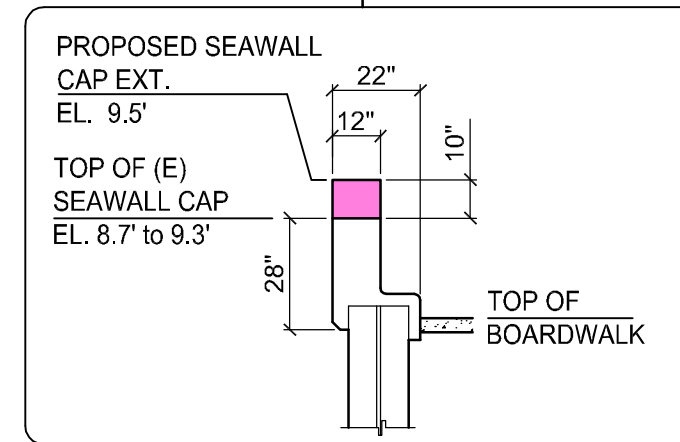
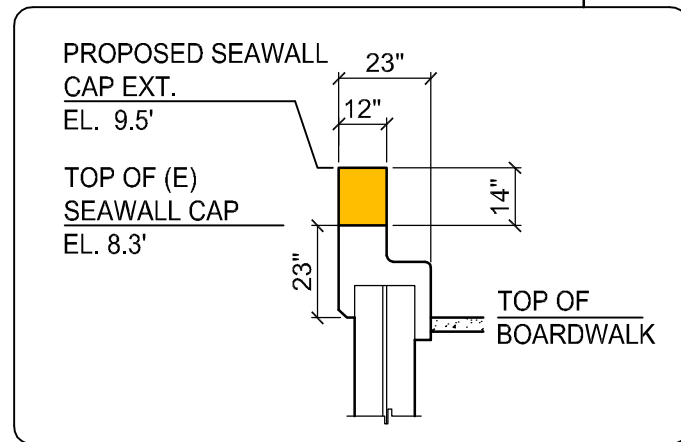
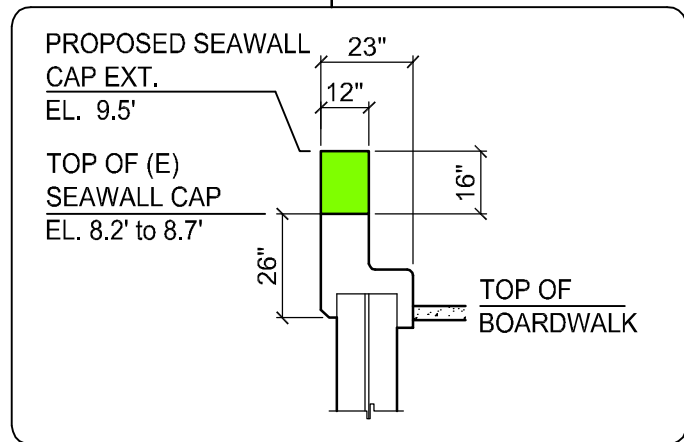
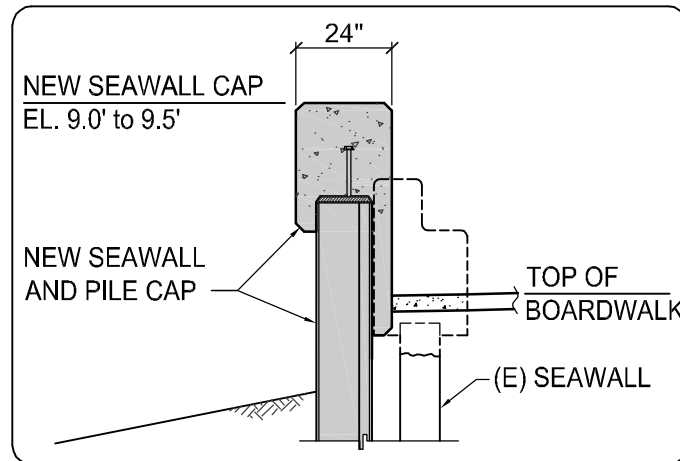
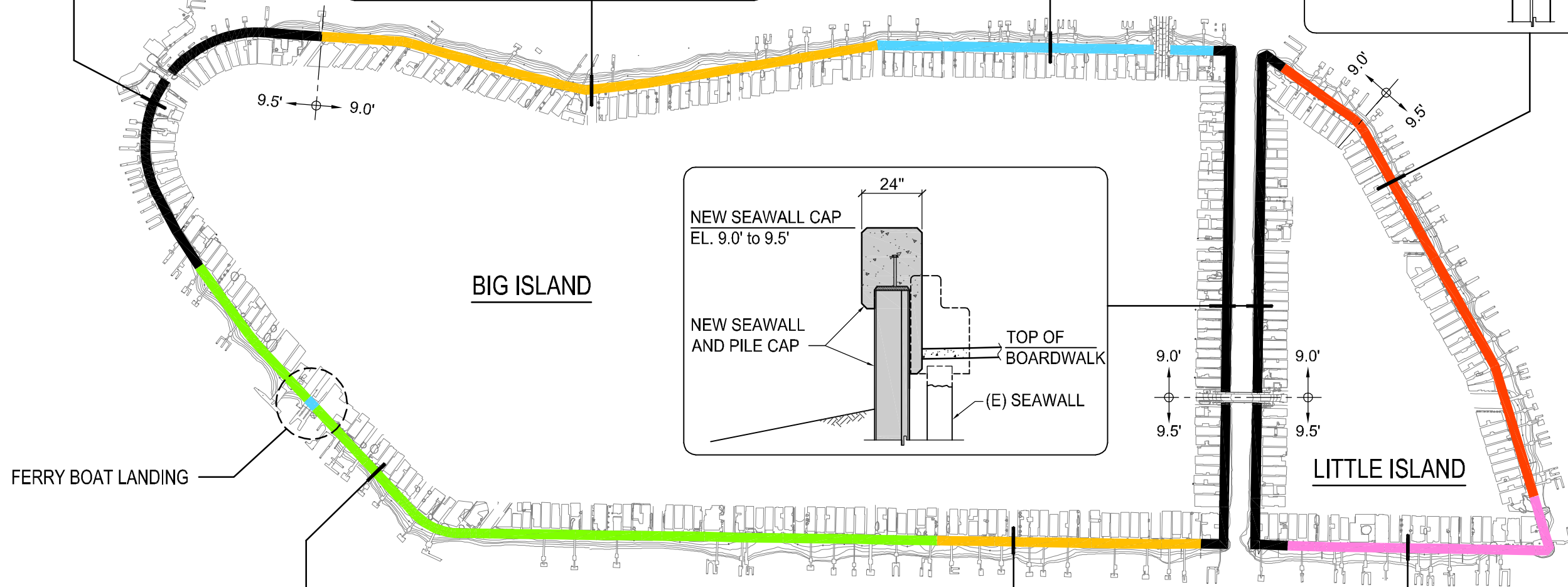
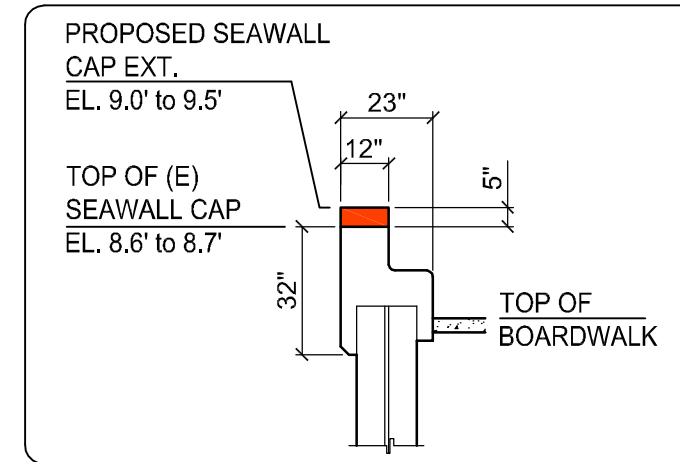
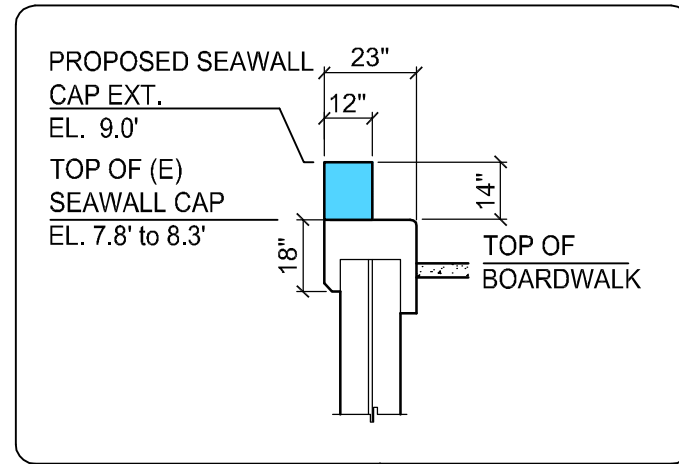
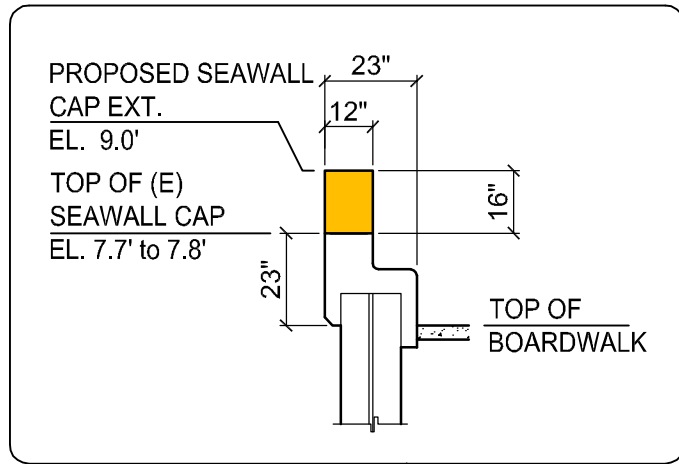
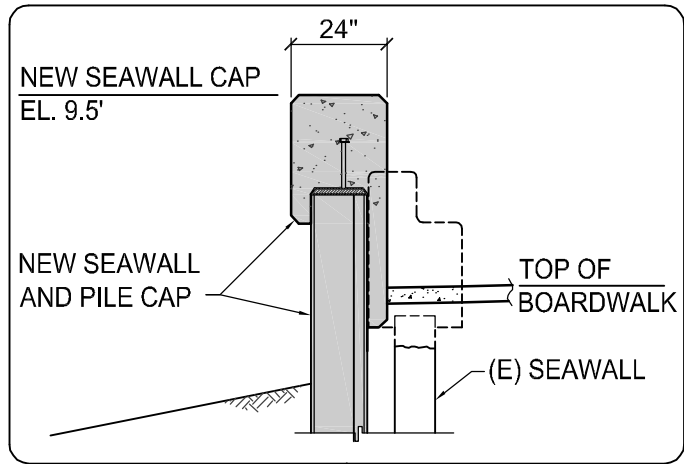


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NOTE: NAVD88 DATUM



BALBOA ISLAND
 Newport Beach, CA