REAL ESTATE RECORD
AND BUILDERS' GUIDE.

VOL. IX.
NEW YORK, SATURDAY, JANUARY 6, 1872.
No. 199.

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PATENTIES AND SOLE MANUFACTURERS,
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which can be laid any depth, ensuring durability, and at
much cheaper rates than Enamel tints.

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Flagging, Curbing, Garden Slabs, Lintels, Tiling, etc.,
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BROKERS' LET AND RENTS COLLECTED IN ALL PARTS OF THE CITY.
COMMUNAL CITY RAILROADS.

The Internals of this city have published a statement of their views as to what provisions should be embodied in the new City Charter. Some of these proposals are as extravagant in their way as the "Seven Points of Agreement," between the English proletarian and the nobles. They demand, among other things, the building of houses which are to be rented at cost to the poor; the reference of all laws back to the people; public markets where in good shall be sold at cost price, without the intervention of middle men; and other impracticable schemes of the same kind.

There are, however, one or two points in the programme which are really worth consideration. One is, that the city government should manufacture and supply all the gas consumed in the metropolis. The other is, that our city railroads and the ferries should be run by the municipality for, and in the interest of, the community. This last proposition may seem almost as wild as the providing of houses for the poor; but really there are many things to be said in its favor. Our city railroad service, as at present constituted, is a disgrace to the age. It is neither convenient, nor cheap, nor accommodating to the public. If it was run by the city government, the fares could easily be reduced to three cents for any distance, and, moreover, everybody could be supplied, at any time of the day, with a seat and civil attendance. If the conductors and drivers were made a part of the police force we should secure (what is now quite unattainable) perfect order and decorum in the cars by night or day.

The obvious objection to all this is, of course, that in a large city like this, with a set of corrupt officials, it would be dangerous to entrust the management of a business of this kind to the municipal government. But there really seems to be no more danger in the management of those railroads than there is in the management of the water supply, or in the laying of sidewalks and sewers, or in regulating the city police. By a ticket system for the cars—no one being permitted to enter a car till they had obtained a ticket, the plan which is found to work so well in London—there would be an almost certain protection against cheating by the conductors, who now add at least ten per cent, to their earnings by "knocking down."

The cars, also, could be run on the system of transfer checks, and as there would be no company of stockholders intent, first of all, on making heavy dividends, the whole business could be so adjusted as to make our car system as great a convenience and comfort as it is now a nuisance and plague.

The ferries, also, should clearly be run by the community, which is the most interested party. It is no longer allowable to levy tolls on public roads for the benefit of private persons, and it is intolerable that our citizens should be compelled to pay such exorbitant fares and ferrage as is now demanded of them for the privilege of using their own streets and the splendid water-way with which Nature has encompassed their city.

Among the schemes of reform of our city this would really be worth considering, though undoubtedly the time will not come for its adoption until we have a civil service with fixity of tenure, so as to insure efficiency in our local government.

CHARTER REFORM.

GOVERNOR HOFFMAN makes some excellent recommendations touching our city government. They strike us as being much more to the point than any of the recommendations of the Committee of Seventy. Of course the Governor labors under the disadvantage of belonging to an organization which brought so much discredit on the local administration, but, for all that, he is a man of sense and wide experience, and when he pleads for personal responsibility in the executive officers elected by the people, his counsel deserves attention.

One of the objections to the Committee of Seventy's draft is the impossibility of fixing this responsibility, when the Board of Aldermen is permitted to exercise such very enlarged powers.

Defective as the present charter is supposed to be, it had one excellent effect, in assigning the responsibility to the four men who were the real culprits. So long as Mr. Peter B. Sweeney was behind the scenes and held no public position, he could not be held accountable for real-administration. But the moment he became confessedly one of the four rulers of the city, official malfeasance could be brought directly home to him as well as to his associates. And the corruption of our legislative Boards is more than any of the recommendations of the Committee of Seventy. Of course the Governor labors under the disadvantage of belonging to an organization which brought so much discredit on the local administration, but, for all that, he is a man of sense and wide experience, and when he pleads for personal responsibility in the executive officers elected by the people, his counsel deserves attention.

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LITIGATED ASSESSMENTS.

One of the crying evils connected with our local administration is the amount of litigation produced in connection with the assessment of city property. Comptroller Green is, we understand, greatly embarrassed to-day with a vast quantity of assets upon which money has already been raised by the usual assessment bonds—assets which are practically worthless. These assets are, as we have indicated, liens on assessable property, the actual value of which assets are practically worthless. These assets—known as tax liens—will stand the loss. The amount of litigation would be avoided, and one of the main sources of corruption of our city government would be stopped.

For those plunderers who have been nefariously securing our substance have not only made money directly by false claims on the property assessed, but they have also made and have been confirmed—the same as with our ordinary city taxes. By this means an immense amount of litigation would be avoided, and one of the main sources of corruption of our city government would be stopped.

And the injustice in all cases is that the honest property-holder, the man who fairly pays his taxes—it is he who has to suffer. He pays his taxes, putting aside for the support of the city, and then has to pay for the dishonest confederates of the Ring also.

The difficulty in the way of the passage of a law ensuring prompt payment of assessments is that it would cut off a large and lucrative legal practice, which, of course, grows and swells upon the uncertainty of the law. Therefore there is not only a powerful and corrupt property interest to aggravate the difficulty, and plunder the taxpayers. And then, to add to the complication, we have to apply for a remedy to a Legislature composed of lawyers, whose interest, of course, it is to increase the business of their craft.

Related to this matter of unpaid, illegal, and fraudulent assessments is the practice of running the Philosopher's Stone. "What is it?" asked somebody. "Pay as you go," was his reply.

If the city would adopt that as its motto, it would be a great step towards the purification of our local politics.

MECHANICS' LIENS.

NEW YORK.

Note.—The dates 29 and 30, placed before the liens, are for December. The others are for January.

30 KLAPP, N. W., 100x100, 5 houses. P. Nash agt. James Haughian.
1 FIFTH ST., N., S., 150x100, 5 houses. P. Nash agt. D. J. McNair.
30 FIRST AV., N. W., 300x100, 5 houses. J. D. Hall, and Marj' G. Scribner and C. L. Hall.
30 SEVENTY-FOURTH ST., S. S., 7 HOUSES, 230 00.
4 SEVENTH ST., S. S., 150x100, 5 houses. P. Nash agt. Andrew Miller.
30 KINGS COUNTY.

JUDGMENTS.

NEW YORK.

In these lists of judgments the names are alphabetically arranged, and which are first on each line, are those of the judgment debtor.

Note.—The dates 27, 28, 29, and 30, placed before the judgments, are for December. The dates are for January.

Dec. and Jan.
30 EIGHT ST., N., S., 129x4 W. BEDFORD av., 23.4x100.
30 KRAFT ST., N., S., 211.5 S. BEDFORD av., 23.4x100.
P. Nash agt. Richard Bless.
30 PROCTER PL., N., S., 25 W. VANDERBILT av., 23.4x100.
J. H. and Marj' G. Scribner and C. L. Hall.
3 DOUGLAS ST., N., S., 66 W. 6TH AV., 100x100, 5 houses. J. H. Scribner and Jas. P. Dike.
3 BARKES, W., S., 200x150, 5 houses. J. H. and Marj' G. Scribner and C. L. Hall.
3 DE RIDWE ST., N., S., 74TH ST. AND 84TH AV., NO. 800.
3 BARKES, W., S., 200x150, 5 houses. J. H. and Marj' G. Scribner and C. L. Hall.
3 J. HOWELL AND CO. AT. J. D. HALL, 59 SO. 9TH ST., N. W. 300x100, 5 houses. W. J. Hosford agt. John J. Knoe-
30 P. Farrell agt. R. A. RAYNER.
30 JOHN STON, 300x100, 5 houses. V. H. White.
30 DEGHAG AND CATHER, B. S. H. 150x100, 5 houses. J. D. Hall, and Marj' G. Scribner and C. L. Hall.
30 L. JAFFE. 200 00.
30 J. HEECH and A. S. ROBINS. 52 35.
30 WARREN ST. AND VANDERBILT AV., N. W., 225x100, 5 houses. P. H. Robinson and J. W. Treez. 7,000 00.
30 CLASSEN, G. S., 100x100, 5 houses. P. Nash agt. Andrew Miller.
30 THIRD AV., S. S., 150x100, 5 houses. P. Nash agt. D. J. McNair.
30 QUINCY ST., N., S., 100x100, 5 houses. P. Nash agt. Lucy E. and J. Searing.
30 ALBANY AV., W. S., 100x100, 5 houses. W. J. Hosford agt. Emma C. and Charles Wheelock.
30 P. Farrell agt. R. A. RAYNER. 200 00.
30 J. D. HALL, 59 SO. 9TH ST., N. W. 300x100, 5 houses. W. J. Hosford agt. John J. Knoe-
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<td>-Simon Epstein</td>
<td>938 88</td>
<td></td>
</tr>
<tr>
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<tr>
<td>Barrett, George</td>
<td>-J. D. Regan</td>
<td>938 88</td>
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<tr>
<td>Brown, John</td>
<td>-J. H. and A. Harrington</td>
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</table>

Note: The table above is a representation of the text provided, formatted into a readable table. The values represent the amounts associated with each entry.
REAL ESTATE RECORD.

BROADWAY, s. s., 59 w. 10th st., 19.4x69.8 (irreg.). h. n. Louise wife of S. Fieselman to Mary Wright, wife of W. W., 9,000.

CLARKSON st., n., s., 25 w. 12th st., 20x100. J. S. Moffitt to Thomas C. Moore (Trustee),...1,500

HUNTRUSH st., n. s., 20 w. 33rd st., 140x100. T. W. Wardell to Zimr W. Butcher, of New York. (Foreclos.), 2,000.

LORIMER st., 70.7 e. of, and Alisaic st., 30 s. of, 35x200. J. G. H. C. Lincoln, 3,500.

MACON st. and Thosop av., s. w. cor., 100x50. R. A. Bryant to Agnes S. McCord, 31,500.

GWINNITY av., n. s., 121 e. Marcy av., 162x73.3x18. H. A. L'Hommedieu to Geo. B. Rea (Exrx.), 500.

MAGNOLIA st., s., 125 w. Knickerbocker av., 75x100. (Errco.), A. B. Kinniby to Mary T. Sprague, 4,500.

SHUMPER st., n. s., 150 n. 1st st., 35x100. J. H. Steck to William H. Murphy, 5,000.

BAiley to William Conselyea. (Foreclos.)... 6,000

Buckingham to William H. Osborn, of Gar­

GWINNITY av., n. s., 121 e. Marcy av., 162x73.3x18. H. A. L'Hommedieu to Geo. B. Rea (Exrx.), 500.

Topping to John Murphy. (Foreclos.) 2,000

L'Hommedieu to Geo. B. Rea (Exrx.), 500.

W. Henry Smith to John H. Bedell 3,000

Haskins to Charles Runels 3,300

H. Kastendieck to Ebenezer J. Hutchings. 9,000

South 4th st., n., 125 s. 1st st., 35x100. J. H. Steck to William H. Murphy, 5,000.

North 9th st., n. e. s., 135 s. e. 1st st., 35x100. R. Francis to Charles H. Hanold, 3,500.

South 9th st., s. e., 220 s. 4th st., 75x100. J. H. Steck to William H. Murphy, 5,000.

North 11th st., n. e. s., 135 s. e. 1st st., 35x100. R. Francis to Charles H. Hanold, 3,500.

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North 8th st., n. e., 250 s. 6th st., 75x100. J. H. Steck to William H. Murphy, 5,000.

North 7th st., n. e., 200 s. 7th st., 75x100. J. H. Steck to William H. Murphy, 5,000.

North 6th st., n. e., 190 s. 6th st., 75x100. J. H. Steck to William H. Murphy, 5,000.

North 5th st., n. e., 190 s. 5th st., 75x100. J. H. Steck to William H. Murphy, 5,000.

North 4th st., n. e., 180 s. 4th st., 75x100. J. H. Steck to William H. Murphy, 5,000.

North 3rd st., n. e., 170 s. 3rd st., 75x100. J. H. Steck to William H. Murphy, 5,000.

North 2nd st., n. e., 160 s. 2nd st., 75x100. J. H. Steck to William H. Murphy, 5,000.

North St., n. e., 150 s. 1st st., 75x100. J. H. Steck to William H. Murphy, 5,000.

North 1st st., n. e., 140 s. 1st st., 75x100. J. H. Steck to William H. Murphy, 5,000.

North 1st st., n. e., 140 s. 1st st., 75x100. J. H. Steck to William H. Murphy, 5,000.
ALTERTIONS IN BUILDINGS.

One brick church, north side of Fifty-ninth street 270 feet west of Ninth avenue, 190 by 50, with extensive alterations, 21 stories, and extension in front on Fifty-ninth street 63 by 15, two stories and basement, and extension in rear on Sixtieth street, 63 by 123 4 story and basement; interior alterations also to be made, the changes proposed involving an expenditure of $50,000 for the use of Church of St. Paul the Apostle, owner.

One brick factory, No. 504 East Nineteenth street, 25 by 50, three stories, with extension in rear, in size of 25 by 30, one story, to be added to and extended; Robert Sherwood, owner.

One brick workshop, south side of Eighty-second street, 127 feet west of Third avenue, 25 by 30, two stories, one story to be added and the building remodelled for a dwelling; John Twainse, owner.

UNSAFE BUILDINGS.

East Seventy-fifth street, four buildings, south side, 200 feet west of Second avenue, unsafe walls; Patrick Smith, owner.

West Fifty-ninth street, one building, north side, 270 feet east of Eleventh avenue, unsafe iron columns and lintels in first story window; John Glass, owner.

Washington street, No. 210, unsafe coping stones and gutters; David N. Board, owner.

Catharine street (rear), No. 19, unsafe gable walls and chimneys; James Aird, agent.

RECORDED LEASES.

GREENE ST., No. 20, 5-6-12 years $2,000
GRAND ST., Nos. 249 AND 253, 2-SEARS $8,000
SIXTEENTH ST., N. S., COM. 351 E. 10TH AV., running 24. Thomas McConnell, agt. Ann Mc-

VACANT LOTS.

BELGIAN PAVEMENT.

BRICKS.—The general wholesale market for North River Hardes remains in a more or less nominal condition, and dealers appear to have very little information to convey. A few arrivals have been made, and these were readily sold at prices ranging quite full, but not about $10.60 per. M, a few choicest lots on certain special deliveries even up to as high as $11.50. The movement, however, is too uncertain to admit of any positive market, though a good many manufacturers would be immensely delighted could they get rid of some of their stock at ruling prices. From the New Jersey yards there have been arrivals of an irregular character, with sales making at about $950.00 per M. Long Island stock has appeared to some extent, and found a very

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For 1669 there may also be added 2,868 bundles cedar, 113,403 feet do., and 37,000 feet mahogany. For 1670 a lot of 11 bundles lancewood; 126 pipes sandalwood; 49 bundles blackwood; and 140 logs smallwood. From Havre, 1,145 tons logs were reported, and if so, there may be added 50,000 feet cedar; 50,000 feet mahogany; 1,834 tons lance wood.

Comparative exports as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Logs and Pcs</th>
<th>Cedar</th>
<th>Mahogany</th>
<th>Lignumvitae</th>
<th>Rosewood</th>
<th>Lancewood</th>
<th>Pineville</th>
</tr>
</thead>
<tbody>
<tr>
<td>1669</td>
<td>11,445</td>
<td>2,868</td>
<td>113,403</td>
<td>37,000</td>
<td>113,403</td>
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<tr>
<td>1670</td>
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<td>50,000</td>
<td>1,834</td>
<td>50,000</td>
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</table>

The demand for foreign window glass is not very active at the present time, nor are orders for the present season likely to come in. For the present, in view of probable greater competition, exporters are in the market to buy, and it is probable that the possibility of buyers gaining a flattering advantage may eventually be admitted. Exporters are in the market for several very fair-sized parcels, and quite a good many small lots are wanted, but this export does not seem likely to prove any larger than for ordinary seasons. As will be noticed by the figures below, the amount taken for the present season is only a very small fraction of the whole export.

The imports of lumber are as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Pcs.</th>
<th>Logs</th>
<th>Value.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1671</td>
<td>166,000</td>
<td>298,000</td>
<td>$2,312,349</td>
</tr>
<tr>
<td>1672</td>
<td>246,500</td>
<td>318,000</td>
<td>$2,867,456</td>
</tr>
</tbody>
</table>

The business in plasters of Paris is naturally slow at the present time, and there seems to be no immediate prospect of anything doing, as the amount of Corporation work, most dealers think, is rather on the increase, while the assortment at the same rate of work, most dealers think, will be small. About the usual stock is on hand at present.

The movement of stock during the past year has not been remarkable, but it is still on the increase, while the assortment at the same rate of work, most dealers think, will be small. About the usual stock is on hand at present.

A fair spring trade is looked for on shipping prepared for the market at the moment beyond the usual call on local and domestic there is only enough here to supply the local call, as the accumulations now on hand are fair and desirable supplies. There is a little stock here virtually in first hands, but held so high that buyers will not touch prices asked and the reduced premium on gold leaving ship money is likely to reach more than an average. Prices are probably at an early day, especially on goat.

EFFECTS OF THE FRENCH WAR.—No one can found without much trouble, and anything in the way of a cargo on the spot or to arrive, would be taken readily at extreme rates. Receivers, however, can affect with a good deal of profit in this line, as goods are being engaged in closing up accounts for the year. The prospect for the coming season is said to be good, as far as orders are concerned, indeed many dealers anticipate an increase, but the movement on local account is not calculated upon as likely to reach more than an average. Prices are now very much changed, and it is impossible to give quotations. Advantages in some cases are talked of, and modifications in others.

LUMBER.—There still appears to be a sort of holiday on the market, for the trade is rather dormant, and business does not as yet set in with any facility. Prices are not very brisk, and the market is rather uneven. It is generally considered that with this condition of affairs, as their time is little, it is closely occupied with their books, and every one anxious to get out any unsold goods and prepare to commence collections as soon as possible. On the present business many dealers are getting along as well as on any previous occasions, and full prices can be realized for all first-class stocks.

Brazil pine, sugar, and desirable supplies. There is a little stock here virtually in first hands, but held so high that buyers will not touch prices asked and the reduced premium on gold leaving ship money is likely to reach more than an average. Prices are probably at an early day, especially on goat.

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Exports of Cooperage stock as follows, during 1971—

<table>
<thead>
<tr>
<th>Bundles</th>
<th>No.</th>
<th>Bales</th>
</tr>
</thead>
<tbody>
<tr>
<td>British W.</td>
<td>17,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Danish W.</td>
<td>5,000</td>
<td>3,000</td>
</tr>
<tr>
<td>German W.</td>
<td>2,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Portuguese W.</td>
<td>1,000</td>
<td>500</td>
</tr>
<tr>
<td>Total</td>
<td>25,000</td>
<td>16,500</td>
</tr>
</tbody>
</table>

MILLS.—Engst Copper has ruled fairly active and prices firm at still further slight advance. Manufactures of cooper are unchanged, but fully former prices are now prevailing. For Pig Copper continues to be actively principally from some causes last noticed in the market. Prices are as follows:—Copper, 56½; Glencoe, 54; Ligon, 53,50@53,55; and Summervill, 52.50. Beers, 55.50@56.50; and Copals, 55.50@55.75. For refined, 4½ to 5½%. There is still a very considerable demand for refined in 6½ to 6½%, 8%, and 12%, etc., but the demand is chiefly for dies of constructional work. We quote:

| Value | $95,000

| Value | $131,700

Value not taken | $731,034
PLUMBING MATERIALS.—A few shipping orders are being fulfilled. There is a gain in business, and this is thought to be a very busy season. Prices remain steady. Manufacturers have fair stocks on hand, and are confident that a good spring trade, which it is thought will be developed. Price lists will probably be altered somewhat, with a few changes in rates of duty.

SALT.—As might be expected, the consumptive demand for roasting salt at the moment is moderate and business confined to the smaller and less busy periods of the time. The trade of the past year, however, has been very satisfactory, the sales increasing from the last year's importation, and we are of the opinion that the demand is on the increase. In this alleged scarcity, the prices have been steady, within the range of 30 to 35 cents, and this seems to be the general opinion. The large orders which are coming from the West have been met by the merchants, and there is no reason to expect any decrease in the importation of salt. The persons who supply the market are satisfied with the prevailing prices, and the demand is on the increase.

The following are the prices: for large orders, 1 cent for each pound; and for small orders, 2 cents for each pound. The prices are quoted by the ton, and are subject to the usual duties.

SALT.

<table>
<thead>
<tr>
<th>Size</th>
<th>Price</th>
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<tr>
<td>600 lbs</td>
<td>30</td>
</tr>
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<td>31</td>
</tr>
<tr>
<td>400 lbs</td>
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</tr>
<tr>
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<td>35</td>
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</table>

SALT WASH.—The demand for this product is still steady, and prices remain unchanged. The merchants are well supplied, and the demand is on the increase. The prices are quoted by the ton, and are subject to the usual duties.

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</table>
AMERICAN WINDOW GLASS.  
Price per 50 feet.  

<table>
<thead>
<tr>
<th>Width</th>
<th>Price Per 50 Feet</th>
<th>Price Per 3 Hr.</th>
<th>Price Per Sq.</th>
<th>Price Per Th.</th>
</tr>
</thead>
<tbody>
<tr>
<td>6x8 to 7x9</td>
<td>$7.75</td>
<td>$7.00</td>
<td>$6.50</td>
<td>$6.00</td>
</tr>
<tr>
<td>8x10 to 10x12</td>
<td>$8.50</td>
<td>$7.50</td>
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<td>$6.50</td>
</tr>
<tr>
<td>11x14 to 12x18</td>
<td>$9.75</td>
<td>$9.00</td>
<td>$8.50</td>
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</tr>
<tr>
<td>14x16 to 18x22</td>
<td>$11.25</td>
<td>$10.50</td>
<td>$10.00</td>
<td>$9.50</td>
</tr>
<tr>
<td>18x22 to 18x30</td>
<td>$12.50</td>
<td>$11.75</td>
<td>$11.00</td>
<td>$10.25</td>
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<tr>
<td>20x30 to 24x36</td>
<td>$14.00</td>
<td>$13.00</td>
<td>$12.50</td>
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<td>30x30 to 36x36</td>
<td>$16.00</td>
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