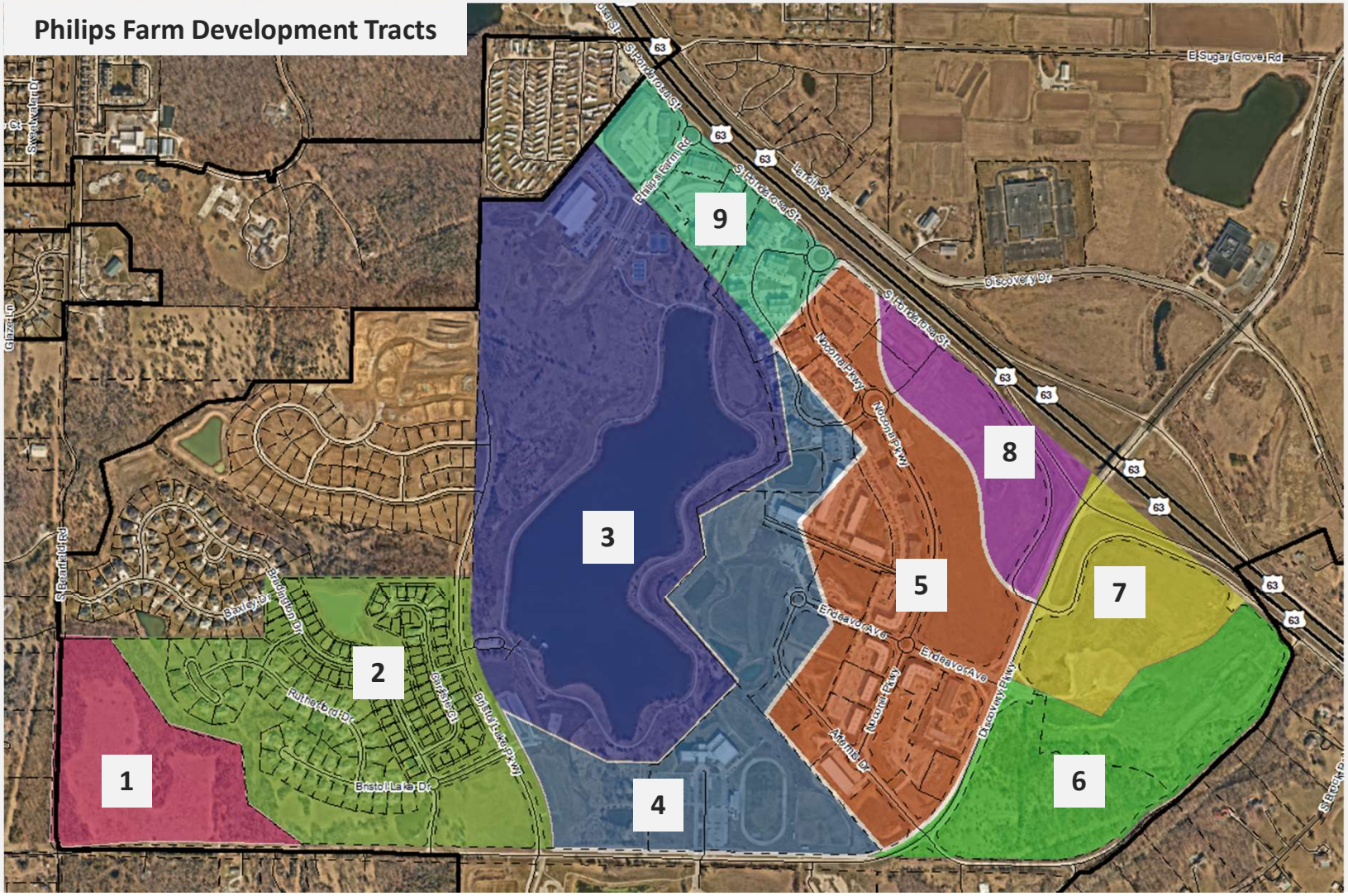Philips Farm Development Tracts