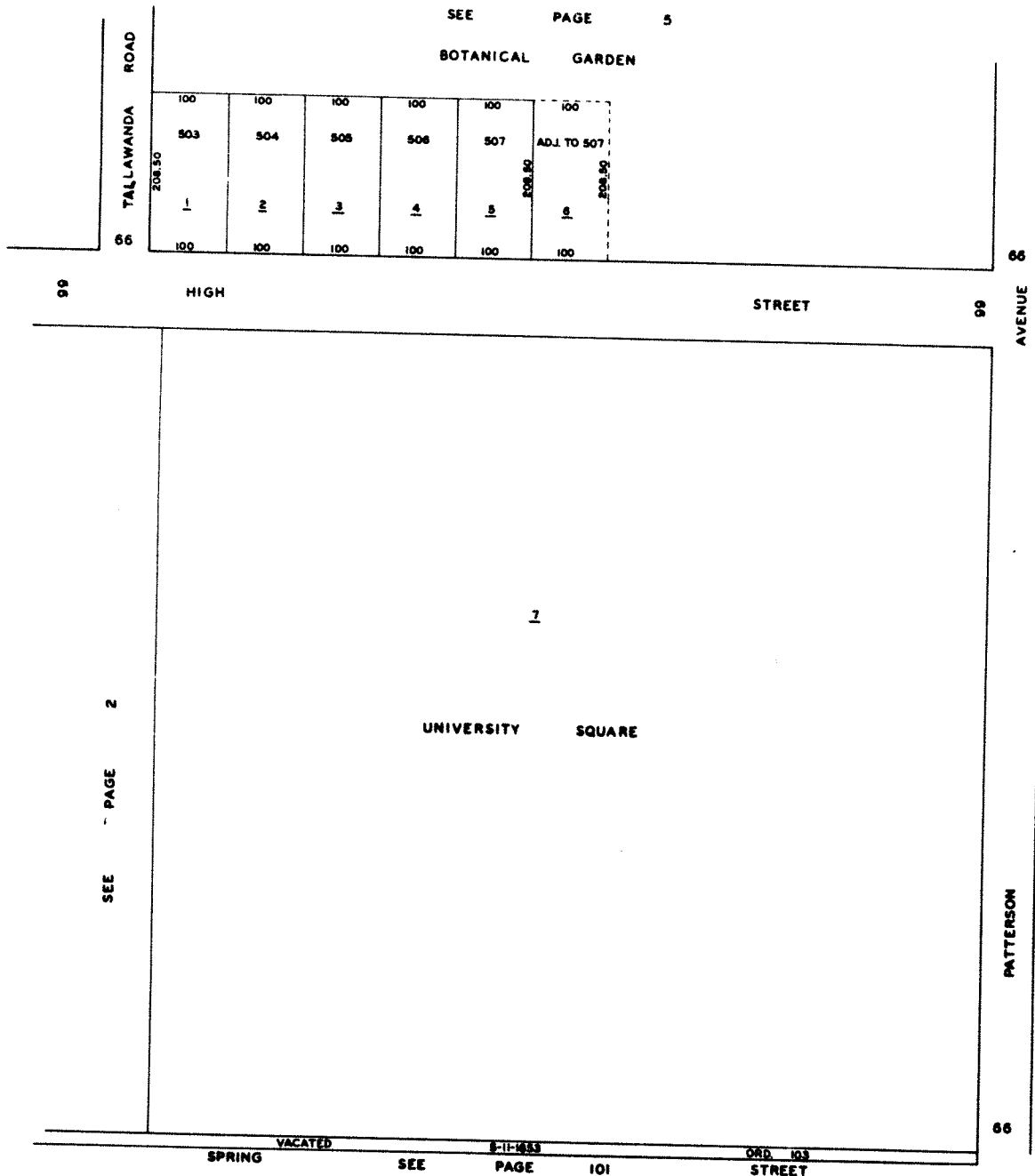


OXFORD CORP.

SEE PAGE 5

BOTANICAL GARDEN



SCALE 1" = 100'