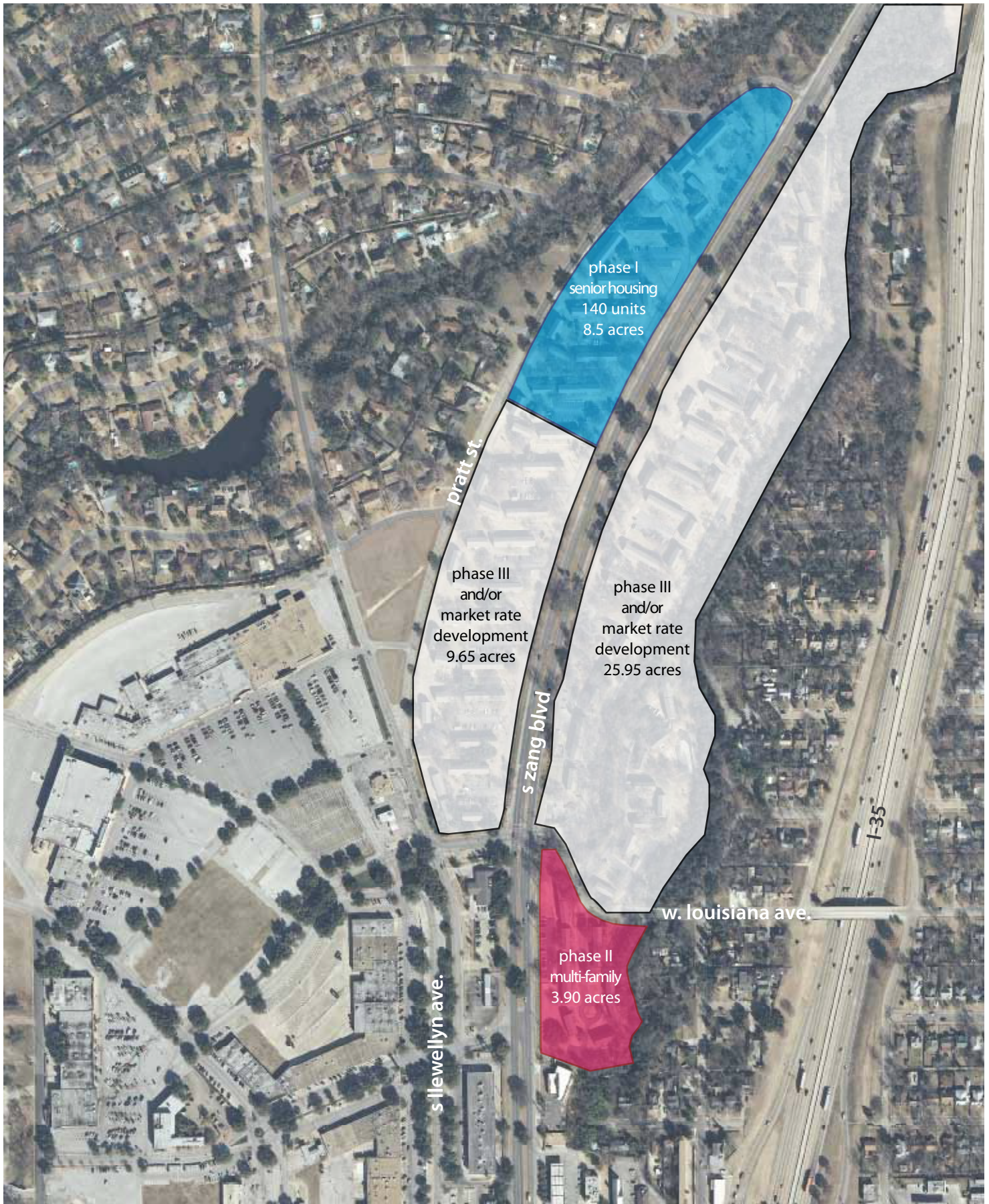




recommended phase II location and balance of developable land