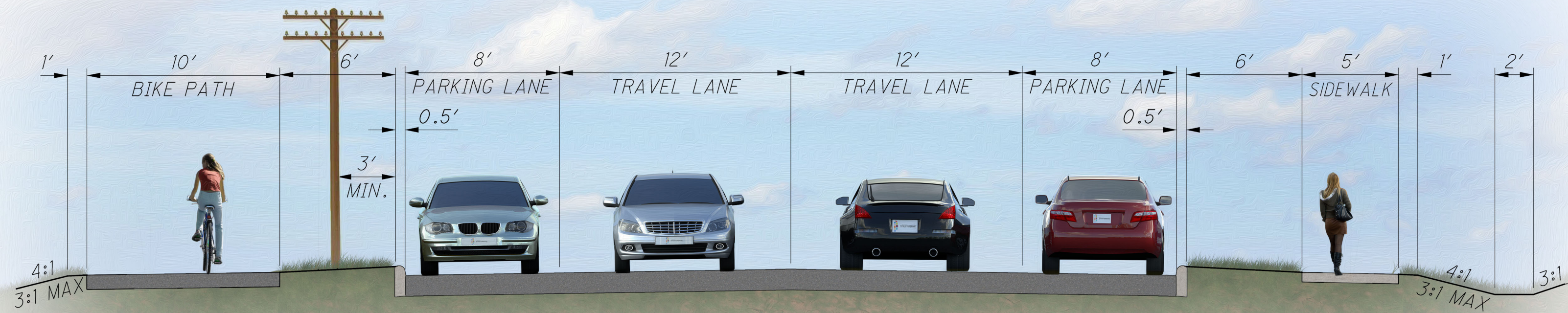


ALTERNATIVE 3



ALTERNATIVE 3A - WITH ON-STREET PARKING