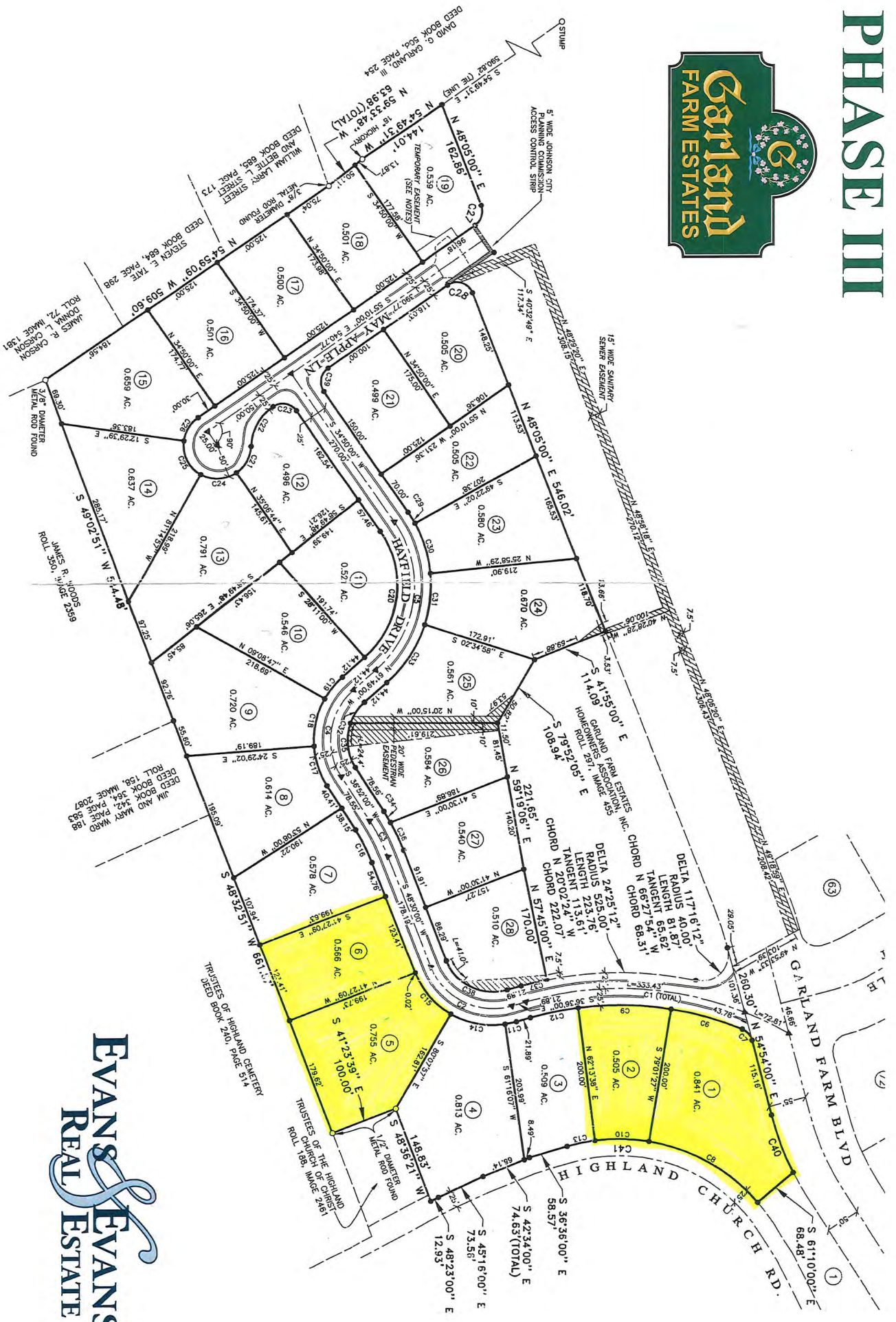


PHASE III



EVANS & EVANS
REAL ESTATE