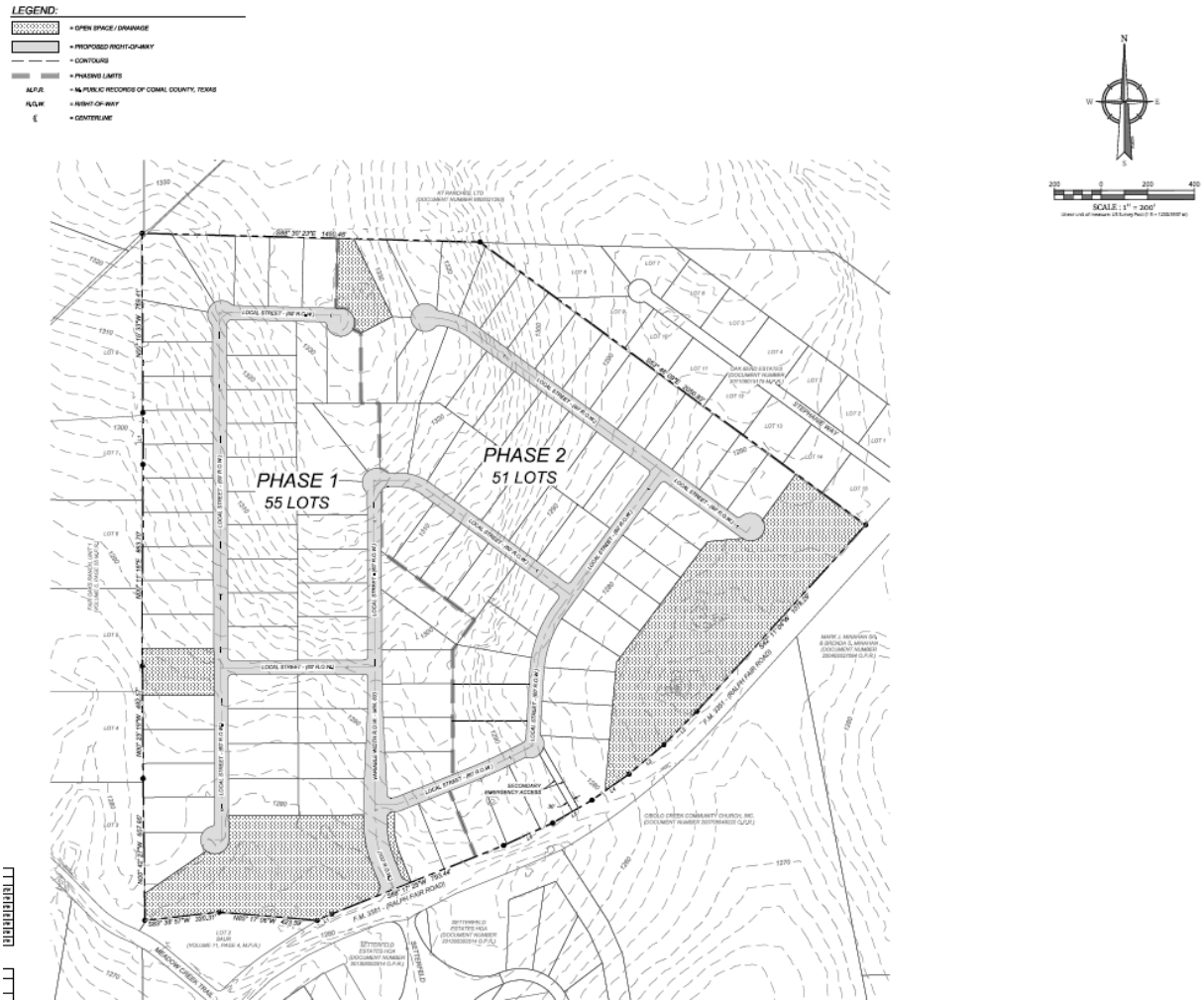Exhibit C Oak Bend Estates Master Plan