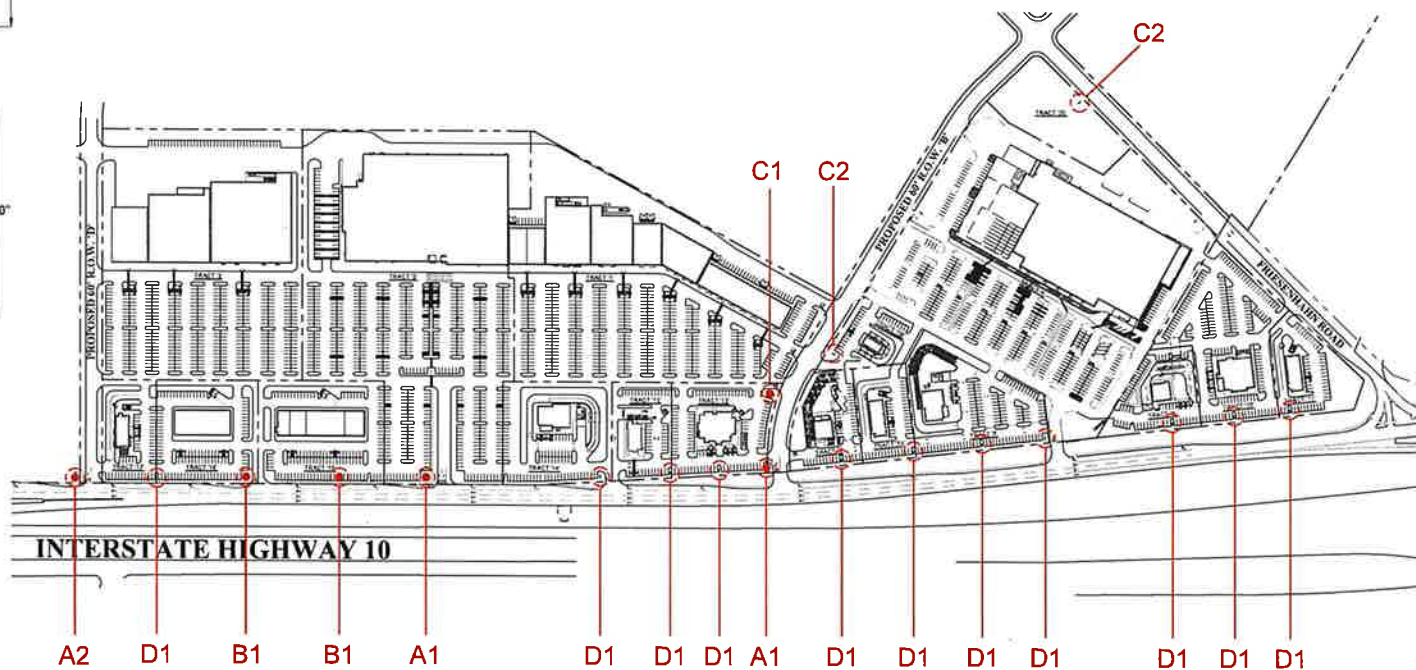
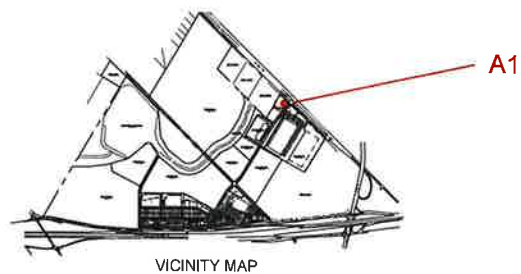




SEGUIN TOWN CENTER

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EXHIBIT

NWC OF INTERSTATE HIGHWAY 10 & HIGHWAY 46
SEGUIN, TEXAS