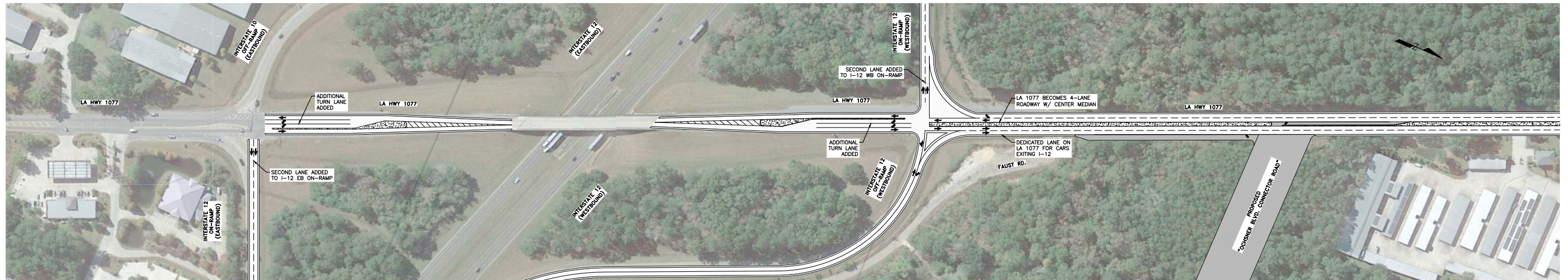


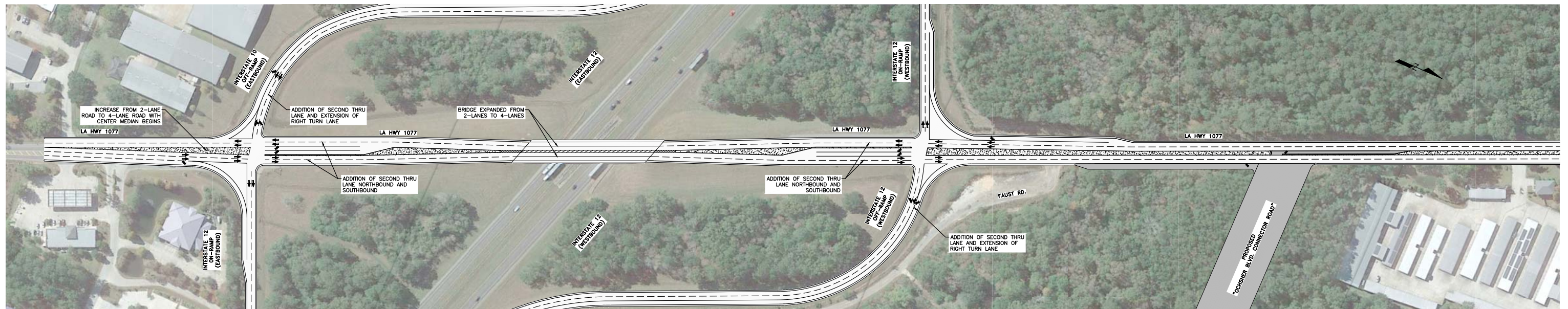
# EXISTING CONDITIONS



# NEAR-TERM CONCEPTUAL PLAN



# LONG-TERM CONCEPTUAL PLAN





# EXISTING CONDITIONS



# NEAR-TERM CONCEPTUAL PLAN



# LONG-TERM CONCEPTUAL PLAN





# EXISTING CONDITIONS



# NEAR-TERM CONCEPTUAL PLAN



# LONG-TERM CONCEPTUAL PLAN





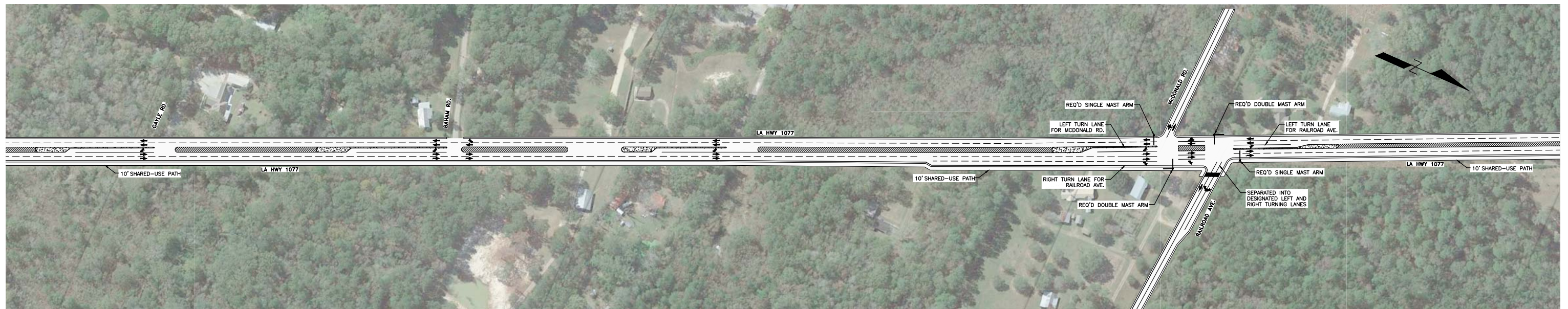
# EXISTING CONDITIONS



# NEAR-TERM CONCEPTUAL PLAN



# LONG-TERM CONCEPTUAL PLAN





# EXISTING CONDITIONS



# NEAR-TERM CONCEPTUAL PLAN



# LONG-TERM CONCEPTUAL PLAN

