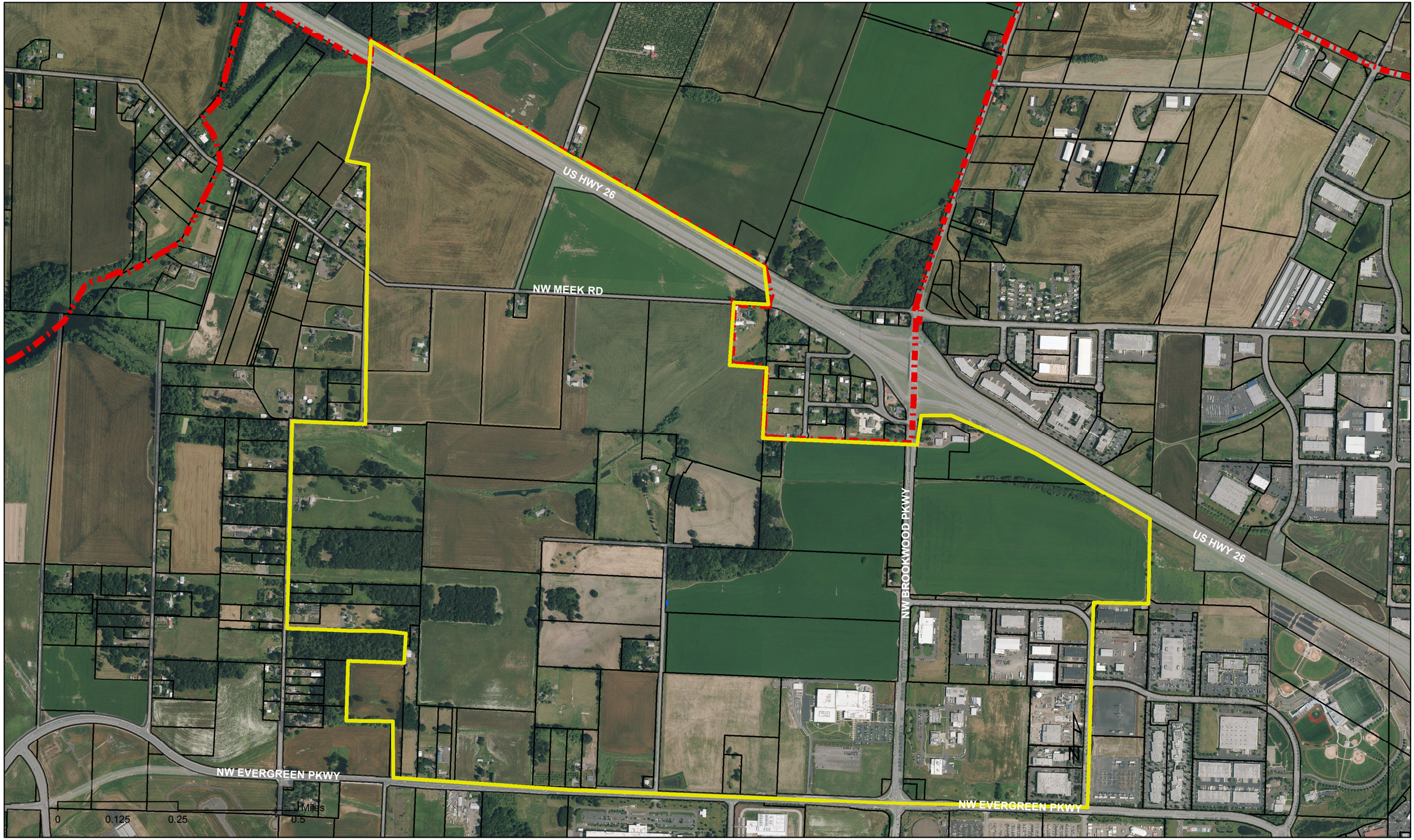North Hillsboro Industrial Renewal Area