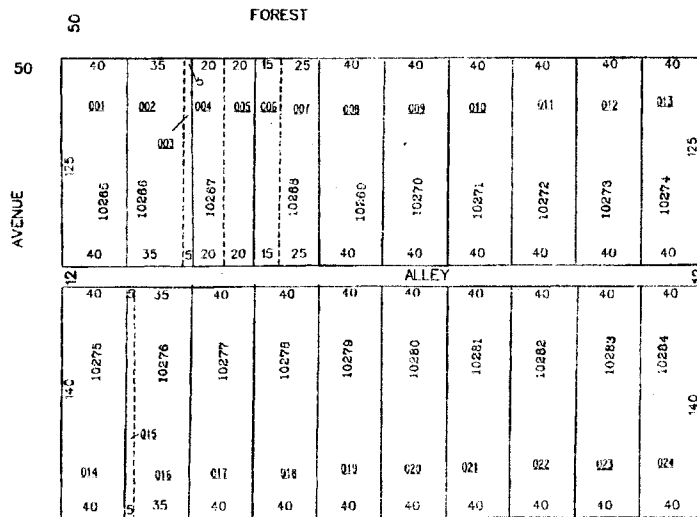
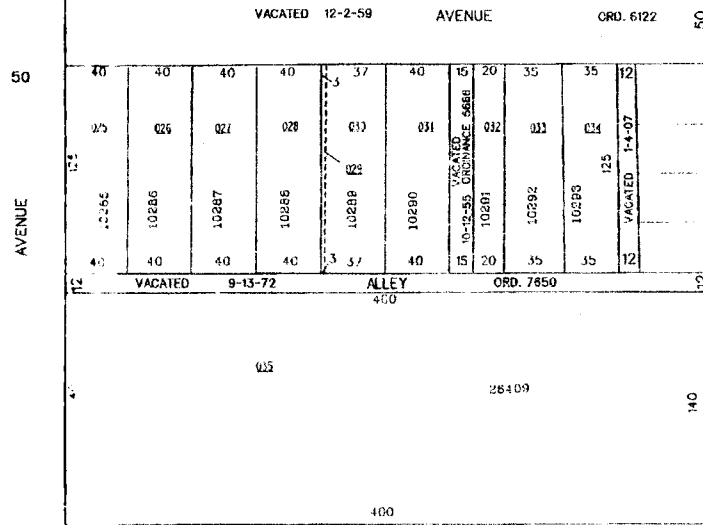


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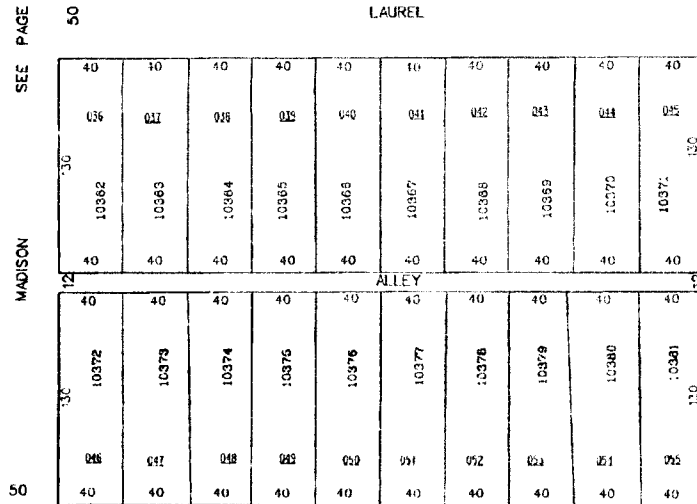
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SCALE: 1"=50'
REVISED 9/14/95



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AVENUE

