORATION**



**1630 OLD YORK ROAD**  
**SUITE 100**  
**ABINGTON, PENNSYLVANIA 19001**  
**(215) 784-9100 • FAX (215) 784-9540**

## **PROPERTY ADDRESS**

**2132 MORELAND ROAD**  
**ABINGTON, PA 19001**

### **MUTUAL REAL ESTATE CONTACT:**

**LOUIS J. SYRKUS**  
**Or**  
**LEE J. FADEN**

## Summary of Pertinent Information

**ADDRESS:** 2132 Moreland Road

**TOWNSHIP:** Abington

**COUNTY:** Montgomery

**STATE:** Pennsylvania

**USE:** Retail/ Warehouse Building

**ZONING:** SC- Special Commercial Districts.

**BUILDING SIZE:** ±5,640 square feet

**LOT SIZE:** 0.27 Acres

**YEAR BUILT:** 1966- with various expansions and update to date.

**CURRENT ASSESSMENT:** \$216,190.00

**TAXES:**

County	\$583.00 (2011)
Municipality	\$804.00 (2011)
School District	<u>\$6,010.00 (2011)</u>
Total Taxes	\$7,397.00 (2011)

**FRONT FOOTAGE:** 96 Feet

**DEPTH FOOTAGE:** 123 Feet

**SPACE AVAILABLE:** Retail Use ±2,550 square feet (1<sup>st</sup> Floor).  
Warehouse ±3,090 square feet (2<sup>nd</sup> Floor).

**BUILDING DESCRIPTION:** Two-story, masonry and brick retail store and warehouse building with a flat built-up roof, loading door that is serviced by one of the two 1000# hydraulic lifts, and asphalt parking lot. The first floor is concrete and the second floor is also concrete.

**CEILING HEIGHT:** At least 12'9" on both floors.

**HYDRAULIC LIFTS:** Two hydraulic lifts service this building. The larger lift is at the loading door. A second lift is used internally.

**OUTSIDE LIGHTING:** Many outside halogen spotlights illuminate the parking lot and outside of the building.

**SECURITY:** In addition to the outside spotlights, there is an alarm system, which is monitored 24/7 by a central station.

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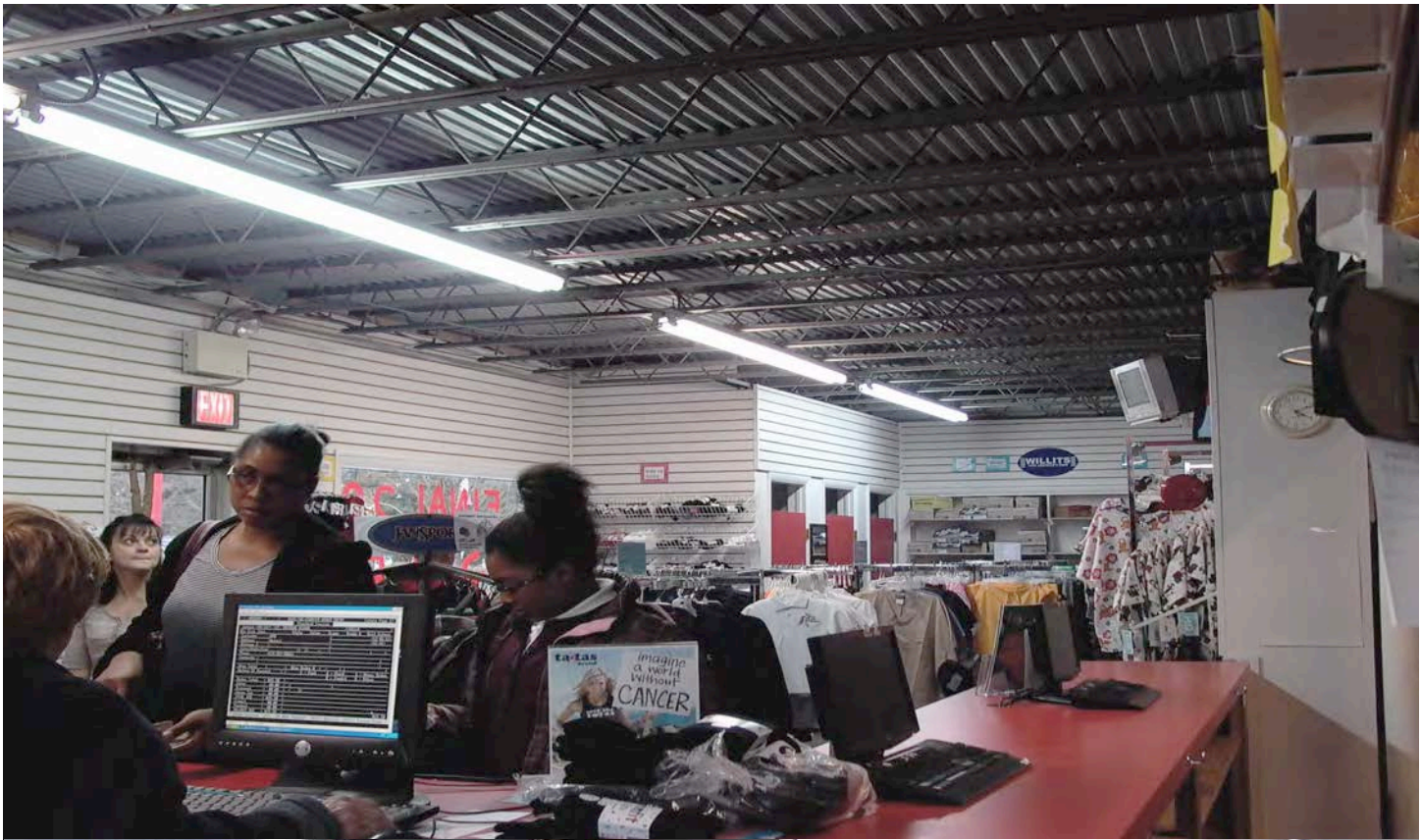
<b>UTILITIES:</b>	All public.
<b>BATHROOMS:</b>	One
<b>ELECTRICITY:</b>	This building is serviced by two electrical panels and contains at least 120 Volt, 200 Amp service.
<b>INTERNET ACCESS:</b>	This building is currently serviced by a 3 MBS MegaPath DSL service connection.
<b>HVAC:</b>	4 Zone Central Air Conditioning- All Electric 4 Zones Heat- 3 Oil, 1 Electric
<b>PARKING:</b>	Ample off street parking is available. There are at least 15 parking spots; with two covered parking slots.
<b>TRAFFIC COUNTS:</b>	Eastbound- $\pm$ 10,000 vehicles per day Westbound- $\pm$ 10,600 vehicles per day
<b>PUBLIC TRANSPORTATION:</b>	Serviced by SEPTA Routes 22 and 55, and within 0.4 miles from The Warminster Regional Rail Line.
<b>MISCELLANEOUS:</b>	This is the current location for Rose Uniforms, which is conveniently located among and within minutes of the Willow Grove Mall and a number of Major Strip Shopping Centers in Abington Township on Route 63, just off of Old York Road (Route 611 and Route 263), and within minutes of The 309 Expressway, Huntingdon Pike (Route 232), and the Willow Grove Exit of the Pennsylvania Turnpike.
<b>SALE PRICE:</b>	\$550,000.00
<b>RENTAL RATES:</b>	\$48,840.00 per annum, triple net (NNN)

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## **VIEW FROM MORELAND ROAD**

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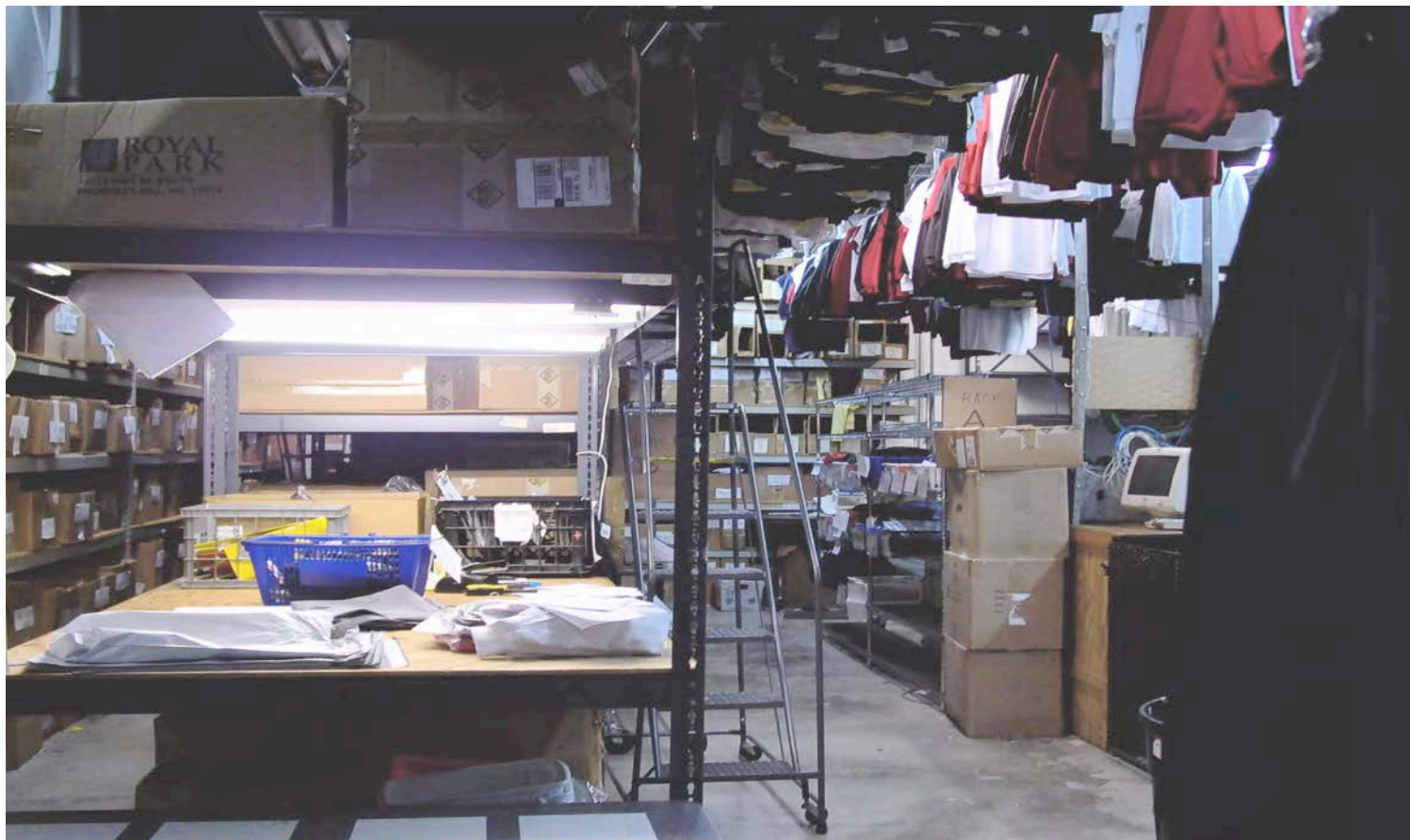
## THE RETAIL STORE

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## OFFICE SPACE

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### **VIEWS OF THE WAREHOUSE SPACE**

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### **VIEWS OF THE TWO (2) 1000# HYDRAULIC LIFTS**

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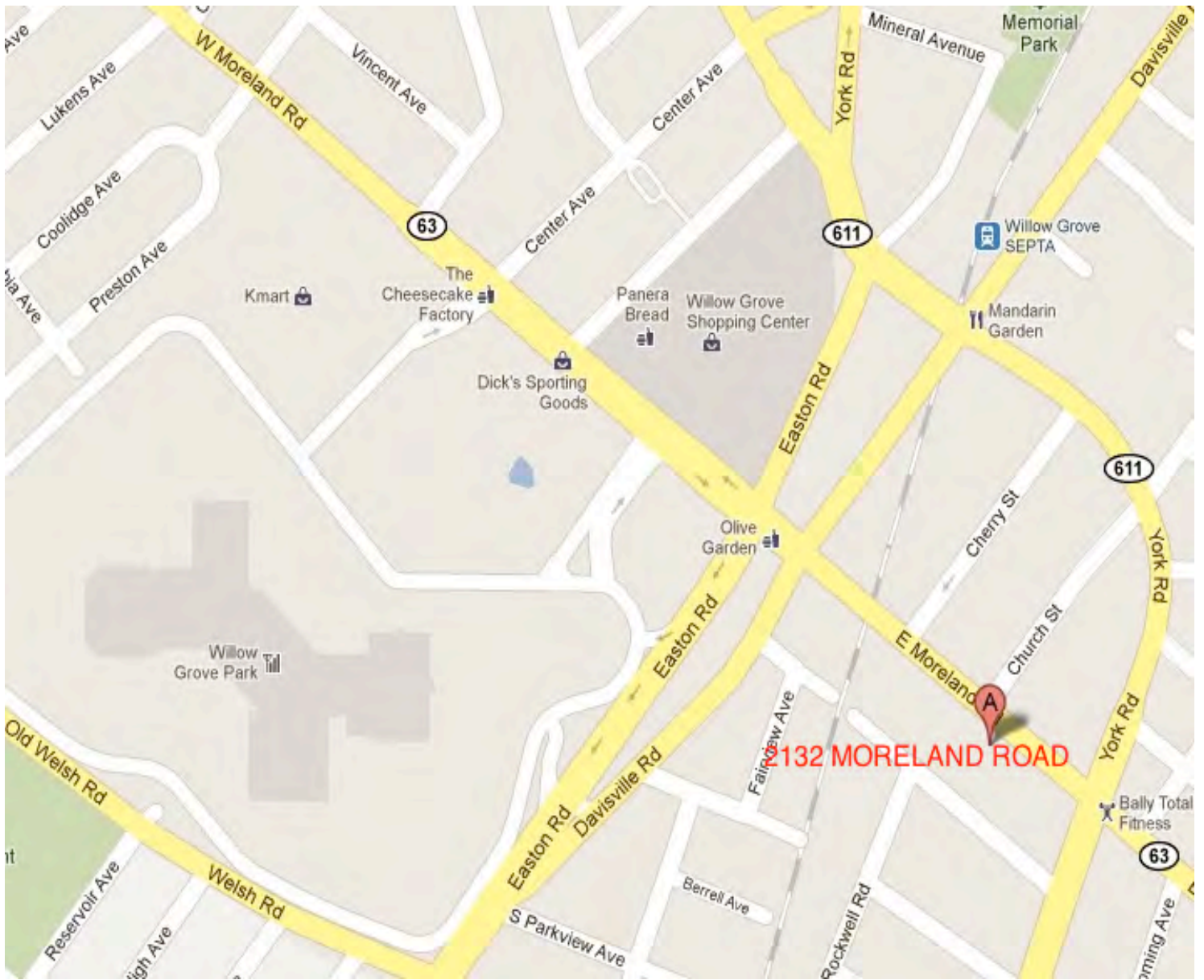


**FRONT ENTRANCE**



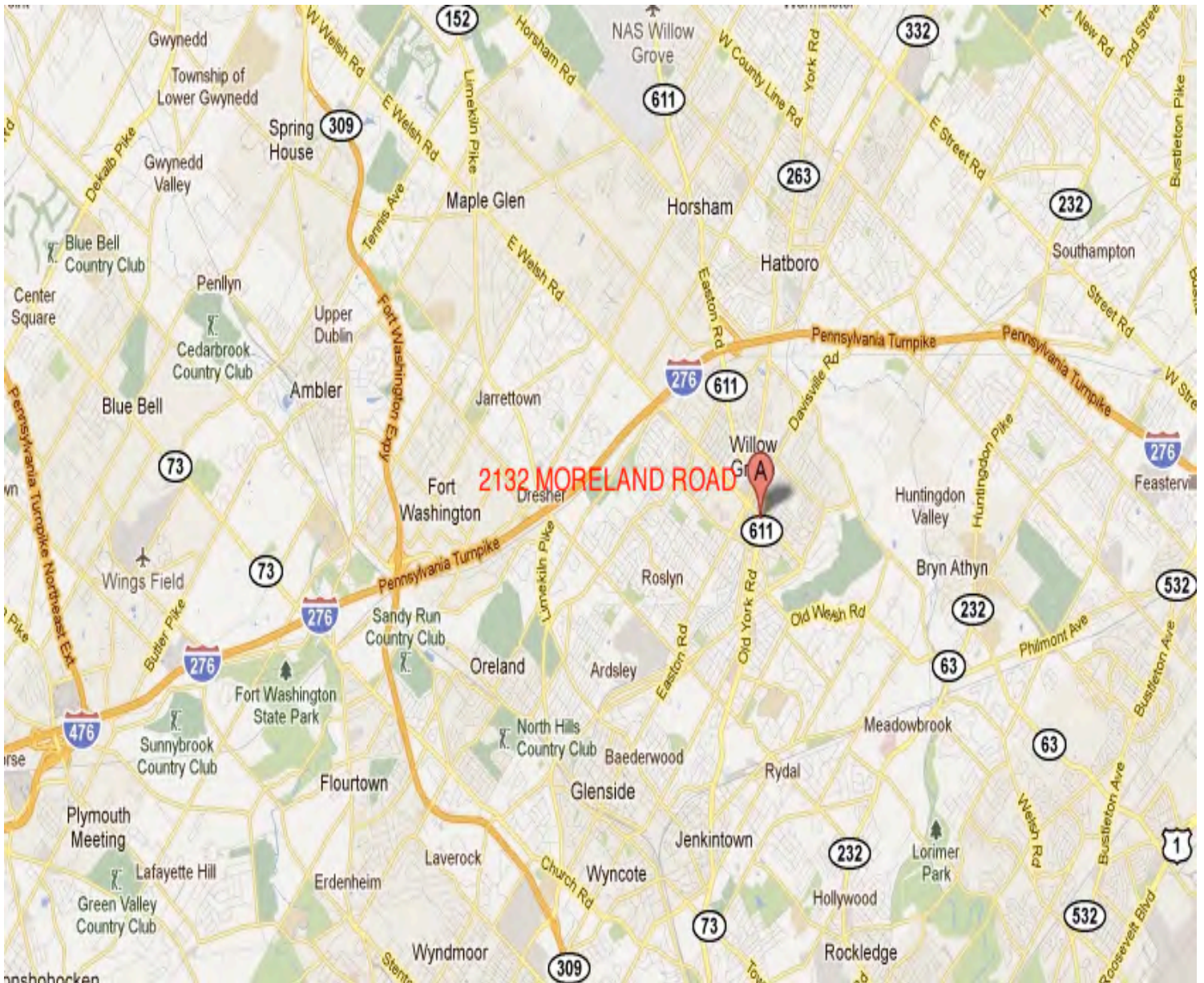
**REAR EXIT AND FIRE ESCAPE**

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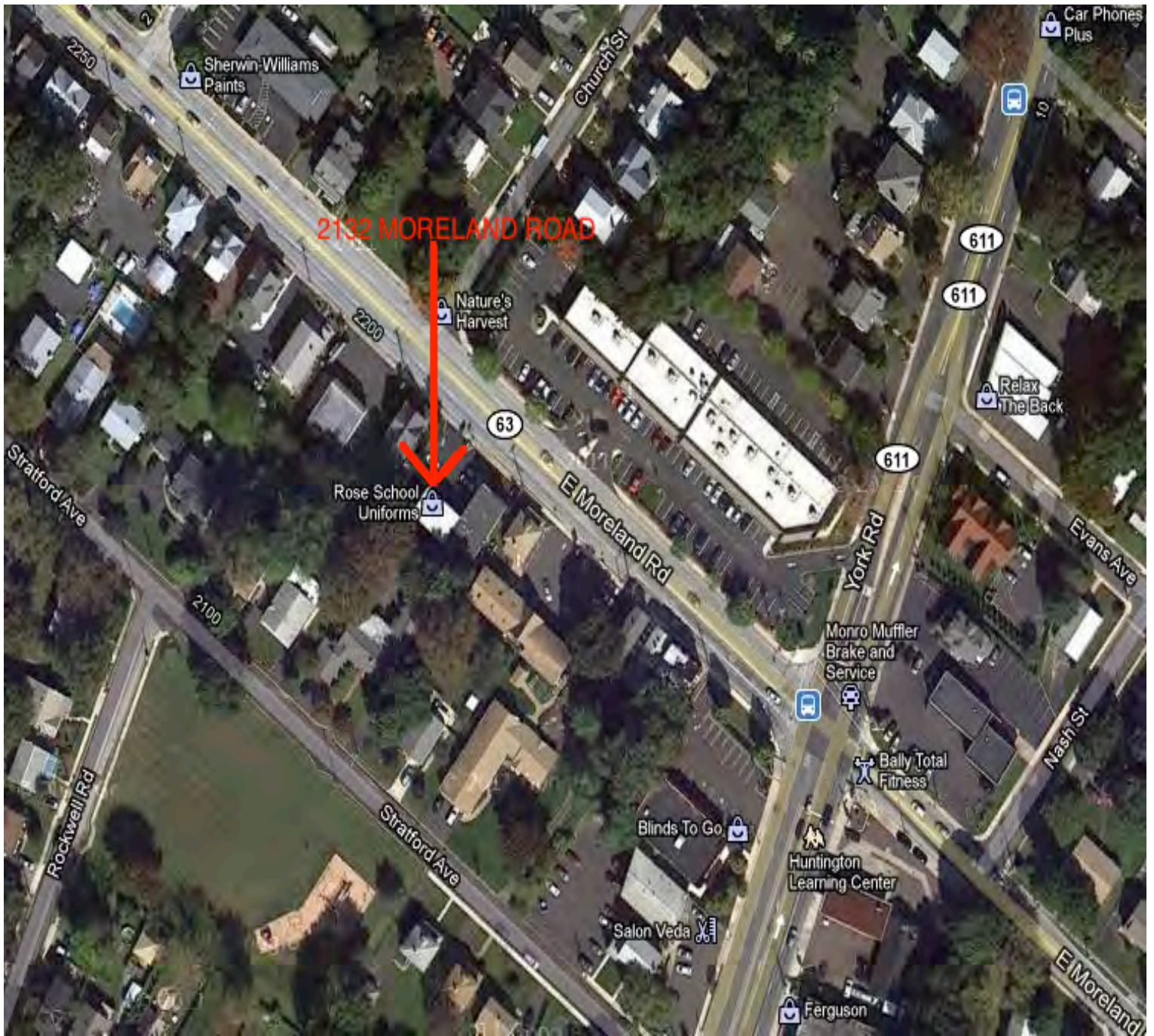
## LOCAL MAP

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## REGIONAL MAP

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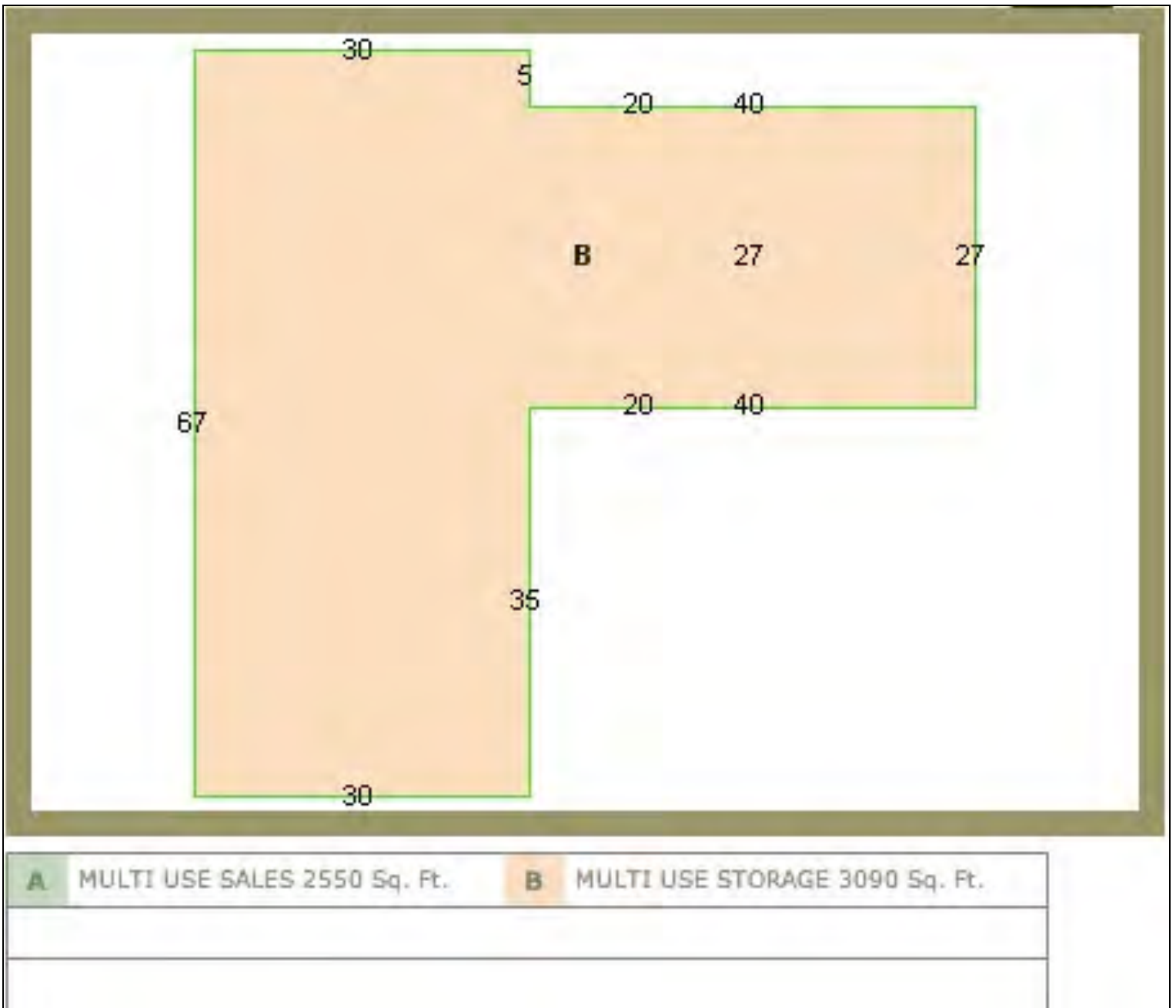
## AERIAL MAP

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## TAX MAP

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## BUILDING LAYOUT

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## 2132 Moreland Road, Abington, PA 19001 2011 Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	7,278	38,780	117,556
2011 Female Population	7,948	42,041	127,351
% 2011 Male Population	47.80%	47.98%	48.00%
% 2011 Female Population	52.20%	52.02%	52.00%
2011 Total Adult Population	11,498	62,877	192,149
2011 Total Daytime Population	14,850	92,767	245,392
2011 Total Daytime Work Population	9,396	59,844	146,854
2011 Median Age Total Population	37	40	40
2011 Median Age Adult Population	46	48	48
2011 Age 0-5	1,219	5,487	15,034
2011 Age 6-13	1,544	7,822	21,770
2011 Age 14-17	966	4,635	15,954
2011 Age 18-20	682	3,116	11,765
2011 Age 21-24	709	3,612	13,432
2011 Age 25-29	922	4,657	13,264
2011 Age 30-34	964	4,725	13,208
2011 Age 35-39	966	4,935	14,339
2011 Age 40-44	1,118	5,793	16,708
2011 Age 45-49	1,144	6,160	18,543
2011 Age 50-54	1,009	5,532	17,919
2011 Age 55-59	889	4,940	15,900
2011 Age 60-64	759	4,287	14,031
2011 Age 65-69	647	3,747	11,284
2011 Age 70-74	568	3,215	9,690
2011 Age 75-79	510	3,074	8,373
2011 Age 80-84	357	2,540	6,792
2011 Age 85+	255	2,543	6,903
% 2011 Age 0-5	8.00%	6.79%	6.14%
% 2011 Age 6-13	10.14%	9.68%	8.89%
% 2011 Age 14-17	6.34%	5.73%	6.51%
% 2011 Age 18-20	4.48%	3.86%	4.80%
% 2011 Age 21-24	4.66%	4.47%	5.48%
% 2011 Age 25-29	6.05%	5.76%	5.42%
% 2011 Age 30-34	6.33%	5.85%	5.39%
% 2011 Age 35-39	6.34%	6.11%	5.85%
% 2011 Age 40-44	7.34%	7.17%	6.82%

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% 2011 Age 45-49	7.51%	7.62%	7.57%
% 2011 Age 50-54	6.63%	6.84%	7.32%
% 2011 Age 55-59	5.84%	6.11%	6.49%
% 2011 Age 60-64	4.98%	5.30%	5.73%
% 2011 Age 65-69	4.25%	4.64%	4.61%
% 2011 Age 70-74	3.73%	3.98%	3.96%
% 2011 Age 75-79	3.35%	3.80%	3.42%
% 2011 Age 80-84	2.34%	3.14%	2.77%
% 2011 Age 85+	1.67%	3.15%	2.82%
2011 White Population	11,453	67,116	201,133
2011 Black Population	2,790	7,548	21,304
2011 Asian/Hawaiian/Pacific Islander	430	3,602	14,253
2011 American Indian/Alaska Native	37	127	404
2011 Other Population (Including 2+ Races)	516	2,429	7,814
2011 Hispanic Population	533	2,785	9,510
2011 Non-Hispanic Population	14,694	78,036	235,397
% 2011 White Population	75.22%	83.04%	82.13%
% 2011 Black Population	18.32%	9.34%	8.70%
% 2011 Asian/Hawaiian/Pacific Islander	2.82%	4.46%	5.82%
% 2011 American Indian/Alaska Native	0.24%	0.16%	0.16%
% 2011 Other Population (Including 2+ Races)	3.39%	3.01%	3.19%
% 2011 Hispanic Population	3.50%	3.45%	3.88%
% 2011 Non-Hispanic Population	96.50%	96.55%	96.12%
2000 Non-Hispanic White	12,179	70,887	208,195
2000 Non-Hispanic Black	2,886	6,770	17,186
2000 Non-Hispanic American Indian/Alaska Native	35	186	266
2000 Non-Hispanic Asian	257	2,420	9,660
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	36
2000 Non-Hispanic Some Other Race	n/a	30	257
2000 Non-Hispanic Two or More Races	147	619	2,165
% 2000 Non-Hispanic White	78.55%	87.61%	87.56%
% 2000 Non-Hispanic Black	18.61%	8.37%	7.23%
% 2000 Non-Hispanic American Indian/Alaska Native	0.23%	0.23%	0.11%
% 2000 Non-Hispanic Asian	1.66%	2.99%	4.06%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.02%
% 2000 Non-Hispanic Some Other Race	0.00%	0.04%	0.11%
% 2000 Non-Hispanic Two or More Races	0.95%	0.77%	0.91%

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Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2011 Total Population	15,227	80,821	244,907
2011 Total Households	5,742	31,625	95,227
Population Change 1990-2011	-647	-1,115	3,540
Household Change 1990-2011	-5	33	3,952
% Population Change 1990-2011	-4.08%	-1.36%	1.47%
% Household Change 1990-2011	-0.09%	0.10%	4.33%
Population Change 2000-2011	-532	-1,570	2,371
Household Change 2000-2011	-89	-489	1,354
% Population Change 2000-2011	-3.38%	-1.91%	0.98%
% Households Change 2000-2011	-1.53%	-1.52%	1.44%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	6,044	33,030	96,450
2000 Occupied Housing Units	5,848	32,129	93,802
2000 Owner Occupied Housing Units	4,629	23,395	68,079
2000 Renter Occupied Housing Units	1,219	8,734	25,723
2000 Vacant Housing Units	197	901	2,648
% 2000 Occupied Housing Units	96.76%	97.27%	97.25%
% 2000 Owner Occupied Housing Units	76.58%	70.83%	70.58%
% 2000 Renter Occupied Housing Units	20.17%	26.44%	26.67%
% 2000 Vacant Housing Units	3.26%	2.73%	2.75%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Median Household Income	\$59,263	\$63,859	\$68,487
2011 Per Capita Income	\$31,116	\$38,408	\$38,648
2011 Average Household Income	\$82,515	\$98,155	\$99,396
2011 Household Income < \$10,000	284	1,194	3,984
2011 Household Income \$10,000-\$14,999	166	1,030	3,224
2011 Household Income \$15,000-\$19,999	243	1,142	3,441

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2011 Household Income \$20,000-\$24,999	172	1,253	3,523
2011 Household Income \$25,000-\$29,999	224	1,442	3,781
2011 Household Income \$30,000-\$34,999	404	1,846	4,853
2011 Household Income \$35,000-\$39,999	312	1,461	3,963
2011 Household Income \$40,000-\$44,999	301	1,267	3,684
2011 Household Income \$45,000-\$49,999	287	1,454	3,918
2011 Household Income \$50,000-\$59,999	516	2,806	7,255
2011 Household Income \$60,000-\$74,999	637	3,567	10,579
2011 Household Income \$75,000-\$99,999	1,066	4,835	14,059
2011 Household Income \$100,000-\$124,999	469	2,301	9,171
2011 Household Income \$125,000-\$149,999	199	1,541	6,396
2011 Household Income \$150,000-\$199,999	329	2,149	6,586
2011 Household Income \$200,000-\$249,999	51	847	2,778
2011 Household Income \$250,000-\$499,999	82	1,241	3,516
2011 Household Income \$500,000+	n/a	250	514
2011 Household Income \$200,000+	134	2,338	6,808
% 2011 Household Income < \$10,000	4.95%	3.78%	4.18%
% 2011 Household Income \$10,000-\$14,999	2.89%	3.26%	3.39%
% 2011 Household Income \$15,000-\$19,999	4.23%	3.61%	3.61%
% 2011 Household Income \$20,000-\$24,999	3.00%	3.96%	3.70%
% 2011 Household Income \$25,000-\$29,999	3.90%	4.56%	3.97%
% 2011 Household Income \$30,000-\$34,999	7.04%	5.84%	5.10%
% 2011 Household Income \$35,000-\$39,999	5.43%	4.62%	4.16%
% 2011 Household Income \$40,000-\$44,999	5.24%	4.01%	3.87%
% 2011 Household Income \$45,000-\$49,999	5.00%	4.60%	4.11%
% 2011 Household Income \$50,000-\$59,999	8.99%	8.87%	7.62%
% 2011 Household Income \$60,000-\$74,999	11.09%	11.28%	11.11%
% 2011 Household Income \$75,000-\$99,999	18.56%	15.29%	14.76%
% 2011 Household Income \$100,000-\$124,999	8.17%	7.28%	9.63%
% 2011 Household Income \$125,000-\$149,999	3.47%	4.87%	6.72%
% 2011 Household Income \$150,000-\$199,999	5.73%	6.80%	6.92%
% 2011 Household Income \$200,000-\$249,999	0.89%	2.68%	2.92%
% 2011 Household Income \$250,000-\$499,999	1.43%	3.92%	3.69%
% 2011 Household Income \$500,000+	0.00%	0.79%	0.54%
% 2011 Household Income \$200,000+	2.33%	7.39%	7.15%

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Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$2,269,365	\$14,101,826	\$43,686,569
2011 Jewelry Stores	\$1,723,554	\$10,455,004	\$32,519,384
2011 Men's Clothing Stores	\$3,521,721	\$21,445,281	\$67,219,080
2011 Shoe Stores	\$3,212,828	\$19,912,659	\$61,850,788
2011 Women's Clothing Stores	\$6,470,712	\$38,719,157	\$121,497,922
2011 Automobile Dealers	\$45,064,053	\$262,846,422	\$796,540,896
2011 Automotive Parts/Acc/Repair Stores	\$5,374,469	\$32,077,776	\$99,018,214
2011 Other Motor Vehicle Dealers	\$1,595,074	\$9,772,465	\$30,434,469
2011 Tire Dealers	\$1,426,026	\$8,486,149	\$26,186,184
2011 Hardware Stores	\$664,781	\$4,960,594	\$14,729,653
2011 Home Centers	\$4,920,804	\$29,111,874	\$88,305,478
2011 Nursery/Garden Centers	\$1,499,236	\$8,883,657	\$27,284,421
2011 Outdoor Power Equipment Stores	\$631,610	\$3,394,980	\$9,890,564
2011 Paint/Wallpaper Stores	\$196,842	\$1,108,267	\$3,346,415
2011 Appliance/TV/Other Electronics Stores	\$3,917,585	\$24,101,408	\$75,409,003
2011 Camera/Photographic Supplies Stores	\$685,670	\$4,125,860	\$12,728,428
2011 Computer/Software Stores	\$2,140,917	\$12,646,454	\$38,998,846
2011 Beer/Wine/Liquor Stores	\$2,474,590	\$15,389,544	\$47,763,151
2011 Convenience/Specialty Food Stores	\$6,435,968	\$49,465,821	\$142,760,582
2011 Restaurant Expenditures	\$32,873,547	\$274,801,859	\$796,604,224
2011 Supermarkets/Other Grocery excl Convenience	\$30,032,604	\$180,113,125	\$554,653,918
2011 Furniture Stores	\$4,225,903	\$25,332,219	\$78,246,621
2011 Home Furnishings Stores	\$2,553,128	\$16,004,905	\$50,143,657
2011 Gen Merchandise/Appliance/Furniture Stores	\$37,535,963	\$226,158,742	\$701,585,710
2011 Gasoline Stations w/ Convenience Stores	\$25,334,758	\$164,782,246	\$508,296,782
2011 Other Gasoline Stations	\$18,898,793	\$115,316,426	\$365,536,205
2011 Department Stores excl Leased Departments	\$41,453,548	\$250,260,148	\$776,994,696
2011 General Merchandise Stores	\$33,310,061	\$200,826,522	\$623,339,078
2011 Other Health/Personal Care Stores	\$2,939,884	\$17,103,003	\$52,159,538
2011 Pharmacies/Drug Stores	\$14,604,666	\$86,909,624	\$267,813,635

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2011 Pet/Pet Supplies Stores	\$2,113,640	\$12,653,496	\$39,035,019
2011 Book/Periodical/Music Stores	\$725,101	\$4,349,279	\$14,957,128
2011 Hobby/Toy/Game Stores	\$1,223,399	\$6,053,272	\$17,218,327
2011 Musical Instrument/Supplies Stores	\$389,533	\$2,309,846	\$7,072,504
2011 Sewing/Needlework/Piece Goods Stores	\$134,325	\$821,058	\$2,671,442
2011 Sporting Goods Stores	\$1,616,634	\$12,247,919	\$40,114,365
2011 Video Tape Stores - Retail	\$337,598	\$2,035,821	\$6,296,719

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## SECTION 401. SPECIAL COMMERCIAL DISTRICTS

Section 401.1. Purpose: The purpose and intent of the Special Commercial District is to provide for a variety of commercial establishments and service businesses that offer specialized goods or services in markets generally greater than the immediate local neighborhood.

Section 401.2. Use Regulations: A building may be erected, altered, or used, and a lot may be occupied or used, in whole or in part, for any of the following uses and no other, provided that such uses shall comply with the district regulations established in this Article and all other applicable sections of this Ordinance.

### Section 401.2.A. Uses by Right:

1. B-2 Kennel
2. C.1 Automotive Sales
3. C-3 Bank
4. C-4 Building Materials
5. C.7 Commercial School
6. C.S Convenience Store
7. C-9 Drive-In Facility
  
8. C-10 Dry Cleaners (Drop-Off)
10. C-12 Funeral Home
11. C-14 Laundry (Self-Service)
12. C-17 Parking Lot
13. C-18 Personal Care Business
14. C-19 Professional Service Business
15. C-20 Radio/TV Station
16. C-21 Rental Agency (Vehicles)
17. C-22 Repair Shop
18. C-23 Restaurant
19. C-24 Retail Foods
20. C-25 Retail Shops
21. C-26 Retail Store
22. C-27 Supermarket
23. C-29 Shopping Center
24. C-31 Storage Facility
25. C-32 Tavern/Bar
26. C-33 Veterinary Clinic
27. D-1 Assembly Plant
28. D-2 Contracting Shop
29. D-3 Distribution Center
30. D-7 Lumber Yard
31. D-14 Recycling Drop-Off Center
32. D-16 Wholesale Facility
33. D-17 Warehouse Facility
34. E-3 Adult/Child Day Care
35. E-S Municipal Complex
36. F-1 Office Building

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- 37. F-2 Medical Clinic
- 38. F-3 Medical Office
- 39. G-3 Athletic Club
- 40. G-7 Indoor Recreation
- 41. J-2 Emergency Services
- 42. **J-3** Utility Facility
- 43. The following accessory uses are Permitted:
  - a. A-2 Non-Residential Accessory Structure
  - b. A-4 Commercial Vehicles
  - c. A-5 Antenna Systems
  - d. A-6 Fence/Wall
  - c. A-R Storage

**Section 401.2.B. Use by Conditional Use Hearing:**

- 1. G-2 Amusement Park
- 2. G-5 Movie Theater

**Section 401.2.C. Use by Special Exception:**

- 1. C-2 Automotive Service
- 2. C-5 Car Wash
- 3. **C-11** Dry Cleaners (On-site)
- 4. C-28 Service Station

**Section 401.3. Dimensional Regulations:** The following dimensional regulations are the district standards, which must be achieved for any use, addition *or* alteration:

MINIMUM LOT DIMENSIONS		
Lot Area	Lot Width	Lot Depth
10,000 sq ft	100 ft.	100 ft.
MINIMUM YARD DIMENSION		
Front	Side #	Rear
15ft/50ft'	20ft. <b>2 required</b>	25ft.
COVERAGE		
Max. Bldg. Area	.Max. Impervious	Min. Green Area
40 percent	<b>80 Percent</b>	<b>20 percent</b>
BUILDING DIMENSIONS		
Max. Height	Max. Length	Min. Separation
35 feet	200 feel	30 feet

Note: Residential Buffer requirements may change minimum yard size.

There shall be a front yard on each street abutting, the lot, which shall not be less than fifteen (15) feet in depth, provided that in any case where parking

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is permitted in the front yard the depth of such yard shall not be less than fifty (50) feet.

**Section 401.4. Special Development Regulations:**

**A. Regulations**

1. All work shall be conducted within a completely enclosed building.
2. Outdoor storage shall be permitted in rear yards provided all conditions of use A-8 are satisfied.
3. Except for use A-4, a use, accessory to a principal use on the lot or premises, cannot serve another use off site at a different location.
4. If located on an arterial highway or collector road, a lot or use less than two (2) acres in size may not have more than two (2) locations for ingress and egress combined, per street frontage.
5. No equipment, goods, merchandise, or material of any nature shall be displayed, stored, or offered for sale within the required front yard or buffer areas. Outdoor display signs, telephone booths, and vending machines are not permitted.
6. **No building: lot, or use, may be utilized for any purpose that is hazardous, noxious, or offensive to surrounding properties. See environmental performance standards for specific application.**
7. Indoor repair and processing area, if located on a ground floor, shall be effectively screened from the front portion of the building and that portion used by customers, by a wall or partition.
8. Front yard window area may not be utilized for storage of equipment and work-related materials, but may be utilized for neatly kept merchandise and showroom displays. Window signs are limited to twenty-five (25) percent of the glaze area.
9. Residential apartments or residential land use in conjunction with business enterprise in this district is expressly prohibited.
10. **Landscape and Buffer Requirements:**
  - a. **Front Yard:** A landscape buffer of not less than ten (10) feet in depth shall be provided along the property line of each front yard area.
  - b. **Side Yard:** A landscape buffer of not less than three (3) feet in depth shall be provided along the property line of each side yard area.

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c. Rear Yard: A landscape buffer of not less than fifteen (15) feet in depth shall be provided along the property line of the rear yard area.

d. Residential Buffer: When a rear yard or side yard abuts a residential zoning district, a buffer of not less than twenty (20) feet in depth shall be provided.

e. Landscape and screening buffers shall meet the requirements established under the landscaping provisions of this Ordinance, and shall be maintained and replaced when dead or diseased.

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