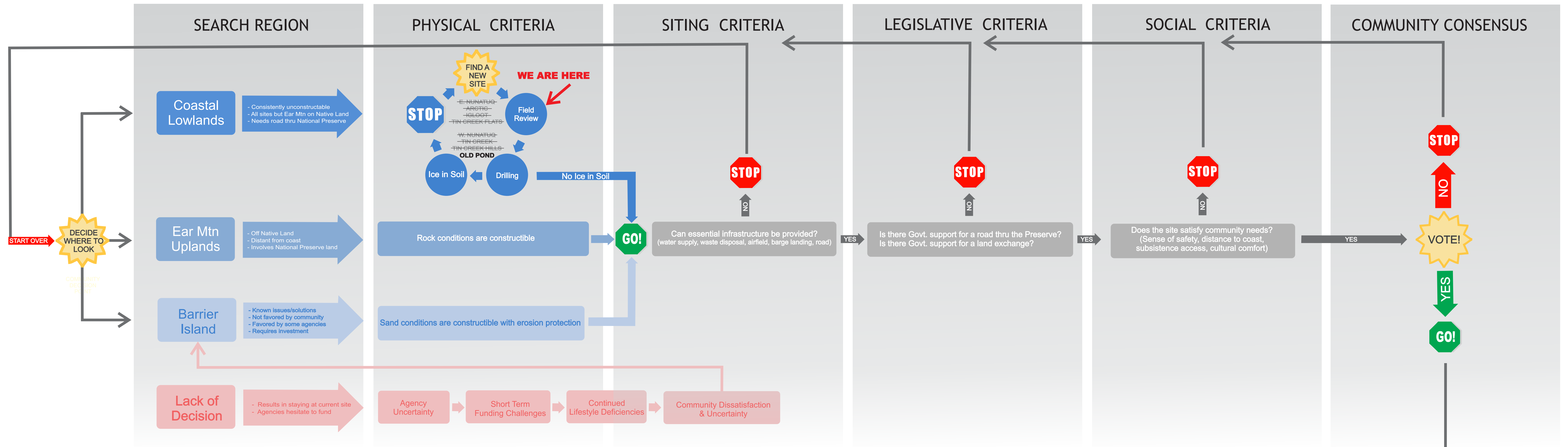


SITE SELECTION PHASE



STRATEGIC PLANNING PHASE

