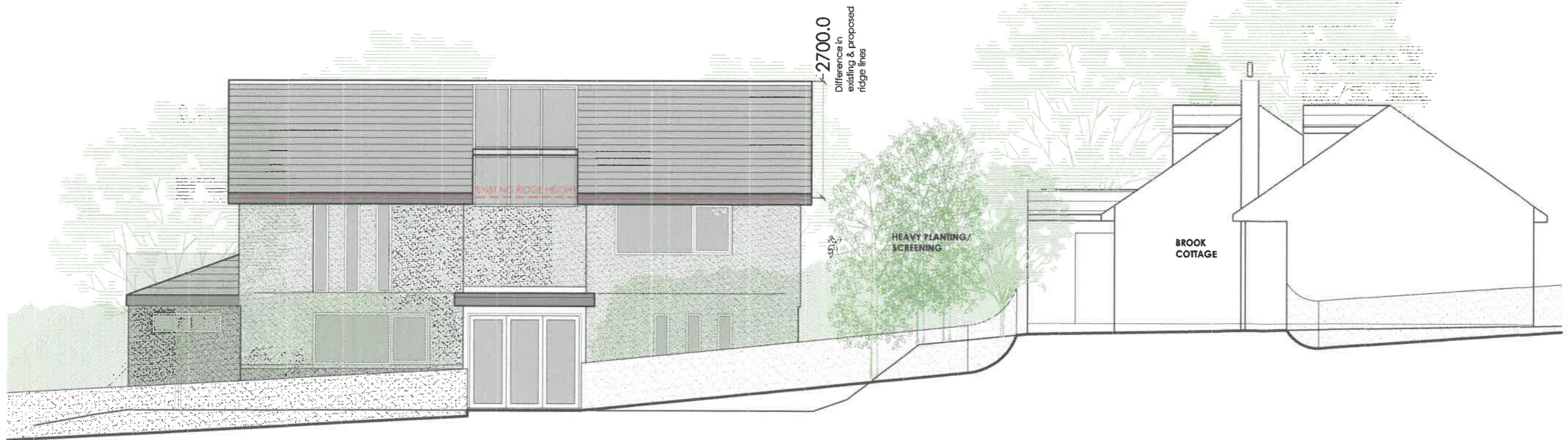


STREET SCENE AS EXISTING



STREET SCENE AS PROPOSED