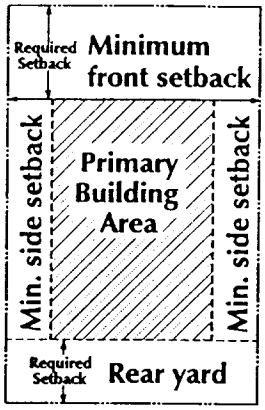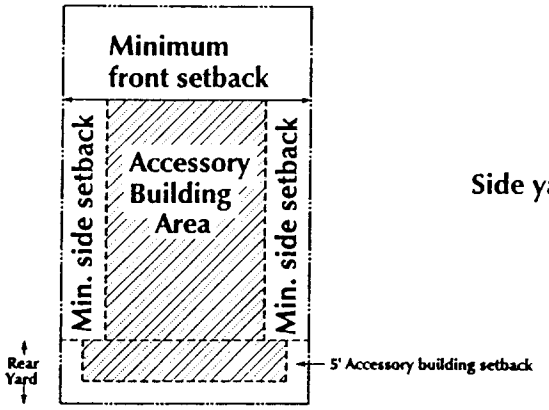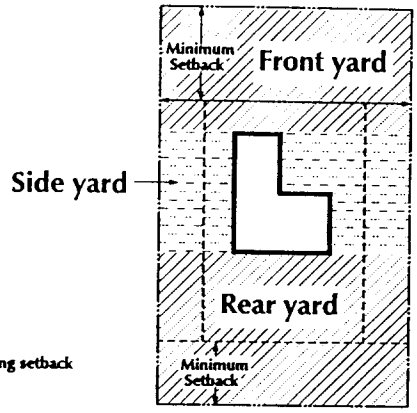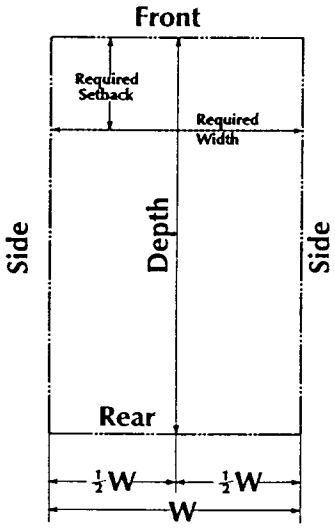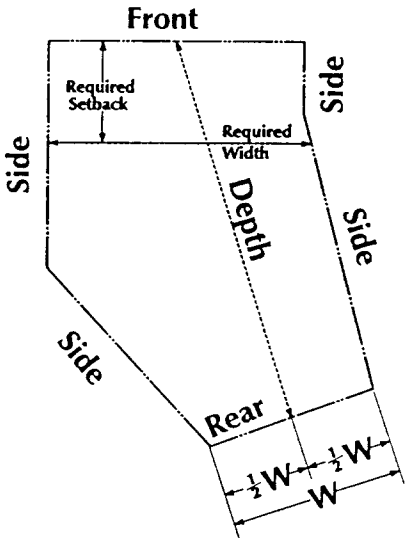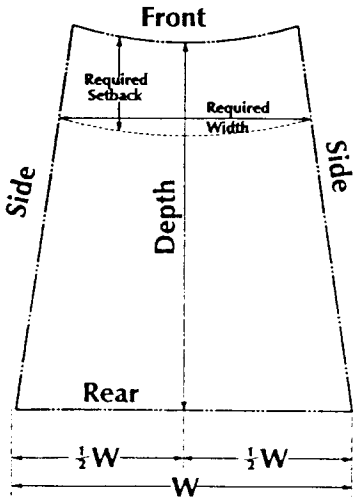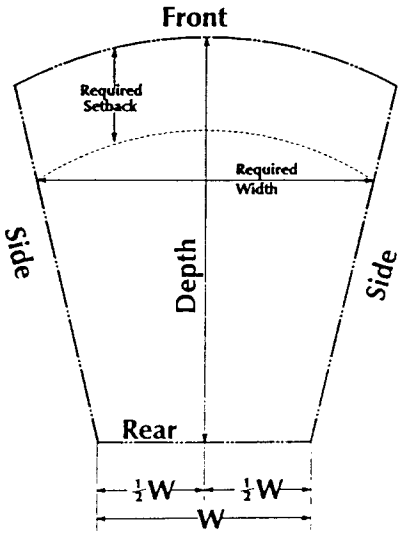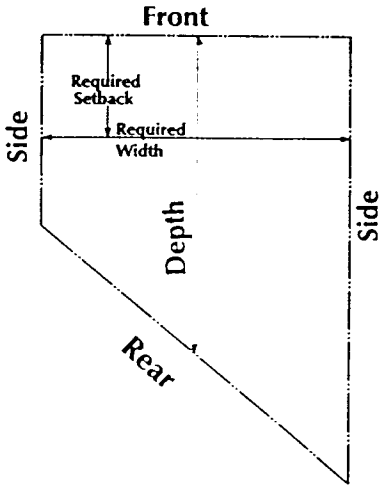YARD & LOT STANDARDS