

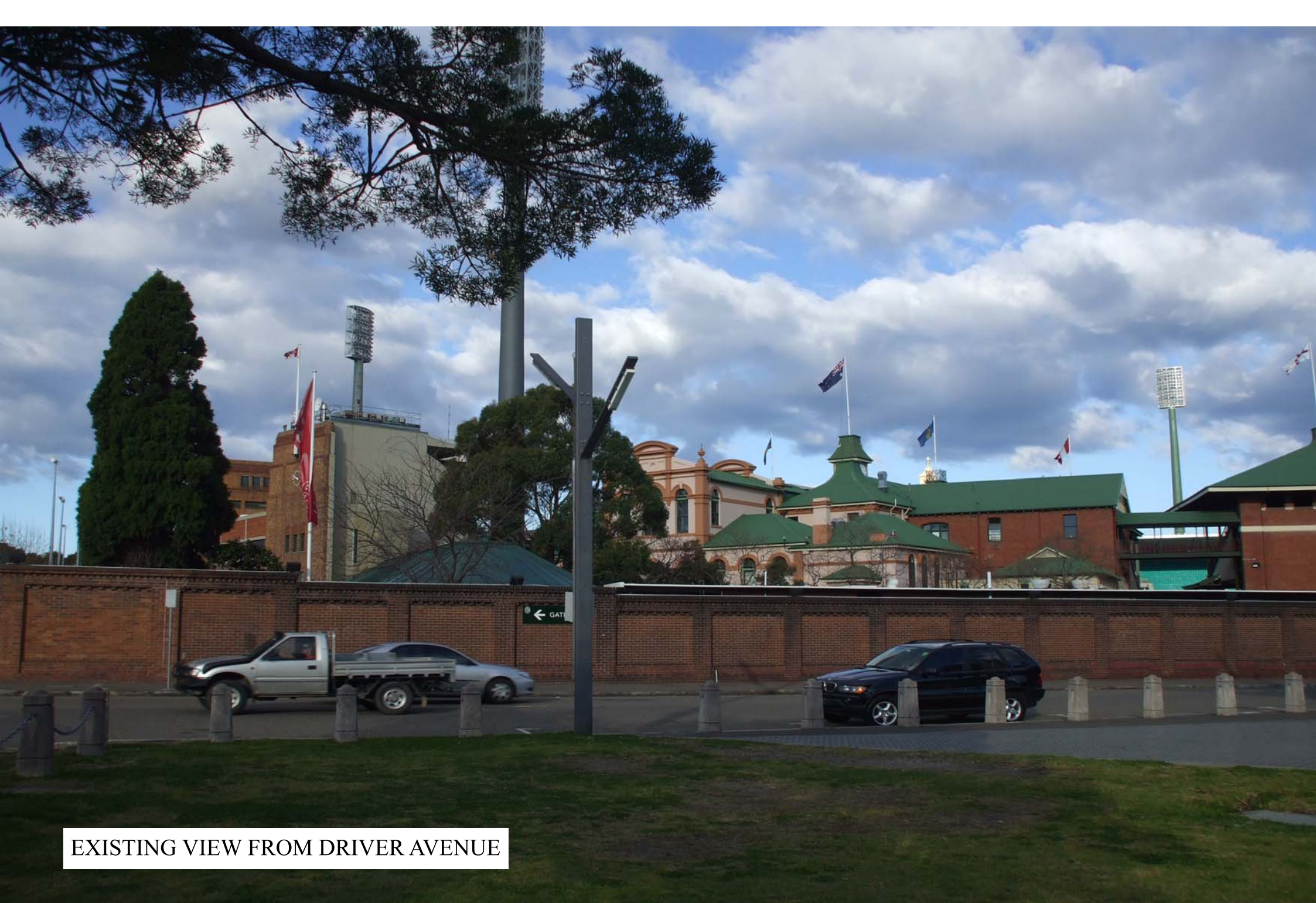


EXISTING VIEW FROM FIELD



EXISTING VIEW FROM FOX STUDIOS





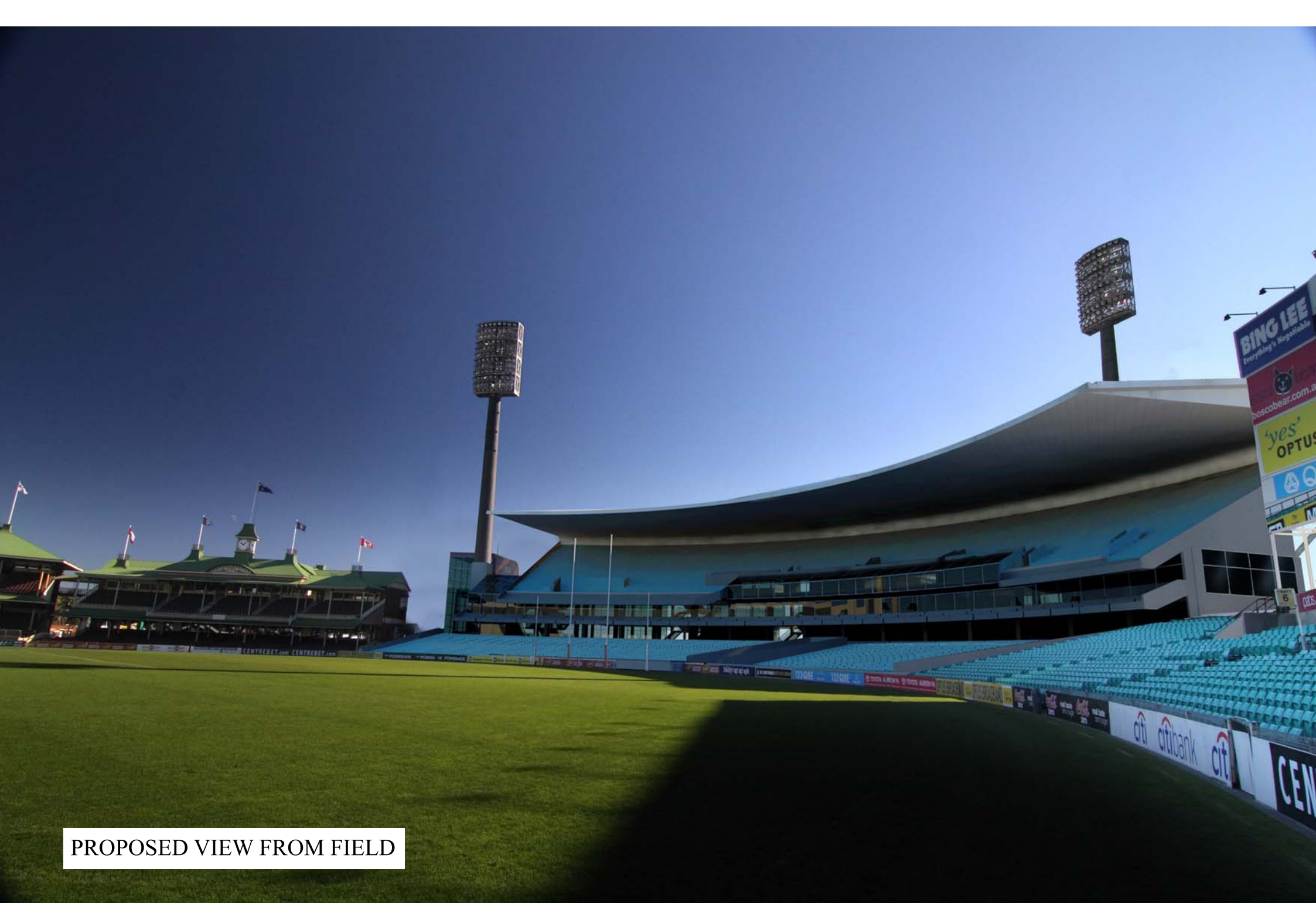
EXISTING VIEW FROM DRIVER AVENUE





PROPOSED VIEW FROM DRIVER AVENUE





PROPOSED VIEW FROM FIELD



PROPOSED VIEW FROM FOX STUDIOS