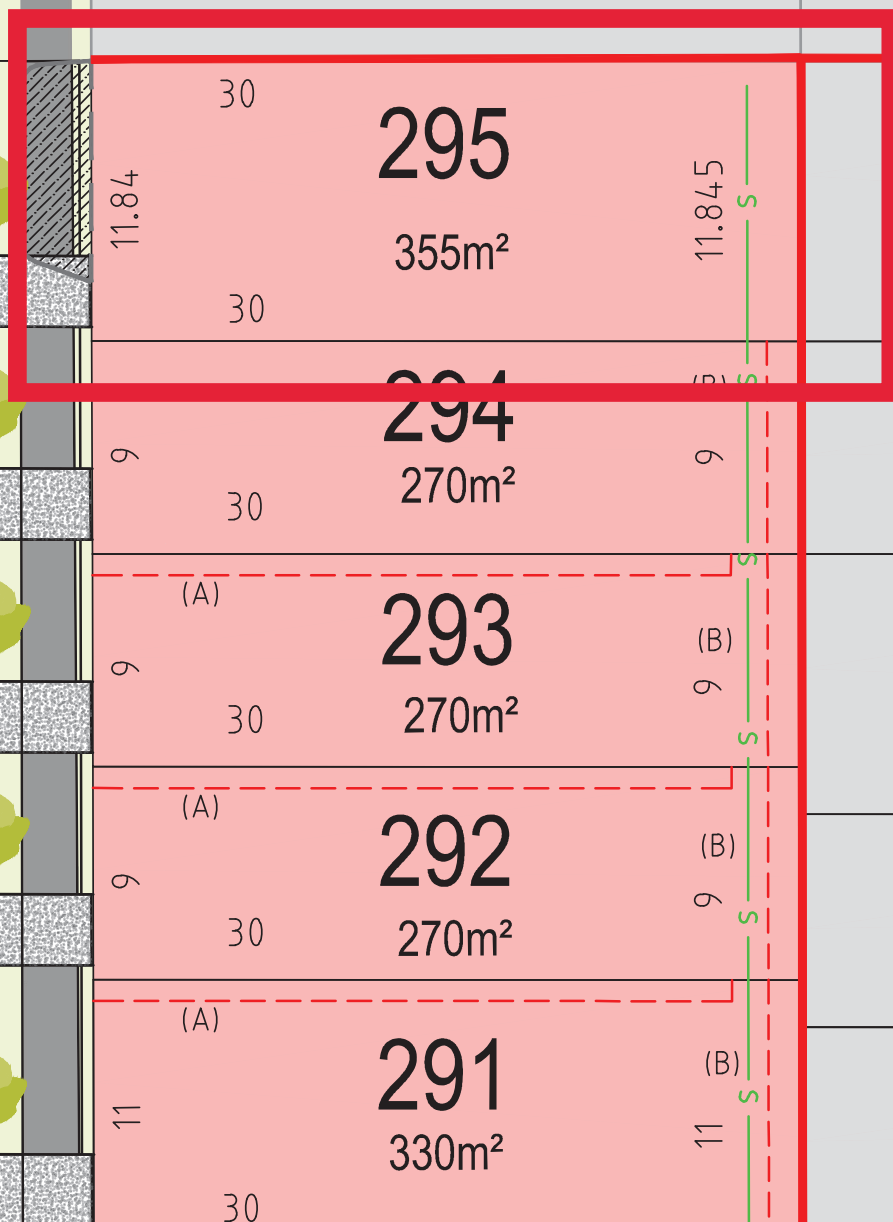




FUTURE

RESIDENTIAL



VENUE

EXISTING
STAGE 2B