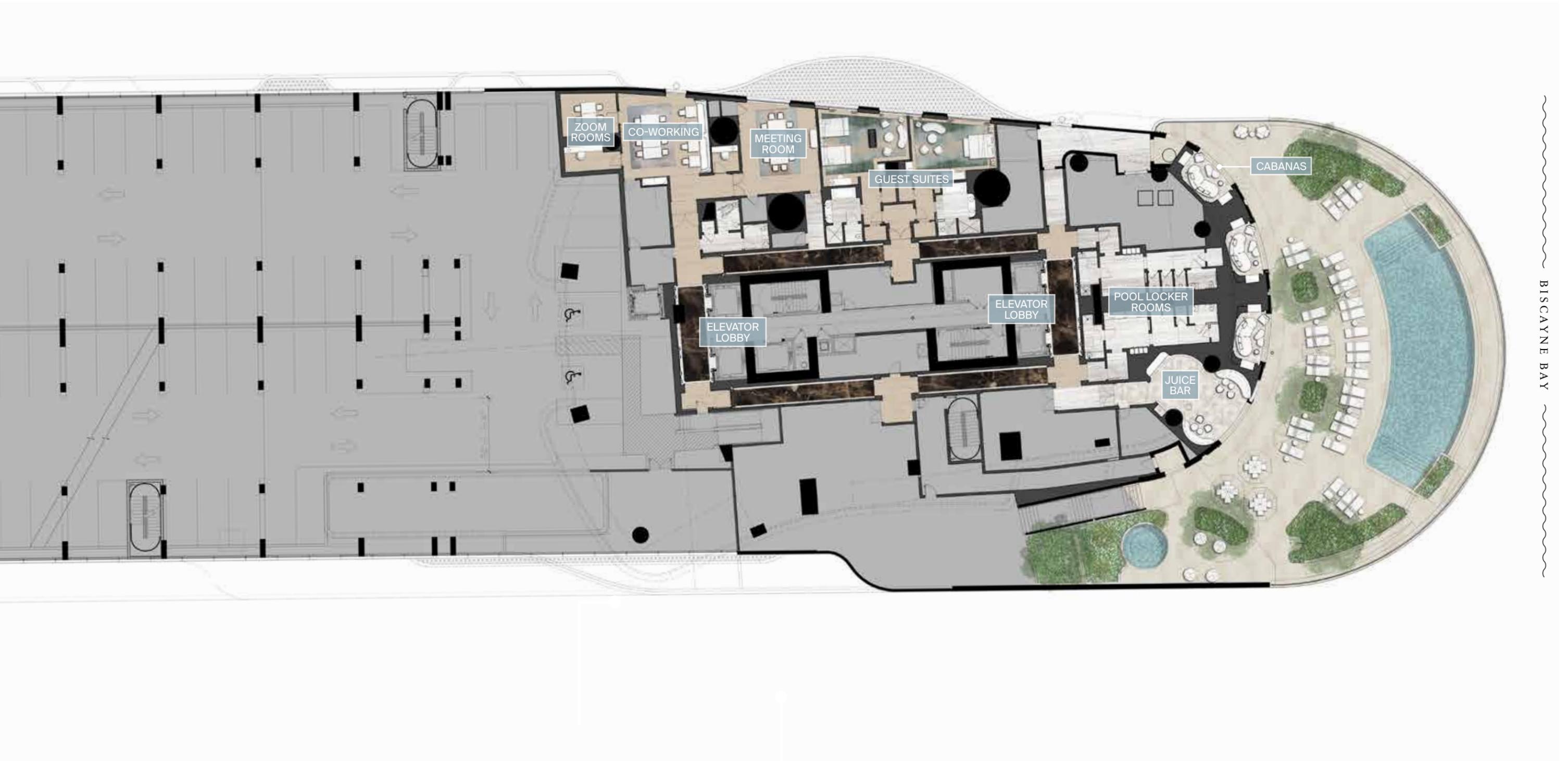




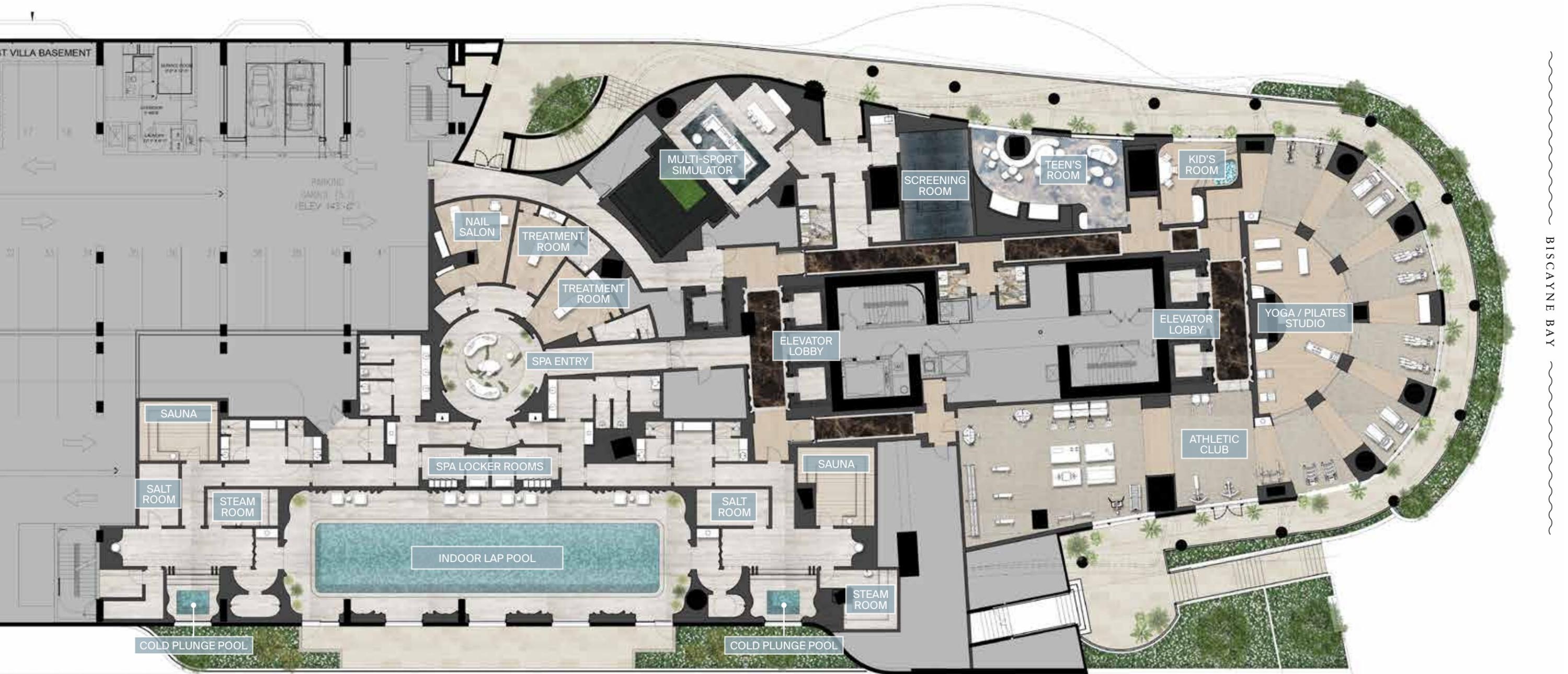
Artist's conceptual rendering; surrounding buildings and landmarks modified or omitted.

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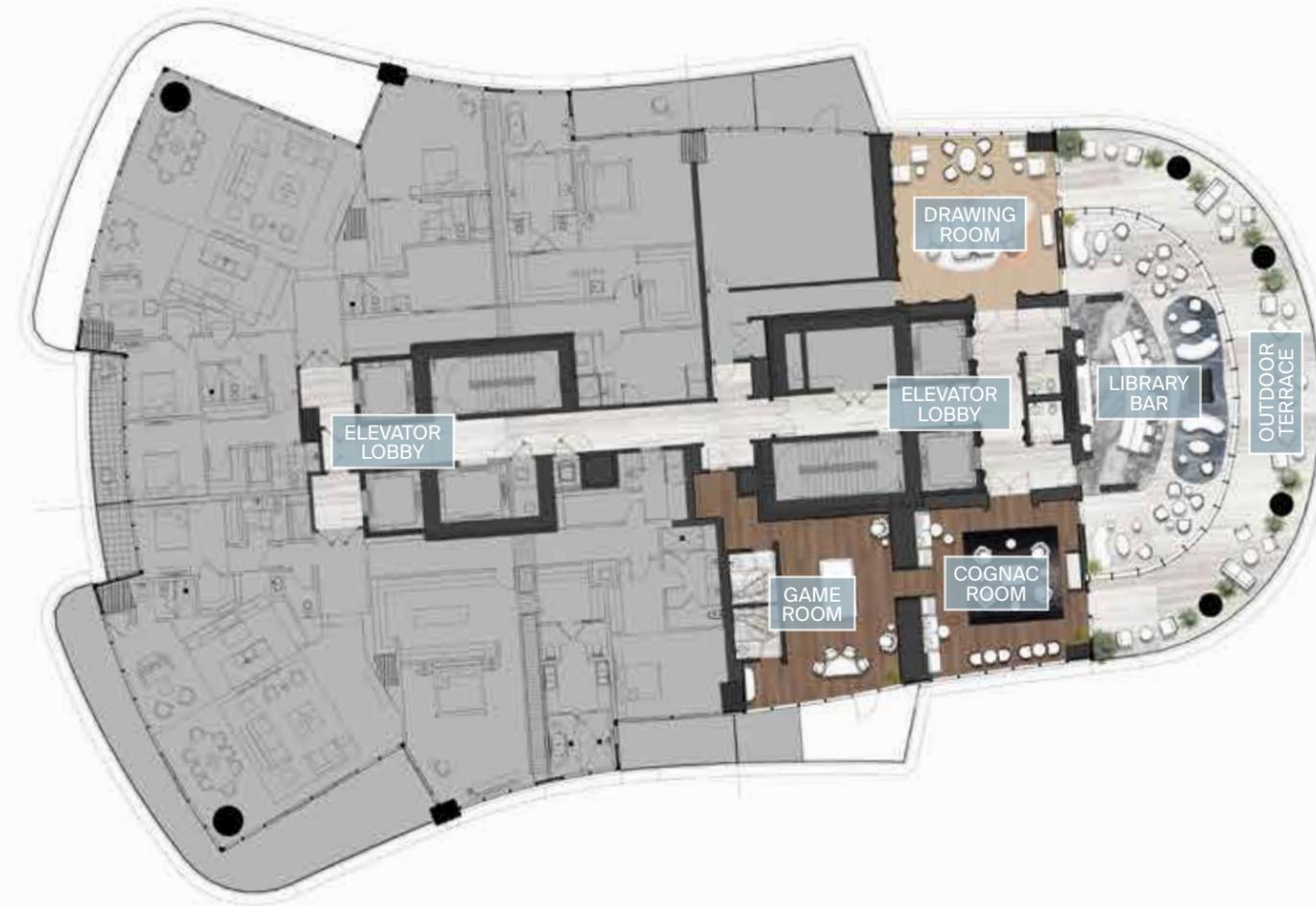
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BISCAYNE BAY

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