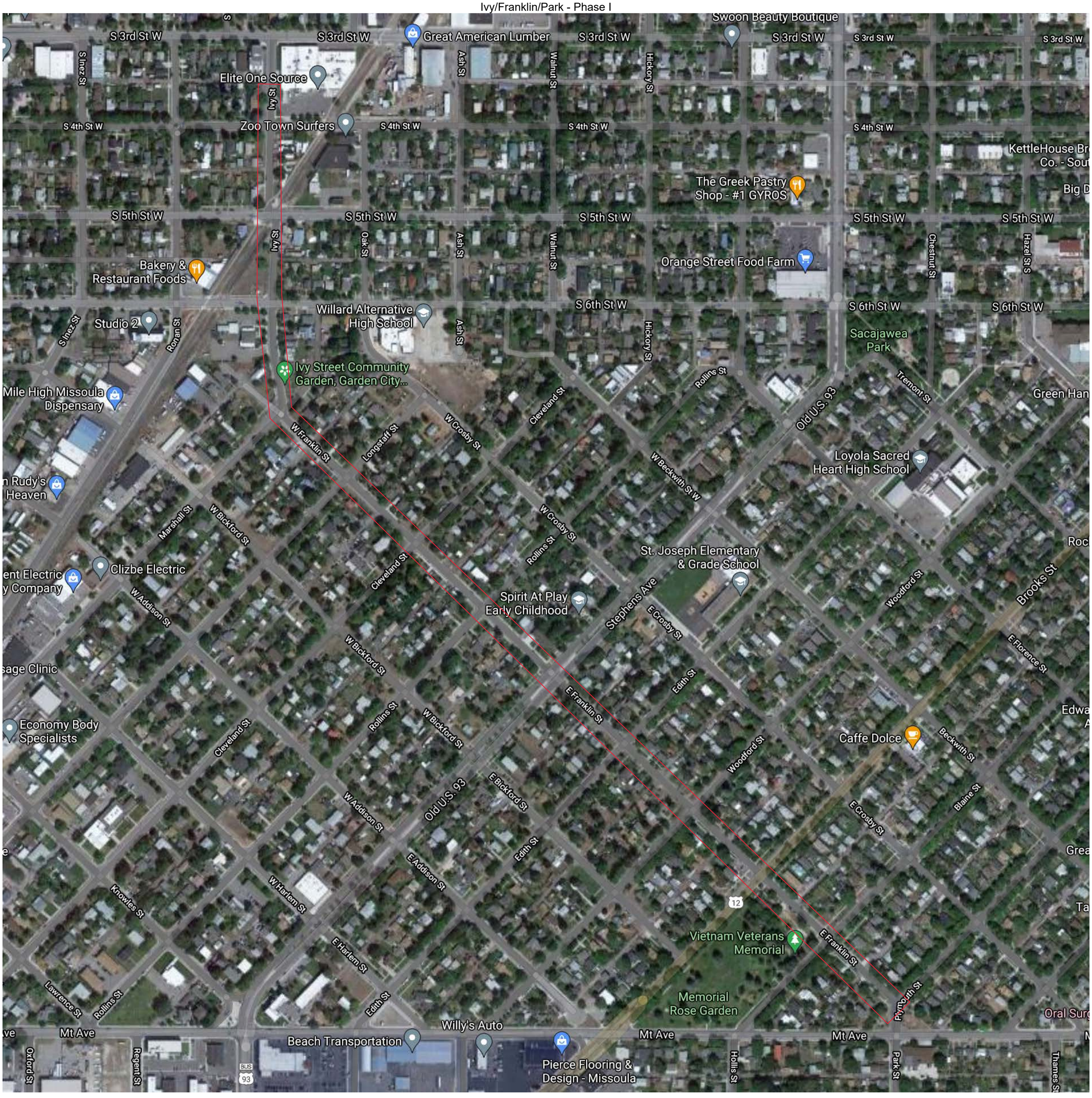Ivy/Franklin/Park - Phase I