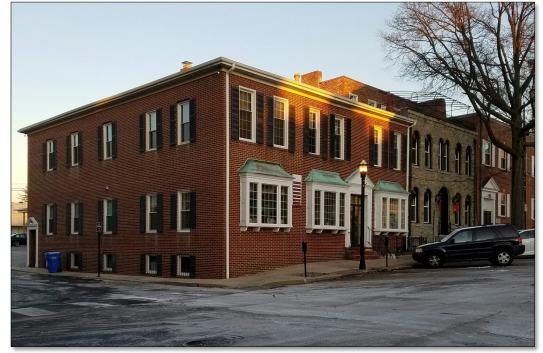
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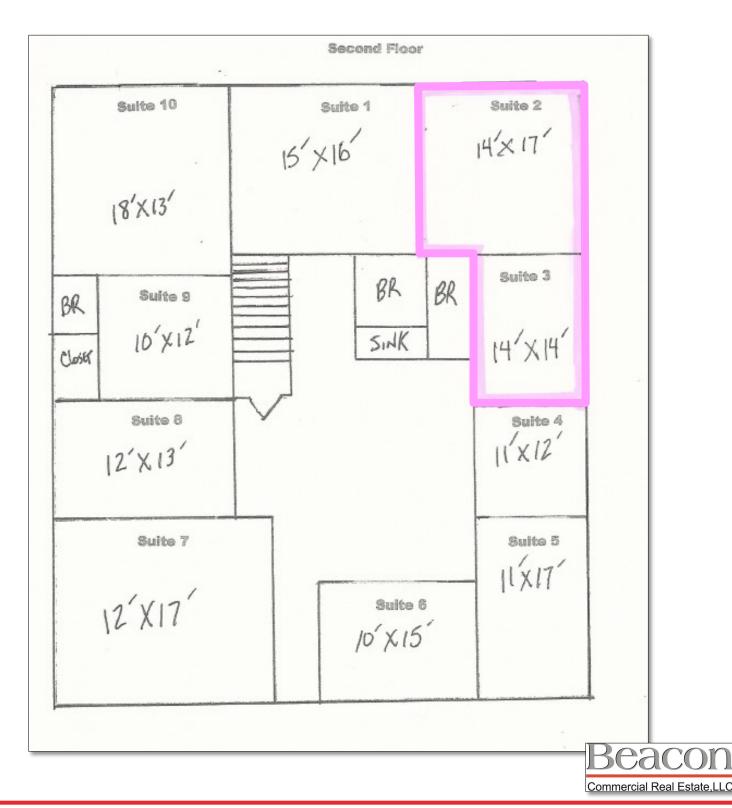
**DAVE RUFFINI** druffini@beaconcre.com

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