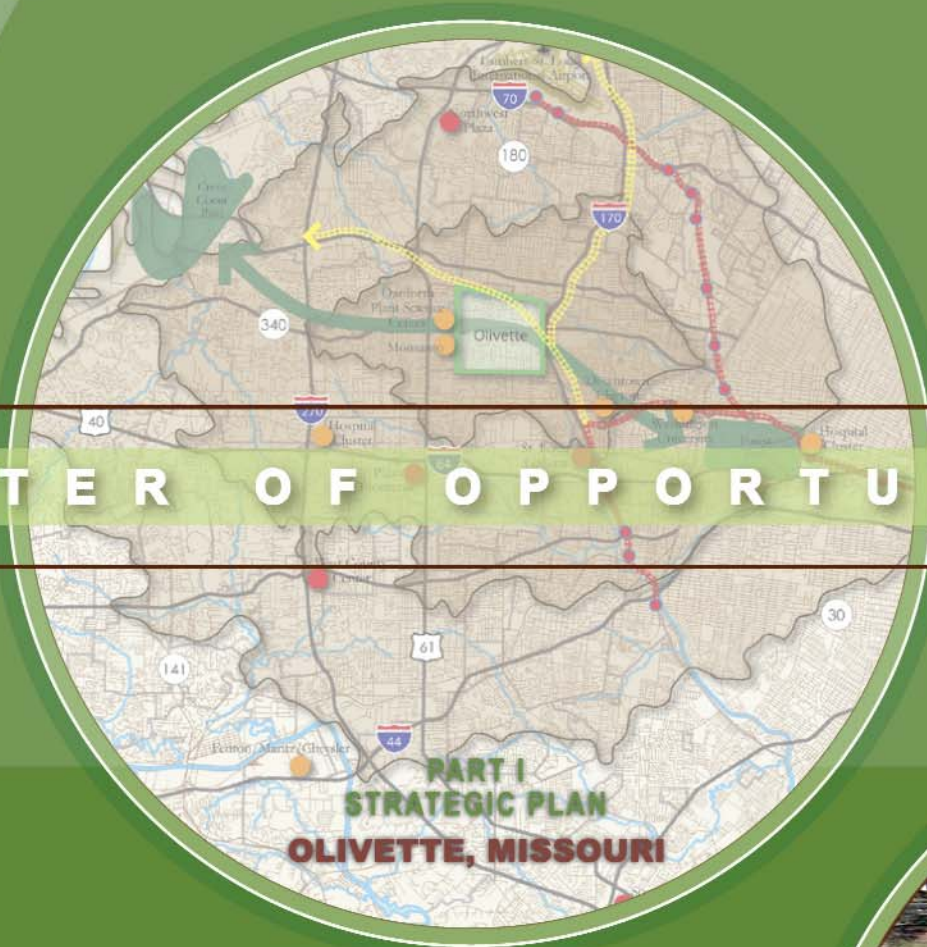
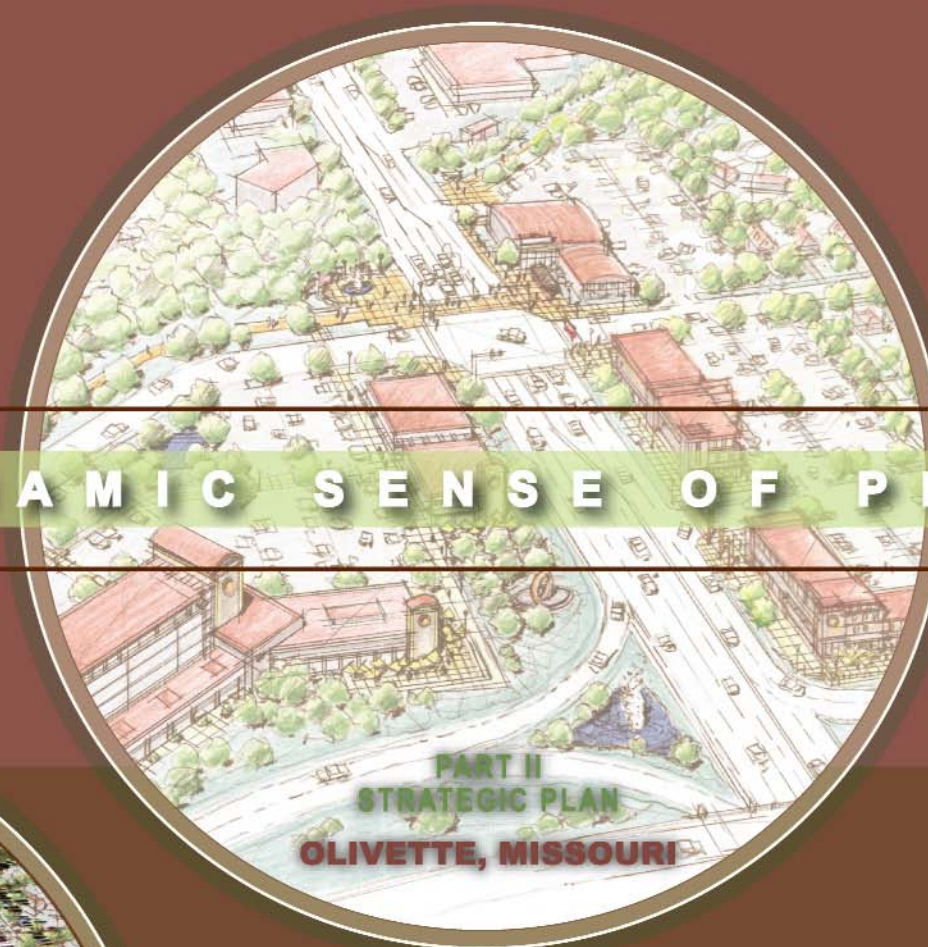


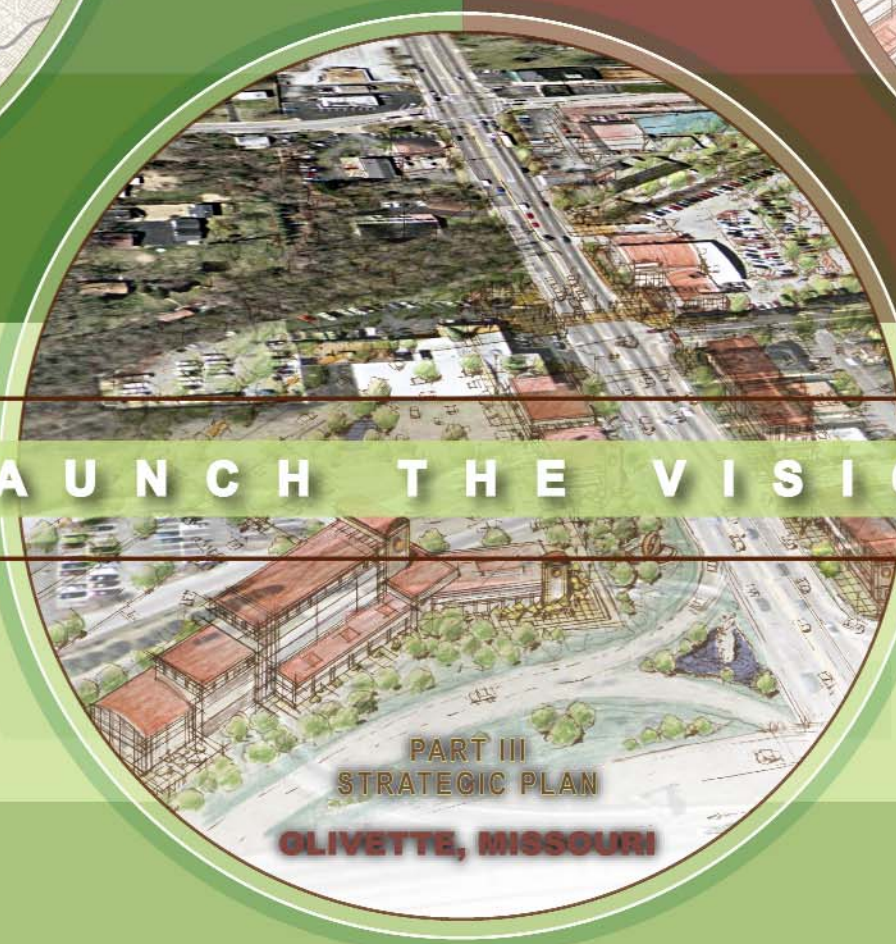
STRATEGIC PLAN



CENTER OF OPPORTUNITY



DYNAMIC SENSE OF PLACE



LAUNCH THE VISION

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