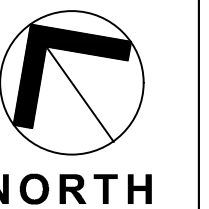


TBD PENDING LANDSCAPE DESIGN APPROVAL



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8-D MONIEBOGUE LANE
WESTHAMPTON BEACH, NY 11978
P# 631.288.8900