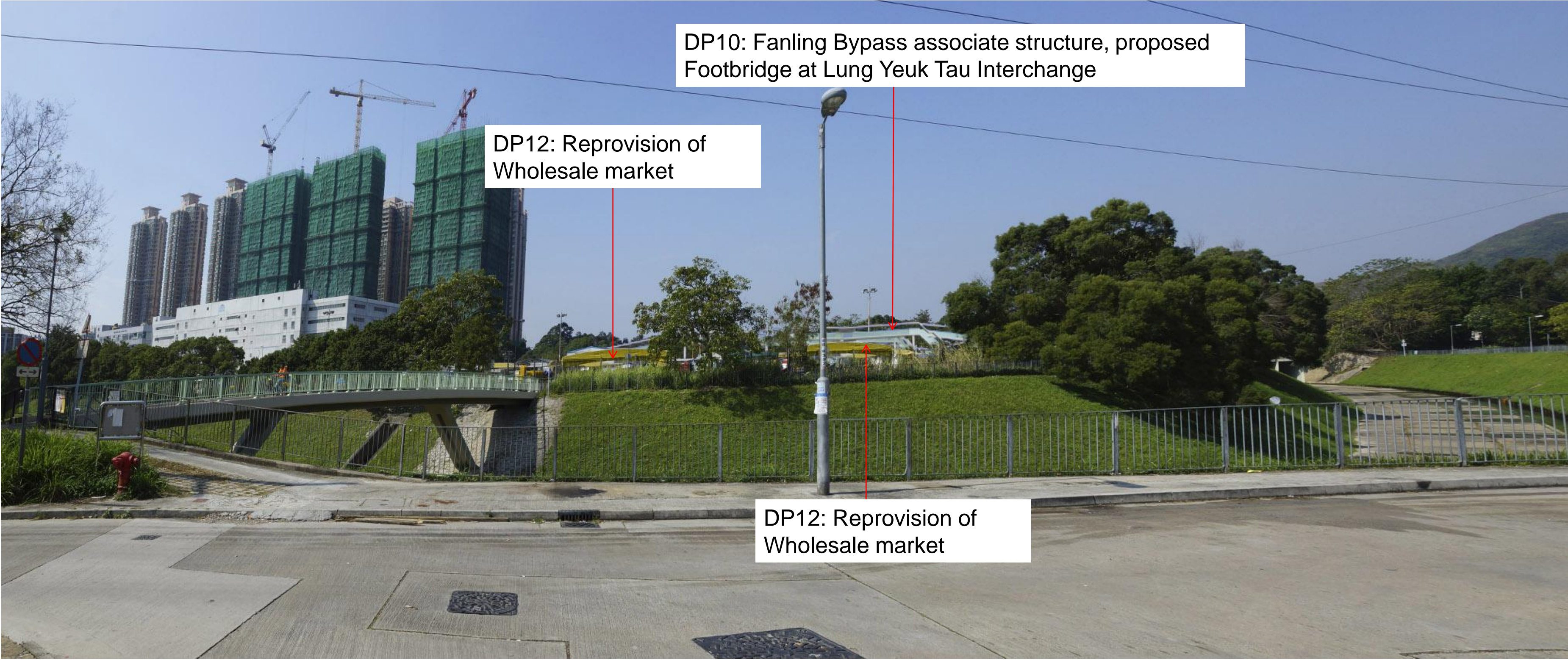


Grand Regentville



F VP18 Existing View



F VP18 Photomontage – no mitigation