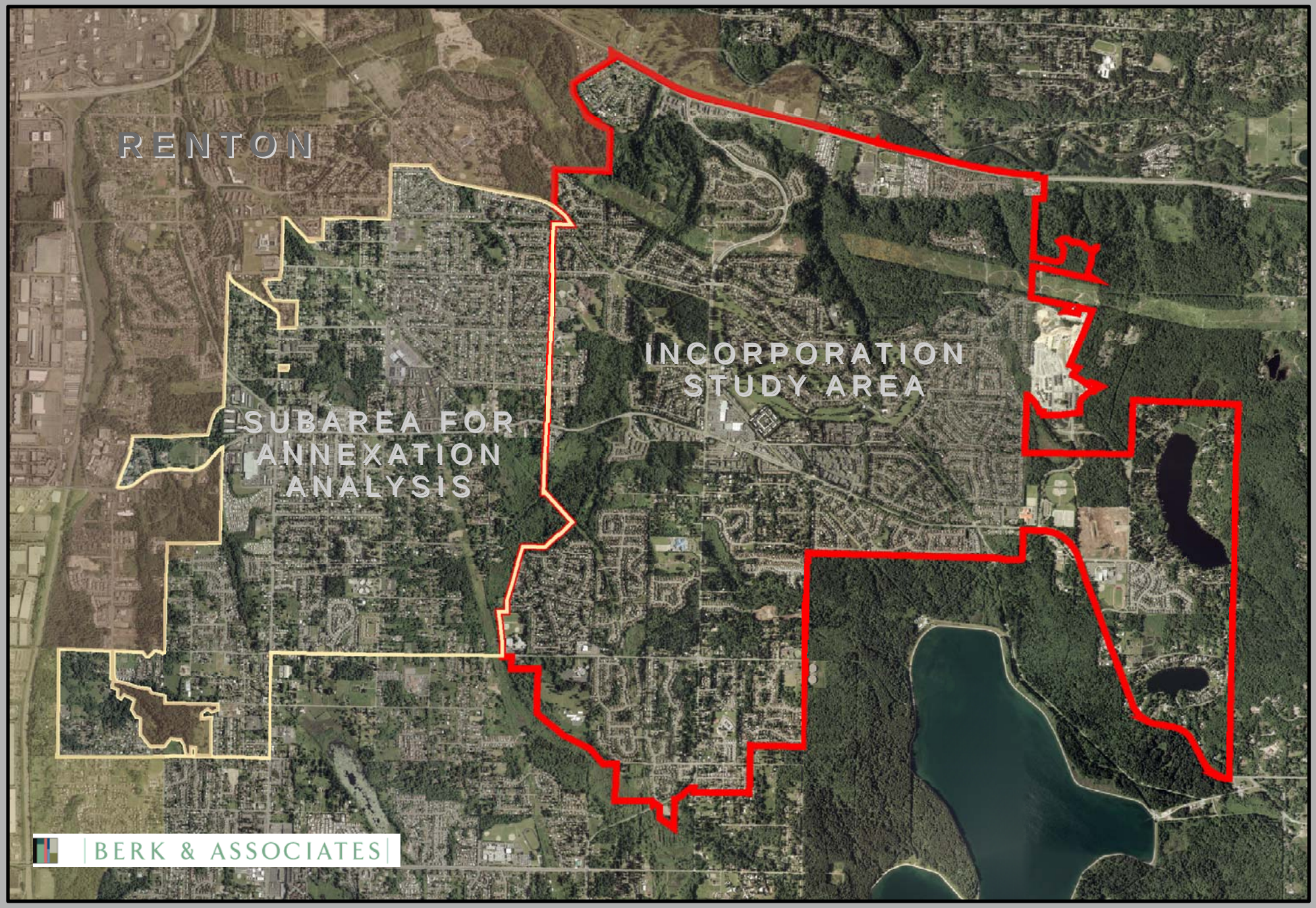FAIRWOOD INCORPORATION STUDY AREA AND SUBAREA