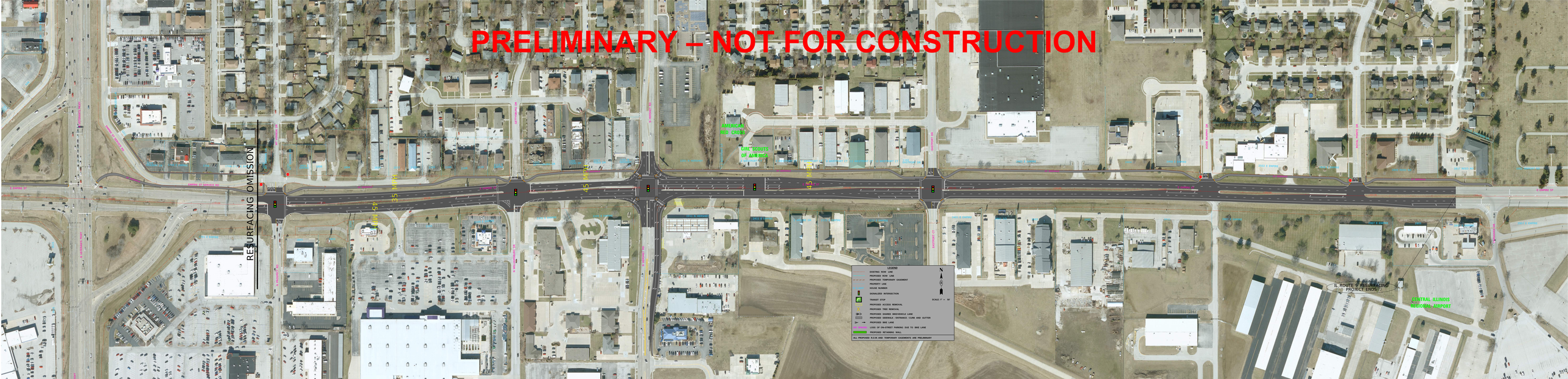PRELIMINARY – NOT FOR CONSTRUCTION