

Property Information Packet

1113 W. Douglas Ave. Wichita, KS 67213



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PROPERTY DETAIL PAGE SELLERS PROPERTY DISCLOSURE WATER WELL ORDINANCE TERMINEX APPLICATION RECORD TERMINEX INSPECTION GRAPH ROOFING PROPOSAL REMODEL HIGHLIGHTS AVERAGE UTILITIES ZONING MAP FLOOD ZONE MAP AERIAL PLAT MAP GUIDE TO AUCTION COSTS

This Property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price.

Click photo to enlarge or view multi-photos.	MLS#: Status:	337298 m VT: N Active	Sale/Rent? S Building Size (SQFT): 2,001 - 3,000
	Туре:	Retail	Gross Bldg Sqft: 300
	Address:	1113 W DOUGLAS AV	ELand Sqft: 6,098
		WICHITA, KS <u>67213</u>	Net Rentable Sqft:
	County:	Sedgwick	Max Continguous Sqft: 300
	Area:	301	Vacant Sqft: 0
	Asking Price	:\$0 (Auction)	Original Price: \$0
	Class:	Commercial/Ind/Bus	# of Stories: 1
	Sale/Lease:	For Sale	Year Built: 1922
Christopher Clark	Auction?:	Y	Acreage: 0.130

			General I	nfo				
Internet Display	<i>/</i> :	Y	Address	-	Y			
Comment Displa				n Display:	Y			
Zoning:	-	Limited Comm	Present	Use of Bldg.:	BUSINE	SS		
Building on Leas	sed Land:		Investme	ent Package A	vail: N			
Legal:				J				
Directions:		Seneca and Dougla	s. West to property.					
			Feature	56				
Loading Dock:	None		104141	Rail:	Non	e		
Overhead Doors				Parking:			eet Parking, I	Paved
Road Frontage:		I		Location:		estanding		
Construction:	5	oncrete-Poured		Sidewall Hei		t to 13 Ft		
Roof:	Flat Roof			Floors:	•	oet, Tile		
Utilities Avail:	Gas, Electri	ic, City Water, City	Sewer, Master Meter	Electrical:	110	Volt, 220 Vo	olt	
Heating:	Forced Air,	Gas		Cooling:	Cen	tral Air, Gas		
Proposed Financing:	Cash, Othe	r/See Remarks		Terms of Lea	ase: No l	_eases		
Ownership:	Individual			Possession:	At C	losing		
Tenant Paid:			tricity, Gas, Internal nce, Real Estate Tax,			Mechanical R	epairs, Perso	onal
Owner Paid:	External Bu	ilding Repairs, Elec	tricity, Gas, Internal nce, Real Estate Taxe	Building Repair	s, Janitorial, M	Mechanical R	epairs, Perso	onal
Documents on	Aerial Photo	os Photographs Se	ellers Prop. Disclosure	x				
File:		53, 1 Hotographs, 50		•				
Flood Insurance								
Misc. Features:	Security Lig	hts, Security Syste		•				
			Taxes & Fin					
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Auction?:		Y	Type of Auction Sale:	Reserve	Method of Auction:	Live Only	Auction Offering:	Estate Only
Auction Location	n:	ONSITE			Auction Date:	06/14/201	Start Time	3:00 PM
1-Open for Previ	iew?:	Y	1-Open/Preview Date:	06/14/2012	1-Open Start Time:	2:00 PM	1-Open End Time:	3:00 PM
2-Open for Previ	iew?:		2-Open/Preview Date:		2-Open Start Time:		2-Open End Time:	
3-Open for Previ	iew?:		3-Open/Preview Date:		3-Open Start Time:		3-Open End Time:	
Broker Registrat	ion Req.?:	Y	Broker Registartion Deadline:	5PM PRIOR BUSINESS DAY	Buyer Premium?:	Y	Premium Amount:	10%
Earnest Money?		Y	Earnest amount %/\$:	10000				
Terms of Sale: Personal Proper	ty:		/o/ æ.					
			Commei	nts				

Public Remarks: ONSITE REAL ESTATE AUCTION ON JUNE 14, 2012 @ 3:00 PM. Approximately 3,000 SF retail shop in the Delano Historic District, currently Christopher Clark Photography. This property has been completely renovated with beautiful finishings, including exposed brick throughout, the look of old ceramic tile in main traffic areas, kitchen with all new, stainless steel appliances,

granite countertops and Kraftmaid cabinets; solid wood doors, satin nickel hinges, beveled glass, Zodiak countertops in offices and production rooms, Kraftmaid cabinetry and work stations, Brizio faucet and Mexican basin in restroom, Blanco stainless steel faucet and basin in kitchen, original tin ceilings in main room, studio and executive office, 2nd restroom in executive office and satin nickel push bars on entry doors and main double doors. Other improvements include, three King HVAC systems installed in 2008, new 6gallon hot water heater in 2012, new electrical and CAT 5 wiring in 2008 and architectural track lighting throughout. The flexible layout would be ideal for any business setting. The building features a large open reception/lounge area, executive office, offices, studio, production room, workstations, restrooms and kitchen. Excellent business opportunity in a great neighborhood! This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, wood destroying insects, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, presence of radon, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) / Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price. This property will be open for previewing one hour prior to the real estate auction or by scheduled appointment. The earnest money amount due at the auction from the high bidder is \$10,000.00.

MLS#: 337298

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Prepared by Melissa Bridges of McCurdy Auction, LLC on 5/16/2012 12:52:37 PM

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19. YES NO Any fire, flood or other casually loss at the property. 20. YES NO The failure of the property to comply with the requirements of the Americans with Disabilities Act or any other law or regulation. 21. YES NO Any present or past presence of above ground or underground storage tanks, or any other present or past use of hazardous materials on the property. F THE ANSWER TO ANY OF THE ABOVE QUESTIONS IS "YES", EXPLAIN (Attach additional sheets as needed) FELLER STATES THAT THE ABOVE INFORMATION IS TORE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE, AS OF THE DATE IGNES BY SULLER, SELLER STATES THAT THE ABOVE INFORMATION IS TORM IF CONDITIONS OR RESPONSES CHANGE BETWEEN THE DATE SELLER IGNES AND THE CLOSING DATE ELLER DATED URCHASER'S ACKNOWLEDGEMENT: WE HAVE READ AND RECEIVED A COPY OF THIS STATEMENT AND DONE AN INDEPENDENT INVESTIGATION OF THE PROPERTY AND AND RECEIVED A COPY OF THIS STATEMENT AND DONE AN INDEPENDENT INVESTIGATION OF THE PROPERTY AND SEECONS, I/WE FURTHER UNDERSTATIONS REAGADING THE DEAD AND RECEIVED A COPY OF THIS STATEMENT AND DONE AN INDEPENDENT INVESTIGATION OF THE PROPERTY AND STATE BROKER OR AGENT. WE HAVE READ AND RECEIVED A COPY OF THIS STATEMENT AND DONE AN INDEPENDENT INVESTIGATION OF THE PROPERTY AND BEEN MADE BEY SOLUTIONS FOR THE DEAD AND RECEIVED A COPY OF THIS STATEMENTS CONTAINED HEREIN ARE THE SELLERS', NOT THOSE OF THE REAL STATE BROKER OR AGENT. ILLER OR THE RALE SET ADVISED TO HAVE THE READVER XAMINED BY INDEPENDENT INFERMENTIONS REGRADING THE STATEMENTS CONTAINED HEREIN ARE THE SELLERS', NOT THOSE OF THE REAL STATE BROKER OR AGENT. <th>18. YES XNO ANY TO</th> <th>ther wood destroying insects</th> <th>eclassification of the property i</th> <th>or property tax purposes.</th> <th>AS OF THE AREA TO STATE</th>	18. YES XNO ANY TO	ther wood destroying insects	eclassification of the property i	or property tax purposes.	AS OF THE AREA TO STATE
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Approved 9/97 by legal counsel of the Kansas Association of REALTORS® for use by its members. Revised 9/01 Page 1 of 1

Instandt This contract is for use by BRADEN MCCURDY. Use by any other party is illegal and voids the contract.



<u>Water Well, Lagoon & Septic Ordinance</u> <u>City of Wichita & Sedgwick County</u>

Property Address:

14.1

1113 W. Douglas Ave., Wichita, KS 67213

- 1. Within the *City of Wichita*, any property with any type of water well must have an inspection when the property is being transferred. The property owner is required to notify the Health Department, and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking or bathing) it must be sampled as well. An additional sample fee of \$25.00 per sample will be charged. If the well is for irrigation purposes only, the inspection must be conducted; however the water sample is optional. The City of Wichita will bill for the inspection and sample.
- In Sedgwick County (not within the city of Wichita) Code Enforcement charges fees of \$60 for wastewater inspection (Septic/Lagoon), \$50 for Water Well (Drinking/Irrigation), or \$100 for both system inspections. If a water sample is required, it is an additional \$45. Sedgwick County requires payment prior to scheduling inspections.
- 3. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement if they are not within 10 feet of main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.
- 4. All wastewater septic and lagoon systems must be inspected prior to property transfer. Prior to scheduling septic inspection, the septic tank must be pumped and inspection must be made at the same time of pumping. Please coordinate this inspection with your septic pumping company and the city/county inspector. Lagoon systems do not need pumping prior to transfer; however, an inspection by the Health Department is required.

DOES THE PROPERTY HAVE A WELL? YES NO X	
If yes, what type? Irrigation Drinking Other	_
Location of Well:	
DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES	NO X
If yes, what type? Septic Lagoon	
Location of Lagoon/Septic Access:	
1 CAM-Member	5-10/2
Owner	Date
Owner	Date

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Terminix Addr	ess	a second		ment Limited Tre		atmont
	State			,		112C
	1. 101.2			*MPH from		
					(direction)	
Target Pest	Gubterranean Termites	□ Drywood Termites □ C	01d House Borers	Powderpost Beetles 🛛 W	ood Decay Fungi ເ	
Product Applied		Manufacturer	EPA#	% Applied	Amount	Formulation
Bora-Care (SL)	Disodiumoctaborate	Whitmire Micro-Gen Nisus	499-488 64405-1	□ 0.25% □ 9% □ 13%	ea gal	A=Aerosol
Cy-Kick (A)	Cyfluthrin	Whitmire MicroGen	499-470	□ 16% □ 23% □ 0.1%	0z	B=Bait D=Dust
□ Phantom (SC)	Chlorfenapyr	BASF	241-392	□ 0.125%□ 0.25%	gal	EC=Emulsifiable Conc.
☐ Prelude (EC) ☐ Premise 75 (SP)	Permethrin Imidacloprid	Syngenta Bayer	100-997 3125-455	□ 0.5% □ 1% □ 2% □ 0.05% □ 0.1%	gal gal	SC=Suspendable Conc SL=Soluble Liquid
□ Premise 0.5 SC (SC) Imidacloprid	Bayer	3125-497	□ 0.05% □ 0.1%	gal	SP=Soluble Powder WG=Water Dispersible
⊐ Premise Gel (B) ⊐ Recruit II (B)	Imidacloprid Hexaflumuron	Bayer Dow AgroSciences	3125-544 62719-272	□ 0.001% □ 0.5%	grams	Granules
C Recruit II AG (B)	Hexaflumuron	Dow AgroSciences	62719-270	□ 0.5%	ea	WP=Wettable Powder
⊐ Recruit III (B) ⊐ Recruit III AG (B)	Noviflumuron Noviflumuron	Dow AgroSciences Dow AgroSciences	62719-453 62719-454	□ 0.5% □ 0.5%	ea	*Application Rate
Termidor SC (SC)	Eipronil	BASE	7969-210	⊡ 0.5% ⊡ 0.125%	ea gal	à 4 gal/10 linear feet/f
⊐ Termidor 80 (WG) ⊐ Tim-Bor	Fipronil	BASF	7969-209	0.06% 0.125%	gal	□ 2 gal/10 linear feet □ 1 gal/10 square ft
⊐ T-Max AG Bait	Disodiumoctaborate Noviflumuron	Nisus Dow AgroSciences	64405-8 62719-454-81370		gal	□ 1.5 gal/10 square ft
T-Max Termite Bait	Noviflumuron	Dow AgroSciences			ea	□/
]						□ Applied at less
						than label rate Monitoring Stations only (no bait)
 *Gas Engine *25 PSI or less at no *Hand Duster 	⊐ *Electric mo zzle ⊔ *50 PSI or le □ *Aerosol Inje	ess at nozzle	at pump 0		oller Pump	1 *In-Line Injection Syste
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Key #31117 Rev. 1/05 R/P 5/06

©2006 The Terminix International Company L.P.

* Complete where applicable.

OWNER'S Chris Clark OCCUPANT Same		
HOME SATE B246	Ta STATE	EATMENT NOTICE
PHONE		ED;
LINEAL FOOTAGE	TYES TINO YEA	R BUILT:
DEPTH TO FOOTER, Front=, Right=	, Rear=, Left=	- 1 X In C
Roof Type: Note "Hazard" Locations on Graph:	DATE: []Water Shut-off Valve (WS) []Ga SP} []Exterior Natural Gas BBO Gril/F	s Meter (GM) Fixture (NGF)
117A 117A NTA 117A PHD PHD PHD PHD PHD		
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PREVENTIVE KEY SUBTERRANEAN TERMITES = X POWDER-POST E TREATMENT OR DRYWOOD TERMITES = K WOOD BORING E OR OF: DAMPWOOD TERMITES = Z FUNGUS = F OCONTROL EXISTING DAMAGE = X WELL/CISTERN = TREATMENT GENMOSAN TERMITES = C DRYBUTES = C	EETLES = WB CELLULOSE EXCESSIVE I W/C FAULTY GRA	DEBRIS = CD MOISTURE = EM
TYPE OF CONSTRUCTION: CRAWL SPACE BASEMENT MONOLITHIC SLOB TYPE OF FOUNDATION: CONCRETE HOLLOW BLOCK PRICK STONE	FLOATING SLAB	LE AREAS = IA LAB
PROPERTY HAS A: 1. WELL ☐ YES ☐ NO 2. CISTERN ☐ YES ☐ NO 3. SUMP PUMF 5. STUCCO BELOW GRADE ☐ YES ☐ NO 6. "RIGID FOAM INSULATION" BELOW GRADE 7. A/C - HEAT DUCTS IN OR BELOW SLAB ☐ YES ☐ NO 8. PLENUM A/C - HEAT SYSTEM	YES ANO	
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	and the second sec	
THE ABOVE GRAPH, AND THE AREAS CONTAINING VISIBLE EVIDENCE OF AND ARE AFFIRMED BY ME AS OWNER OR AGENT OF THE ABOVE PROP	DAMAGE, HAVE BEEN DESC	CRIBED TO ME

Kevin Stanfield

	NFIELD ROOFING	
"Service You Can Count On"	stanfieldroofing@att.net	"Your Roof Restoration Specialist"
Office: 316-322-7752 •	580 N. Haverhill Road, El Dorado, Kansas 670 Toll Free: 866-522-7752 • Fax: 316-322-	042

Proposal #2

Submitted to: Christopher Clark 1113 W Douglas Wichita, KS 67213

General Conditions: Job #

This work will be installed by a warranty-trained applicator.

We hereby propose to furnish all the materials and labor necessary for the application: Application for **repairs on EPDM**:

- 1. Clean and prep areas to be repaired
- 2. Apply Primer 1 adhesive to areas to be repaired
- 3. Apply a 6" cured seam tape to all seams as needed
- 4. Apply HER around roof pipe vents
- 5. This work carries a 1 year warranty on workmanship
- 6. All work is subject to weather conditions

Bid Amount: \$1,200.00 +\$87.60 (7.30%sales tax) = \$1,287.60

All materials are guaranteed to be as specified and the above work to be performed in a workmanlike manner for the sum of one thousand two hundred eighty-seven dollars sixty cents (\$1,287.60). *Payments are to be made as follows: half upon acceptance of proposal.* \$643.80; *balance upon completion of job.* \$643.80. If balance is not paid within five days of completed work, 1.5% interest will be added monthly until paid and all collection costs will be added to the amount.

Respectfully Submitted FRUM States

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become and extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or other delays beyond our control. Owner of property is to carry fire, tornado and other necessary insurance. We will not be responsible for water damage before, during or after acceptance of contract.

Note: This proposal may be withdrawn by us if not accepted within sixty days

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance

Signatur Titl

3 purput

May 4, 2011

1113 W. Douglas Ave. Improvements

Removed All Walls Down to Brick and Built in New Rooms HVAC Systems: 3 King Systems (2008) New 6-Gallon Hot Water Heater (2012) New Electrical and CAT 5 Wiring (2008) Architectural Track Lighting Throughout for Artwork Exposed Brick Throughout Building Old Ceramic Tile Look in Main Traffic Areas Koch and Company Made to Order Solid Wood Doors Satin Nickel Hinges and Beveled Glass Server/Electrical/Phone/Alarm Room: All Surge Protected and Wired to All Workstations Zodiak Countertops in Offices and Production Room Kraftmaid Workstations and Cabinetry in Offices and Production Room Brizio Faucet and Mexican Basin in Restroom ADA Restroom Satin Nickel Push Bars on Entry Doors and Main Double Door Grand Am Ceiling Fan in Executive Office Original Tin Ceilings in Main Room, Studio and Executive Office External Outlets on Room for Holiday Lights 2nd Restroom in Executive Office Landscaping: Two Square Planters by Front Doors

Kitchen

Kraftsmaid Cabinets Stainless Steel Frigidaire Built-In Dishwasher GE Stainless Steel Side-by-Side Refrigerator GE Convection Microwave Oven Granite Countertops Disposal Blanco Stainless Steel Faucet and Basin



Average Utilities

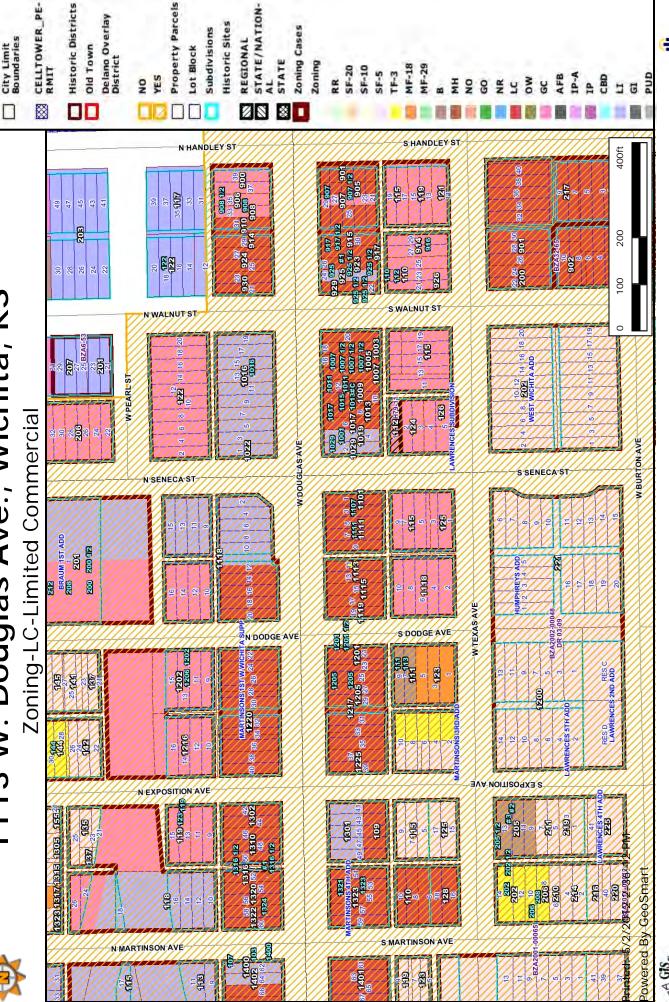
Address:		
	Company	Amount/month
Electric:		
Water & Sewer:		
Gas:		

* Information given is from sources deemed reliable but NOT guaranteed by the Sellers or the Realtors ®/Auctioneers.

McCurdy Auction, LLC • 519 North Oliver, Wichita, Kansas 67208 • (316) 683-0612 • (800) 544-4489 www.mccurdyauction.com



1113 W. Douglas Ave., Wichita, KS



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DICHITA

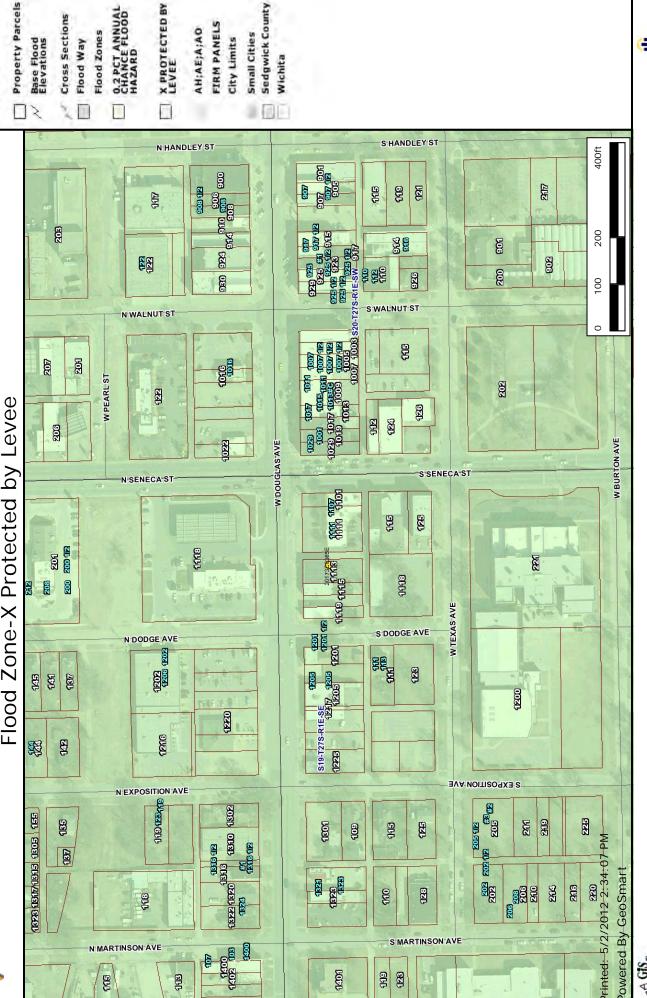
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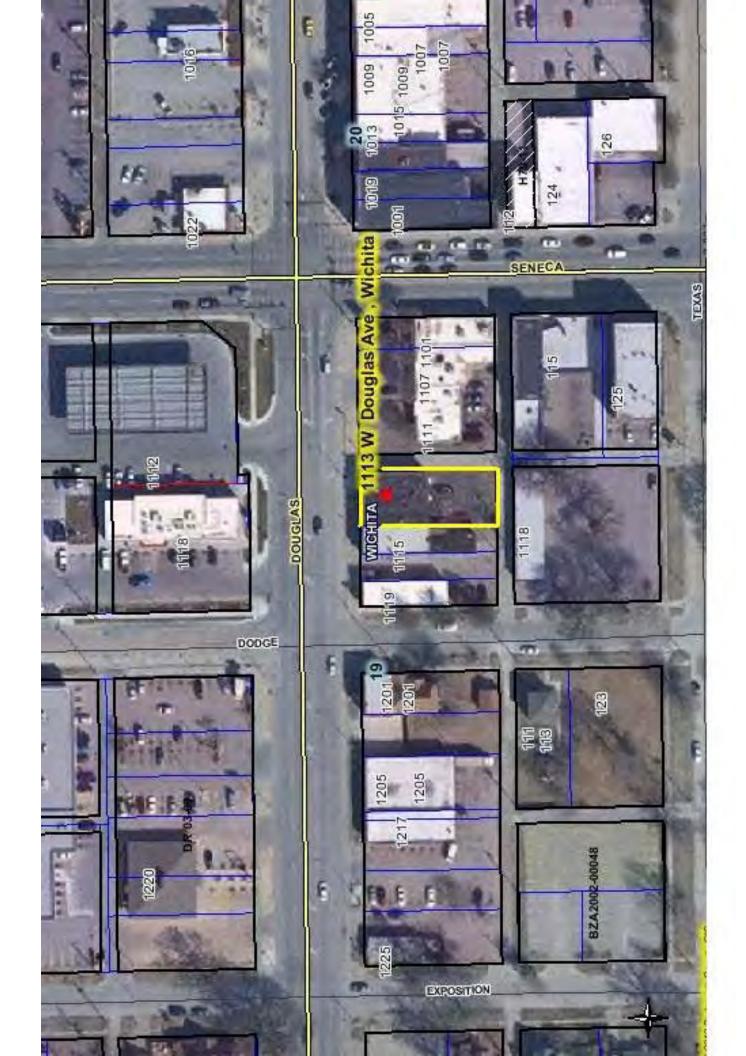
1113 W. Douglas Ave., Wichita, KS

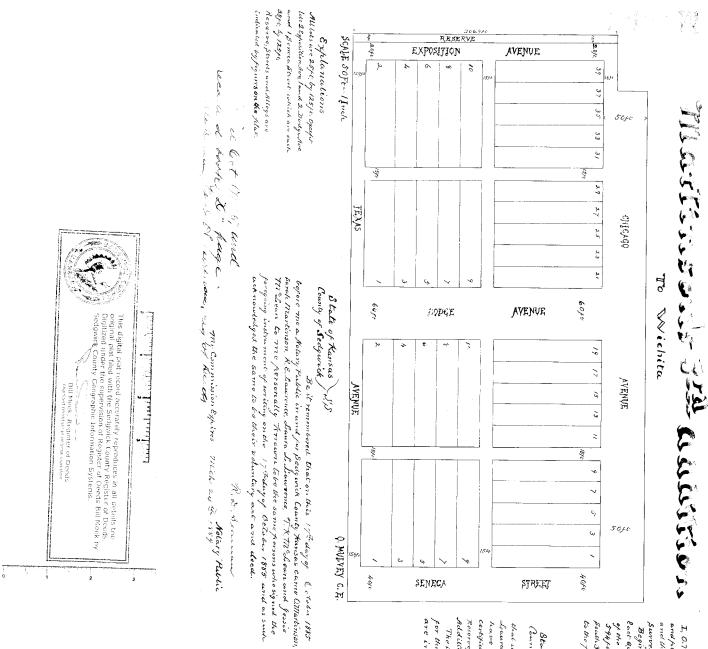
City Limit Boundaries

Flood Zone-X Protected by Levee



UICHITA **17** Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error, and condusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the data provided herein. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken to action taken by the City of Wichita. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder. The user should consult with the appropriate departmental staff member, e.g. Planning. Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.





to the placed beginning . East Ruenter of Scelton 19, Tourship 2, 15 outs. Rouge 1 tot of the 6th Principle 172 excelsion Kansas, Thence West I. C. 772 utrey surveyor do hereby certify that I have surveyed and platted "Mortimson's 3²⁴ Addition to Wichith Hansus South 306, groet, therned East 660 feed; thence North 340. gree Survey of the proferry described as follows to wit: and that the accompanying map is a correct exhibit of the 594 feet, thence South 34 feet, thence West 66 feet, thence Beginning 12 53 feer Morth of the South Cast Corner of the South

O.772 utvey Surveyor

State of Kansas County of Sidgwick 12,25

Addition to the City of Wilhilm Kansas. The Streets and alloys are hereby dedicated to and Squara Si Secorema, T. K. M. Garara and your eMSLiven have caused the land described in the surveyor's Certificate above, labers unregued and yeathed into late Reserve Streets and Alleys to be known as 77 Cartinson's 3rd that we, Ollastinson, Sarah Martinson, Re Lawrence,

are intended for sale. for the use of the Public and the lots aspluted

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Guide to Auction Costs

THE SELLER CAN GENERALLY EXPECT TO PAY ...

- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Real Estate Commission (If Applicable)
- Advertising Costs
- Payoff of Loans, Including Accured Interest, Statement Fees, Reconveyance Fees and Any Prepayment
- Any Judgements, Tax Liens, Etc. Against The Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proation for the Current Year
- Any Unpaid Homeowner Association Dues
- Rent Deposits and Prorated Rents (If Applicable)

THE BUYER CAN GENERALLY EXPECT TO PAY ...

- 10% Buyer's Premium (If Applicable)
- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Lender's Title Policy Premiums (If Obtaining Financing)
- Document Preparation (If Applicable)
- Notary Fees (If Applicable)
- Recording Charges For All Documents in Buyer's Name
- Home Owners Association Transfer/Set Up Fee (If Applicable)
- All New Loan Charges (If Obtaining Financing)
- Homeownere's Insurance Premium for First Year
- All Pre-Paid Deposites for Taxes, Insurance, Pmi, Etc. (If Applicable)



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