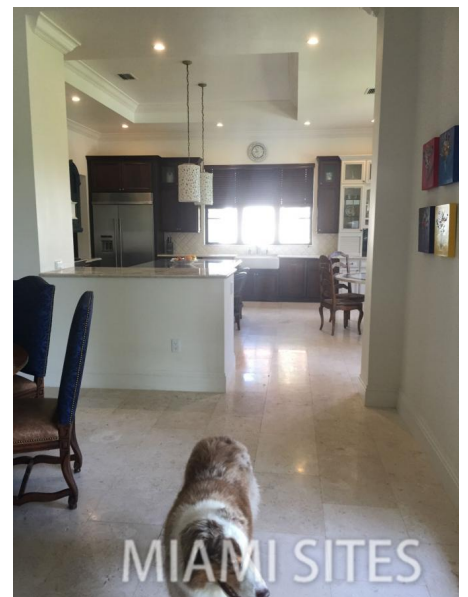
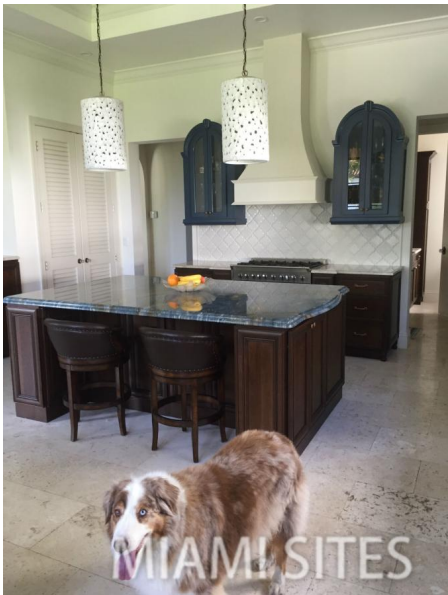


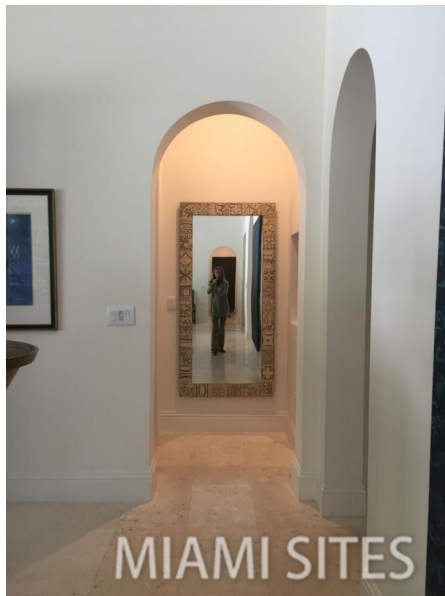
# MIAMISITES

## JOYCE | PALMETTO BAY

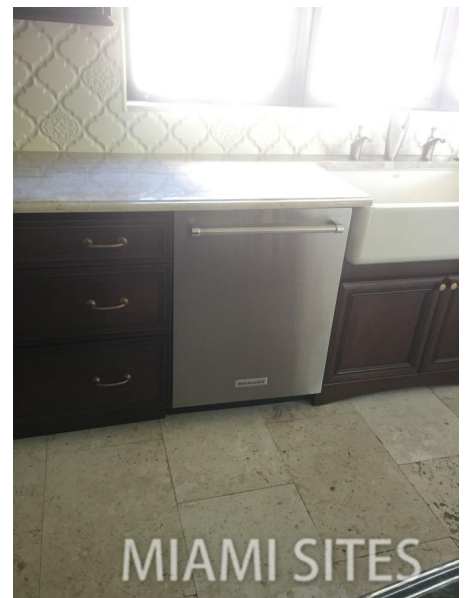
### Palmetto Bay



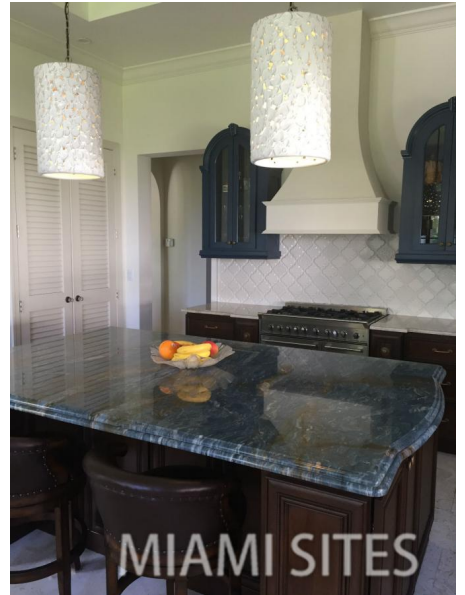
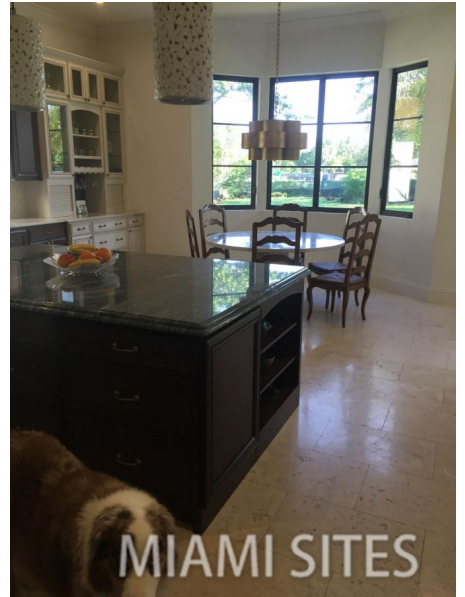
# MIAMI SITES







# MIAMISITES



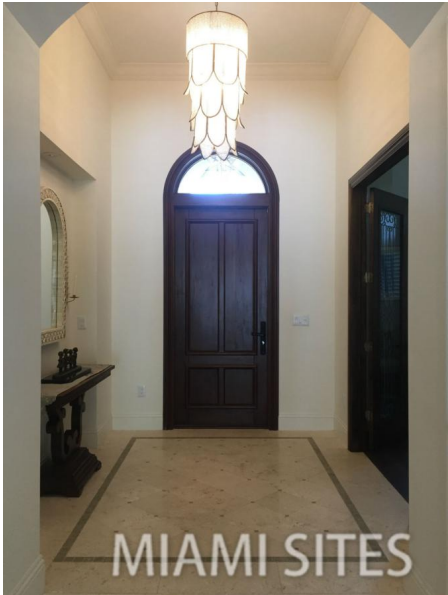
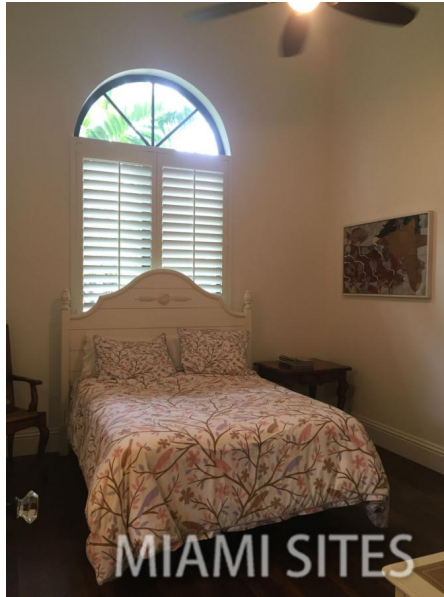


# MIAMI SITES





# MIAMI SITES



# MIAMISITES

