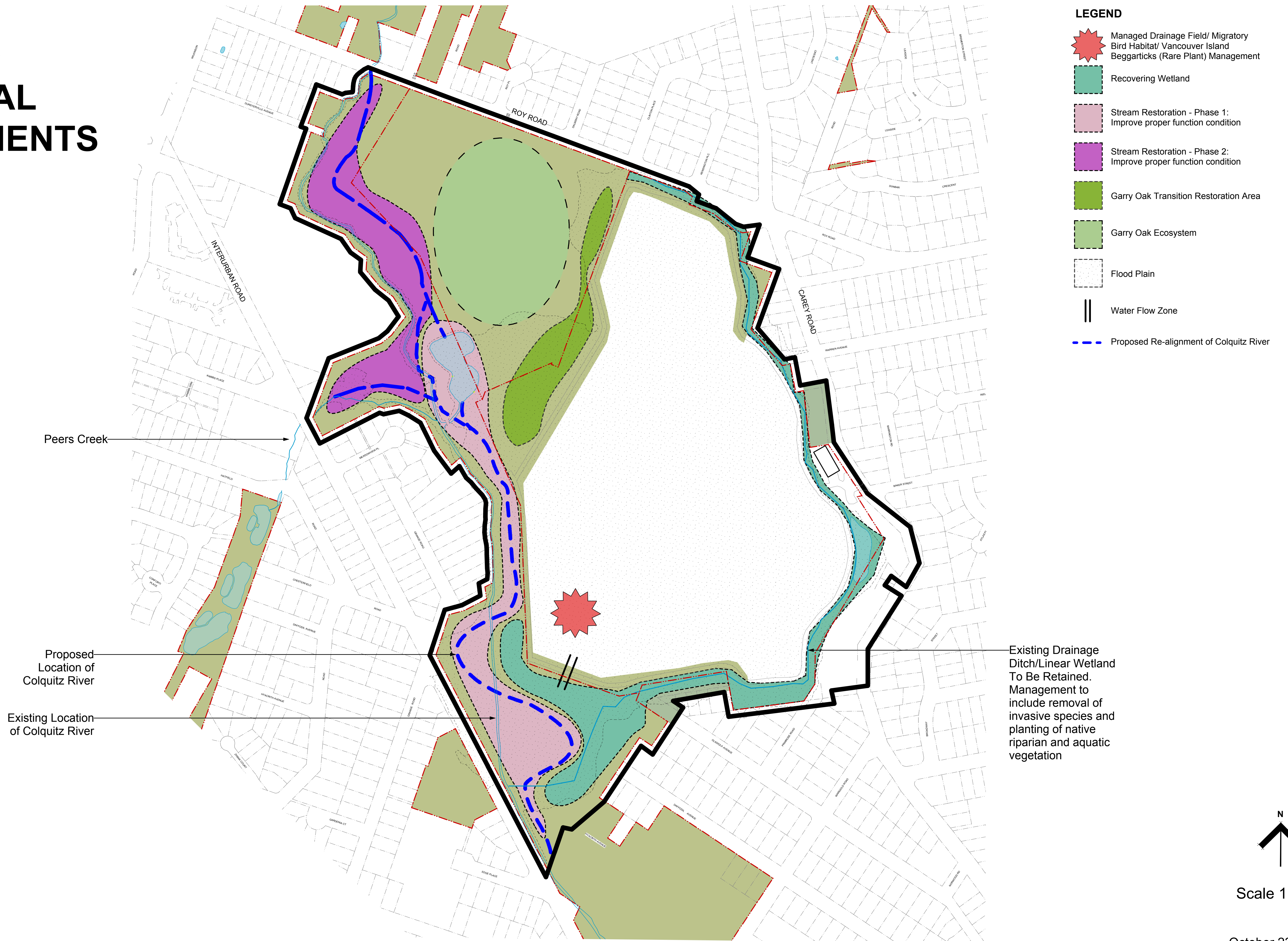


PROPOSED ECOLOGICAL ENHANCEMENTS



PANAMA FLATS CONCEPT PLAN