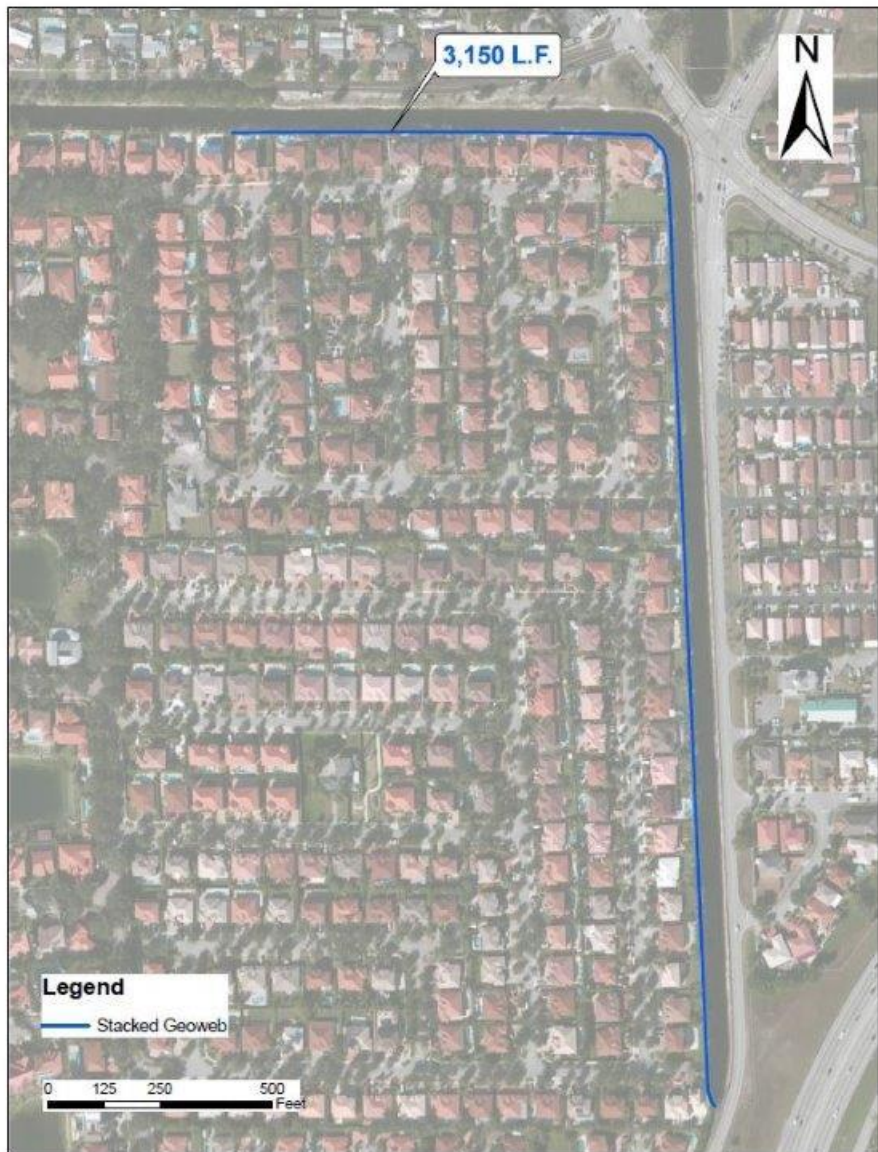




MIAMI LAKES PRELIMINARY COST ANALYSIS