

EASEMENTS OF RECORD

- The site is subject to a Common Dock and Stairway easement as described in V. 3601 P. 1720.
- The site is subject to a Common Passway as described in V. 732 P. 493.
- The site benefits from a Retaining Wall Easement on land of KJD Real Estate, LLC to be recorded.

LEGEND

---	PROPERTY LINE	○	SHRUB
—DH—	EDGE OF PAVEMENT	○	DECIDUOUS TREE
—DH—	OVERHEAD UTILITY LINES	○	ARTESIAN WELL
—D—	DRAINAGE LINE	○	IRON PIPE OR REBAR
—S—	SEWER LINE	○	GRANITE OR CONCRETE BOUND (GB OR CB)
—G—	GAS LINE	○	UTILITY POLE
—T—	TEL. LINE	○	LIGHT POLE
—UG—	UNDERGROUND ELECT.	○	SEWER MANHOLE
—DYL—	DOUBLE YELLOW LINE	○	DRAIN MANHOLE
—SWL—	SINGLE WHITE LINE	○	CATCH BASIN
—VGC OR SGC—	VERTICAL OR SLOPED GRANITE CURB	○	HYDRANT
—	STONE WALL	○	WATER SHUTOFF
—	EDGE OF WOODS	○	WATER VALVE
—	CONCRETE	○	IRRIGATION CONTROL VALVE
—	SIGN	○	GAS SHUTOFF
—	HC—HANDICAPPED	○	
—	NP—NO PARKING	○	

APPROVED WAIVERS

Based on Planning Board approval date of xxxxx 2024 the following waivers were granted:

- 12.08(3) Topography — to not be shown whereas the site is currently under construction
- 12.08(18) Lighting — to not depict lighting, whereas, site construction is not complete and existing lighting has been
- 16.02(3) Scale — plan shown at 1"=10' for clarity due to small lot size.

PLANNING BOARD CONDITIONS

The development is subject to all subsequent conditions of Planning Board approval Case 2024-060 dated XXXXX

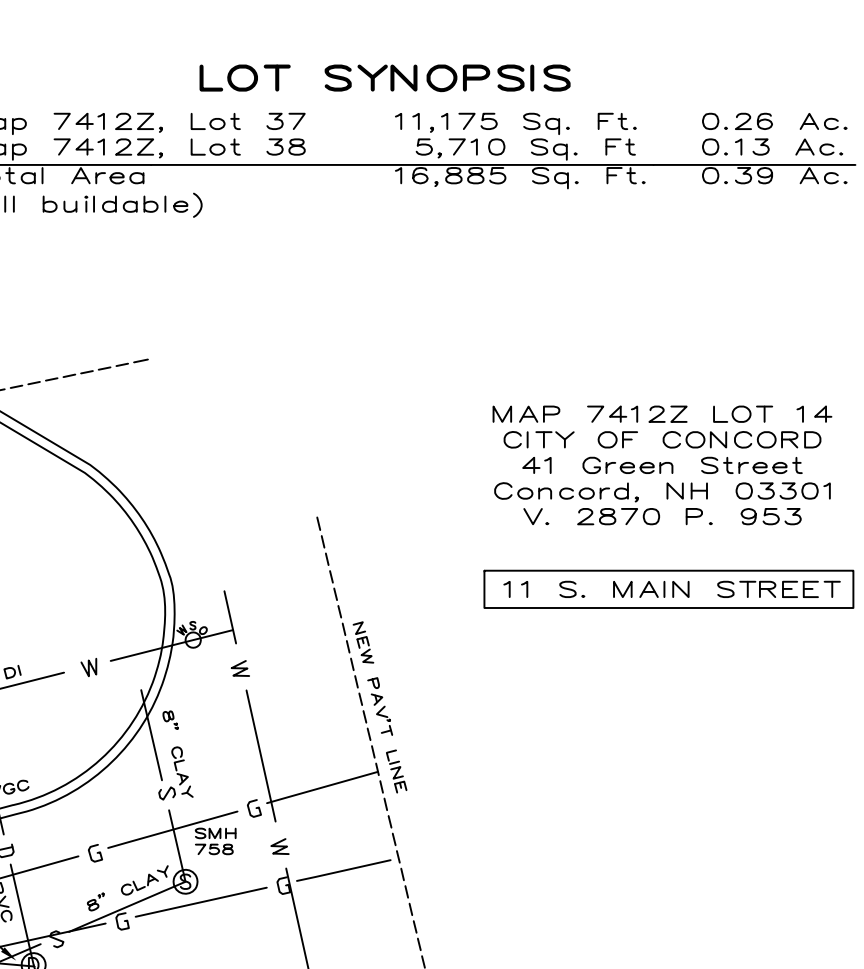
LOT SYNOPSIS

Map 7412Z, Lot 37	11,175 Sq. Ft.	0.26 Ac.
Map 7412Z, Lot 38	5,710 Sq. Ft.	0.13 Ac.
Total Area	16,885 Sq. Ft.	0.39 Ac.

(All buildable)

MAP 7412Z LOT 14
CITY OF CONCORD
41 Green Street
Concord, NH 03301
V. 2870 P. 953

11 S. MAIN STREET



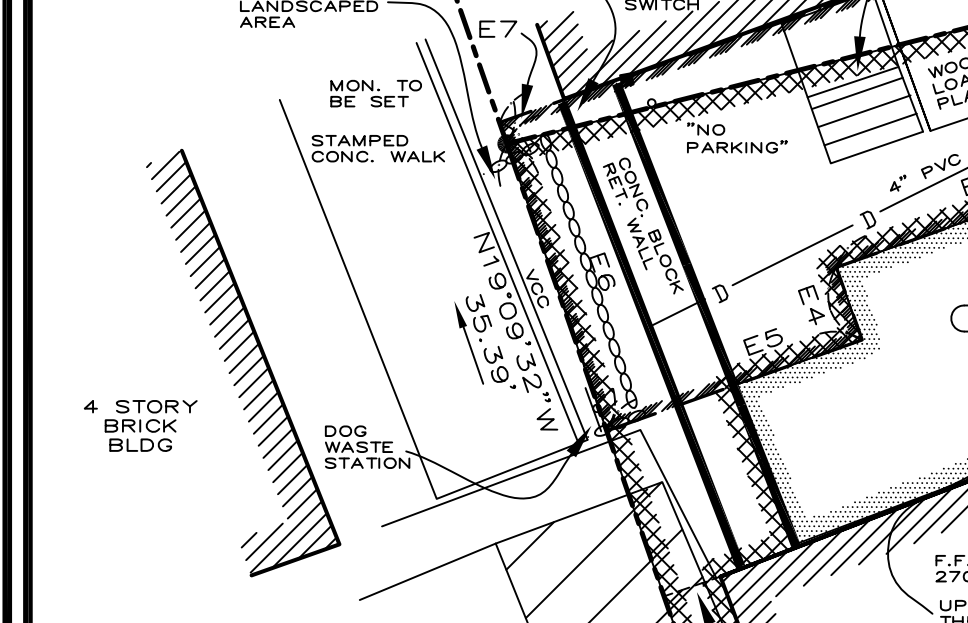
- ### NOTES
- Survey by total station between the dates of February 14 through 16, 2019. Control Traverse error of closure is less than 1:15,000'. Additional topographic survey was performed May 6, 2022. (Site is currently under construction)
 - Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83.
 - Vertical datum is based on NAVD 88.
 - Owners of record: Arts Alley, LLC — c/o Foxfire Property Management, Inc.—P.O. Box 1438 Concord, NH 03302 — Map 7412Z Lot 37 — V. 3623 P. 449. 20 South Main Street, LLC — P.O. Box 1438 Concord, NH 03302 — Map 7412Z, Lot 38 V. 3581 P. 1928
 - Parcel is zoned CBP; No building setback requirements, Min. Frontage = 22'; No Minimum lot coverage or lot size requirements, Maximum building height = 80'
 - The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 1-888-344-7233.
 - The intent of this plat is to depict a proposed 4 Unit condominium on Map 7412Z, Lot 37 & 38. (To be merged)
 - The site is located within Zone X — Areas of minimal flood hazard as depicted on the Flood Insurance Rate Map for the City of Concord, NH Map number 33013C0533E having an effective date of April 19, 2010. It is not located in an FH Flood Hazard Overlay District.
 - The parcel has direct access to South Main Street, a public R.O.W. The R.O.W. of South Main Street varies and was determined by prior route survey of the Main Street corridor for the City of Concord by this office in 2012.
 - The parcel has no on-site parking.
 - This sheet and associated floor plans to be recorded.
 - Soil type — Windsor Urban Land Complex 0-8% slopes.
 - The site is not serviced by wells or septic systems.
 - The site does not contain any wetlands.
 - The site does not contain any water system protection area.
 - The site is not located within any protected shoreland overlay districts.
 - There are no outside solid waste storage facilities.
 - The site does not require any wetland, shoreland protection, or bluff buffers, nor does it require any residential district buffers.
 - There are no recorded easements for drainage or utilities found.
 - The site will be serviced by municipal utilities for sanitary sewer and potable water supply.
 - There are no recorded covenants or restrictions regarding the use of the land found by this office.
 - There are no State or Federal Permits required.

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
E1	N70°21'07"E	30.98
E2	S19°39'02"W	13.00
E3	S70°21'07"W	17.00
E4	S19°37'36"E	4.00
E5	S70°22'24"W	14.13
E6	N19°09'32"W	15.83
E7	N18°52'20"W	1.17

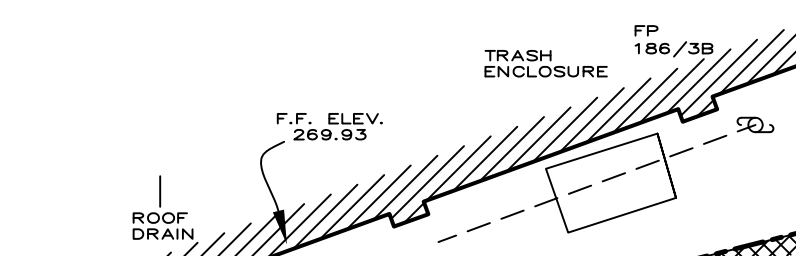
BLDG. COR. DISTANCE PERPENDICULAR TO PROPERTY LINE = 1.5'

COMMON DOCK & STAIRWAY EASEMENT V. 3601 P. 1720

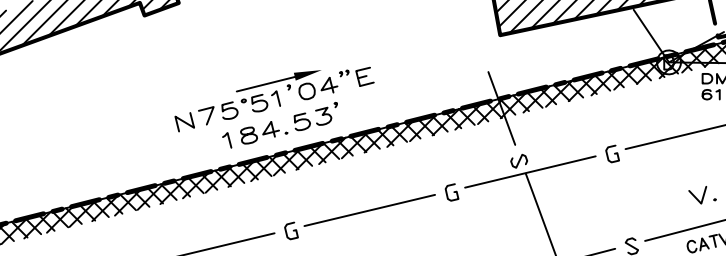


MAP 7412Z LOT 39
CCA NORTH CORP.
44 South Main Street
Concord, NH 03301
V. 3601 P. 1727

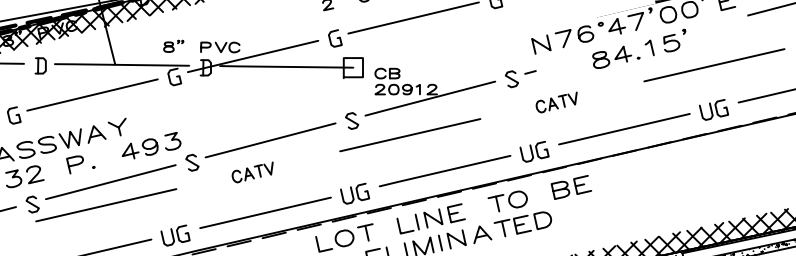
2 STORY BRICK BUILDING



MAP 7412Z, Lot 37
ARTS ALLEY, LLC
c/o Foxfire Property Management, Inc.
P.O. Box 1438
Concord, NH 03302
V. 3623 P. 449
Total Area: 11,175 Sq. Ft. or 0.26 Ac.
(22 S. MAIN STREET SUITES 1 & 2)
PROPOSED RESTAURANT & COMMERCIAL SPACE



MAP 7412Z LOT 36
CONCORD FOOD CO-OP, INC.
24 S. Main Street
Concord, NH 03301-4809
V. 3156 P. 520



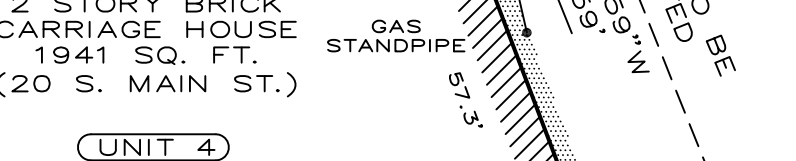
MAP 7411Z LOT 12
KEARSARGE BLOCK, LLC
440 Hanover Street
Manchester, NH 03104
V. 3709 P. 2938

9 S. STATE STREET



EXISTING 2 STORY BRICK CARRIAGE HOUSE
1941 SQ. FT.
(20 S. MAIN ST.)

UNIT 4
PROPOSED RESTAURANT



NOTE: BUILDING DIMENSIONS SHOWN REFLECT OUTSIDE FOUNDATION DIMENSIONS AS FIELD MEASURED OCTOBER 16, 2024

LCA UNITS 2, 3, & 4



MAP 7412Z LOT 38
20 SOUTH MAIN STREET, LLC
P.O. Box 1438
Concord, NH 03301-3576
V. 3581 P. 1928
Total Area: 5,710 Sq. Ft. or 0.13 Ac.

UNIT 3
PROPOSED DINER
966 SQ. FT.
(20.5 S. MAIN STREET)

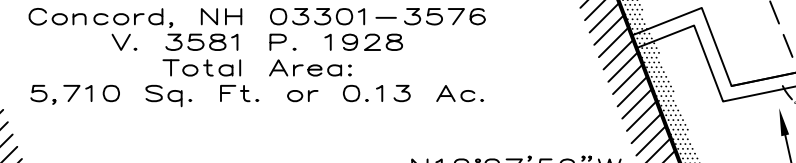


MAP 7411Z LOT 13
KEARSARGE BLOCK, LLC
440 Hanover Street
Manchester, NH 03104
V. 3709 P. 2938

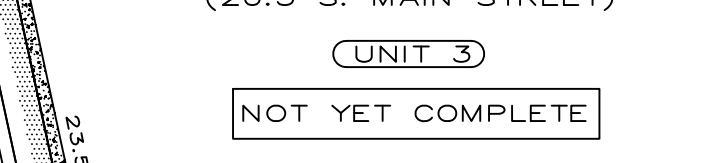
13-15 S. STATE STREET



UNDER RENOVATION
NOT YET COMPLETE



PROPOSED RETAINING WALL EASEMENT
KJD REAL ESTATE, LLC TO THE ARTS ALLEY, LLC
165 SQ. FT.



MAP 7412Z LOT 36
CONCORD FOOD CO-OP, INC.
24 S. Main Street
Concord, NH 03301-4809
V. 3156 P. 520

24 S. MAIN STREET



CERTIFICATIONS

"I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000."

"I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND, TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED THEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 I-V."

REFERENCES

- "Existing Conditions Plan of land of Arts Alley, LLC," as revised through January 19, 2023 by Richard D. Bartlett & Associates, LLC, of file at this office.

MAP 7411Z LOT 14
KJD REAL ESTATE, LLC
185 Sandown Rd.
Danville, NH 03819
V. 3636 P. 292

SIGNATURE: [Signature] LICENSE NO. 859 DATE: 11/18/24

SIGNATURE: [Signature] LICENSE NO. 859 DATE: 11/18/24

APPROVED CITY PLANNING BOARD

CITY OF CONCORD, NEW HAMPSHIRE
In accordance with vote of the board dated:

Approval of this plat is limited to lots as shown.

1	10/30/24	PLANNING COMMENTS
NO.	DATE	REVISION

Clerk: _____ Chair: _____

SIGNATURE: [Signature] LICENSE NO. 859 DATE: 11/18/24

FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

RICHARD D. BARTLETT & ASSOCIATES, LLC
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
info@richarddbartlett.com
www.richarddbartlett.com
LICENSED LAND SURVEYORS

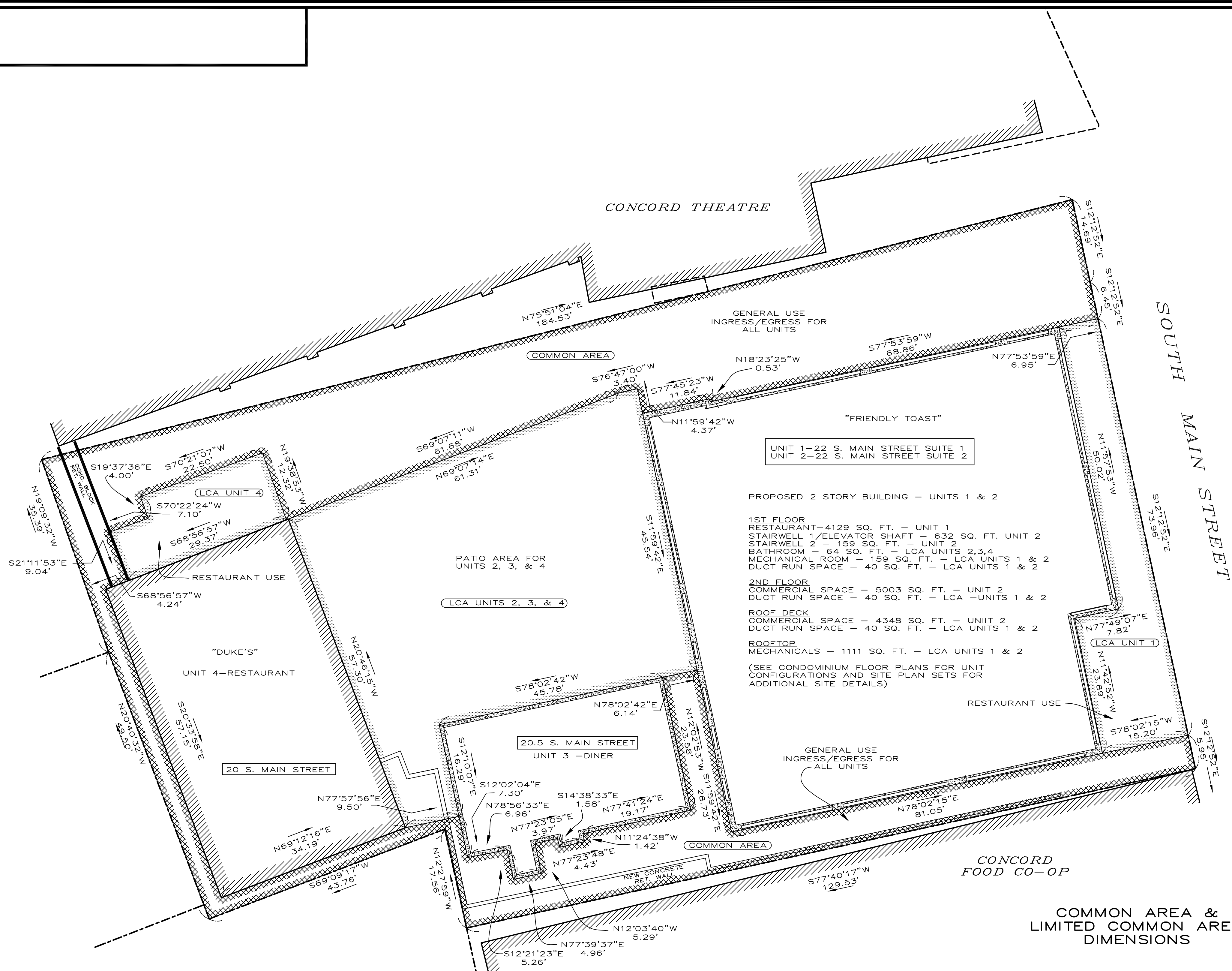
CONDOMINIUM SITE PLAT for ARTS ALLEY CONDOMINIUM

OWNERS OF RECORD: ARTS ALLEY, LLC & 20 SOUTH MAIN STREET, LLC
P.O. BOX 1438 CONCORD, NH 03302

PROJECT : MAP 7412Z LOT 37 - 20 & 20 1/2
LOCATION : S. MAIN ST. CONCORD, NH

GRAPHIC SCALE: 1" = 10'

DATE: AUG. 20, 2024
JOB NO.: 1123.205
SHEET 1 OF 2



GENERAL USE INGRESS/EGRESS FOR ALL UNITS

UNIT 1-22 S. MAIN STREET SUITE 1
UNIT 2-22 S. MAIN STREET SUITE 2

PROPOSED 2 STORY BUILDING - UNITS 1 & 2

1ST FLOOR
RESTAURANT - 4129 SQ. FT. - UNIT 1
STAIRWELL 1/ELEVATOR SHAFT - 632 SQ. FT. UNIT 2
STAIRWELL 2 - 159 SQ. FT. - UNIT 2
BATHROOM - 64 SQ. FT. - LCA UNITS 2,3,4
MECHANICAL ROOM - 159 SQ. FT. - LCA UNITS 1 & 2
DUCT RUN SPACE - 40 SQ. FT. - LCA UNITS 1 & 2

2ND FLOOR
COMMERCIAL SPACE - 5003 SQ. FT. - UNIT 2
DUCT RUN SPACE - 40 SQ. FT. - LCA -UNITS 1 & 2

ROOF DECK
COMMERCIAL SPACE - 4348 SQ. FT. - UNIT 2
DUCT RUN SPACE - 40 SQ. FT. - LCA UNITS 1 & 2

ROOFTOP
MECHANICALS - 1111 SQ. FT. - LCA UNITS 1 & 2

(SEE CONDOMINIUM FLOOR PLANS FOR UNIT CONFIGURATIONS AND SITE PLAN SETS FOR ADDITIONAL SITE DETAILS)

COMMON AREA & LIMITED COMMON AREA DIMENSIONS

CERTIFICATIONS
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPICTS A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

[Signature] 859 8/21/24
SIGNATURE LICENSE NO. DATE

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[Signature] 859 8/21/24
SIGNATURE LICENSE NO. DATE

APPROVED
CITY PLANNING BOARD

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36

CITY OF CONCORD, NEW HAMPSHIRE
In accordance with vote of the board dated:

Approval of this plot is limited to lots as shown.

Clerk _____ Chair _____

NO.	DATE	REVISION
1	10/30/24	PLANNING COMMENTS



FOR: RICHARD D. BARTLETT & ASSOCIATES, LLC

RICHARD D. BARTLETT & ASSOCIATES, LLC
214 North State Street
Concord, N.H. 03301
Tel.: (603) 225-6770
info@richarddbartlett.com
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LICENSED LAND SURVEYORS

CONDOMINIUM SITE PLAT
for
ARTS ALLEY CONDOMINIUM

OWNERS OF RECORD: ARTS ALLEY, LLC & 20 SOUTH MAIN STREET, LLC
P.O. BOX 1438 CONCORD, NH 03302

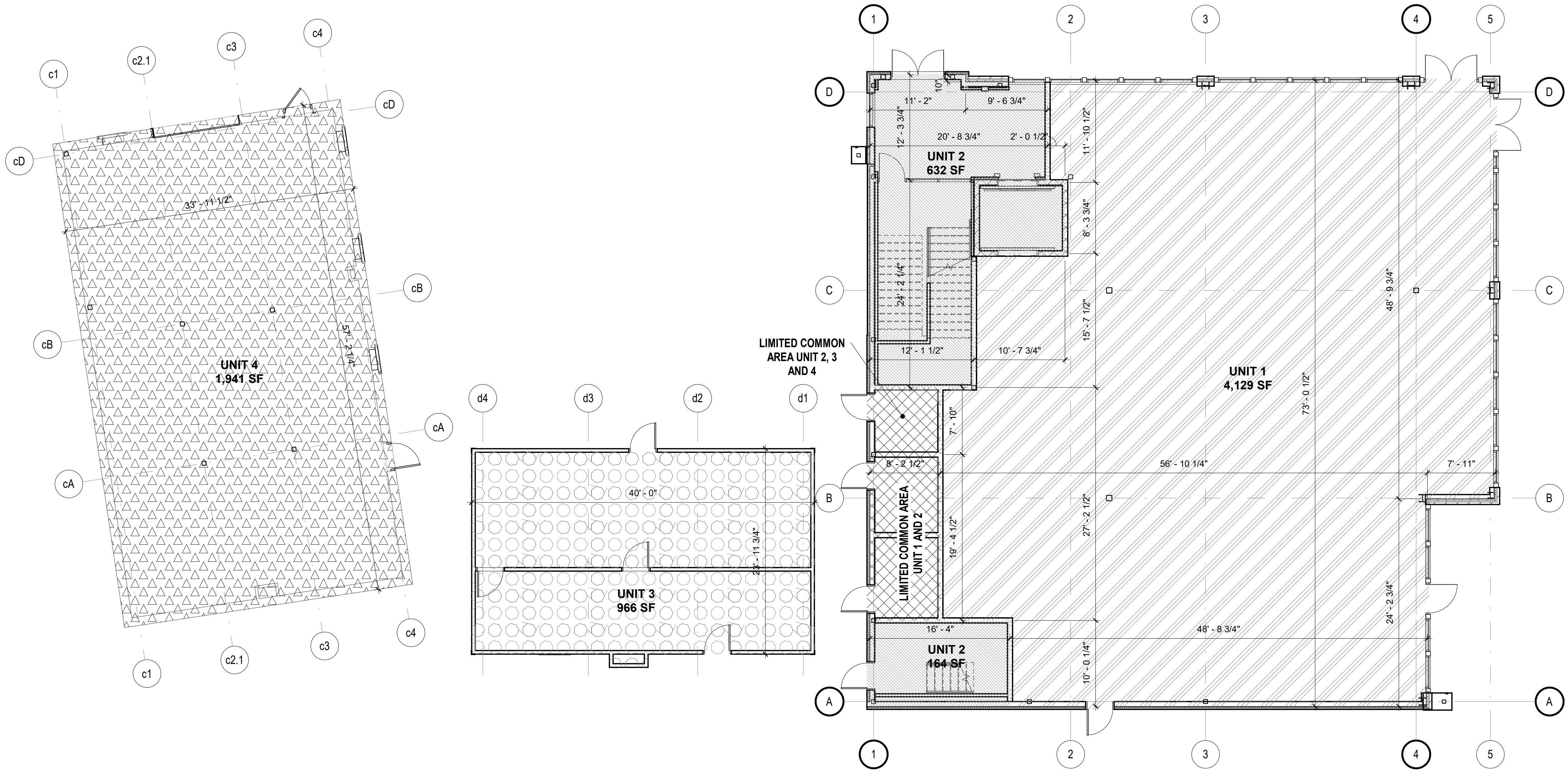
PROJECT : MAP 7412Z LOT 37 - 20 & 20 1/2
LOCATION : S. MAIN ST. CONCORD, NH

GRAPHIC SCALE
0' 10' 20'
1" = 10'

DATE: AUG. 20, 2024
JOB NO.: 1123.205
SHEET 2 OF 2

CONDOMINIUM LEGEND

	UNIT 1
	UNIT 2
	UNIT 3
	UNIT 4
	LIMITED COMMON AREA



FIRST FLOOR CONDOMINIUM PLAN

1/8" = 1'-0"

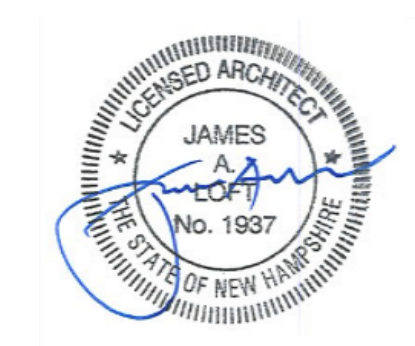
1. THE NAME OF THE CONDOMINIUM IS: "ARTS ALLEY".
2. MAIN BUILDING (UNITS 1 AND 2)
ALL STRUCTURAL COMPONENTS OF THE CONDOMINIUM, WHEREVER LOCATED, SHALL BE PART OF THE COMMON AREA OF THE CONDOMINIUM, AND NOT PART OF ANY UNIT.
3. ANY UTILITY LINES WHICH ARE WITHIN A UNIT BUT WHICH SERVE MORE THAN ONE UNIT SHALL BE PART OF THE COMMON AREA.
4. VERTICAL UNIT BOUNDARIES RUN THROUGH THE EXTERIOR FACE OF FRAMING AT OF EACH PERIMETER WALL AND WINDOW OF THE UNIT. THE VERTICAL UNIT BOUNDARY FOR EXTERIOR DOORS IS TO THE OUTSIDE FACE OF THE DOOR.
5. HORIZONTAL UNIT BOUNDARIES ON THE FIRST FLOOR RUN FROM THE LOWEST UTILITY SYSTEM FOR THAT UNIT, TO THE UNDERSIDE OF THE STEEL DECK. EXCLUSIONS TO THIS INCLUDE UTILITIES RUN UNDER THE STEEL DECK FROM THE UNIT ABOVE. THOSE UTILITIES ARE THE PROPERTY OF THE UNIT ABOVE.
6. DINER (UNIT 3)
THE BOUNDARIES FOR THIS UNIT ARE COMPOSED OF THE WHOLE BUILDING AND ALL ITS ASSOCIATED COMPONENTS.
7. CARRIAGE HOUSE (UNIT 4)
THE BOUNDARIES FOR THIS UNIT ARE COMPOSED OF THE WHOLE BUILDING AND ALL ITS ASSOCIATED COMPONENTS.
8. THE AREA CALCULATION OF THE UNIT DOES NOT INCLUDE THE UNIT'S ALLOCABLE SHARE OF THE LIMITED COMMON AREA, WHICH IS AS FOLLOWS:
 - * TENANT 1: 4,129 SF (21.6% OF TOTAL USABLE FLOOR) WITH 674 SF OF ALLOCABLE LIMITED COMMON AREA FOR A TOTAL OF 4,803 SF
 - * TENANT 2: 10,147 SF (53.1% OF TOTAL USABLE FLOOR) WITH 695 SF OF ALLOCABLE LIMITED COMMON AREA FOR A TOTAL OF 10,842 SF
 - * TENANT 3: 966 SF (5.0% OF TOTAL USABLE FLOOR) WITH 21 SF OF ALLOCABLE LIMITED COMMON AREA FOR A TOTAL OF 987 SF
 - * TENANT 4: 3,882 SF (20.3% OF TOTAL USABLE FLOOR) WITH 21 SF OF ALLOCABLE LIMITED COMMON AREA FOR A TOTAL OF 3,903 SF

- 19,124 SF OF TOTAL USABLE TENANT AREA WITHIN 20,535 SF TOTAL FLOOR SPACE WITH 1,411 SF OF TOTAL ALLOCABLE LIMITED COMMON AREA.
- SUMMARY: 19,124 SF USABLE, 1,411 SF ALLOCABLE LIMITED COMMON, 20,535 SF TOTAL

CERTIFICATION

I CERTIFY THAT THE BUILDING FLOOR PLAN AS SHOWN HERE IS DIMENSIONED ACCURATELY AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE NEW HAMPSHIRE CONDOMINIUM ACT RSA 356-B:20.II

JAMES A. LOFT, AIA NH #1937



PROCON
CONNECT • CREATE • CONSTRUCT

PO BOX 4430
MANCHESTER NH 03108
603.623.8811
PROCONINC.COM

PROJECT: **ARTS ALLEY**
20 + 22 SOUTH MAIN ST., CONCORD, NH

Date	Issue Description

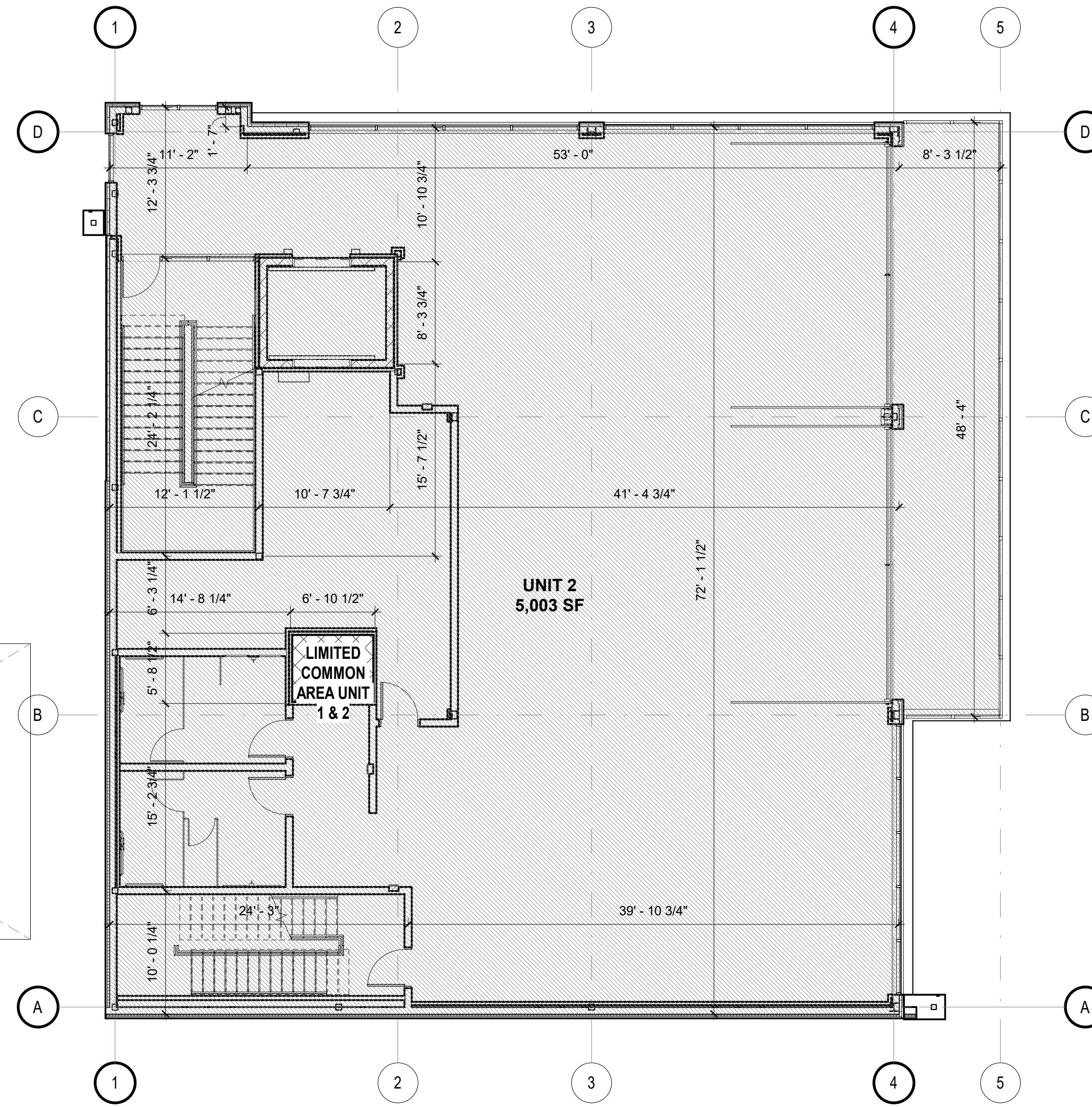
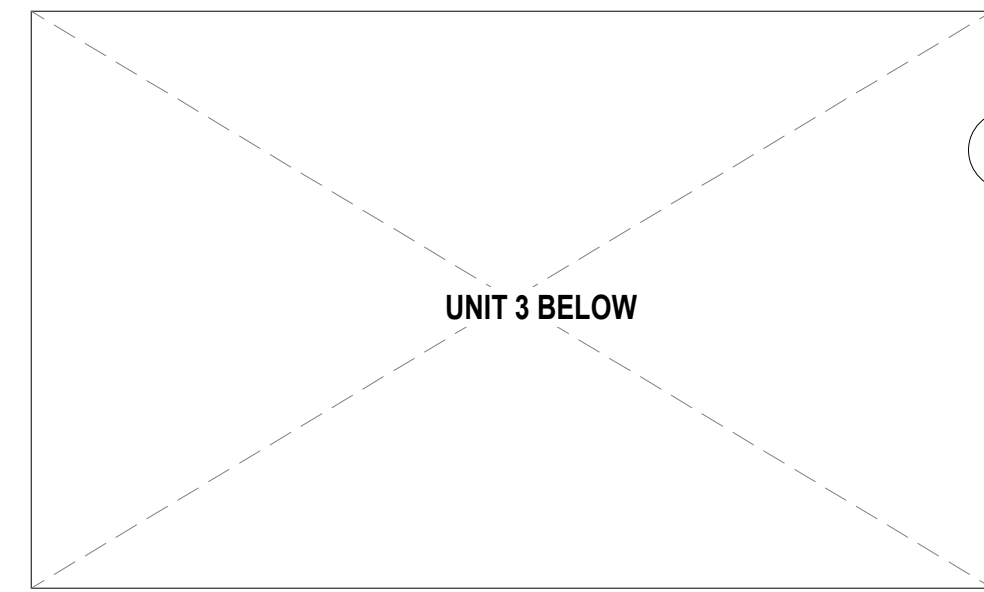
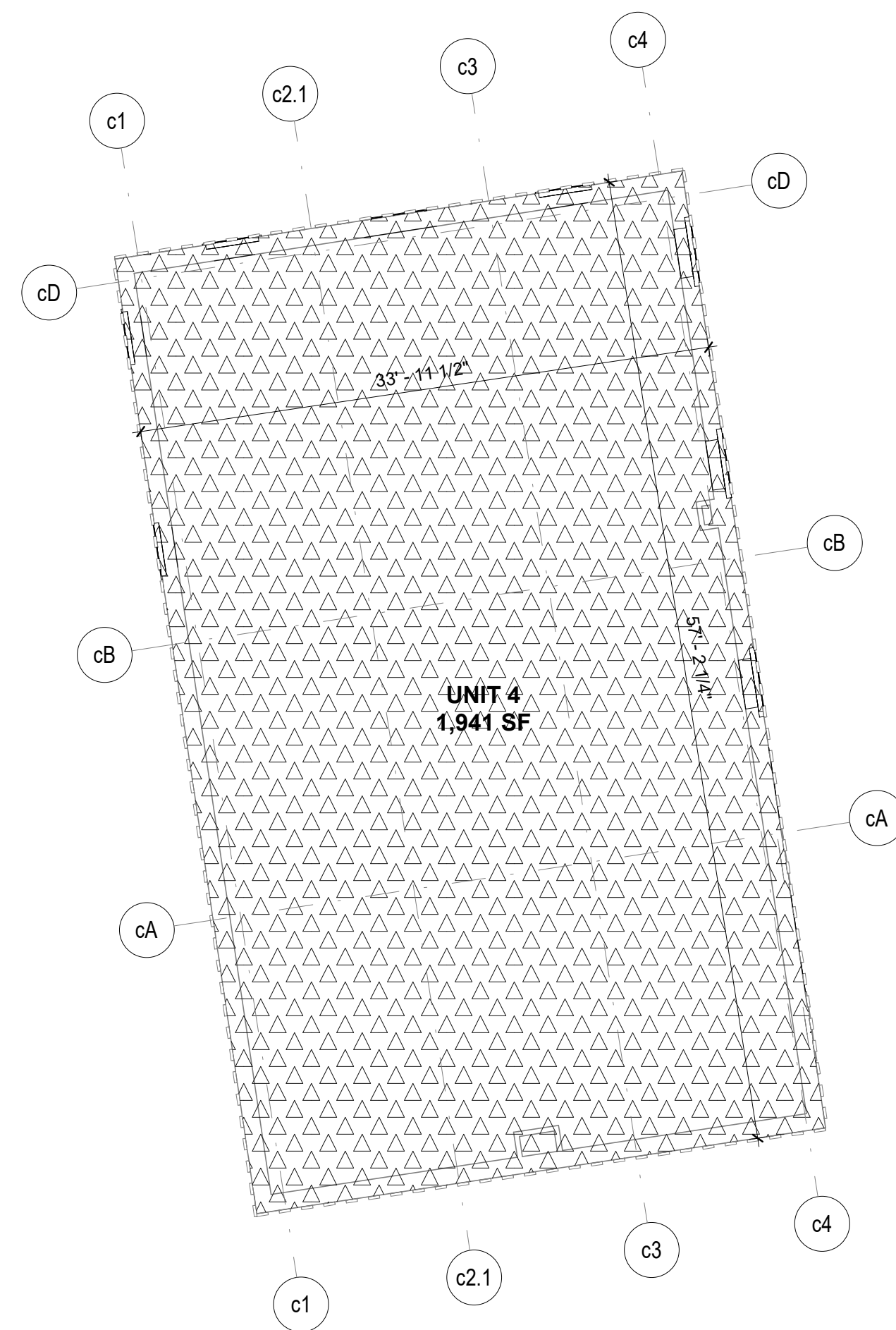
PROFESSIONAL SEAL

Architect:	XXX
Drawn By:	SFV
Project No.:	302132
Copyright:	2023 PROCON LLC.

Drawing Sheet Title:
FIRST FLOOR CONDOMINIUM PLAN

Drawing Sheet Number:
1

CONDOMINIUM LEGEND	
	UNIT 1
	UNIT 2
	UNIT 3
	UNIT 4
	LIMITED COMMON AREA



SECOND FLOOR CONDOMINIUM PLAN
1/8" = 1'-0"

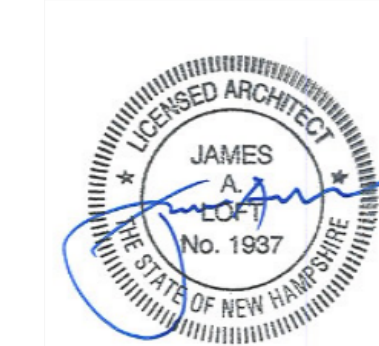
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- SUMMARY:
 - 19,124 SF USABLE
 - 1,411 SF ALLOCABLE LIMITED COMMON
 - 20,535 SF TOTAL

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ARTS ALLEY
20 + 22 SOUTH MAIN ST. CONCORD, NH

PROJECT:

Date	Issue Description

PROFESSIONAL SEAL

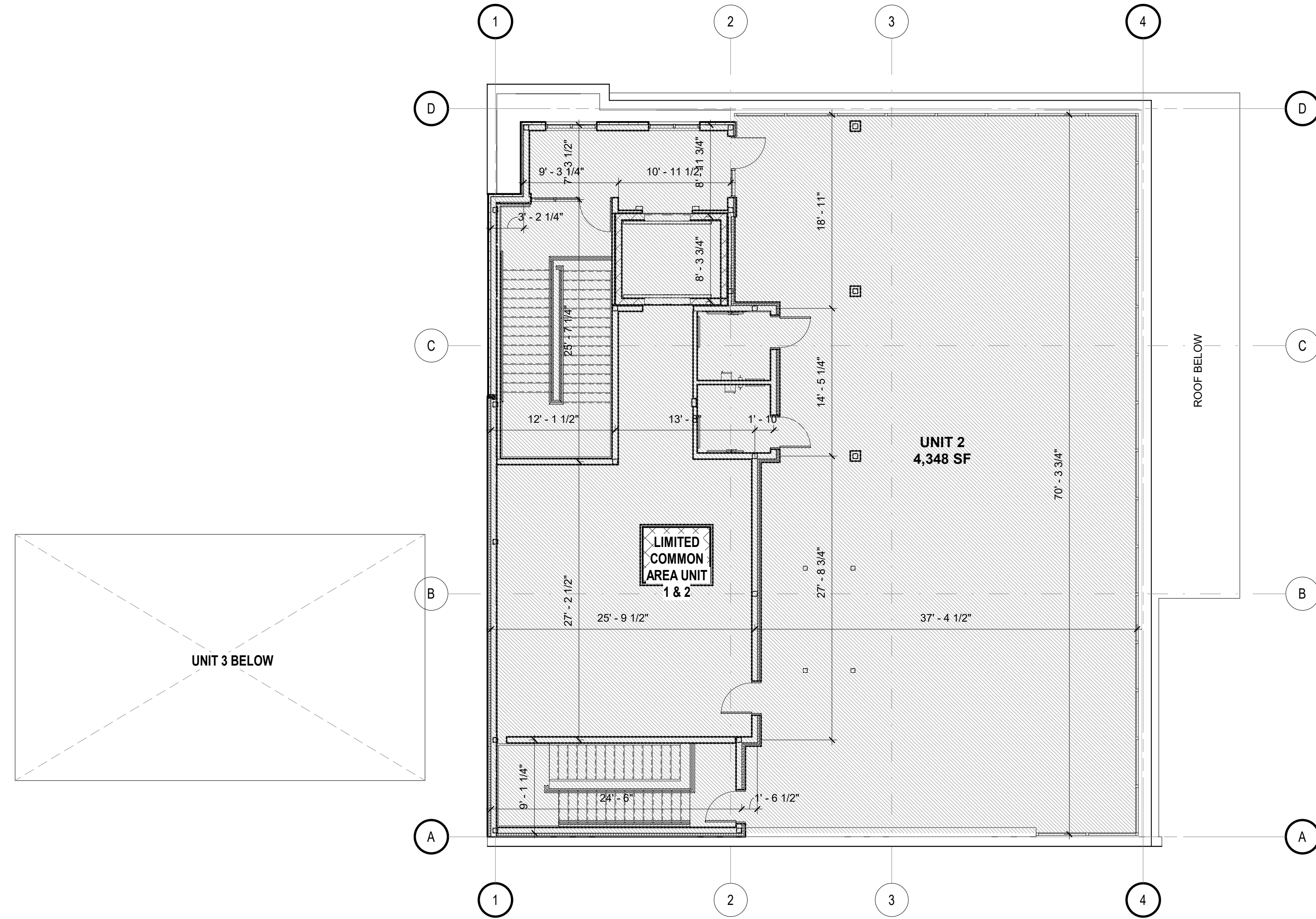
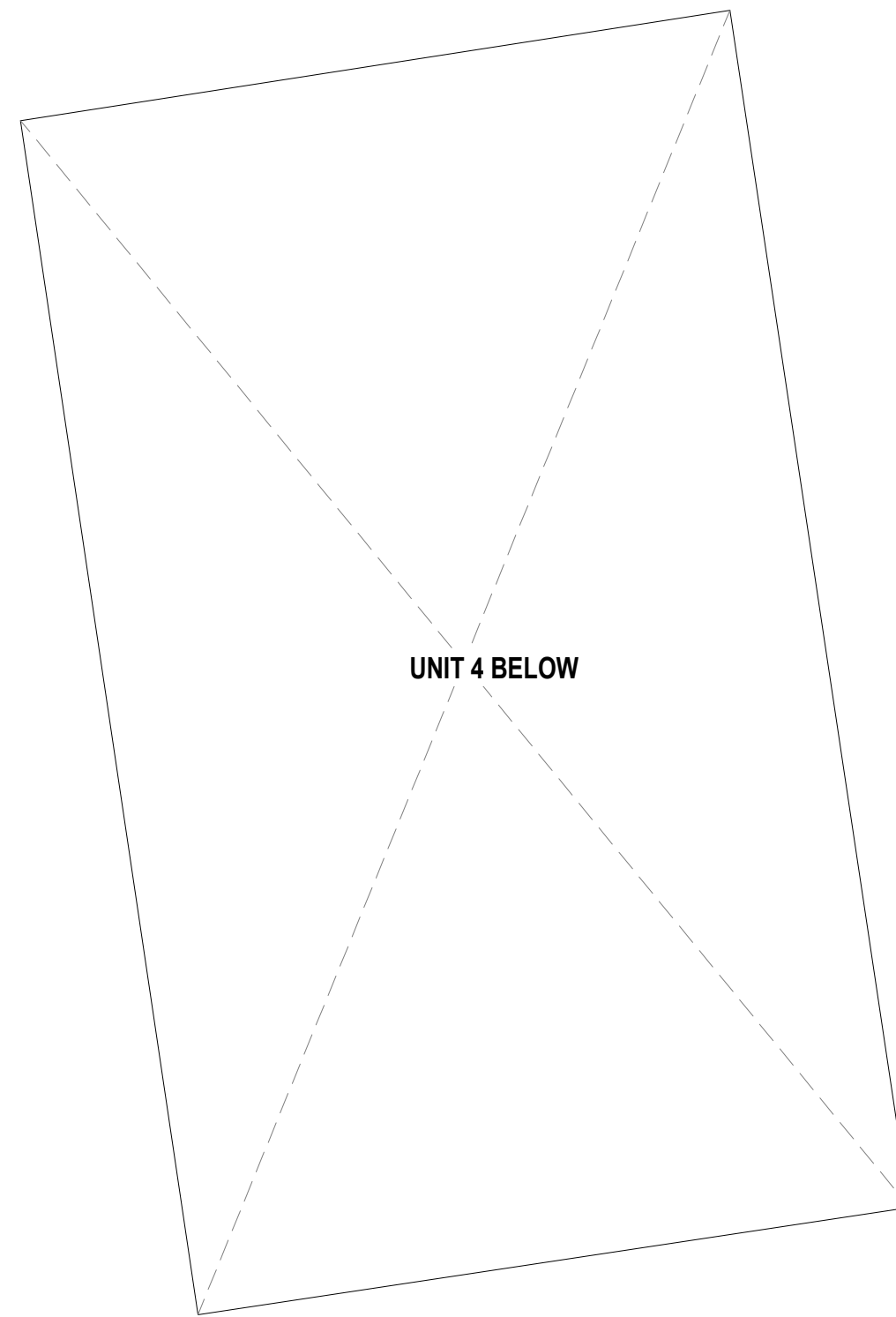
Architect:	XXX
Drawn By:	SFV
Project No.:	302132
Copyright:	2023 PROCON LLC.

Drawing Sheet Title:
SECOND FLOOR CONDOMINIUM PLAN

Drawing Sheet Number:

CONDOMINIUM LEGEND

	UNIT 1
	UNIT 2
	UNIT 3
	UNIT 4
	LIMITED COMMON AREA



ROOF DECK CONDOMINIUM PLAN
1/8" = 1'-0"

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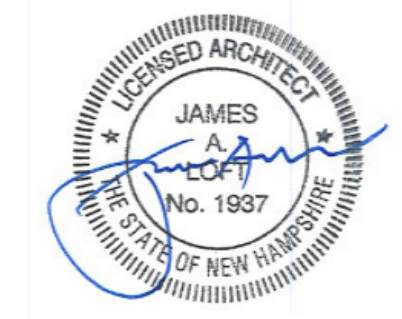
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- SUMMARY: 19,124 SF USABLE
 1,411 SF ALLOCABLE LIMITED COMMON
 20,535 SF TOTAL

CERTIFICATION

I CERTIFY THAT THE BUILDING FLOOR PLAN AS SHOWN HERE IS DIMENSIONED ACCURATELY AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE NEW HAMPSHIRE CONDOMINIUM ACT RSA 356-B:20.II

JAMES A. LOFT, AIA NH #1937



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ARTS ALLEY
 20 + 22 SOUTH MAIN ST., CONCORD, NH

PROJECT:

Date	Issue Description

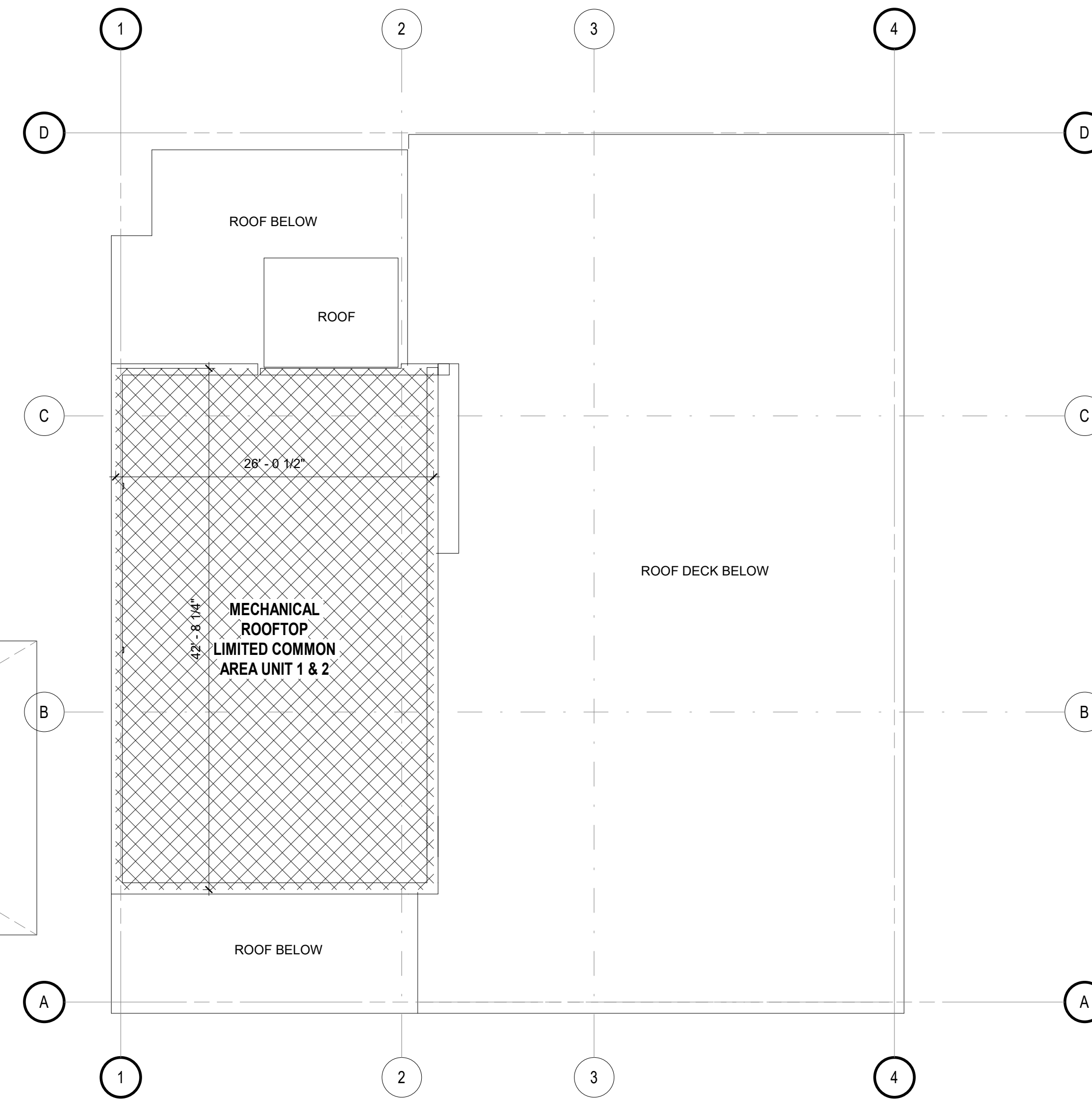
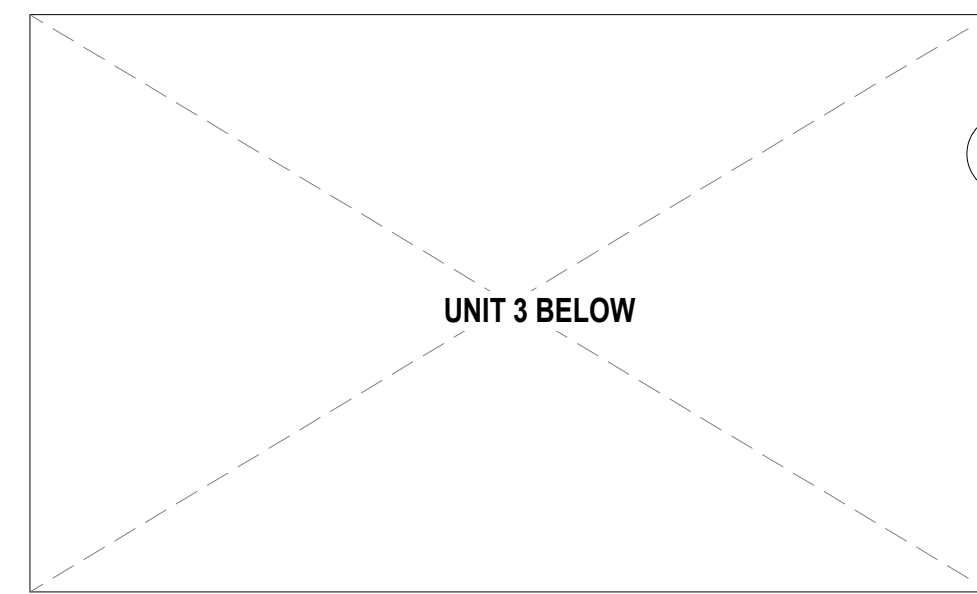
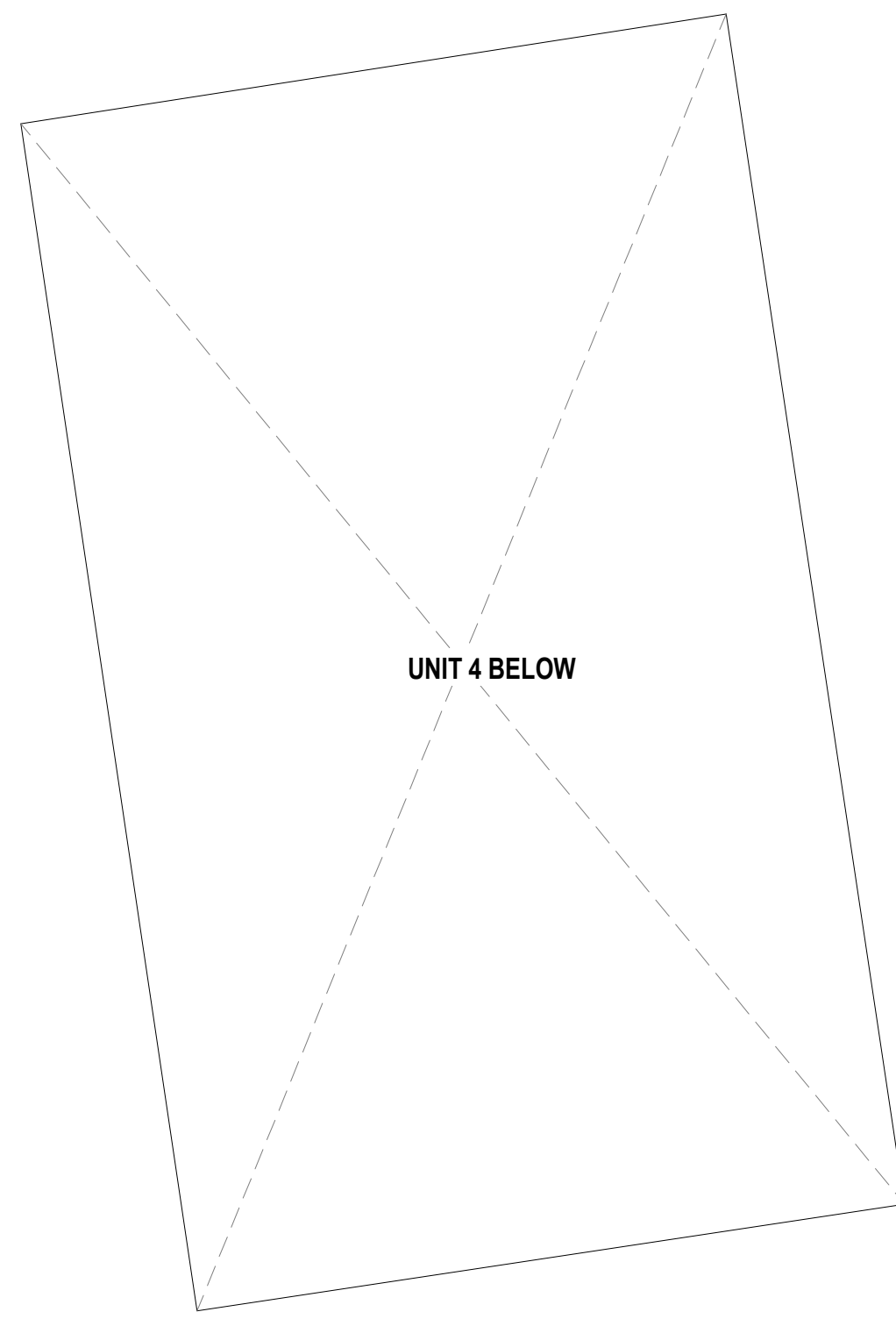
PROFESSIONAL SEAL

Architect: XXX
 Drawn By: SFV
 Project No.: 302132
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Drawing Sheet Title:
ROOF DECK CONDOMINIUM PLAN

Drawing Sheet Number:
3

CONDOMINIUM LEGEND	
	UNIT 1
	UNIT 2
	UNIT 3
	UNIT 4
	LIMITED COMMON AREA



ROOF CONDOMINIUM PLAN

1/8" = 1'-0"

1. THE NAME OF THE CONDOMINIUM IS: "ARTS ALLEY".
 2. MAIN BUILDING (UNITS 1 AND 2)
ALL STRUCTURAL COMPONENTS OF THE CONDOMINIUM, WHEREVER LOCATED, SHALL BE PART OF THE COMMON AREA OF THE CONDOMINIUM, AND NOT PART OF ANY UNIT.
 3. ANY UTILITY LINES WHICH ARE WITHIN A UNIT BUT WHICH SERVE MORE THAN ONE UNIT SHALL BE PART OF THE COMMON AREA.
 4. VERTICAL UNIT BOUNDARIES RUN THROUGH THE EXTERIOR FACE OF FRAMING AT OF EACH PERIMETER WALL AND WINDOW OF THE UNIT. THE VERTICAL UNIT BOUNDARY FOR EXTERIOR DOORS IS TO THE OUTSIDE FACE OF THE DOOR.
 5. HORIZONTAL UNIT BOUNDARIES ON THE FIRST FLOOR RUN FROM THE LOWEST UTILITY SYSTEM FOR THAT UNIT, TO THE UNDERSIDE OF THE STEEL DECK. EXCLUSIONS TO THIS INCLUDE UTILITIES RUN UNDER THE STEEL DECK FROM THE UNIT ABOVE. THOSE UTILITIES ARE THE PROPERTY OF THE UNIT ABOVE.
 6. DINER (UNIT 3)
THE BOUNDARIES FOR THIS UNIT ARE COMPOSED OF THE WHOLE BUILDING AND ALL ITS ASSOCIATED COMPONENTS.
 7. CARRIAGE HOUSE (UNIT 4)
THE BOUNDARIES FOR THIS UNIT ARE COMPOSED OF THE WHOLE BUILDING AND ALL ITS ASSOCIATED COMPONENTS.
 8. THE AREA CALCULATION OF THE UNIT DOES NOT INCLUDE THE UNIT'S ALLOCABLE SHARE OF THE LIMITED COMMON AREA, WHICH IS AS FOLLOWS:
 - * TENANT 1: 4,129 SF (21.6% OF TOTAL USABLE FLOOR) WITH 674 SF OF ALLOCABLE LIMITED COMMON AREA FOR A TOTAL OF 4,803 SF
 - * TENANT 2: 10,147 SF (53.1% OF TOTAL USABLE FLOOR) WITH 695 SF OF ALLOCABLE LIMITED COMMON AREA FOR A TOTAL OF 10,842 SF
 - * TENANT 3: 966 SF (5.0% OF TOTAL USABLE FLOOR) WITH 21 SF OF ALLOCABLE LIMITED COMMON AREA FOR A TOTAL OF 987 SF
 - * TENANT 4: 3,882 SF (20.3% OF TOTAL USABLE FLOOR) WITH 21 SF OF ALLOCABLE LIMITED COMMON AREA FOR A TOTAL OF 3,903 SF
- 19,124 SF OF TOTAL USABLE TENANT AREA WITHIN 20,535 SF TOTAL FLOOR SPACE WITH 1,411 SF OF TOTAL ALLOCABLE LIMITED COMMON AREA.
- SUMMARY: 19,124 SF USABLE
 1,411 SF ALLOCABLE LIMITED COMMON
 20,535 SF TOTAL

CERTIFICATION

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