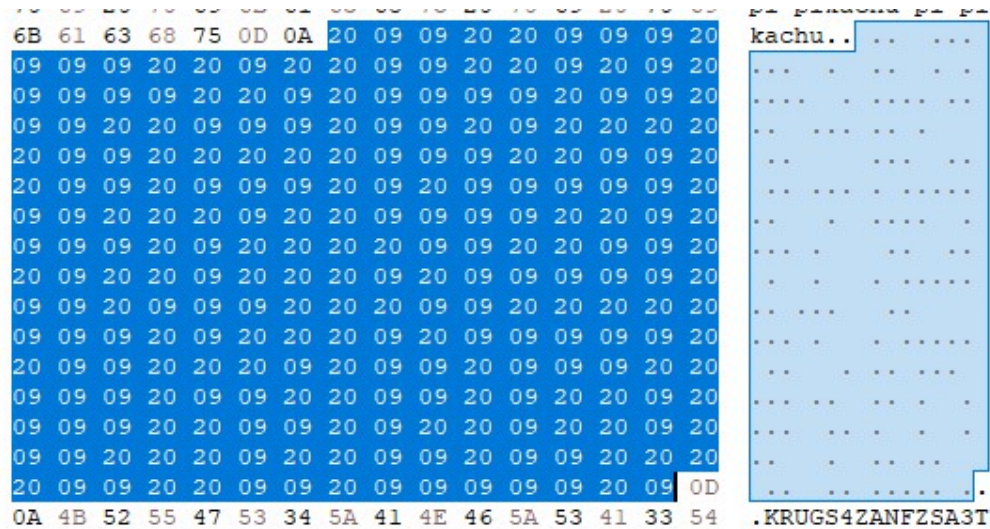Open file in hex editor and copy the highlighted hex block

Decode the hex block. Replace 20 with "0" and 09 with "1".

Obtain binary string and decode to ascii text.

(Cheese with cyberchef)