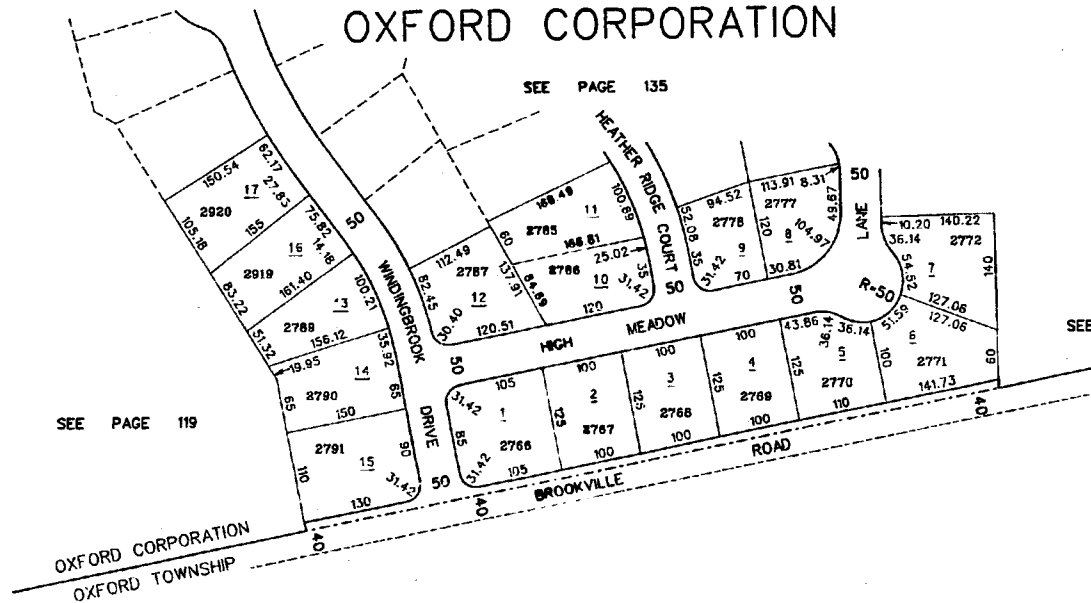


OXFORD CORPORATION

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SCALE: 1"=100'