



1904 LAKE CLUB DRIVE, COLUMBUS, OH 43232

FOR SALE: \$250,000



Property Features:

- 7,607 Square Feet
- Former Max & Erma's Restaurant
- All Furniture, Fixtures, and Equipment Included



BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.







Columbus Region Overview

Columbus Ohio Region is a growing metropolitan area of 1.8 million people. Columbus is the 15th largest city in the United States, the state capital and the largest city in Ohio. This eight county region spans 4,000 square miles, however the greatest concentration is in Franklin County where 1.1 million people reside.

The entire region has an annual growth rate of 1.3% and has the second fastest MSA (Metropolitan Statistical Area) of growth in the Midwest.

There are many Fortune 1000 companies headquartered in the region. American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Batelle, are just to name a few.

In addition, Greater Columbus is home to over 30 plus nationally and internationally recognized colleges and universities including The Ohio State University, the largest college in the country.

Columbus has a diverse well balance stable economy. In 2009, Business Week named the city as the best place in the country to raise a family. Forbes Magazine in 2008 ranked the city as one of the up and coming tech cities in the nation. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Some other region quick facts:

- Port Columbus International Airport provides service to 33 destinations daily.
- 147,000 college and graduate students are currently enrolled in the region.
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual (Arts & Music) organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. Forty seven percent of the United States population and fifty three percent of the manufacturing capacity of the entire nation are within a 24 hour drive from Columbus.

Source: Columbus Chamber of Commerce and Columbus 2020

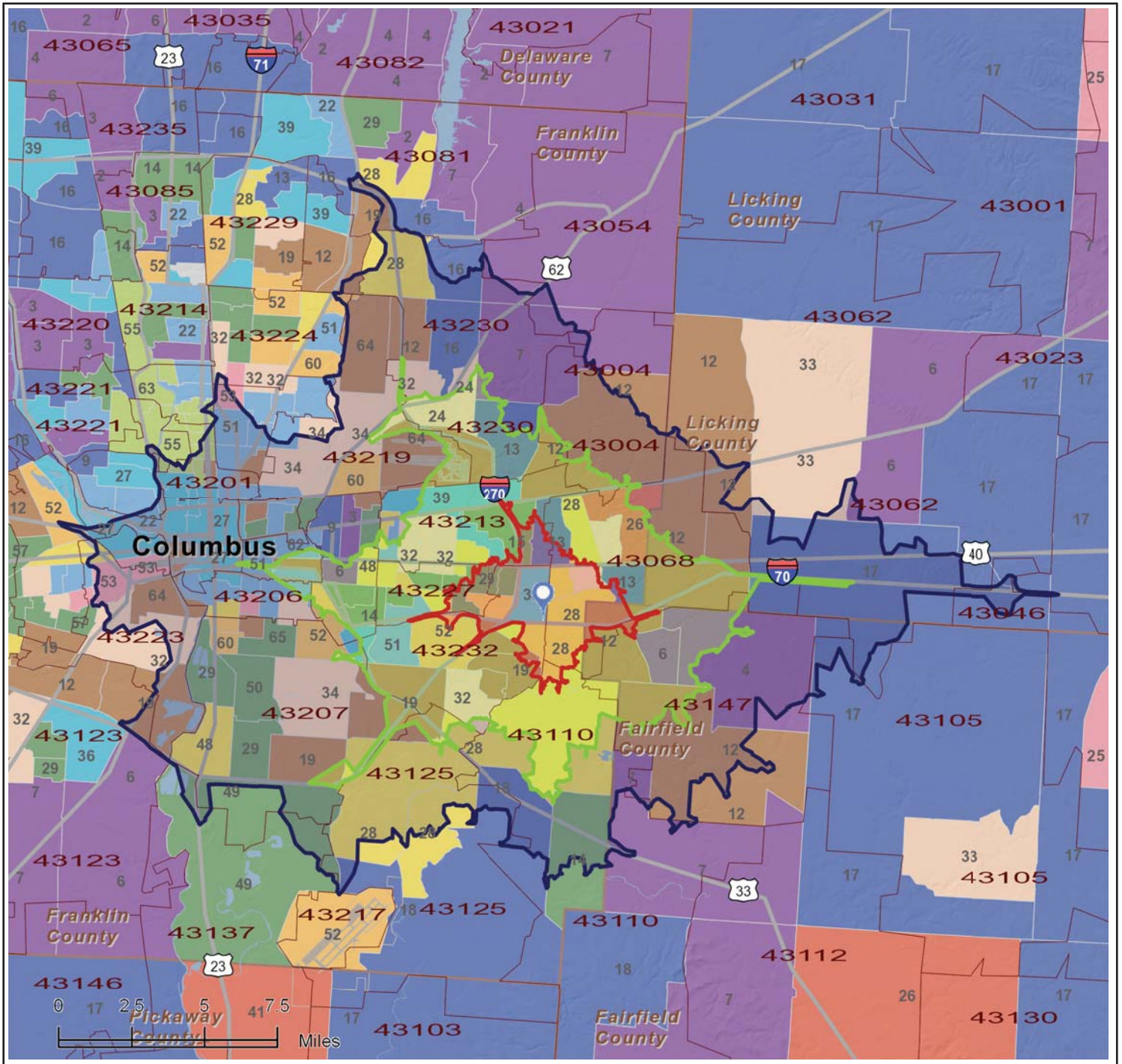


Dominant Tapestry Site Map

Prepared by Randy Best

1904 Lake Club Drive
 1904 Lake Club Dr, Columbus, OH 43232-2114
 Drive Time: 5, 10, 15 Minutes

Latitude: 39.940815
 Longitude: -82.832901



Tapestry LifeMode

- L1 High Society: Affluent, well-educated, married-couple homeowners
- L2 Upscale Avenues: Prosperous, married-couple homeowners in different housing
- L3 Metropolis: City dwellers in older homes reflecting the diversity of urban culture
- L4 Solo Acts: Urban young singles on the move
- L5 Senior Styles: Senior lifestyles by income, age, and housing type
- L6 Scholars and Patriots: College, military environments
- L7 High Hopes: Young households striving for the "American Dream"
- L8 Global Roots: Ethnic and culturally diverse families
- L9 Family Portrait: Youth, family life, and children
- L10 Traditional Living: Middle-aged, middle income—Middle America
- L11 Factories and Farms: Hardworking families in small communities, settled near jobs
- L12 American Quilt: Households in small towns and rural areas



Source: Esri



Tapestry Segmentation

Tapestry Segmentation represents the fourth generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. A longer description of each segment is available at:

<http://www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf>

- | | |
|--|---------------------------------------|
| Segment 01: Top Rung | Segment 34: Family Foundations |
| Segment 02: Suburban Splendor | Segment 35: International Marketplace |
| Segment 03: Connoisseurs | Segment 36: Old and Newcomers |
| Segment 04: Boomburbs | Segment 37: Prairie Living |
| Segment 05: Wealthy Seaboard Suburbs | Segment 38: Industrious Urban Fringe |
| Segment 06: Sophisticated Squires | Segment 39: Young and Restless |
| Segment 07: Exurbanites | Segment 40: Military Proximity |
| Segment 08: Laptops and Lattes | Segment 41: Crossroads |
| Segment 09: Urban Chic | Segment 42: Southern Satellites |
| Segment 10: Pleasant-Ville | Segment 43: The Elders |
| Segment 11: Pacific Heights | Segment 44: Urban Melting Pot |
| Segment 12: Up and Coming Families | Segment 45: City Strivers |
| Segment 13: In Style | Segment 46: Rooted Rural |
| Segment 14: Prosperous Empty Nesters | Segment 47: Las Casas |
| Segment 15: Silver and Gold | Segment 48: Great Expectations |
| Segment 16: Enterprising Professionals | Segment 49: Senior Sun Seekers |
| Segment 17: Green Acres | Segment 50: Heartland Communities |
| Segment 18: Cozy and Comfortable | Segment 51: Metro City Edge |
| Segment 19: Milk and Cookies | Segment 52: Inner City Tenants |
| Segment 20: City Lights | Segment 53: Home Town |
| Segment 21: Urban Villages | Segment 54: Urban Rows |
| Segment 22: Metropolitans | Segment 55: College Towns |
| Segment 23: Trendsetters | Segment 56: Rural Bypasses |
| Segment 24: Main Street, USA | Segment 57: Simple Living |
| Segment 25: Salt of the Earth | Segment 58: NeWest Residents |
| Segment 26: Midland Crowd | Segment 59: Southwestern Families |
| Segment 27: Metro Renters | Segment 60: City Dimensions |
| Segment 28: Aspiring Young Families | Segment 61: High Rise Renters |
| Segment 29: Rustbelt Retirees | Segment 62: Modest Income Homes |
| Segment 30: Retirement Communities | Segment 63: Dorms to Diplomas |
| Segment 31: Rural Resort Dwellers | Segment 64: City Commons |
| Segment 32: Rustbelt Traditions | Segment 65: Social Security Set |
| Segment 33: Midlife Junction | Segment 66: Unclassified |

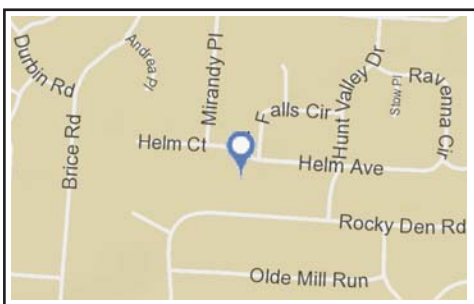


Site Map on Satellite Imagery – 0.4 Miles Wide

Prepared by Randy Best

1904 Lake Club Drive
1904 Lake Club Dr, Columbus, OH 43232-2114
Drive Time: 5, 10, 15 Minutes

Latitude: 39.940815
Longitude: -82.832901



Source: © i-cubed





Demographic and Income Profile

1904 Lake Club Drive
 1904 Lake Club Dr, Columbus, OH 43232-2114,
 Drive Time: 5 minutes

Prepared by Randy Best
 Latitude: 39.940815
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Summary	2000	2010	2015
Population	30,788	31,915	32,520
Households	13,702	14,257	14,562
Families	7,878	7,877	7,925
Average Household Size	2.23	2.23	2.22
Owner Occupied Housing Units	6,675	6,673	6,847
Renter Occupied Housing Units	7,027	7,584	7,716
Median Age	34.0	35.5	35.9
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.38%	0.14%	0.76%
Households	0.42%	0.20%	0.78%
Families	0.12%	0.06%	0.64%
Owner HHs	0.52%	0.23%	0.82%
Median Household Income	2.42%	2.42%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,437	10.5%	1,109	7.8%	989	6.8%
\$15,000 - \$24,999	1,869	13.6%	1,168	8.2%	951	6.5%
\$25,000 - \$34,999	2,233	16.3%	1,640	11.5%	1,242	8.5%
\$35,000 - \$49,999	2,838	20.7%	3,010	21.1%	2,377	16.3%
\$50,000 - \$74,999	3,247	23.7%	3,673	25.8%	4,446	30.5%
\$75,000 - \$99,999	1,304	9.5%	2,297	16.1%	2,585	17.8%
\$100,000 - \$149,999	553	4.0%	1,048	7.4%	1,555	10.7%
\$150,000 - \$199,999	101	0.7%	157	1.1%	208	1.4%
\$200,000+	113	0.8%	156	1.1%	208	1.4%
Median Household Income	\$40,943		\$51,117		\$57,621	
Average Household Income	\$48,993		\$58,975		\$65,566	
Per Capita Income	\$21,917		\$26,324		\$29,324	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,147	7.0%	2,235	7.0%	2,260	7.0%
5 - 9	2,080	6.8%	1,993	6.2%	2,046	6.3%
10 - 14	1,855	6.0%	1,825	5.7%	1,892	5.8%
15 - 19	1,926	6.3%	1,918	6.0%	1,803	5.5%
20 - 24	2,513	8.2%	2,381	7.5%	2,513	7.7%
25 - 34	5,384	17.5%	5,365	16.8%	5,342	16.4%
35 - 44	4,869	15.8%	4,399	13.8%	4,301	13.2%
45 - 54	3,934	12.8%	4,298	13.5%	4,085	12.6%
55 - 64	2,600	8.4%	3,492	10.9%	3,705	11.4%
65 - 74	2,081	6.8%	2,101	6.6%	2,567	7.9%
75 - 84	1,138	3.7%	1,440	4.5%	1,475	4.5%
85+	261	0.8%	467	1.5%	531	1.6%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,298	69.2%	19,880	62.3%	19,687	60.5%
Black Alone	7,613	24.7%	9,351	29.3%	9,840	30.3%
American Indian Alone	94	0.3%	103	0.3%	105	0.3%
Asian Alone	603	2.0%	830	2.6%	958	2.9%
Pacific Islander Alone	14	0.0%	30	0.1%	32	0.1%
Some Other Race Alone	366	1.2%	679	2.1%	772	2.4%
Two or More Races	801	2.6%	1,042	3.3%	1,127	3.5%
Hispanic Origin (Any Race)	711	2.3%	1,516	4.8%	1,841	5.7%

Data Note: Income is expressed in current dollars
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

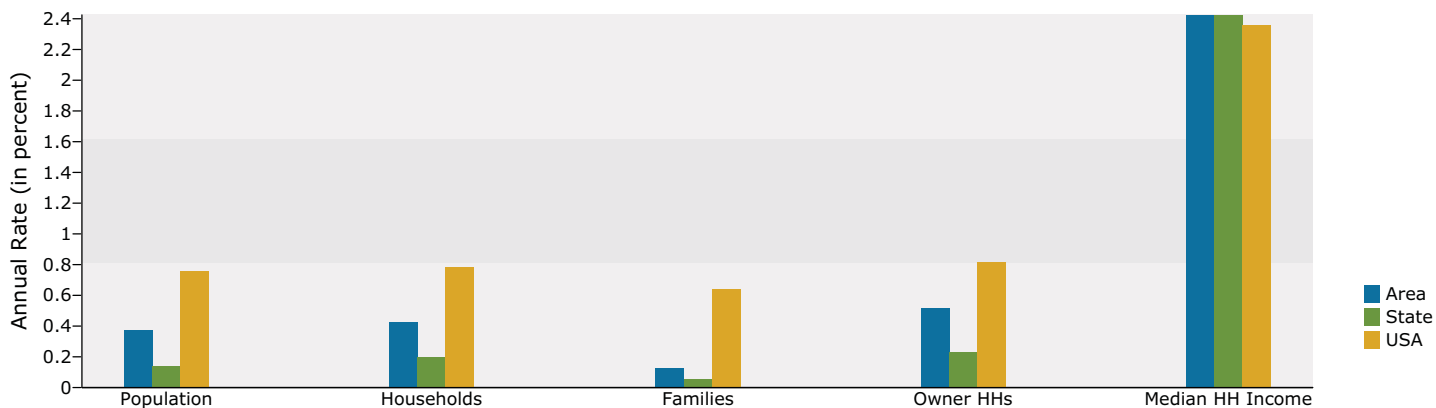


Demographic and Income Profile

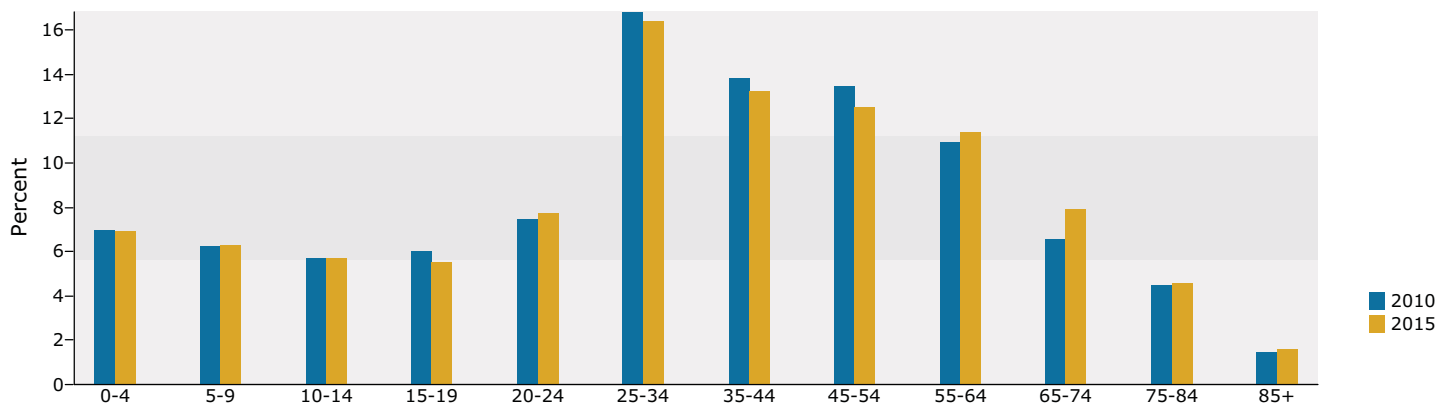
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Prepared by Randy Best
 Latitude: 39.940815
 Longitude: -82.832901

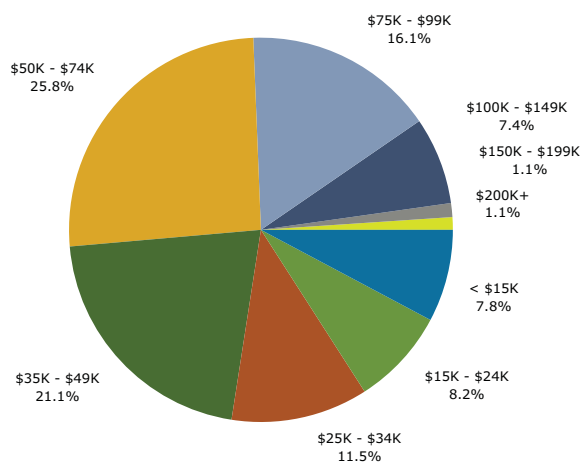
Trends 2010-2015



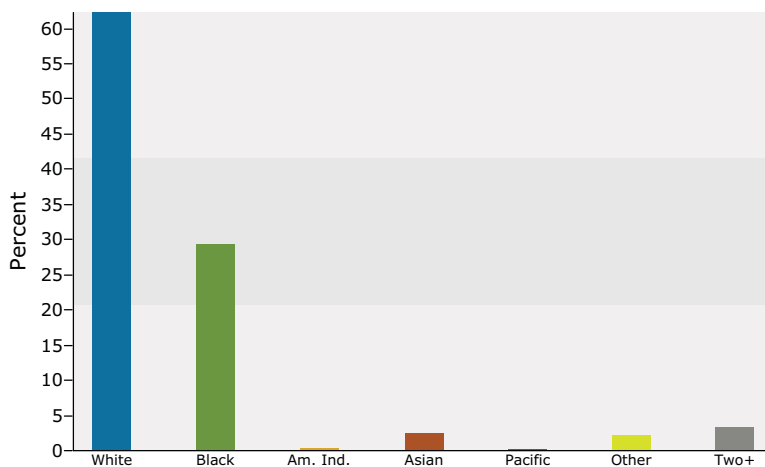
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 4.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Profile

1904 Lake Club Drive
 1904 Lake Club Dr, Columbus, OH 43232-2114,
 Drive Time: 10 minutes

Prepared by Randy Best
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Summary	2000		2010		2015	
Population	185,786		198,926		205,781	
Households	76,739		83,004		86,155	
Families	48,014		50,265		51,482	
Average Household Size	2.39		2.37		2.36	
Owner Occupied Housing Units	43,168		45,439		47,033	
Renter Occupied Housing Units	33,571		37,565		39,122	
Median Age	33.5		35.1		35.3	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.68%		0.14%		0.76%	
Households	0.75%		0.20%		0.78%	
Families	0.48%		0.06%		0.64%	
Owner HHs	0.69%		0.23%		0.82%	
Median Household Income	2.35%		2.42%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	9,933	12.9%	7,604	9.2%	6,830	7.9%
\$15,000 - \$24,999	9,735	12.7%	6,533	7.9%	5,354	6.2%
\$25,000 - \$34,999	11,579	15.1%	8,766	10.6%	6,676	7.7%
\$35,000 - \$49,999	14,376	18.7%	15,091	18.2%	11,990	13.9%
\$50,000 - \$74,999	16,847	21.9%	19,703	23.7%	23,780	27.6%
\$75,000 - \$99,999	7,902	10.3%	13,643	16.4%	15,203	17.6%
\$100,000 - \$149,999	4,843	6.3%	8,501	10.2%	12,273	14.2%
\$150,000 - \$199,999	940	1.2%	1,913	2.3%	2,474	2.9%
\$200,000+	764	1.0%	1,250	1.5%	1,575	1.8%
Median Household Income	\$41,742		\$53,704		\$60,312	
Average Household Income	\$50,754		\$63,434		\$70,544	
Per Capita Income	\$21,224		\$26,533		\$29,594	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,770	7.4%	14,699	7.4%	15,121	7.3%
5 - 9	14,047	7.6%	13,696	6.9%	14,194	6.9%
10 - 14	13,106	7.1%	12,893	6.5%	13,580	6.6%
15 - 19	12,585	6.8%	13,708	6.9%	12,954	6.3%
20 - 24	13,693	7.4%	14,369	7.2%	15,225	7.4%
25 - 34	30,044	16.2%	29,854	15.0%	31,056	15.1%
35 - 44	30,278	16.3%	28,128	14.1%	28,045	13.6%
45 - 54	24,414	13.1%	28,130	14.1%	26,719	13.0%
55 - 64	14,793	8.0%	21,447	10.8%	23,169	11.3%
65 - 74	10,765	5.8%	11,896	6.0%	15,288	7.4%
75 - 84	6,459	3.5%	7,306	3.7%	7,459	3.6%
85+	1,831	1.0%	2,798	1.4%	2,969	1.4%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	124,979	67.3%	122,759	61.7%	123,769	60.1%
Black Alone	50,201	27.0%	60,964	30.6%	64,820	31.5%
American Indian Alone	564	0.3%	652	0.3%	680	0.3%
Asian Alone	3,691	2.0%	5,189	2.6%	6,062	2.9%
Pacific Islander Alone	91	0.0%	147	0.1%	154	0.1%
Some Other Race Alone	1,828	1.0%	3,302	1.7%	3,762	1.8%
Two or More Races	4,433	2.4%	5,913	3.0%	6,534	3.2%
Hispanic Origin (Any Race)	3,922	2.1%	8,057	4.1%	9,836	4.8%

Data Note: Income is expressed in current dollars
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

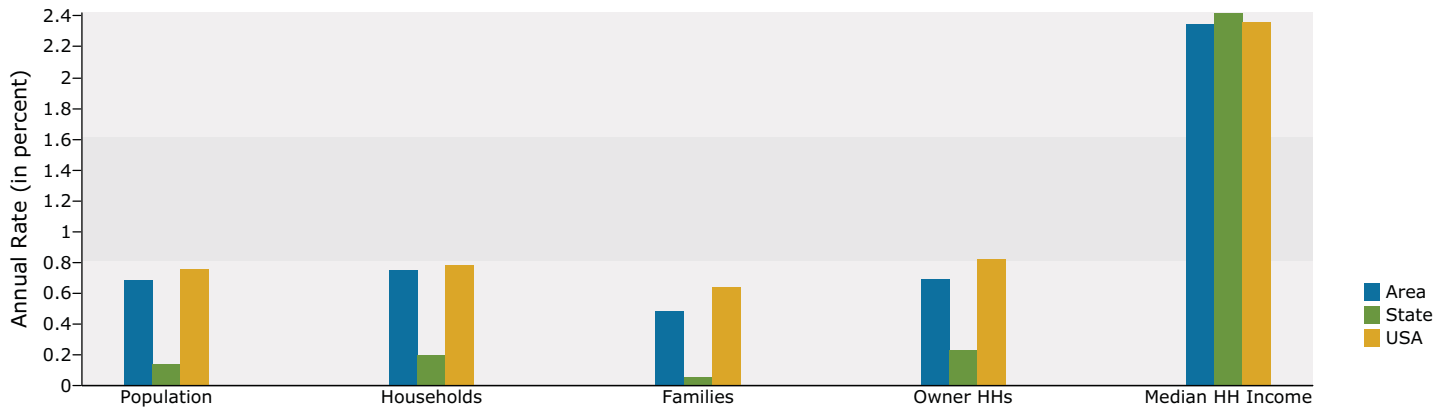


Demographic and Income Profile

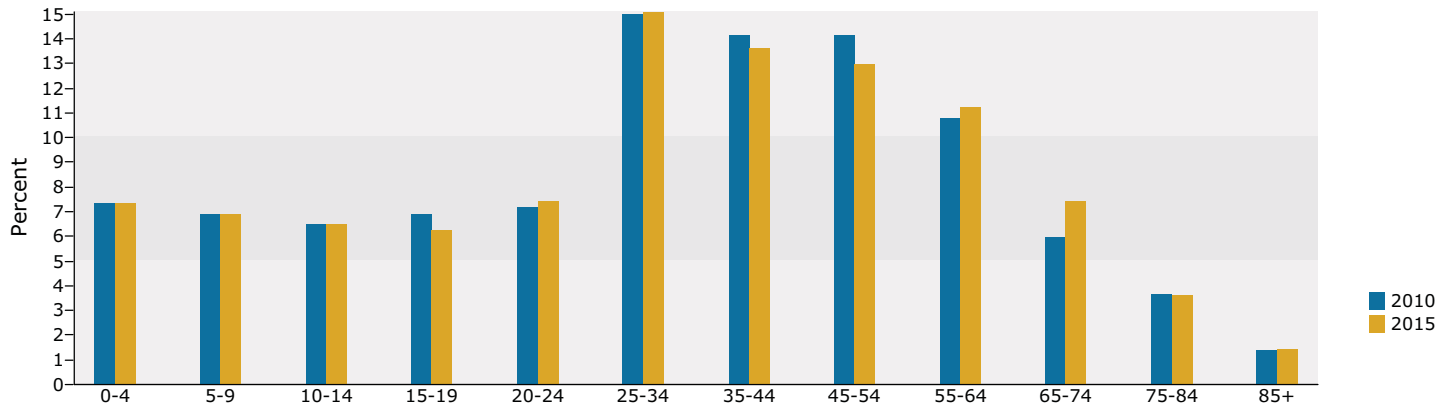
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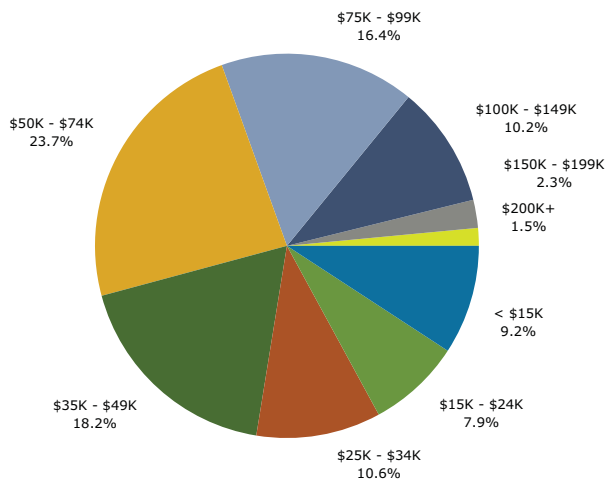
Trends 2010-2015



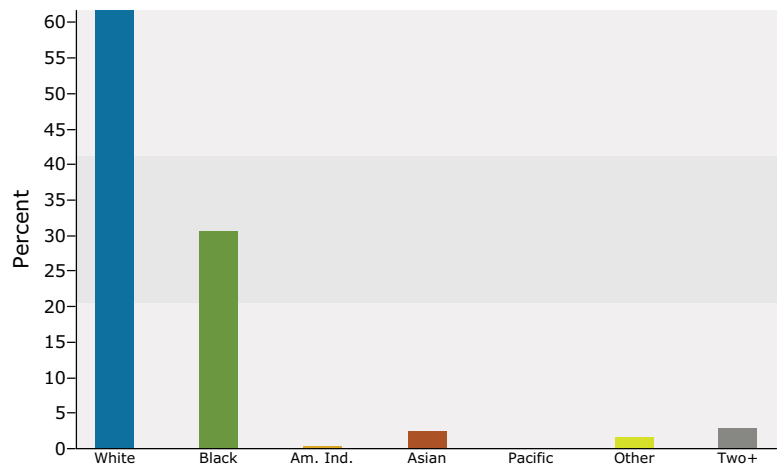
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 4.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Profile

1904 Lake Club Drive
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Summary	2000		2010		2015	
Population	445,098		483,912		502,487	
Households	181,574		198,891		207,109	
Families	108,834		116,660		120,339	
Average Household Size	2.41		2.40		2.39	
Owner Occupied Housing Units	97,683		106,495		111,405	
Renter Occupied Housing Units	83,891		92,396		95,704	
Median Age	32.6		34.0		34.1	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.76%		0.14%		0.76%	
Households	0.81%		0.20%		0.78%	
Families	0.62%		0.06%		0.64%	
Owner HHs	0.91%		0.23%		0.82%	
Median Household Income	2.74%		2.42%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	33,976	18.7%	27,751	14.0%	25,810	12.5%
\$15,000 - \$24,999	24,523	13.5%	18,730	9.4%	15,807	7.6%
\$25,000 - \$34,999	25,277	13.9%	20,567	10.3%	16,099	7.8%
\$35,000 - \$49,999	29,709	16.4%	31,997	16.1%	26,095	12.6%
\$50,000 - \$74,999	35,391	19.5%	41,874	21.1%	50,681	24.5%
\$75,000 - \$99,999	16,403	9.0%	28,939	14.6%	32,193	15.5%
\$100,000 - \$149,999	10,989	6.1%	19,963	10.0%	28,819	13.9%
\$150,000 - \$199,999	2,517	1.4%	4,919	2.5%	6,323	3.1%
\$200,000+	2,637	1.5%	4,151	2.1%	5,282	2.6%
Median Household Income	\$37,916		\$50,188		\$57,454	
Average Household Income	\$49,340		\$61,874		\$69,327	
Per Capita Income	\$20,387		\$25,645		\$28,809	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	33,003	7.4%	35,783	7.4%	36,987	7.4%
5 - 9	34,088	7.7%	33,716	7.0%	34,969	7.0%
10 - 14	32,118	7.2%	31,511	6.5%	33,441	6.7%
15 - 19	30,606	6.9%	33,897	7.0%	32,099	6.4%
20 - 24	38,277	8.6%	42,363	8.8%	44,044	8.8%
25 - 34	71,476	16.1%	71,397	14.8%	76,093	15.1%
35 - 44	70,999	16.0%	65,480	13.5%	64,381	12.8%
45 - 54	56,605	12.7%	67,114	13.9%	63,473	12.6%
55 - 64	34,201	7.7%	50,839	10.5%	56,112	11.2%
65 - 74	24,772	5.6%	28,195	5.8%	36,119	7.2%
75 - 84	14,386	3.2%	16,847	3.5%	17,517	3.5%
85+	4,567	1.0%	6,770	1.4%	7,252	1.4%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	289,758	65.1%	296,939	61.4%	303,124	60.3%
Black Alone	130,840	29.4%	152,054	31.4%	159,954	31.8%
American Indian Alone	1,473	0.3%	1,721	0.4%	1,791	0.4%
Asian Alone	8,032	1.8%	11,567	2.4%	13,574	2.7%
Pacific Islander Alone	214	0.0%	367	0.1%	385	0.1%
Some Other Race Alone	4,012	0.9%	7,047	1.5%	7,979	1.6%
Two or More Races	10,769	2.4%	14,217	2.9%	15,680	3.1%
Hispanic Origin (Any Race)	8,702	2.0%	17,841	3.7%	21,769	4.3%

Data Note: Income is expressed in current dollars
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

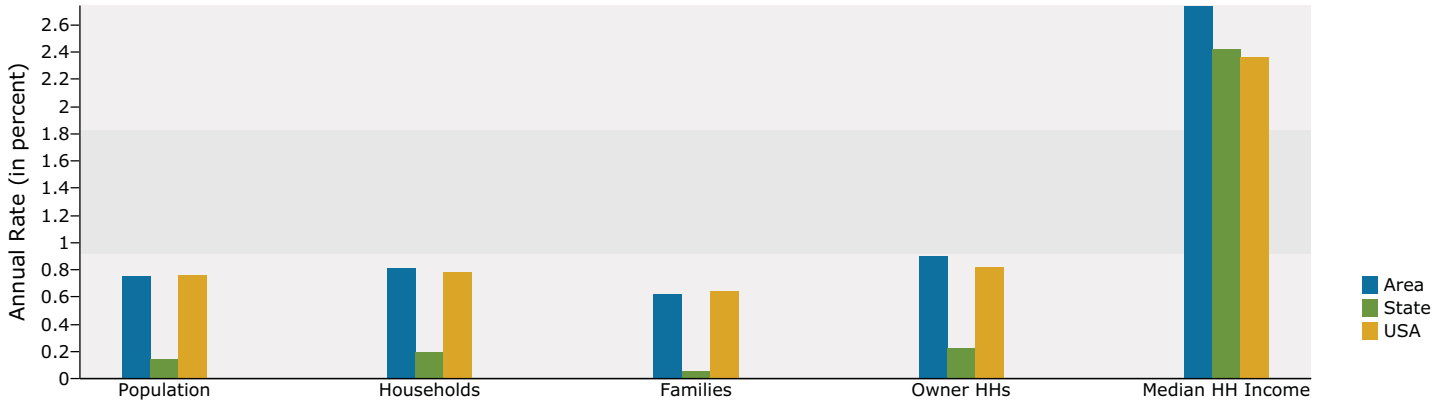


Demographic and Income Profile

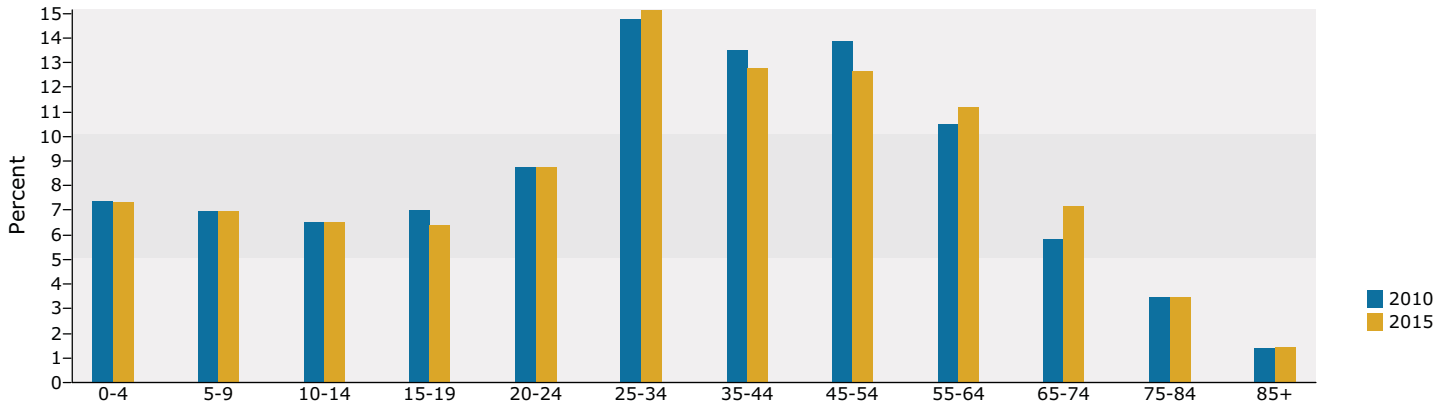
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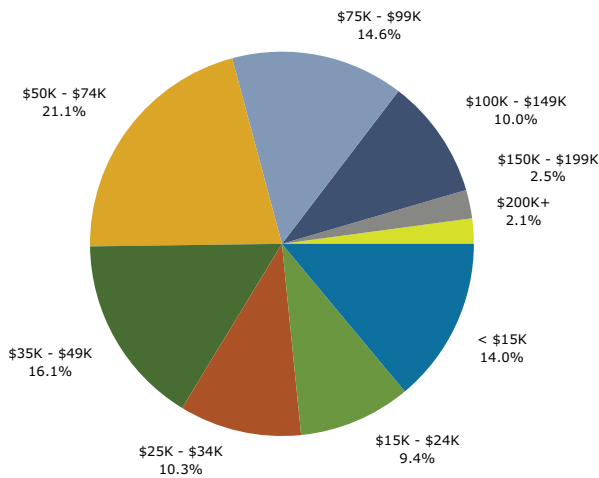
Trends 2010-2015



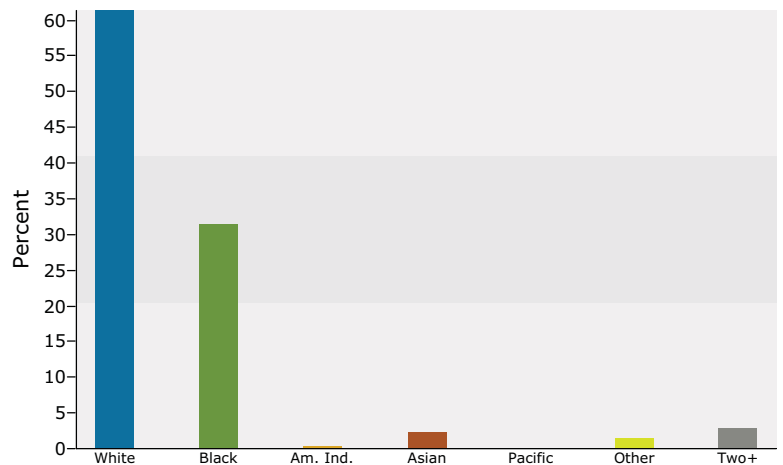
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 3.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

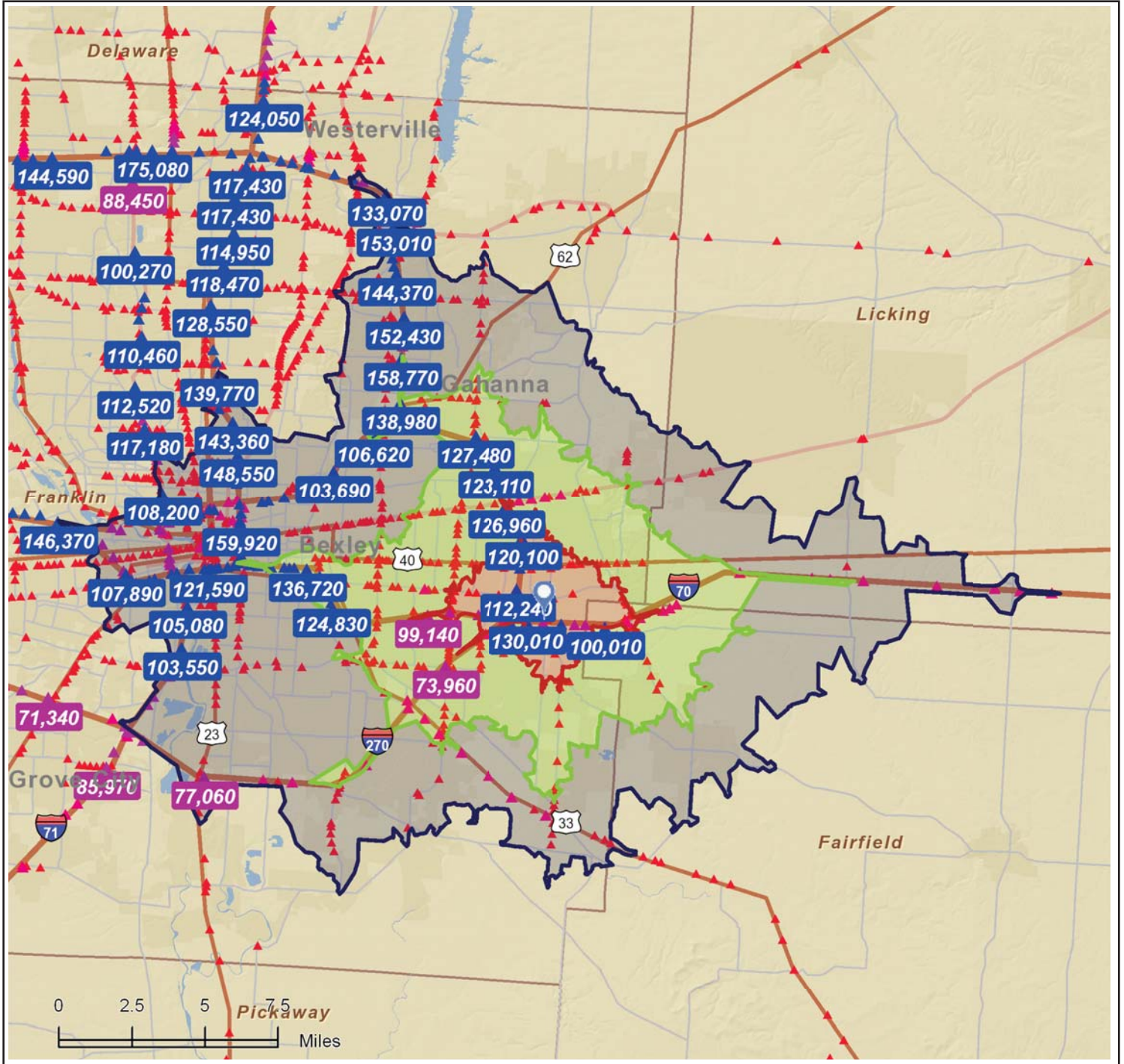


Traffic Count Map

Prepared by Randy Best

1904 Lake Club Drive
 1904 Lake Club Dr, Columbus, OH 43232-2114
 Drive Time: 5, 10, 15 Minutes

Latitude: 39.940815
 Longitude: -82.832901



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.12	E Livingston Ave	Idlewild Dr (0.06 miles W)	1998	19,300
0.13	E Livingston Ave	Idlewild Dr (0.1 miles E)	1998	24,700
0.15	Brice Rd	E Livingston Ave (0.09 miles N)	1997	30,606
0.16	Idlewild Dr	E Livingston Ave (0.06 miles S)	1998	1,700
0.18	Saranac Dr	W Channingway Ct (0.25 miles W)	1997	1,905
0.19	Channingway Blvd	Eastgreen Blvd (0.04 miles E)	1997	7,105
0.23	Brice Rd	E Livingston Ave (0.07 miles S)	1997	23,006
0.25	Eastgreen Blvd	Officeview Pl (0.01 miles E)	1997	7,205
0.25	E Livingston Ave	Quarry Ridge Dr (0.2 miles W)	1997	22,405
0.28	E Livingston Ave	Brice Rd (0.11 miles W)	1997	19,706
0.29	Brice Rd	I-70 (0.28 miles S)	1997	32,605
0.44	Walnut Hill Park Dr	(0.0 miles)	1997	1,405
0.49	Manor Dr	E Main St (0.47 miles N)	1997	214
0.50	Brice Rd	I-70 (0.06 miles S)	1997	47,005
0.51	Oakmont Dr	(0.0 miles)	1997	763
0.52	Saranac Dr	W Channingway Ct (0.13 miles E)	1997	3,307
0.57		(0.0 miles)	2002	99,830
0.68	I-70	Brice Rd (0.55 miles E)	2006	130,010
0.68	Idlewild Dr	E Main St (0.29 miles N)	1997	1,302
0.72	Baldwin Rd	San Miguel Pl (0.06 miles SE)	1997	5,102
0.76	I-70	Brice Rd (0.36 miles W)	2006	100,180
0.77	I-270	E Livingston Ave (0.16 miles S)	2006	112,240
0.80	E Livingston Ave	Redwood St (0.03 miles SW)	1997	16,502
0.81	E Livingston Ave	Jack Nicklaus Fwy (0.07 miles E)	2007	16,970
0.89	Rose Hill Rd	Wanamaker Dr (0.17 miles N)	1997	5,702
0.90	Brice Rd	Tussing Rd (0.03 miles S)	1999	61,090
0.90	Brice Rd	E Main St (0.09 miles N)	1999	18,900
0.90	Mc Naughten Rd	Yorkland Rd (0.09 miles S)	1997	18,006
0.91	Scarborough Blvd	Alshire Rd (0.19 miles NW)	1999	17,200
0.95	Tussing Rd	Brice Rd (0.12 miles W)	1999	25,000

Data Note: The Traffic Profile displays up to 25 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2010 to 1963. Just over 66% of the counts were taken between 2001 and 2010 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

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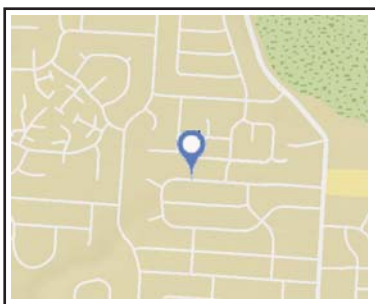
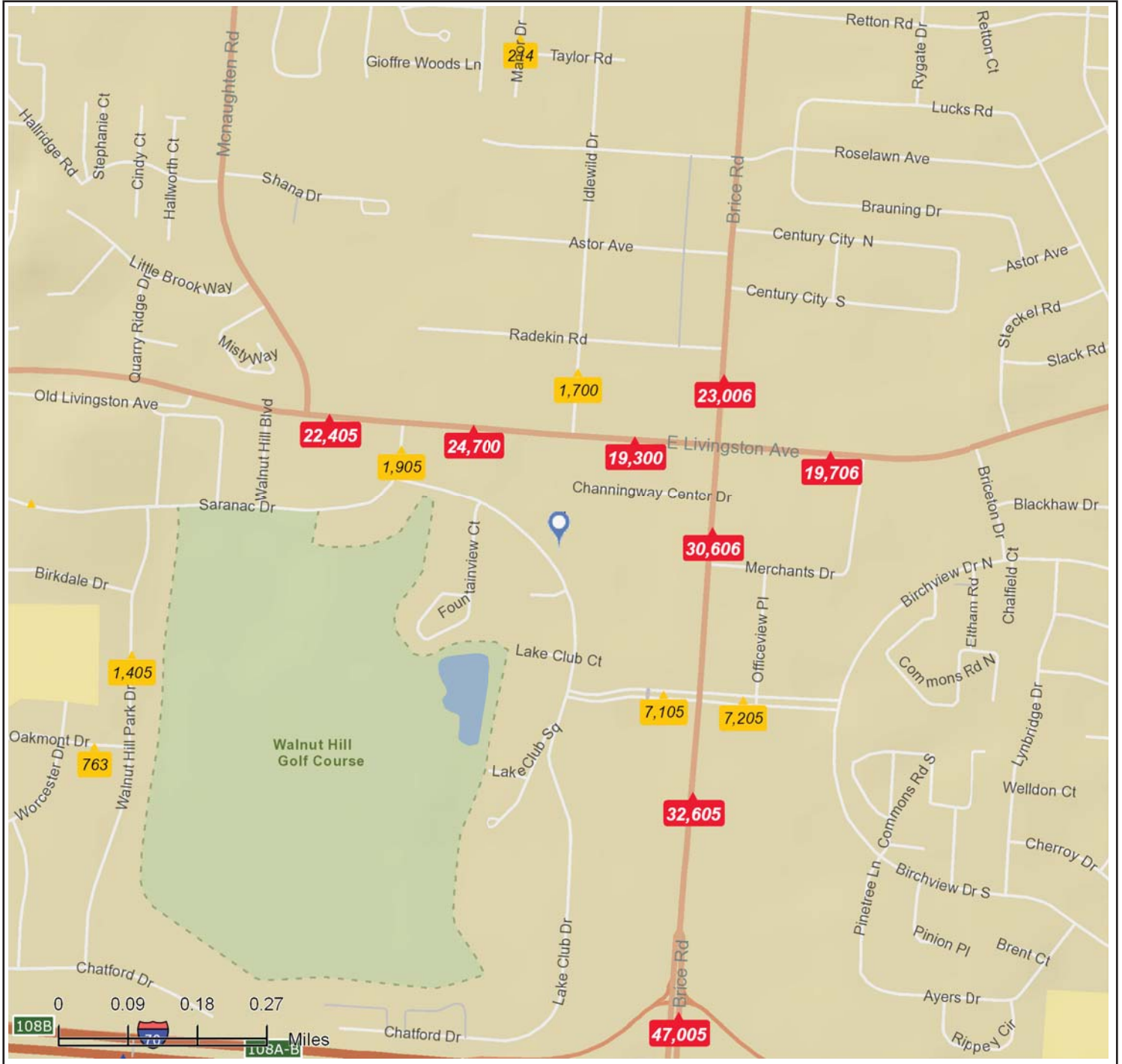


Traffic Count Map - Close Up

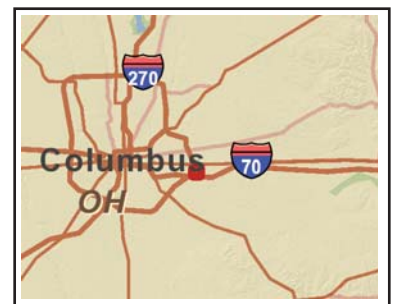
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