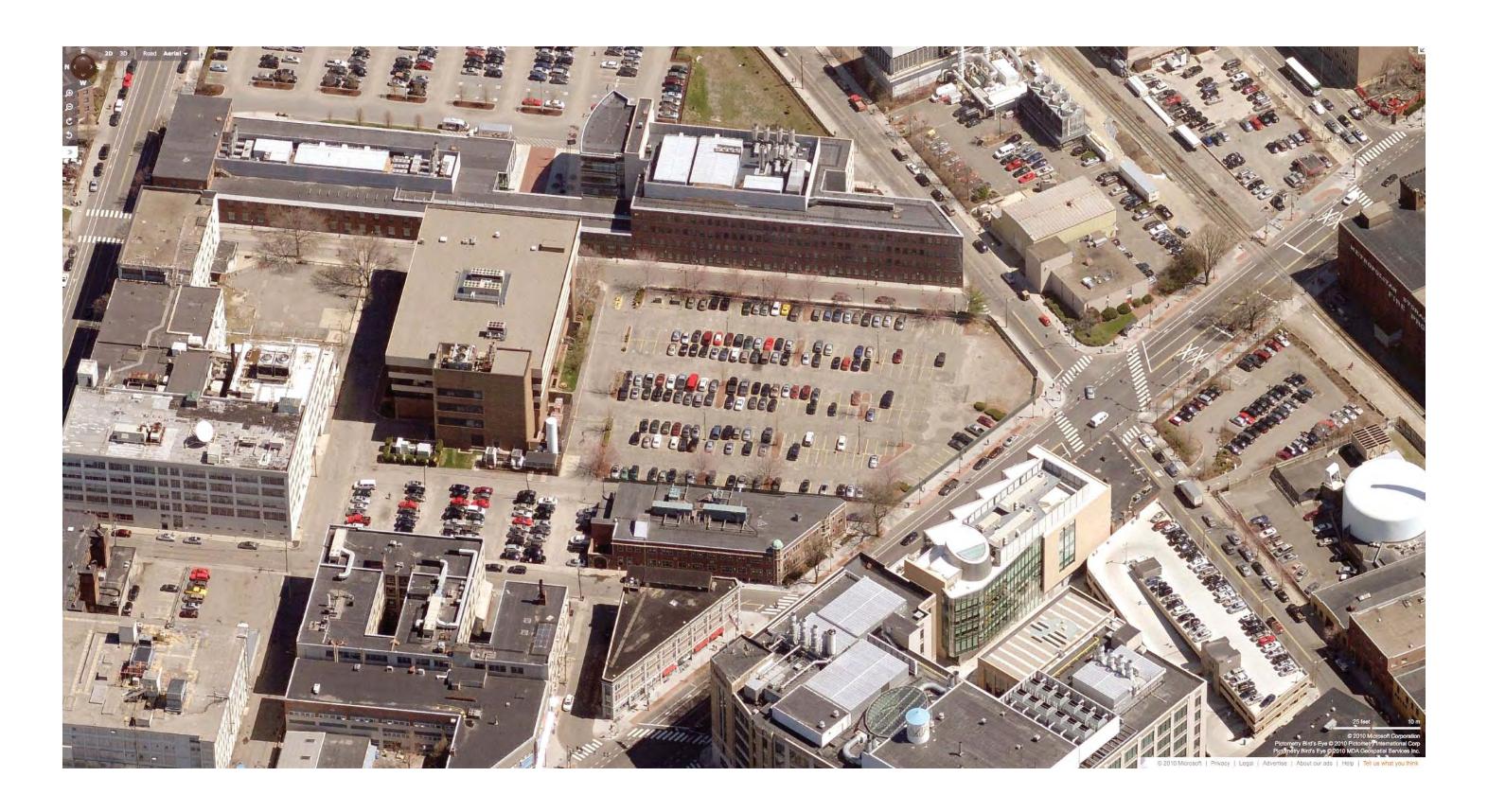
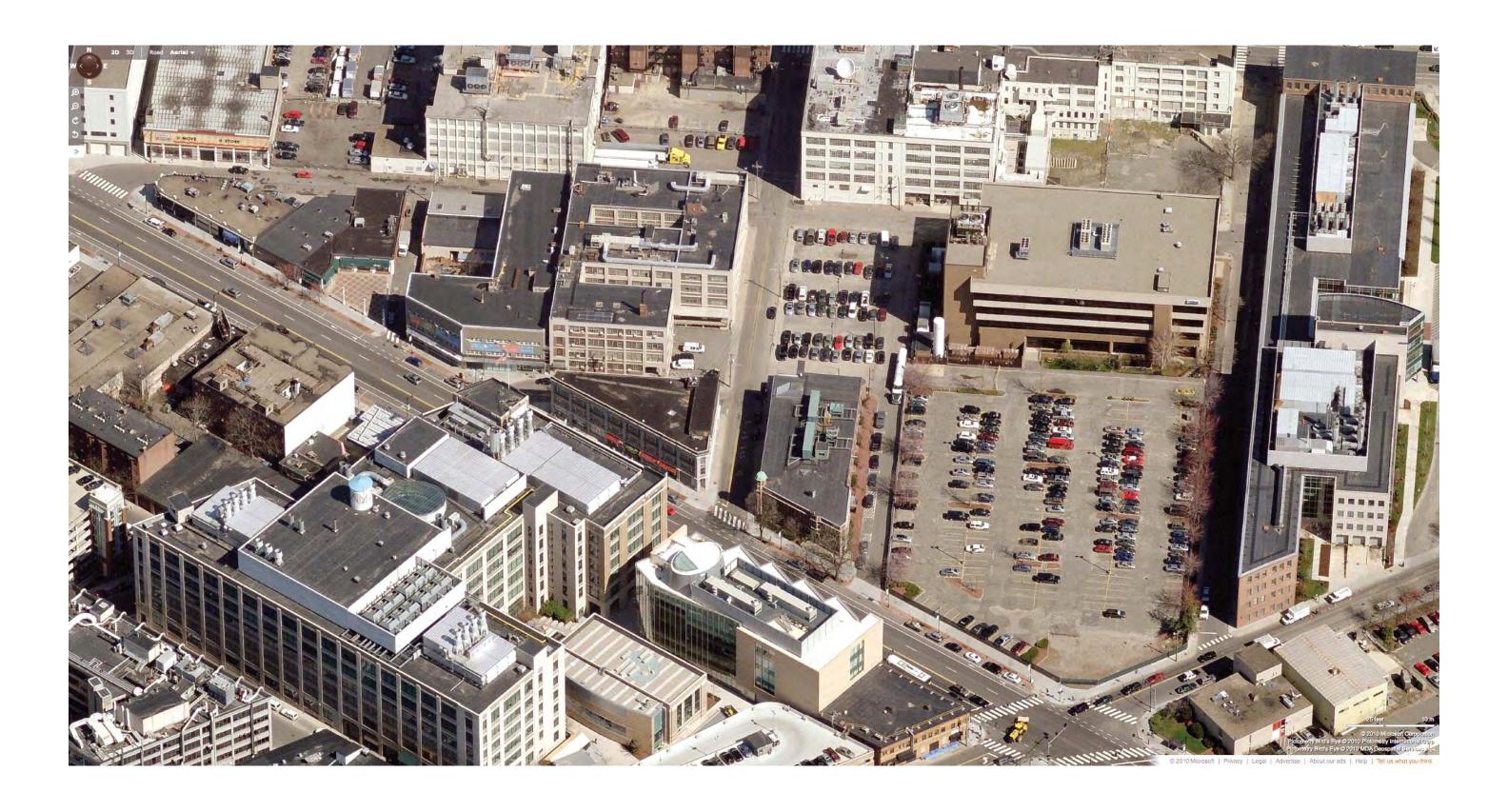


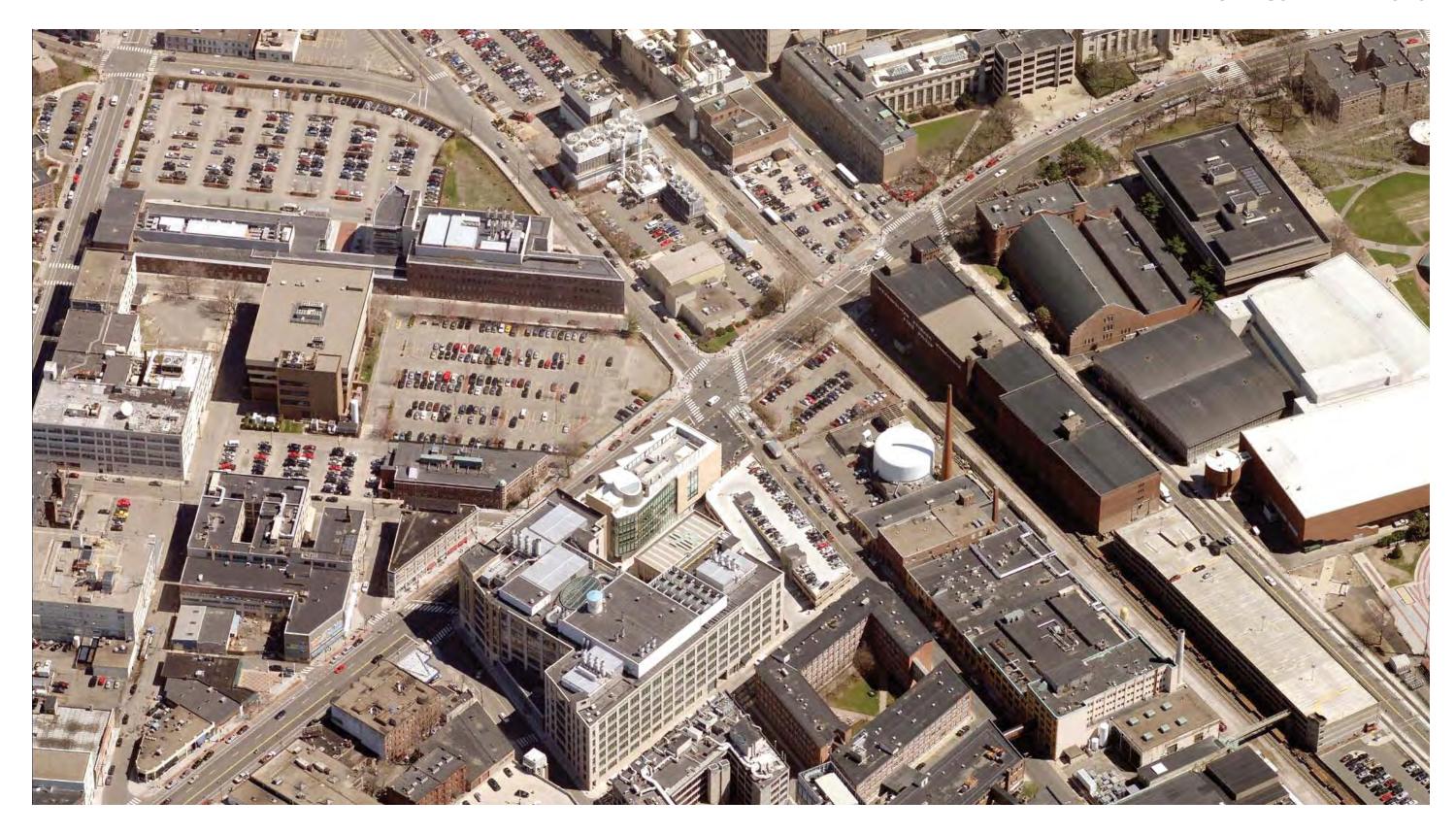
NOVARTIS REZONING SPECIAL DISTRICT 15 SPRING 2011





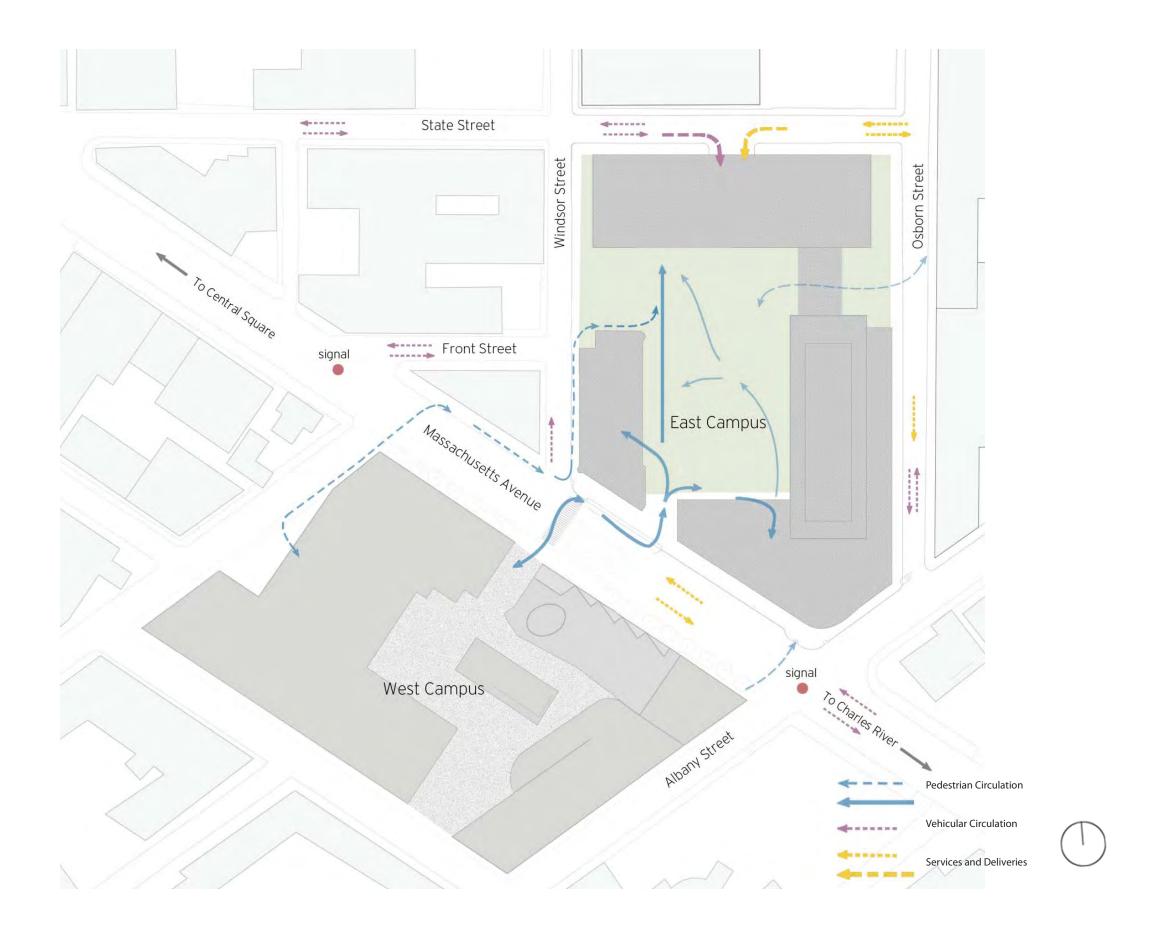








CONCEPTUAL PLAN



MASSING STUDY

