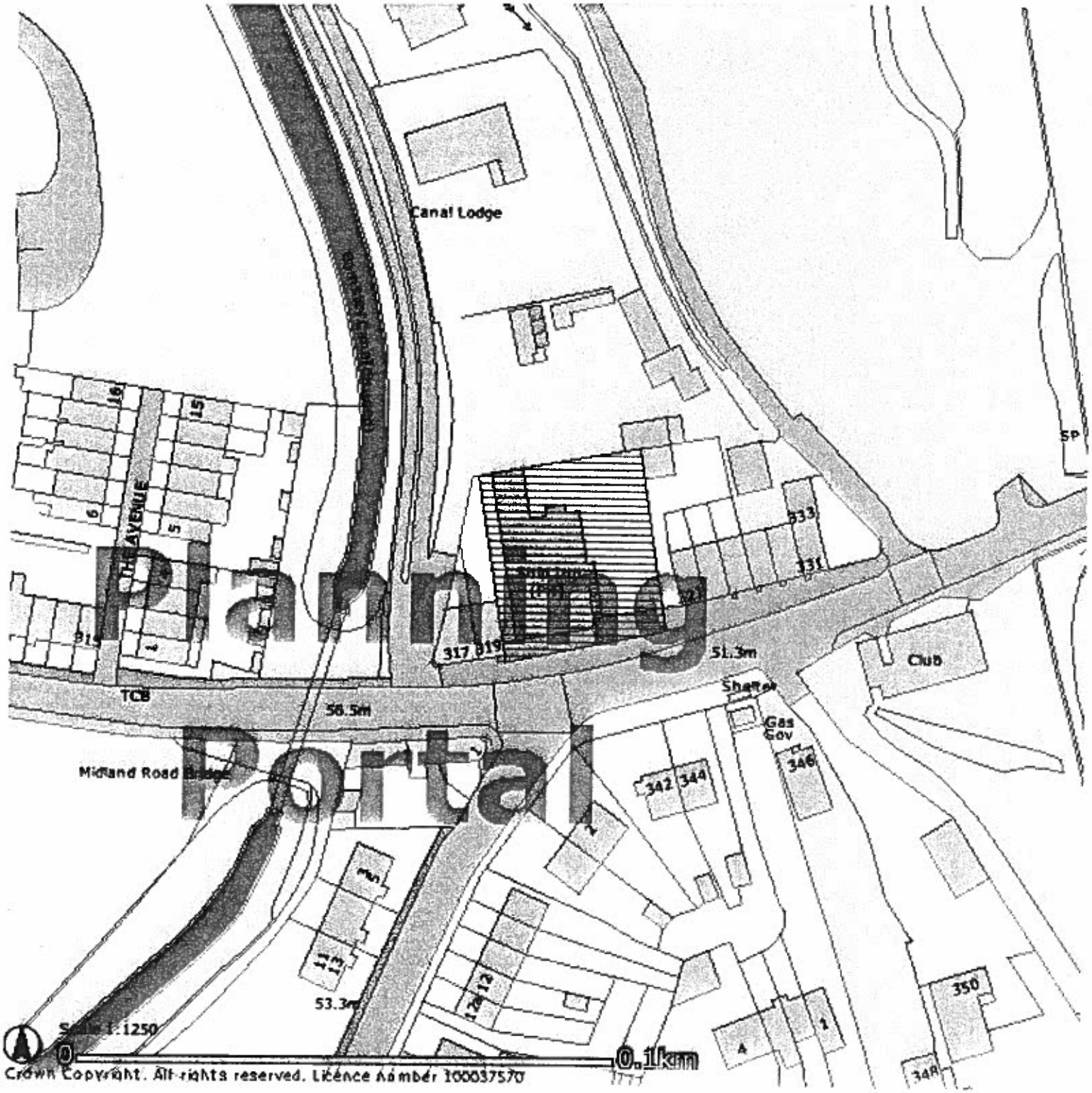


Planning Portal