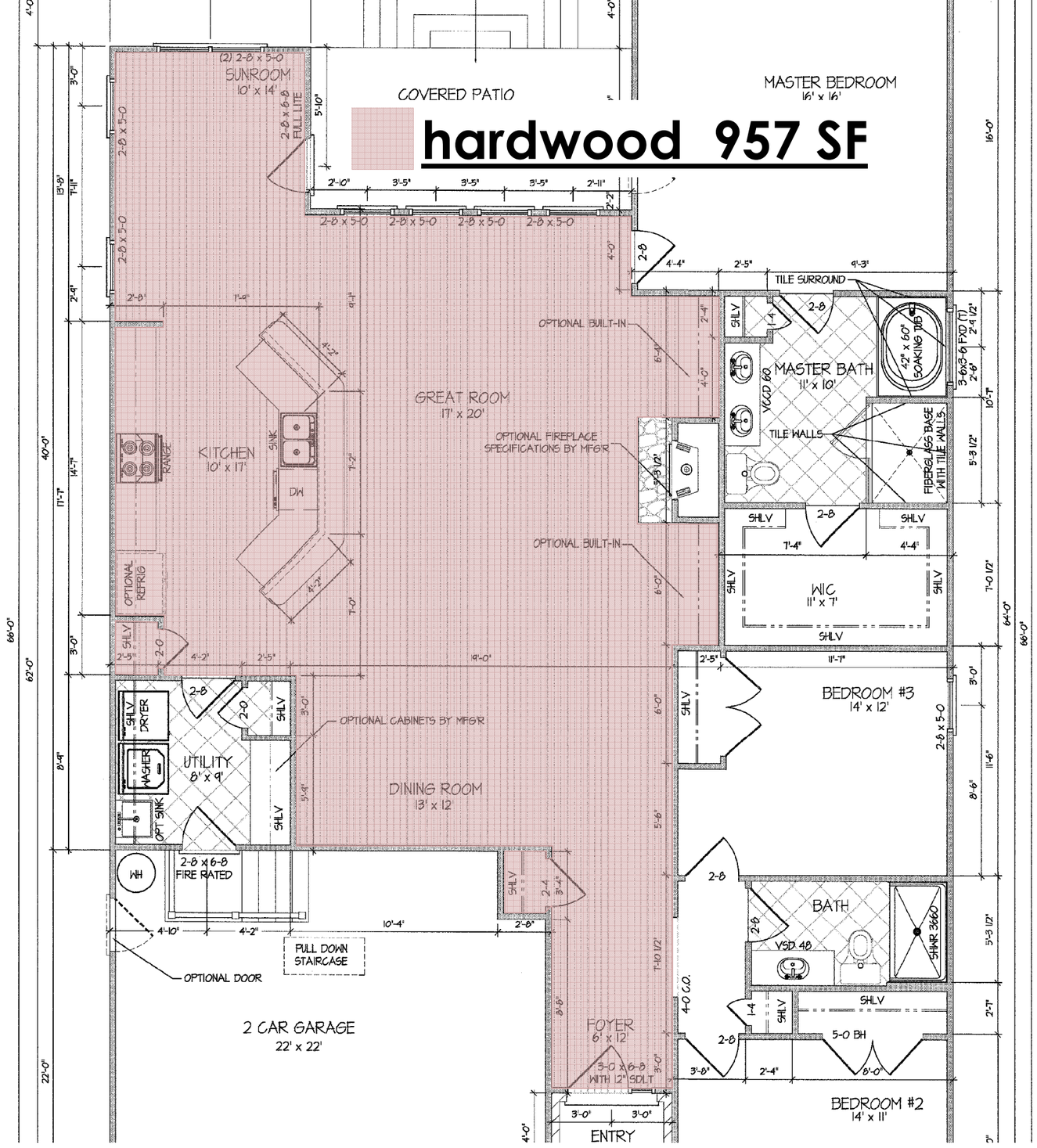cover 3,783 SF