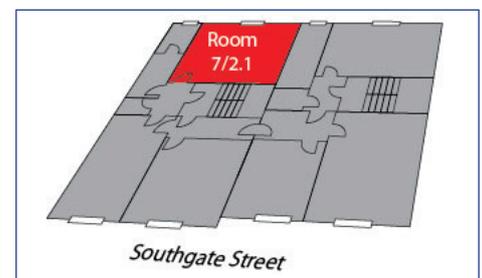


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- 251 sq ft/23.3 sq m (approx)
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