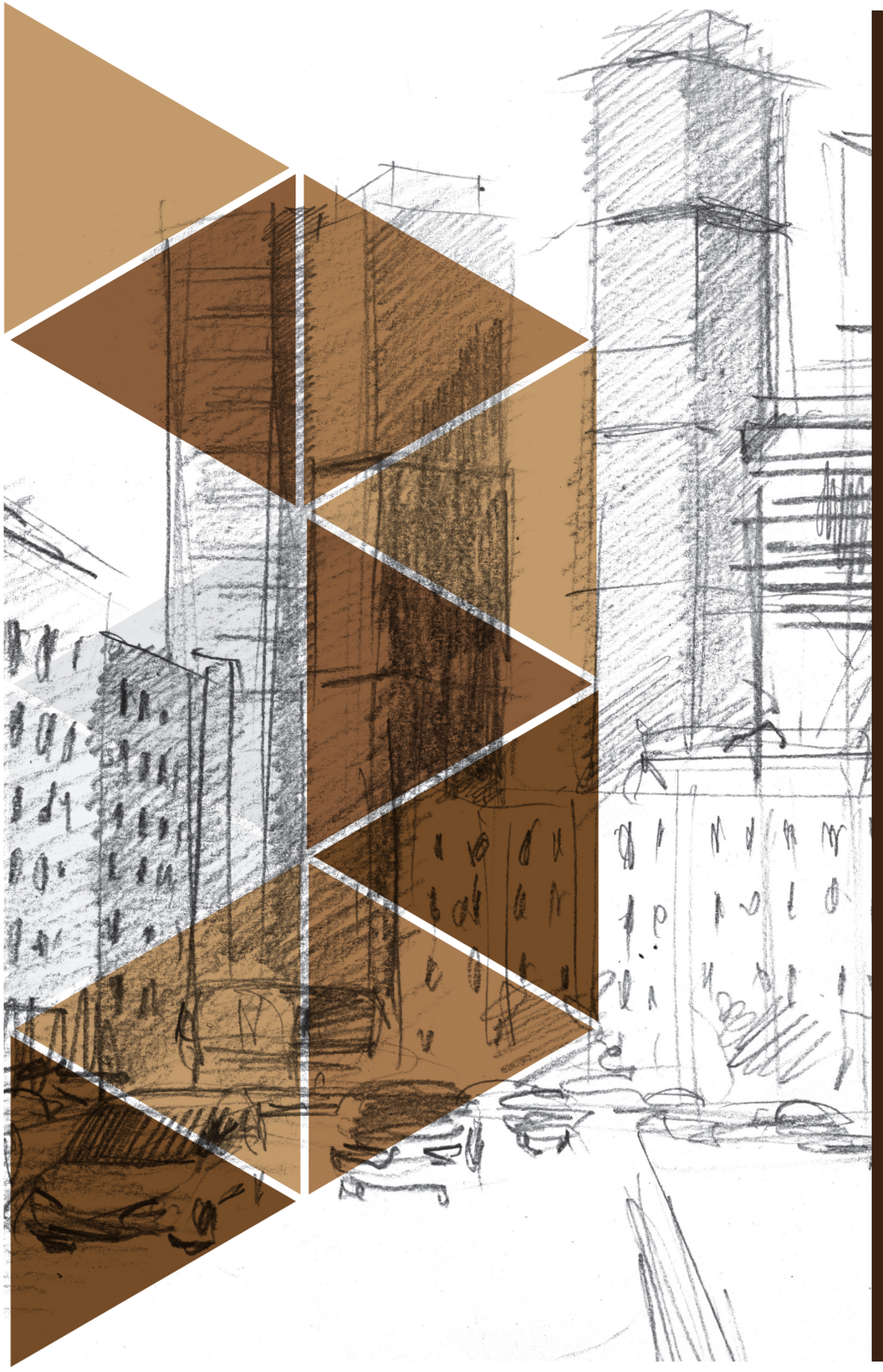
PROYECTO SION
DAVIE
URBANISTIC COMPLEX
5500 Davie Road, Davie FL 33314
ENTERATE INC
ARCENT INC
ARQUITECTURA
ABIERTA



DAVIE
URBANISTIC COMPLEX

General Summary

Architectural Implementation

ENTERATE INC ARCENT INC

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DAVIE
urbanistic complex

1. Apartments

2. Trading

ENTERATE INC ARCENT INC

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Project Description

GENERAL DESCRIPTION

This project is developed on a plot of 6.55 acres located at 5500 David Road, David Fl 33314, this place is deal for the implementation of each of the stages.

The entire project involves the implementation of two residential buildings and two modules for commercial stores.

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General Implementation Project

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PARTICULAR DESCRIPTION

Zone 1 - Bldg. Aparments

- Built Area: 19.198,70 m2 / 213.318,89 ft2
- Parking Area: 2,066,62 m2 / 22962,44 ft2
- Green Area: 13.576,67 m2 / 150.851,85 ft2
- Number of Houses Units: 104 un.
- Parking Owners: 208 un.
- Parking Visitor: 18 un.

Building designed in two (2) towers of five floors high, designed for 104 apatment units with areas between 65m2 (1 bedroom - 2 bathrooms) to 135m2 (3 bedrooms - 2 bathrooms).

IT ALSO COMPRISES: Lobby, playground, green cover, community hall; also elevators, indoor pool and relax area. BBQ - Solarium, Minimaket and business offices for rent-.

Entertainment module: Pool, gym, meeting rooms and daycare.

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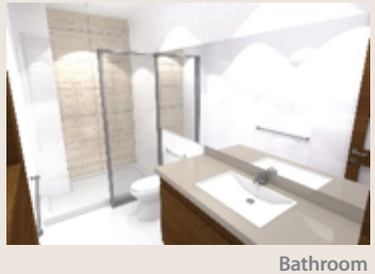
Aparment Type 1

- 3 bedrooms, 2 bathrooms, livingroom, dinningroom, kitchen, laundry room, balcony.
- Area: 135 m2.
- Located on the south facade of the tower.
- One(1) in each level between the 1st to5th floor.

Floor and Images Apto Type 1

Kitchen - Salón



Bathroom

Bedroom

Tipología 1						Alcobas	3	Baños	2
Área Apartamento	M2	135	FT2	1453,13					
Zona	Un.	L_1	L_2	S/Total	Zona	Un.	L_1	L_2	S/Total
Sala/Living					Cocina/Kitchen				
Área	M2	3,80	7,05	26,79	Área	M2	3,25	3,65	11,86
	Ft2	12,47	23,13	288,36		Ft2	10,66	11,97	127,68
Baño/Bath (1)					Lavandería/Laundry				
Área	M2	3,05	1,50	4,58	Área	M2	1,05	2,55	2,68
	Ft2	10,01	4,92	49,24		Ft2	3,44	8,37	28,82
Alcoba/Bedroom (1)					Alcoba/Bedroom (2)				
Área	M2	4,30	3,00	12,9	Área	M2	4,30	3,00	12,90
	Ft2	14,11	9,84	138,85		Ft2	14,11	9,84	138,85
Alcoba/Bedroom (3)					Baño/Bath (2)				
Área	M2	3,50	5,35	18,73	Área	M2	3,50	1,50	5,25
	Ft2	11,48	17,55	201,55		Ft2	11,48	4,92	56,51
Wcloset					Baño/Bath (3)				
Área	M2	2,95	1,50	4,425	Área	M2			
	Ft2	9,68	4,92	47,63		Ft2			
Terraza/Terrace					Parqueaderos*				
Área	M2	3,40	1,50	5,10	Área	M2	2,50	4,5	11,25
	Ft2	11,15	4,92	54,89		Ft2	8,20	14,76	121,09

* 2 parking spaces per dwelling unit. ** 1 balcony.

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Bathroom

Bedroom

Dinnig / Livingroom

Apartment Type 2

- 2 bedrooms, 2 bathrooms, livingroom, dinningroom, kitchen, laudry, balcony.

- Area: 116,02 m2.
- Located on the western facade of the tower.
- One (1) in each level, between 1st to 5th floor.

Floor and Images Apto Type 2

Tipología 2						Alcobas 2		Baños 3	
Área Apartamento	M2	116,02	FT2	1248,83					
Zona	Un.	L_1	L_2	S/Total	Zona	Un.	L_1	L_2	S/Total
Sala/Living					Cocina/Kitchen				
Área	M2	3,30	6,00	19,8	Área	M2	2,70	3,7	9,99
	Ft2	10,83	19,68	213,12		Ft2	8,86	12,14	107,53
Baño/Bath (1)					Lavandería/Laundry				
Área	M2	2,50	1,25	3,13	Área	M2	1,05	2,55	2,68
	Ft2	8,20	4,10	33,64		Ft2	3,44	8,37	28,82
Alcoba/Bedroom (1)					Alcoba/Bedroom (2)				
Área	M2	3,55	2,85	10,1175	Área	M2			
	Ft2	11,65	9,35	108,90		Ft2			
Alcoba/Bedroom (3)					Baño/Bath (2)				
Área	M2	3,00	5,15	15,45	Área	M2	1,85	1,90	3,52
	Ft2	9,84	16,90	166,30		Ft2	6,07	6,23	37,83
Wcloset					Baño/Bath (3)				
Área	M2	2,90	1,50	4,35	Área	M2	3,05	1,50	4,58
	Ft2	9,51	4,92	46,82		Ft2	10,01	4,92	49,24
Terraza/Terrace**					Parqueaderos*				
Área	M2	4,42	4,70	20,77	Área	M2	2,50	4,50	11,25
	Ft2	14,50	15,42	223,60		Ft2	8,20	14,76	121,09

2 parking spaces per dwelling unit. ** 1 balcony.

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Floor and Images

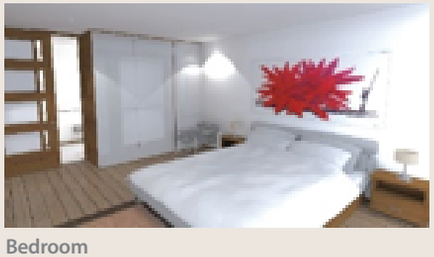
Apartment Type 3

- 2 bedrooms, 2 bathrooms, livingroom, dinningroom, kitchen, laundry, balcony.
- Area: 78,00 m2.
- Located on the eastern and western facades of the tower.
- Two (2) in each level, between the 2nd to 5th floor.

Tipología 3						Alcobas 2		Baños 2	
Área Apartamento	M2	78,00	FT2	839,59					
Zona	Un.	L_1	L_2	S/Total	Zona	Un.	L_1	L_2	S/Total
Sala/Living					Cocina/Kitchen				
Área	M2	4,20	4,15	17,43	Área	M2	2,25	3	6,75
	Ft2	13,78	13,62	187,61		Ft2	7,38	9,84	72,65
Baño/Bath (1)					Lavandería/Laundry				
Área	M2	3,00	1,50	4,50	Área	M2	1,00	1,55	1,55
	Ft2	9,84	4,92	48,44		Ft2	3,28	5,09	16,68
Alcoba/Bedroom (1)					Alcoba/Bedroom (2)				
Área	M2	3,00	3,65	10,95	Área	M2			
	Ft2	9,84	11,97	117,86		Ft2			
Alcoba/Bedroom (3)					Baño/Bath (2)				
Área	M2	3,50	5,10	17,85	Área	M2	3,50	1,50	5,25
	Ft2	11,48	16,73	192,13		Ft2	11,48	4,92	56,51
Wcloset					Baño/Bath (3)				
Área	M2				Área	M2			
	Ft2					Ft2			
Terraza/Terrace					Parqueaderos*				
Área	M2	4,45	1,37	6,10	Área	M2	2,50	4,50	11,25
	Ft2	14,60	4,49	65,62		Ft2	8,20	14,76	121,09

*2 parking spaces per dwelling unit. ** 1 balcony.

Living / Dinningroom



Bedroom

Bathroom

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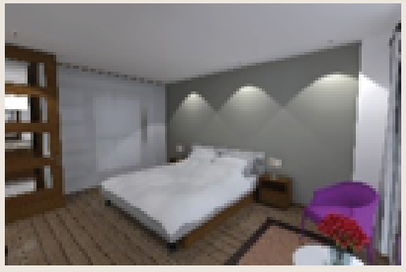
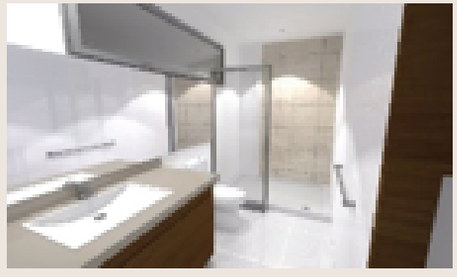
URBANISTIC COMPLEX

Bedroom



Bathroom



Livingroom

Apartment Type 4

- 1 bedroom, 2 bathroom, livingroom, dinningroom, kitchen, laundry, balcony.
- Area 65,29 m2.
- Located on the eastern facade.
- One (1) on each level, between the 2nd to 5th floor.

Floor and Images of Apto Type 4

Tipología 4						Alcobas 1		Baños 2	
Área Apartamento	M2	65,29	FT2	702,78					
Zona	Un.	L_1	L_2	S/Total	Zona	Un.	L_1	L_2	S/Total
Sala/Living					Cocina/Kitchen				
Área	M2	4,20	4,70	19,74	Área	M2	2,50	3,00	7,50
	Ft2	13,78	15,42	212,47		Ft2	8,20	9,84	80,73
Baño/Bath (1)					Lavandería/Laundry				
Área	M2	2,65	1,50	3,98	Área	M2	1,00	2,35	2,35
	Ft2	8,69	4,92	42,79		Ft2	3,28	7,71	25,29
Alcoba/Bedroom (1)					Alcoba/Bedroom (2)				
Área	M2	3,50	5,30	18,55	Área	M2			
	Ft2	11,48	17,39	199,67		Ft2			
Alcoba/Bedroom (3)					Baño/Bath (2)				
Área	M2				Área	M2	3,50	1,50	5,25
	Ft2					Ft2	11,48	4,92	56,51
Wcloset					Baño/Bath (3)				
Área	M2				Área	M2			
	Ft2					Ft2			
Terraza/Terrace					Parqueaderos*				
Área	M2	1,42	4,85	6,89	Área	M2	2,50	5,00	12,50
	Ft2	4,66	15,91	74,13		Ft2	8,20	16,40	134,55

2 parking spaces per dwelling unit. ** 1 balcony.

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Apartment Type 5

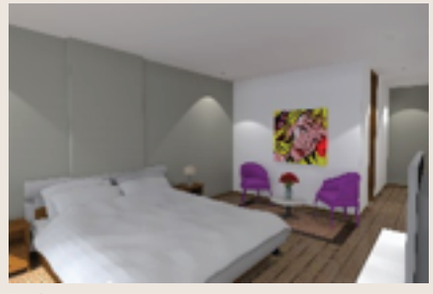
- 3 bedrooms, 2 bathroom, livingroom, dinningroom, kitchen, laundry, balcony.
- Area:112,75 m2.
- Located on the western facade.
- One (1) on each level, between the 1st and 5th floor.

Tipología 5						Alcobas 3		Baños 2	
Área Apartamento	M2	112,75	FT2	1213,63					
Zona	Un.	L_1	L_2	S/Total	Zona	Un.	L_1	L_2	S/Total
Sala/Living					Cocina/Kitchen				
Área	M2	3,15	6,00	18,90	Área	M2	2,50	3,15	7,88
	Ft2	10,33	19,68	203,43		Ft2	8,20	10,33	84,76
Baño/Bath (1)					Lavandería/Laundry				
Área	M2	2,80	1,10	3,08	Área	M2	1,10	1,50	1,65
	Ft2	9,19	3,61	33,15		Ft2	3,61	4,92	17,76
Alcoba/Bedroom (1)					Alcoba/Bedroom (2)				
Área	M2	4,45	2,80	12,46	Área	M2	3,00	4,50	13,50
	Ft2	14,60	9,19	134,12		Ft2	9,84	14,76	145,31
Alcoba/Bedroom (3)					Baño/Bath (2)				
Área	M2	3,50	5,00	17,50	Área	M2	2,45	1,50	3,68
	Ft2	11,48	16,40	188,36		Ft2	8,04	4,92	39,56
Wcloset					Baño/Bath (3)				
Área	M2	2,45	1,90	4,66	Área	M2			
	Ft2	8,04	6,23	50,10		Ft2			
Terraza/Terrace					Parqueaderos*				
Área	M2	10,08	1,50	15,12	Área	M2	2,50	5,00	12,50
	Ft2	33,07	4,92	162,75		Ft2	8,20	16,40	134,55

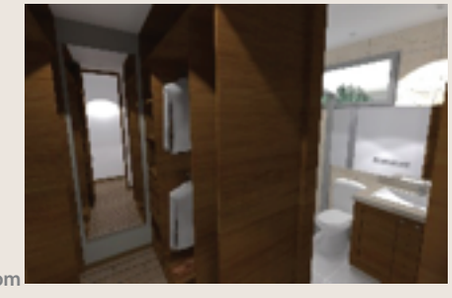
2 parking spaces per dwelling unit. ** 1 balcony.

Floor and image of Apto Type 5

Livingroom



Bedroom



Bath / Bedroom

ENTERATE INC ARCENT INC
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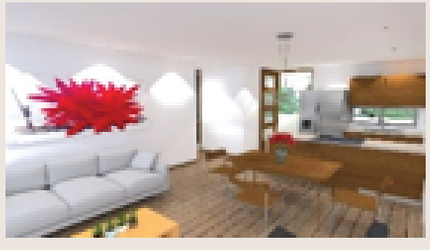
Apartamento Tipo 6

- 2 bedrooms, 2 bathrooms, livingrooms, dinningroom, kitchen, laundry, balcony.
- Area: 87,25 m2.
- Located on the eastern facade.
- One(1) on each level, between 1st to 5th

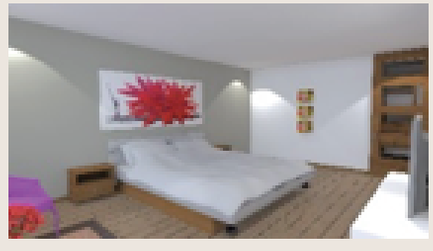
Tipología 6						Alcobas 2		Baños 2	
Área Apartamento	M2	87,25	FT2	939,15					
Zona	Un.	L_1	L_2	S/Total	Zona	Un.	L_1	L_2	S/Total
Sala/Living					Cocina/Kitchen				
Área	M2	3,45	3,90	13,46	Área	M2	3,15	3,25	10,24
	Ft2	11,32	12,80	144,82		Ft2	10,33	10,66	110,19
Baño/Bath (1)					Lavandería/Laundry				
Área	M2	2,50	1,50	3,75	Área	M2			
	Ft2	8,20	4,92	40,36		Ft2			
Alcoba/Bedroom (1)					Alcoba/Bedroom (2)				
Área	M2	3,90	3,00	11,70	Área	M2	3,50	5,30	18,55
	Ft2	12,80	9,84	125,93		Ft2	11,48	17,39	199,67
Alcoba/Bedroom (3)					Baño/Bath (2)				
Área	M2				Área	M2	2,50	1,50	3,75
	Ft2					Ft2	8,20	4,92	40,36
Wcloset					Baño/Bath (3)				
Área	M2	2,00	1,50	3,00	Área	M2			
	Ft2	6,56	4,92	32,29		Ft2			
Terraza/Terrace					Parqueaderos*				
Área	M2	4,20	1,85	7,77	Área	M2	2,50	5,00	12,50
	Ft2	13,78	6,07	83,63		Ft2	8,20	16,40	134,55

2 parking spaces per dwelling unit. ** 1 balcony.

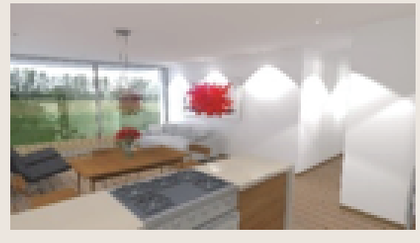
Floor and Images Apto Type 6



Living / Dinningroom



Bedroom



Dinningroom

Bathroom

ENTERATE INC ARCENT INC
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URBANISTIC COMPLEX

Tipología 7						Alcobas 3		Baños 3	
Área Apartamento	M2	126,00	FT2	1356,25					
Zona	Un.	L_1	L_2	S/Total	Zona	Un.	L_1	L_2	S/Total
Sala/Living					Cocina/Kitchen				
Área	M2	7,55	3,50	26,43	Área	M2	2,50	3,95	9,88
	Ft2	24,77	11,48	284,43		Ft2	8,20	12,96	106,29
Baño/Bath (1)					Lavandería/Laundry				
Área	M2	1,45	1,45	2,10	Área	M2			
	Ft2	4,76	4,76	22,63		Ft2			
Alcoba/Bedroom (1)					Alcoba/Bedroom (2)				
Área	M2	2,80	4,00	11,20	Área	M2	3,52	4,40	15,49
	Ft2	9,19	13,12	120,55		Ft2	11,55	14,44	166,71
Alcoba/Bedroom (3)					Baño/Bath (2)				
Área	M2	3,50	5,00	17,50	Área	M2	3,50	1,50	5,25
	Ft2	11,48	16,40	188,36		Ft2	11,48	4,92	56,51
Wcloset					Baño/Bath (3)				
Área	M2	2,35	3,50	8,23	Área	M2	2,80	1,50	4,20
	Ft2	7,71	11,48	88,53		Ft2	9,19	4,92	45,21
Terraza/Terrace					Parqueaderos*				
Área	M2	2,55	7,30	18,62	Área	M2	2,50	5,00	12,50
	Ft2	8,37	23,95	200,37		Ft2	8,20	16,40	134,55

*2 parking spaces per dwelling unit. ** 1 balcony.

Apartment Type 7

- 3 bedrooms, 3 bathrooms, livingroom, dinningroom, kitchen, laundry, balcony.
- Area: 126,00 m2.
- Located on the eastern facade.
- One (1) on each level.

Kitchen / Livingroom

Bedroom

Bathroom and Closet

Floor and Images Apto Type 7

ENTERATE INC ARCENT INC
ARQUITECTURA ABIERTA

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URBANISTIC COMPLEX

Apartment Type 8

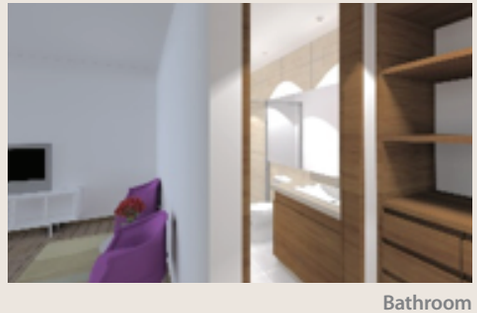
- 3 bedrooms, 2 bathrooms, livingroom, divingroom, kitchen, laundry, balcony.
- Area: 126,00 m2.
- Located on the north facade.

Tipología 8						Alcobas 3		Baños 2	
Área Apartamento	M2	132,18	FT2	1422,77					
Zona	Un.	L_1	L_2	S/Total	Zona	Un.	L_1	L_2	S/Total
Sala/Living					Cocina/Kitchen				
Área	M2	4,00	6,85	27,40	Área	M2	4,65	2,60	12,09
	Ft2	13,12	22,47	294,92		Ft2	15,26	8,53	130,13
Baño/Bath (1)					Lavandería/Laundry				
Área	M2	2,80	1,50	4,20	Área	M2	1,50	1,80	2,70
	Ft2	9,19	4,92	45,21		Ft2	4,92	5,91	29,06
Alcoba/Bedroom (1)					Alcoba/Bedroom (2)				
Área	M2	2,80	4,40	12,32	Área	M2	2,80	4,40	12,32
	Ft2	9,19	14,44	132,61		Ft2	9,19	14,44	132,61
Alcoba/Bedroom (3)					Baño/Bath (2)				
Área	M2	3,15	5,50	17,33	Área	M2	3,15	1,50	4,73
	Ft2	10,33	18,04	186,48		Ft2	10,33	4,92	50,86
Wcloset					Baño/Bath (3)				
Área	M2	2,80	1,50	4,20	Área	M2			
	Ft2	9,19	4,92	45,21		Ft2			
Terraza/Terrace					Parqueaderos*				
Área	M2	4,00	1,50	6,00	Área	M2	2,50	5,00	12,50
	Ft2	13,12	4,92	64,58		Ft2	8,20	16,40	134,55

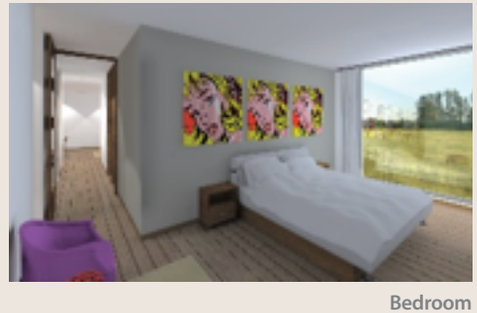
Floor and Images Apto Type 8

Dinning / Livingroom

Livingroom



Bathroom



Bedroom

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Entertainment Module

Complementary Services (Amenities)

The project consist of 2 modules for complementary services and general stage, associated trade and living places.

Module 1: Designed in a single block, inside three (3) height levels and a basement.
In the same place is available the next services:

- **Basement:**
  - Minimarket.
  - Equipment room of pool and jacuzzi.
- **1st Floor:**
  - Pool: pool lane, 2 jacuzzis, beach zone and dressing rooms.
  - Administration office and general services.
  - Meeting rooms.
- **2nd Floor:**
  - Gym: 2 waiting rooms, restrooms, dressingrooms and lockers, information point,, appliances and equipment area.
  - Event rooms, restrooms, kitchen, waiting room.
- **3rd Floor:**
  - DayCare for child and greybeards, restrooms and kitchen.
  - Meeting rooms.

This module occupies an area of 378,11 m2 / 4.069,94 ft2/ 0,09 acres around the property intended for complex.

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ARQUITECTURA ABIERTA

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Architectural Description

Floor first level Entertainment module.

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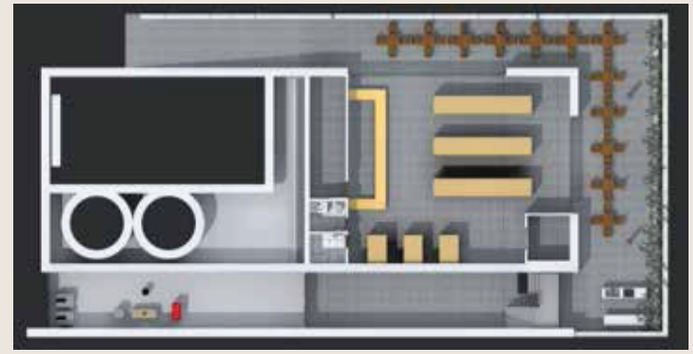
Floor second level of Entertainment module

Floor Basement(Minimarket)



Floor third level of Entertainment module

Deck

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Entertainment Module

Complementary Services (Amenities)

The project consist of 2 modules for complementary services and general stage, associated trade and living places.

Module 2: Designed in a single block, inside three (3) height levels and a basement.
In the same place is available the next services:

- **Basement:**
  - Minimarket.
  - Equipment room of pool and jacuzzi.
- **1st Floor:**
  - Pool: pool lane, 2 jacuzzis, beach zone and dressing rooms.
  - Administration office and general services.
  - Meeting rooms.
- **2nd Floor:**
  - Gym: 2 waiting rooms, restrooms, dressingrooms and lockers, information point,, appliances and equipment area.
  - Event rooms, restrooms, kitchen, waiting room.
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This module occupies an area of 378,11 m2 / 4.069,94 ft2/ 0,09 acres around the property intended for complex.

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Architectural Description

Floor first level Entertainment Module

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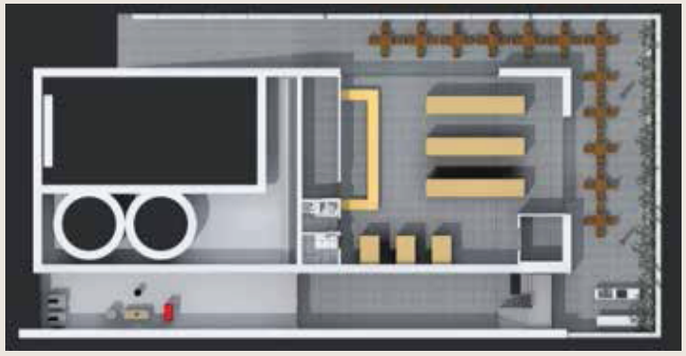
Floor second level Entertainment Level

Floor Basement (Minimarket)



Floor third level Entertainment Module

Deck

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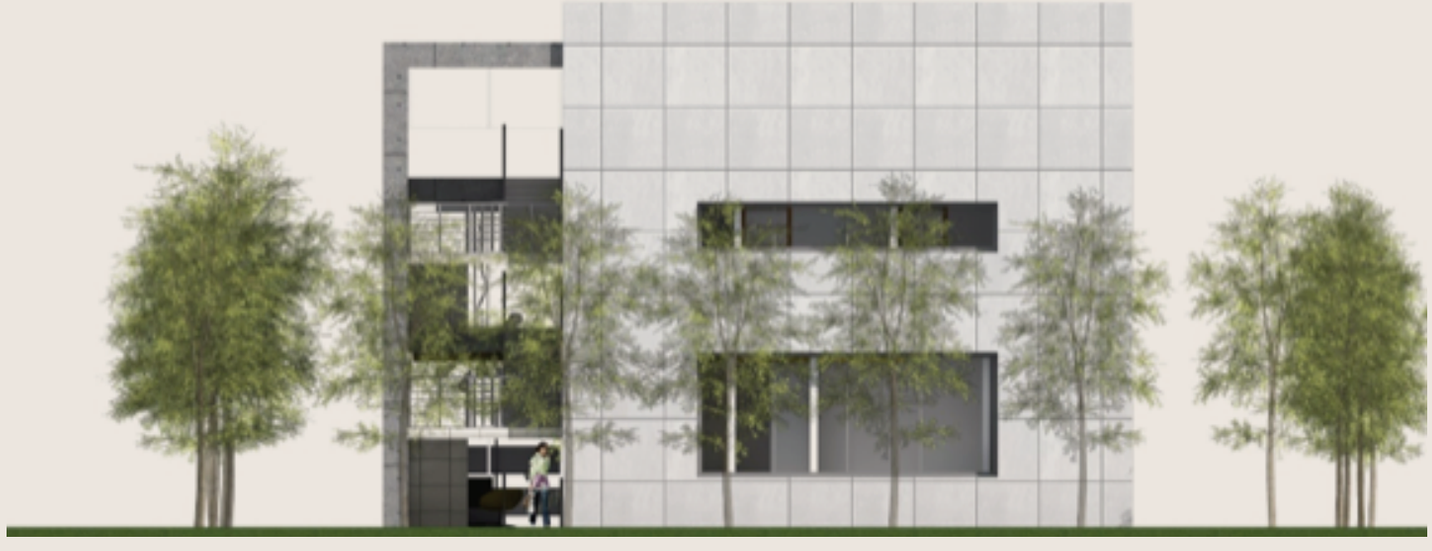
North Facade - Module



Eastern Facade - Module

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South Facade - Module

Western Facade - Module

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General Images of the Entertainment Module

Circulation Main Access

Main Access to the Pool /Wainting Room

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Wainting Room of The Pool (Panorramic)

Circulation Minimaket (Deck View)

Inside the Pool0

PARTICULAR DESCRIPTION

Zone 2 - Bldg. Commercial

- Commercial Area: 1.524,10 m2/ 16.934,44 ft2
- Parking Area: 2.094 m2/ 23.266,67 ft2
- Green Area: 2.170,86/24.120,67 ft2

Building designed in two modules 2 levels of hight, intended for 20 storeys an 2 offices.

- The storeys are projected with areas between 32m2 to 112m2.
- The offices are projected with areas between107m2.
- This stages includes balconys between 65m2 to102m2.
- Parking zone indepent from the houses area.
- Green zones designed similar like a Boulevar for main access to vehicles and people.vehicular y peatonal.

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Bldg. Commercial

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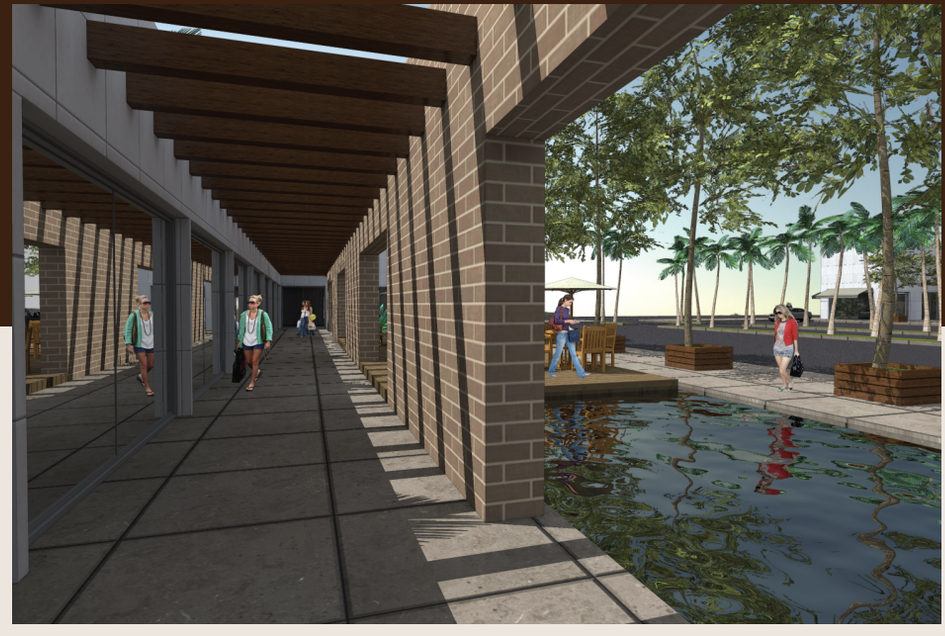
Bldg. Commercial



Bldg. Commercial

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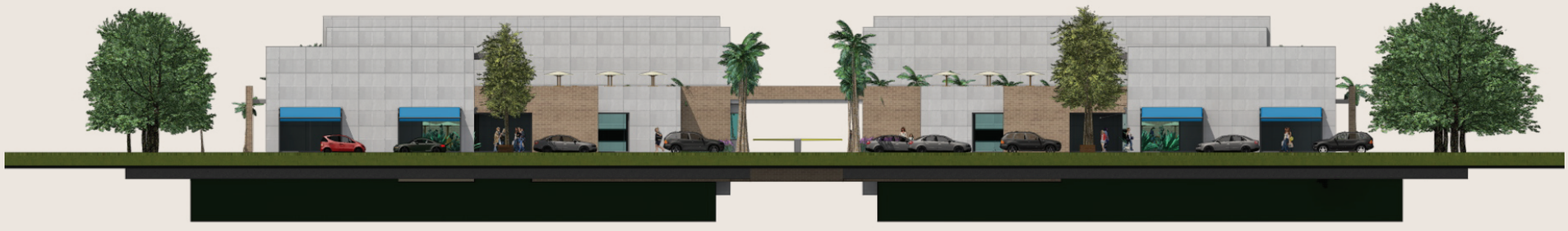

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Bldg. Commercial

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Contributors:

"It's a great work, see this ideas and dreams emboiled in the real world.Thanks by Faith we please Him"

We can not end this without give thanks to everyone who are part of the work team, and have given the best of each of their talents anf gifts to this project.

Before, we give thanks to the **Creator, YHWH,** Father of every single creature and with his generosity and kindness, provides abundancy to everybody and his guidance in his Truth It's a great work, see this ideas and dreams emboiled in the real world.Thanks by Faith we please Him.

To our loved contributors:
Diego Restrepo - Soraya Cano - Carolina Vega - Catalina Galvis - Bill Mateus - Aníbal Gonzáles Alejandro Torres - Patricia Granados - Andrés Parra – Miguel Bayona.

Him, Elion, Shadday and Shalom, fill yours spirit home.

From my hearth I dedicate this result of faith to my wife: **Luz Adriana**, to my daughters **Nathalia** y **Mariana Sofía.** The gifts given to Abba's hearth.

To the team **Arcent-Enterate,** leading by Edgar Paz, to them, thanks for his diligence, entusiasm, effort and trust. A sincere gratitude.

To my brother, Mario Alberto, for believe in me. To my mother an relatives, who everyday teach me to keep it foward and moves me to live in the Heaven Kingdom here and now.

To my coaches in the distances:
Robert Kiyosaky, Juan Diego Gómez, John Maxwell y Neville Goddard.

To my special friends: Bill, Germán, Gabriel, Roberto, Magda, Claudia, Álvaro, Edgar, Miguel.

Thanks

Bldg. Commercial

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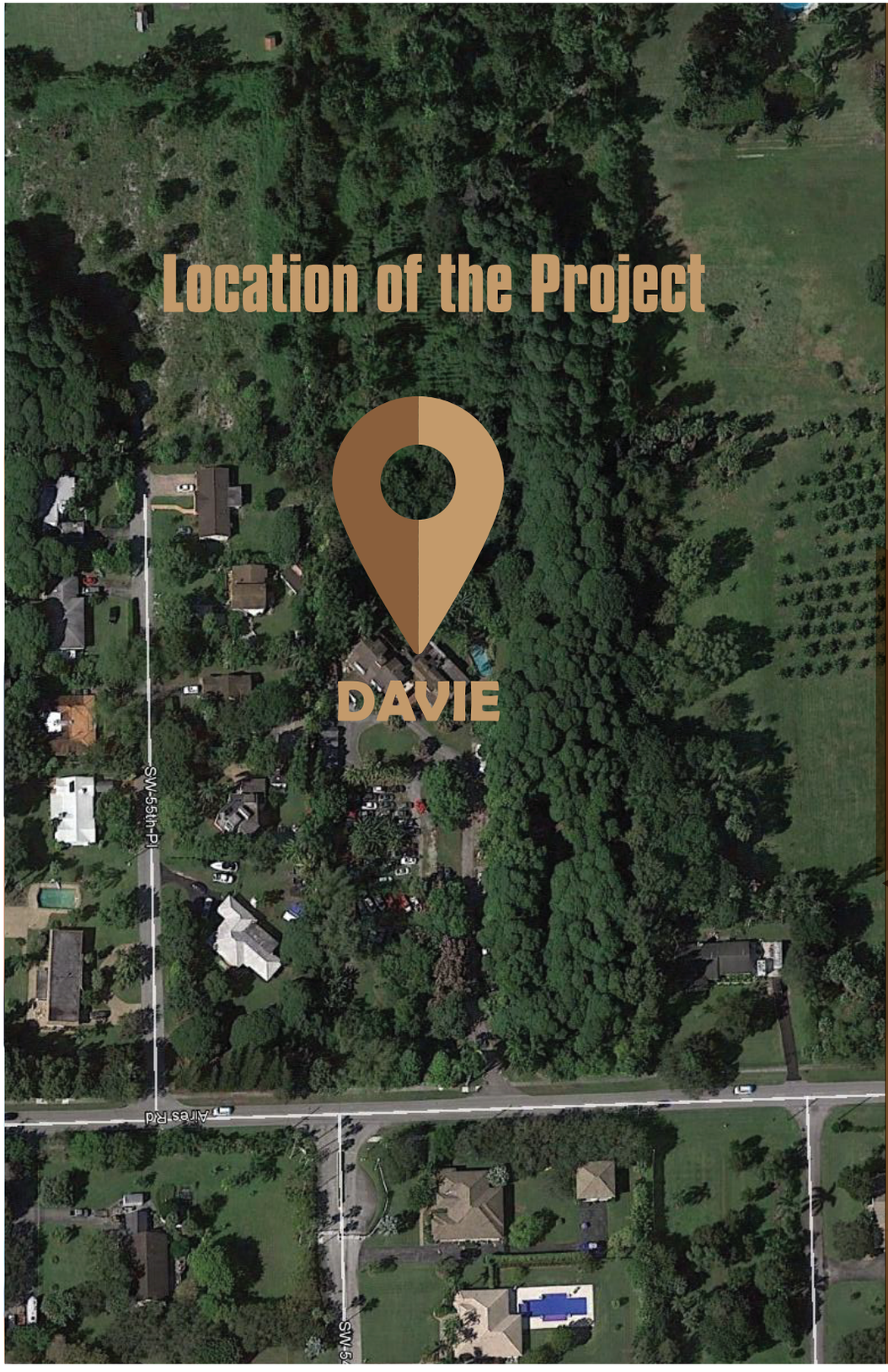
Location of the Project



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PROYECTO SION

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