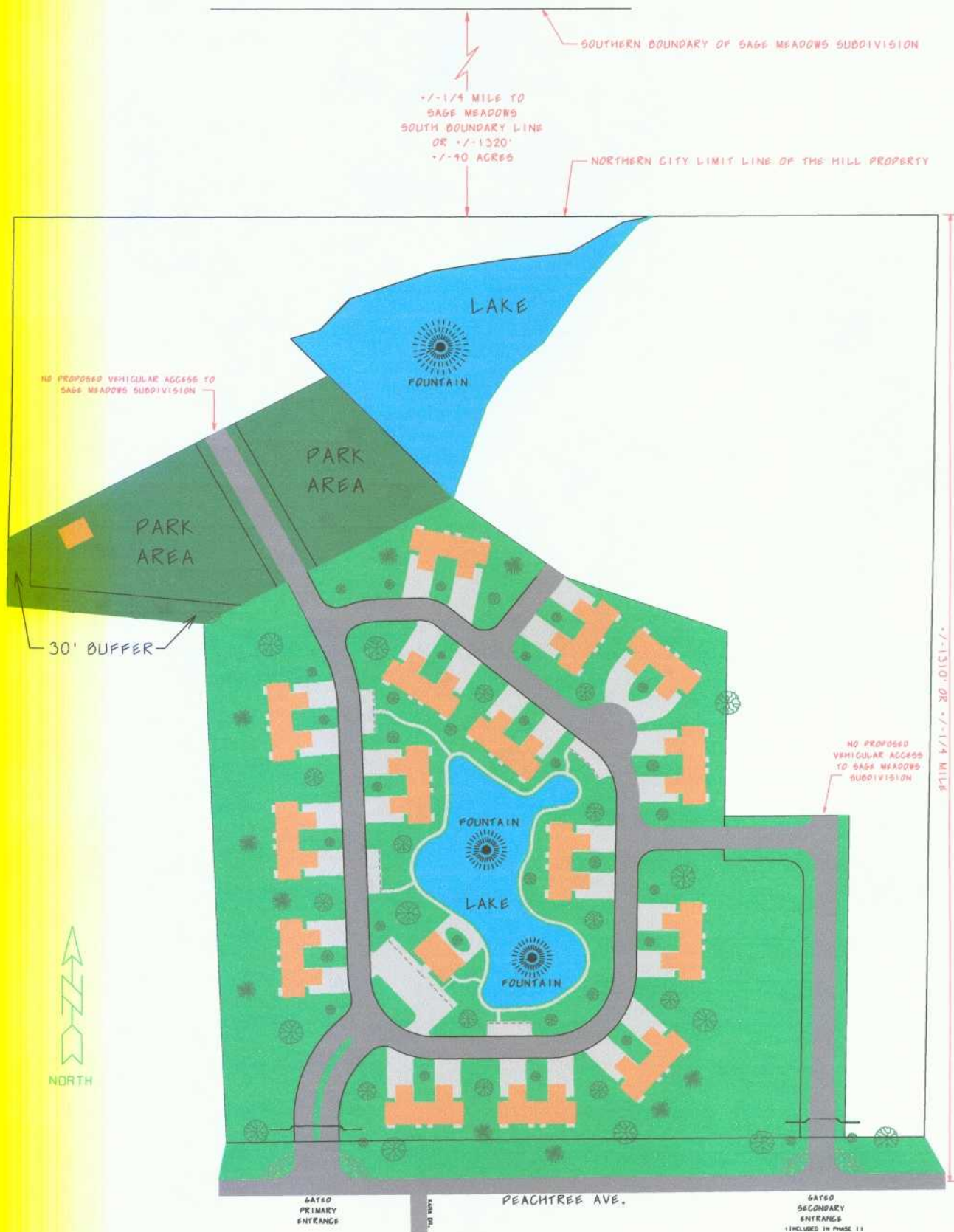




PHASES I AND II WITHIN CURRENT CITY LIMITS