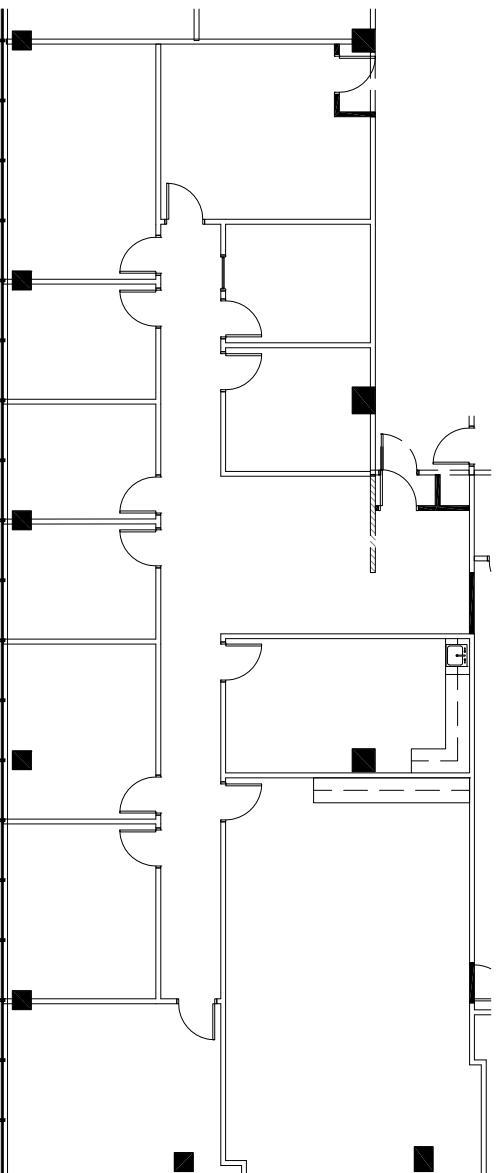


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**GRUBB PROPERTIES**  
*People who care. Places that matter.*