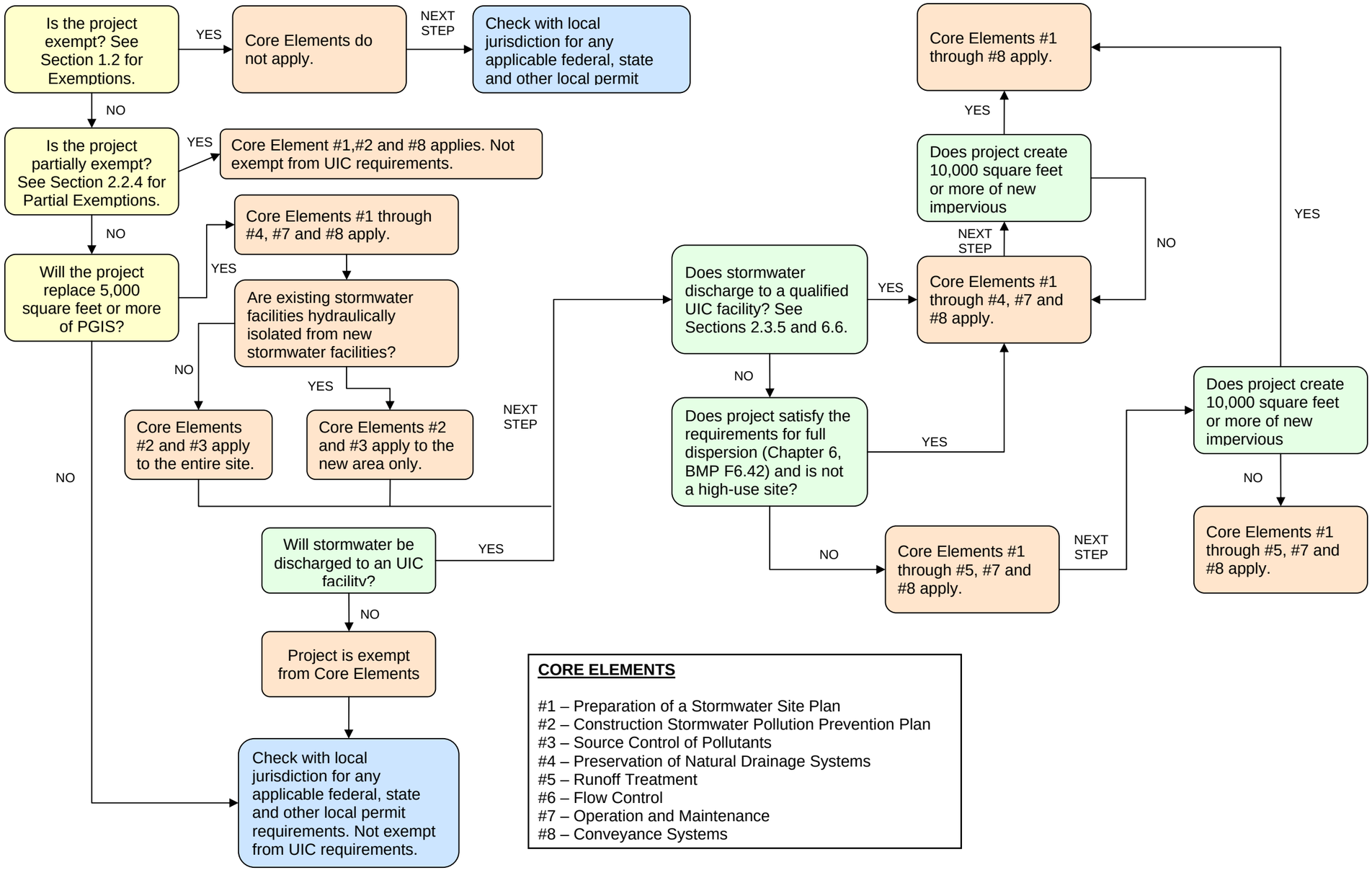FIGURE 2.2 – REDEVELOPMENT CORE ELEMENT FLOW CHART