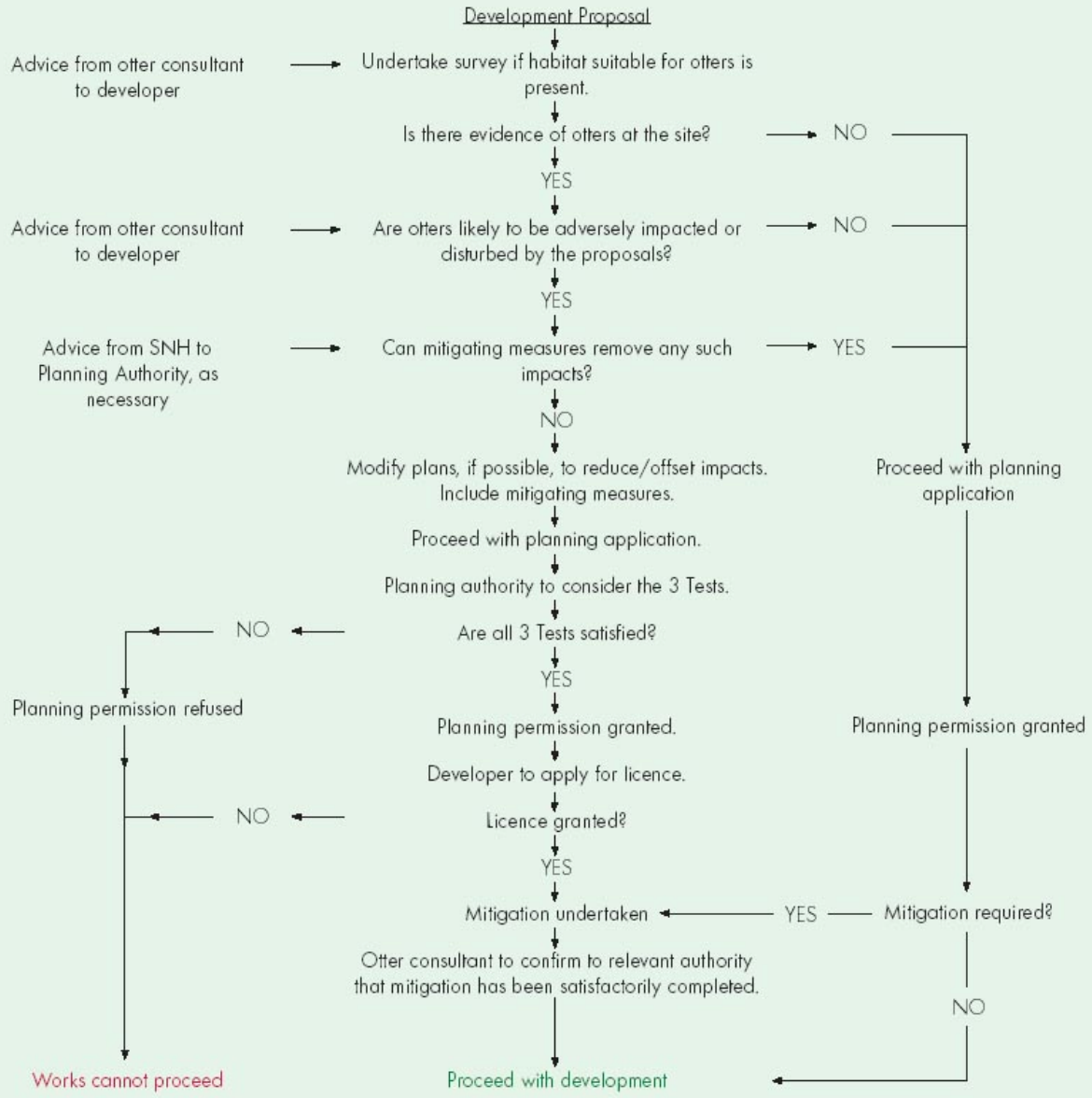THE VARIOUS STAGES INVOLVED IN DEVELOPING LAND WHERE OTTERS MAY BE PRESENT