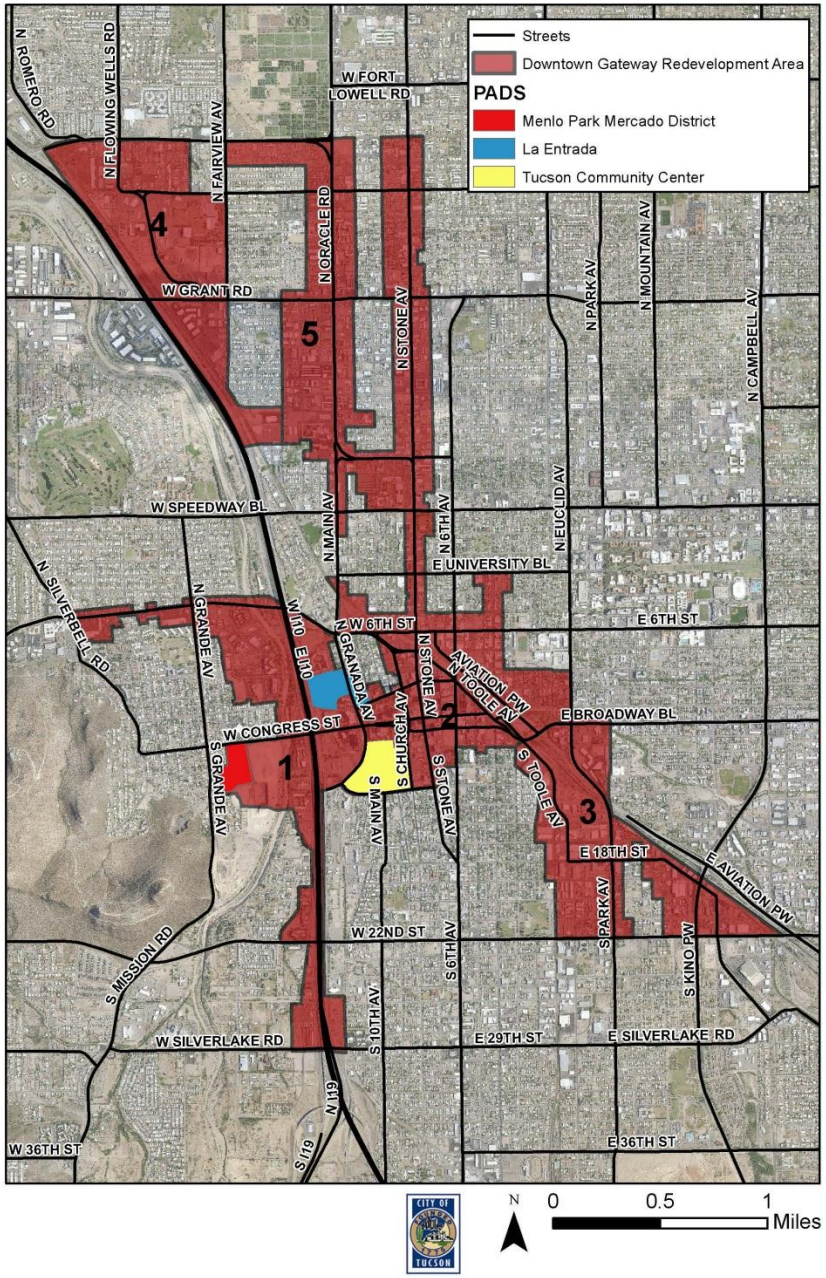Planned Area Development