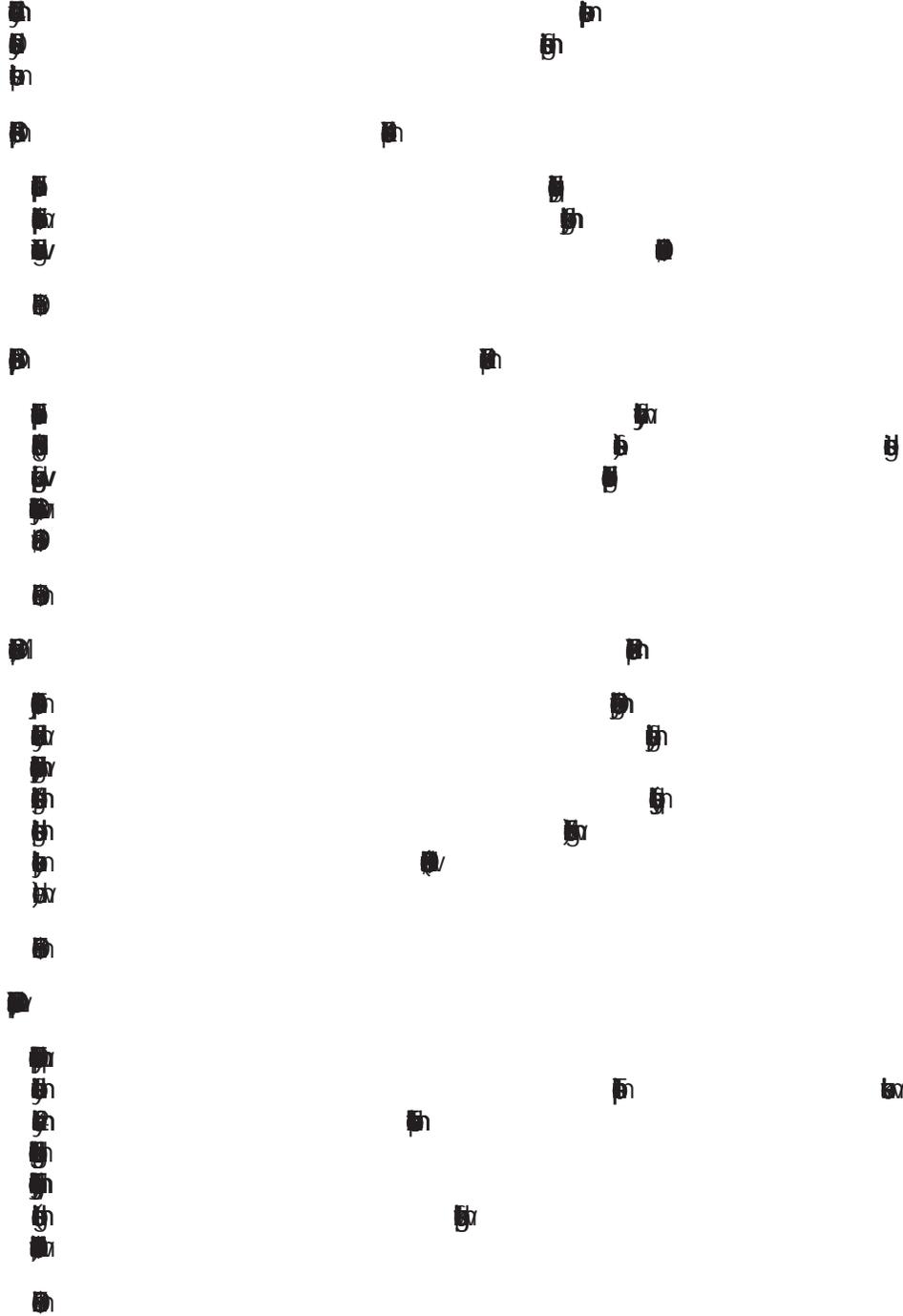


EXECUTIVE SUMMARY



- Pursue partnerships to leverage existing properties
- Manage existing properties
- "options other than new"

Capital Improvement Plan Options



FUTURE STEPS

- 1 
- 2 
- 3 
- 4 
- 5 