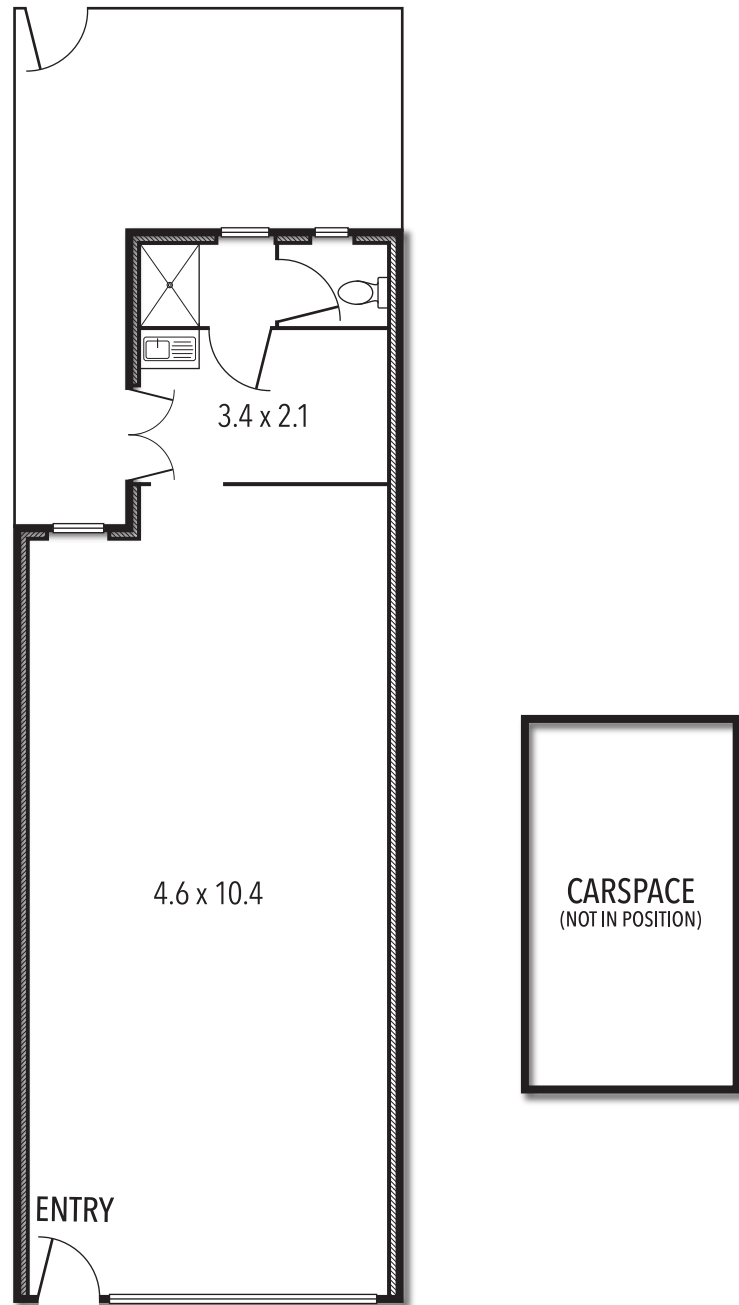


# 70 VICTORIA STREET, RICHMOND



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