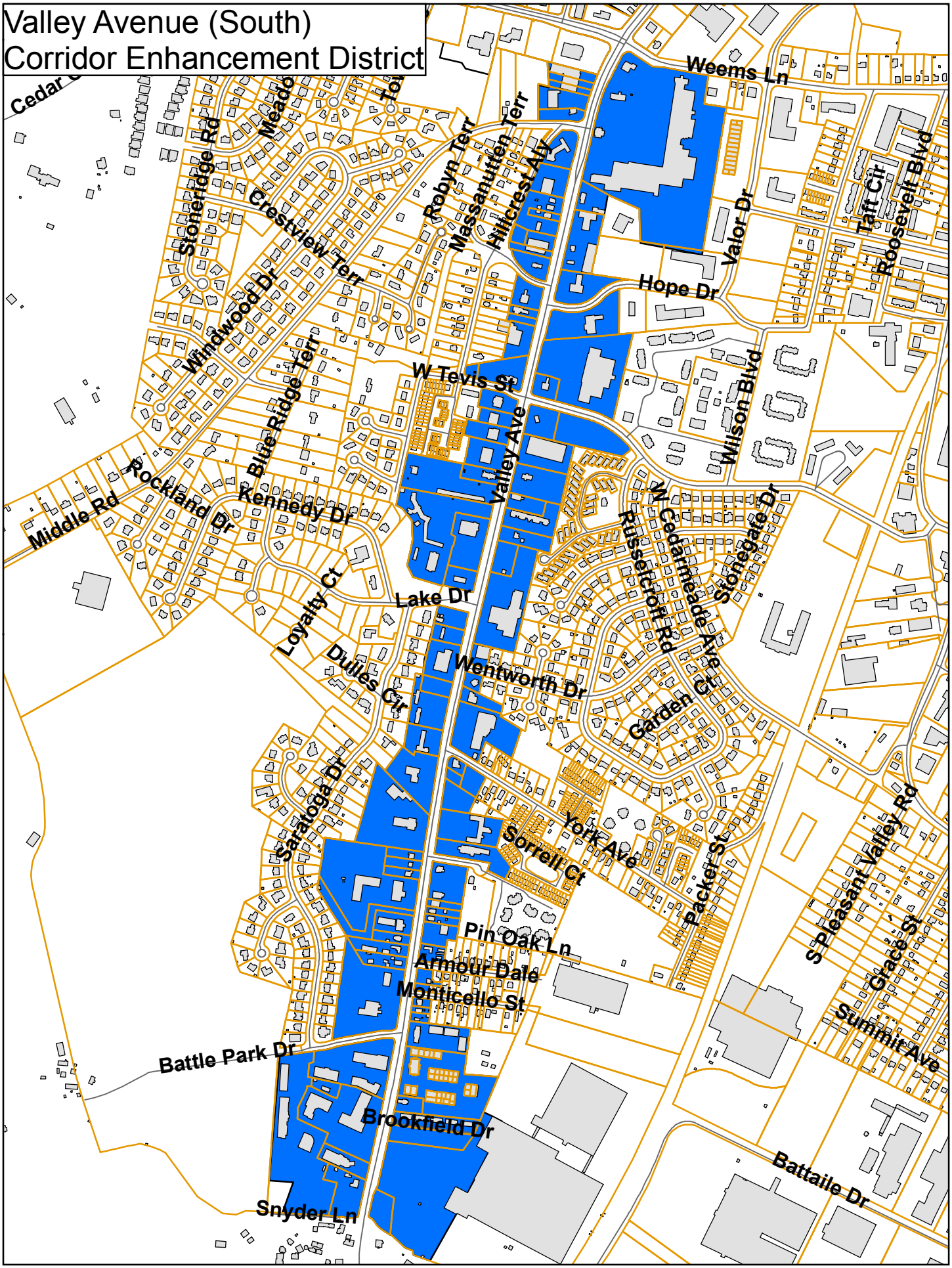Valley Avenue (South) Corridor Enhancement District