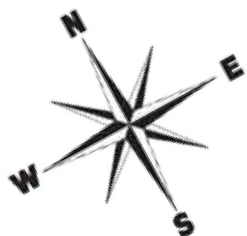


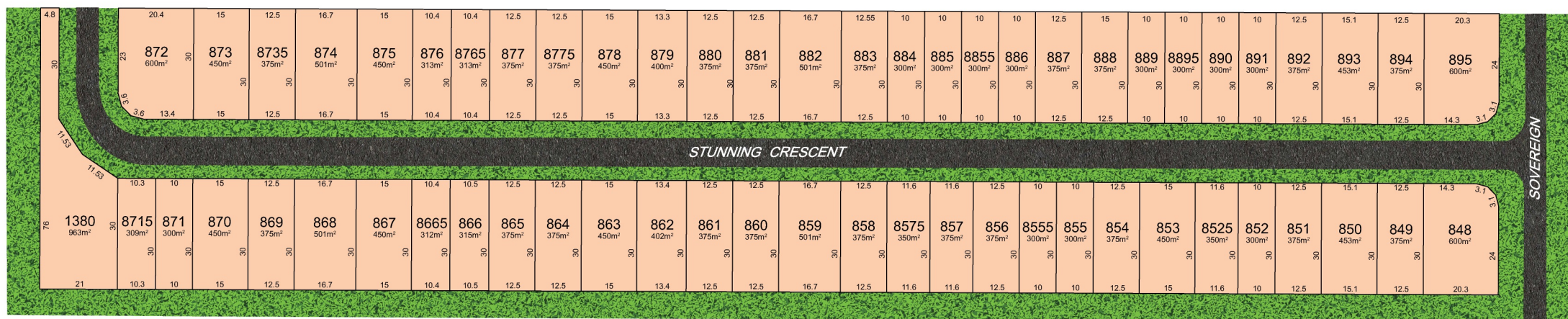
STAGE 14

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OXMAR
PROPERTIES



EXISTING DEVELOPMENT



FUTURE DEVELOPMENT

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