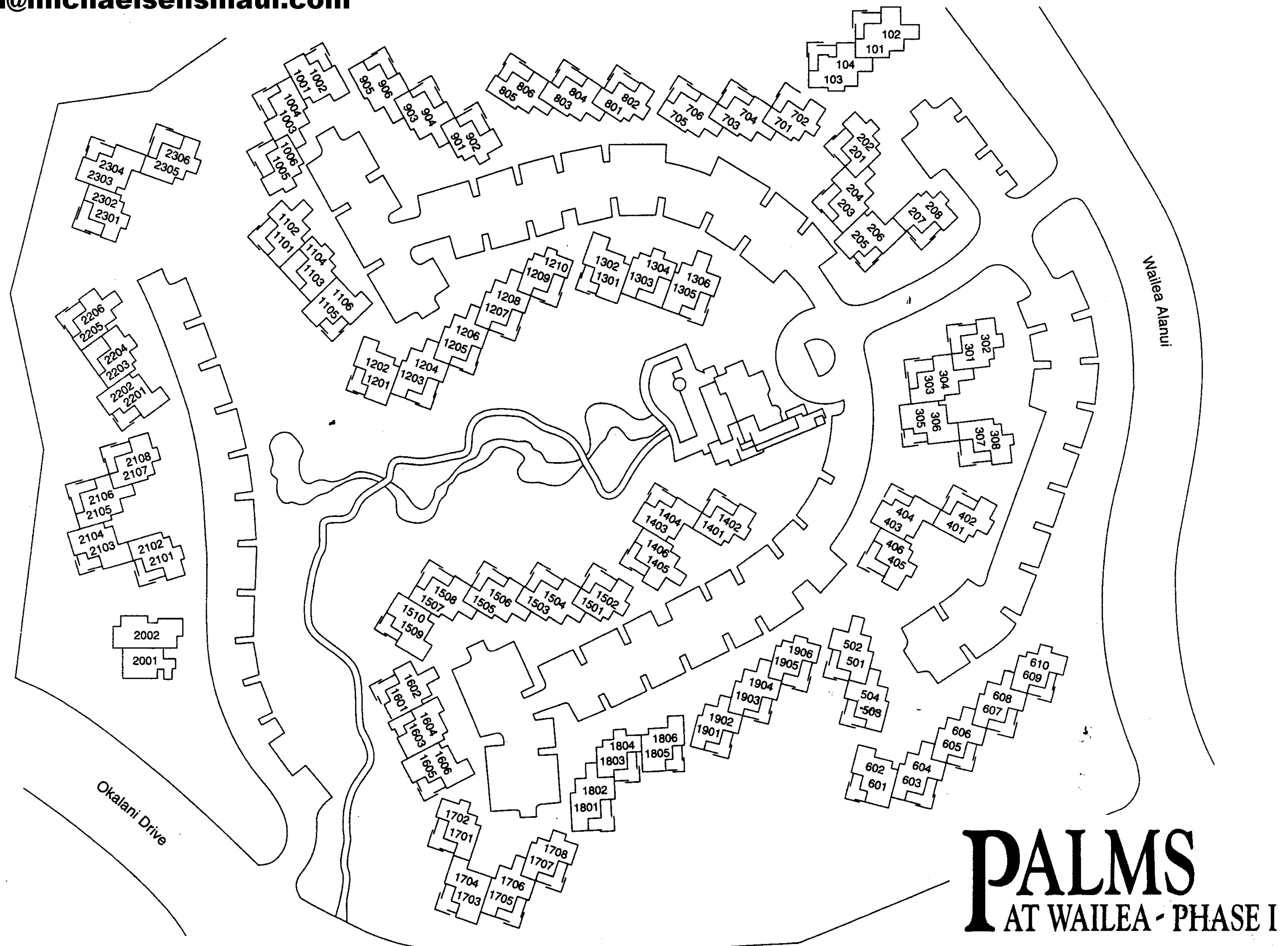


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**PALMS**  
AT WAILEA - PHASE I