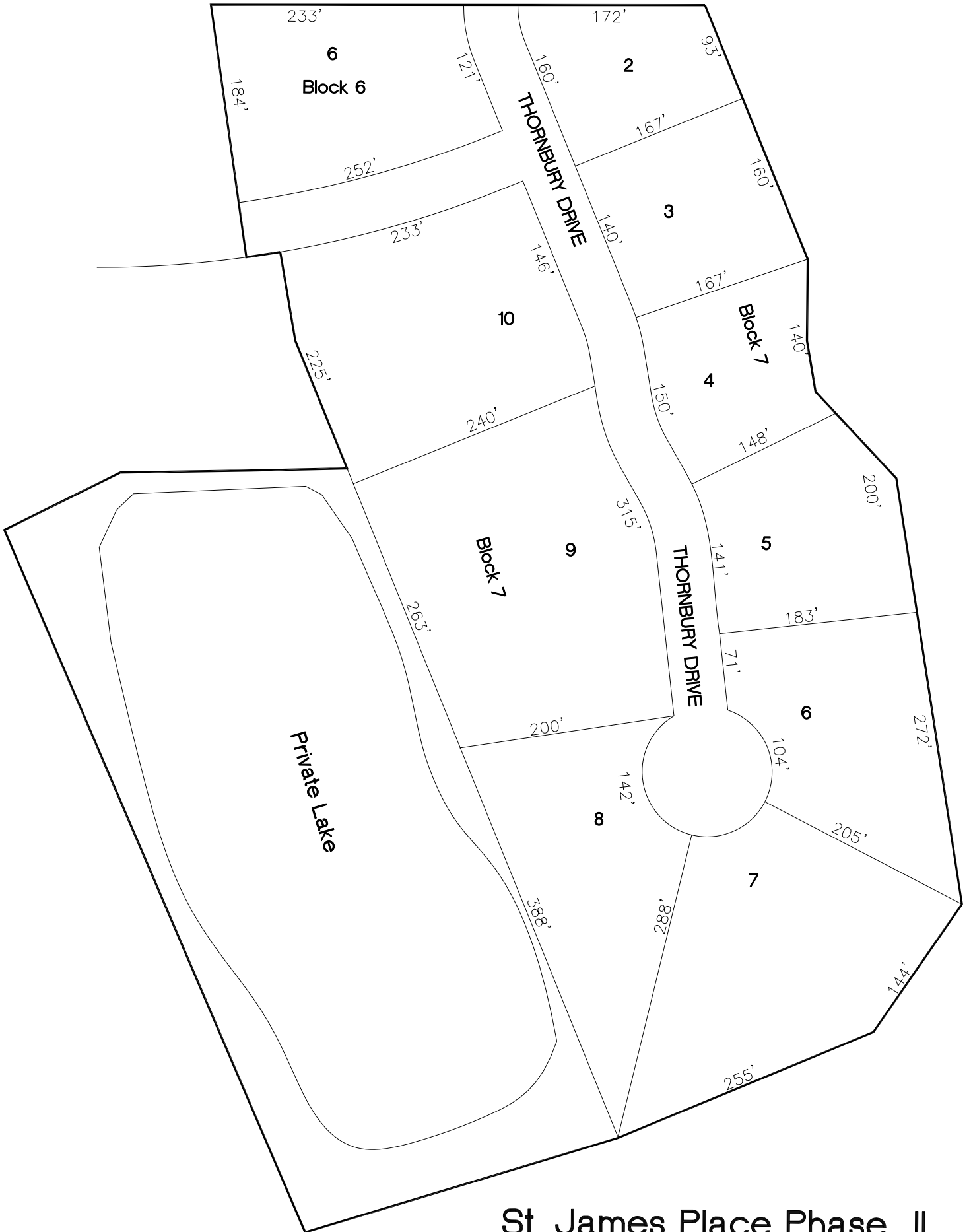


Existing Part One



St. James Place Phase II