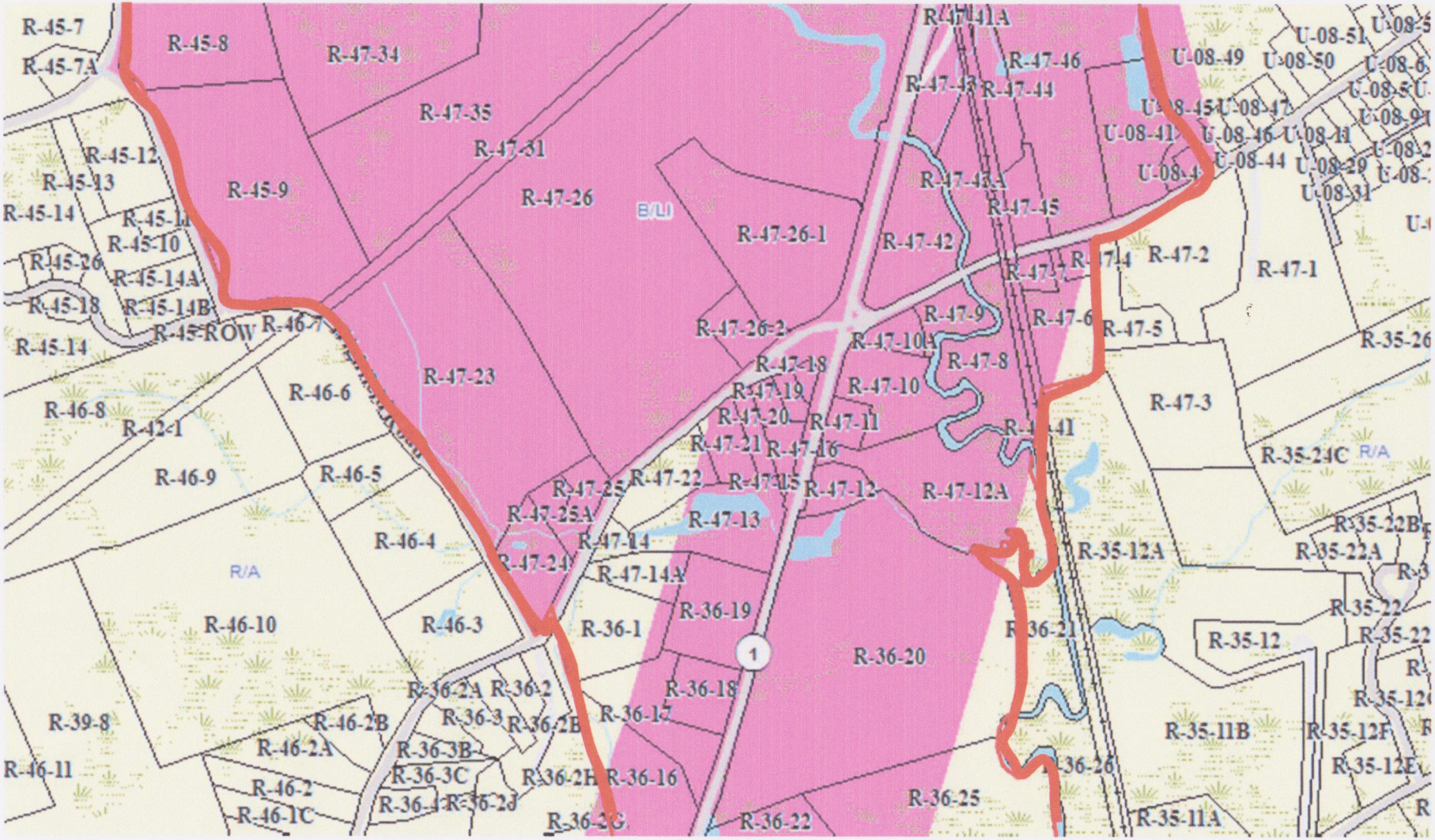Business & Light Industrial District