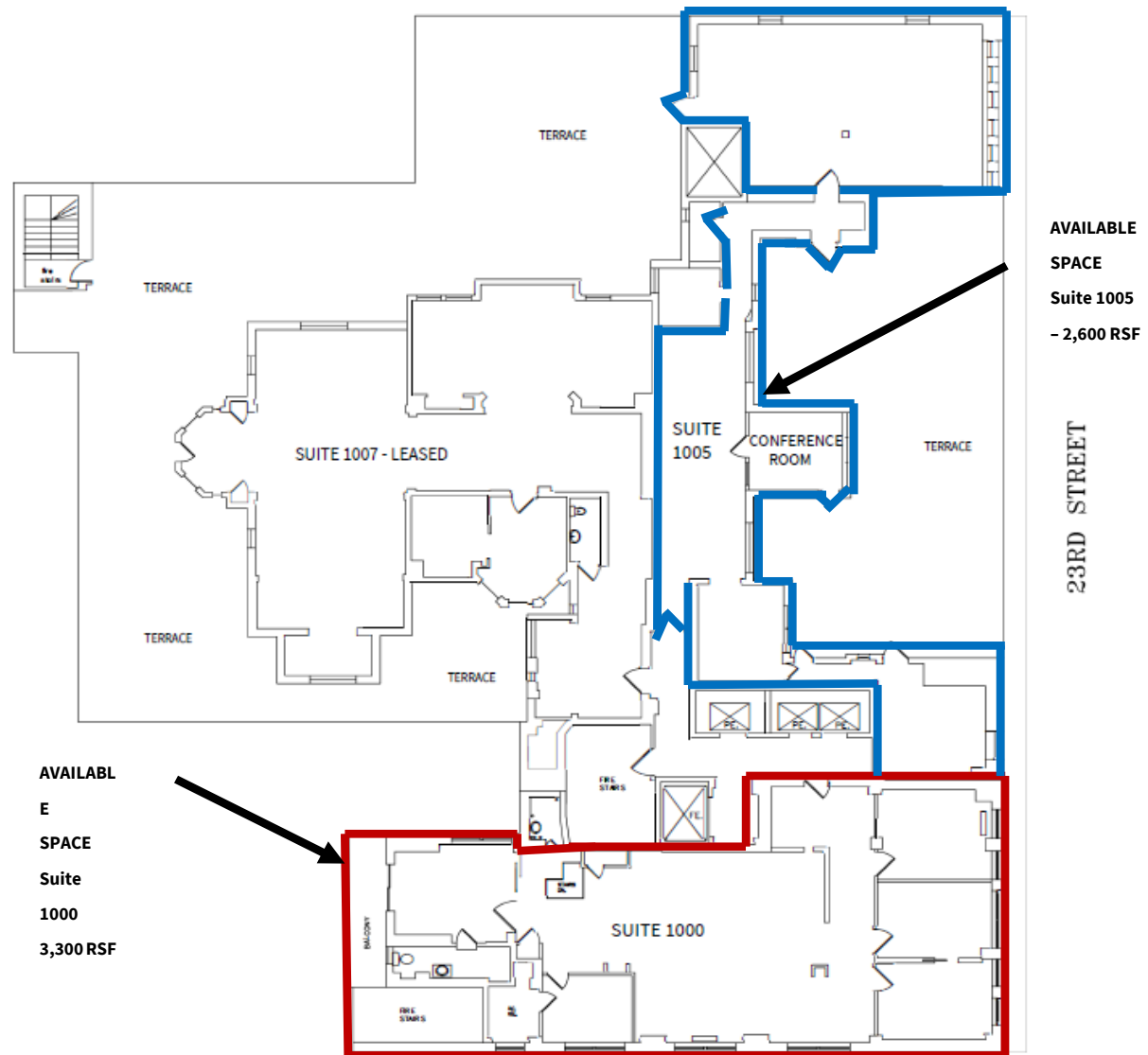
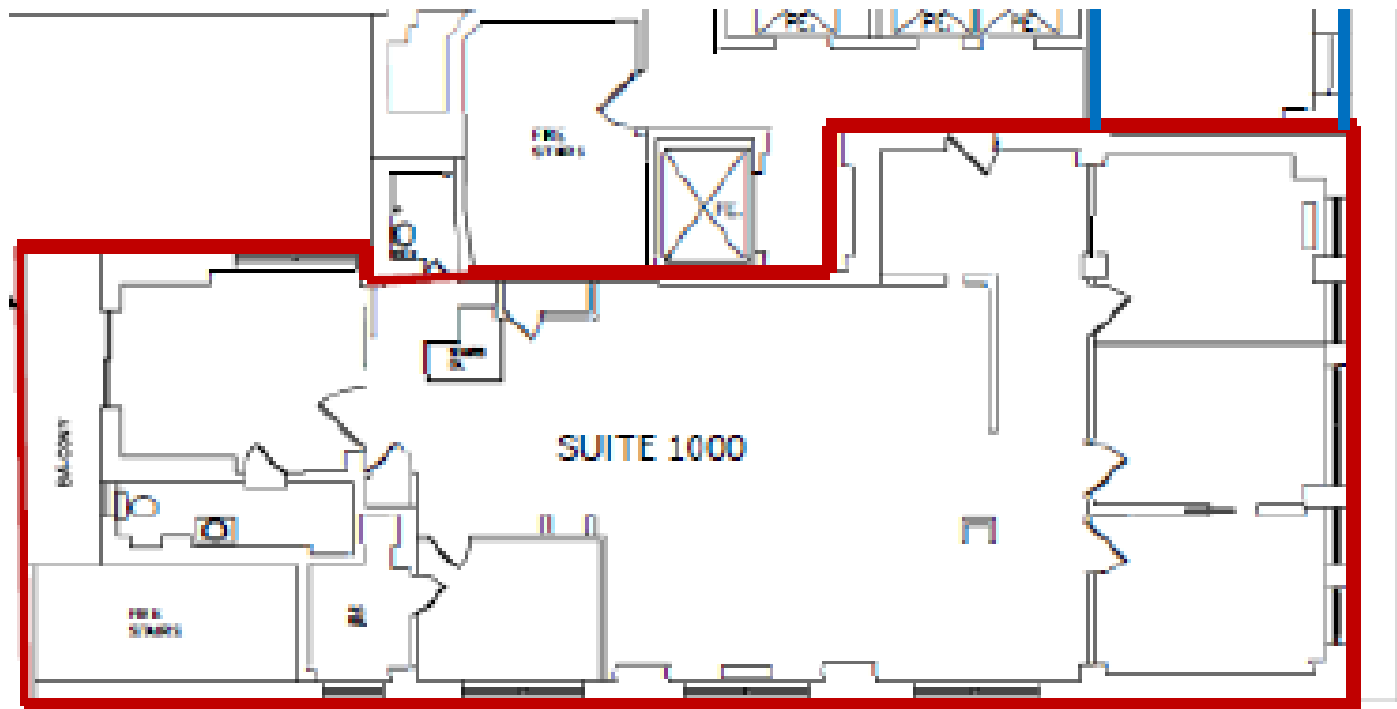
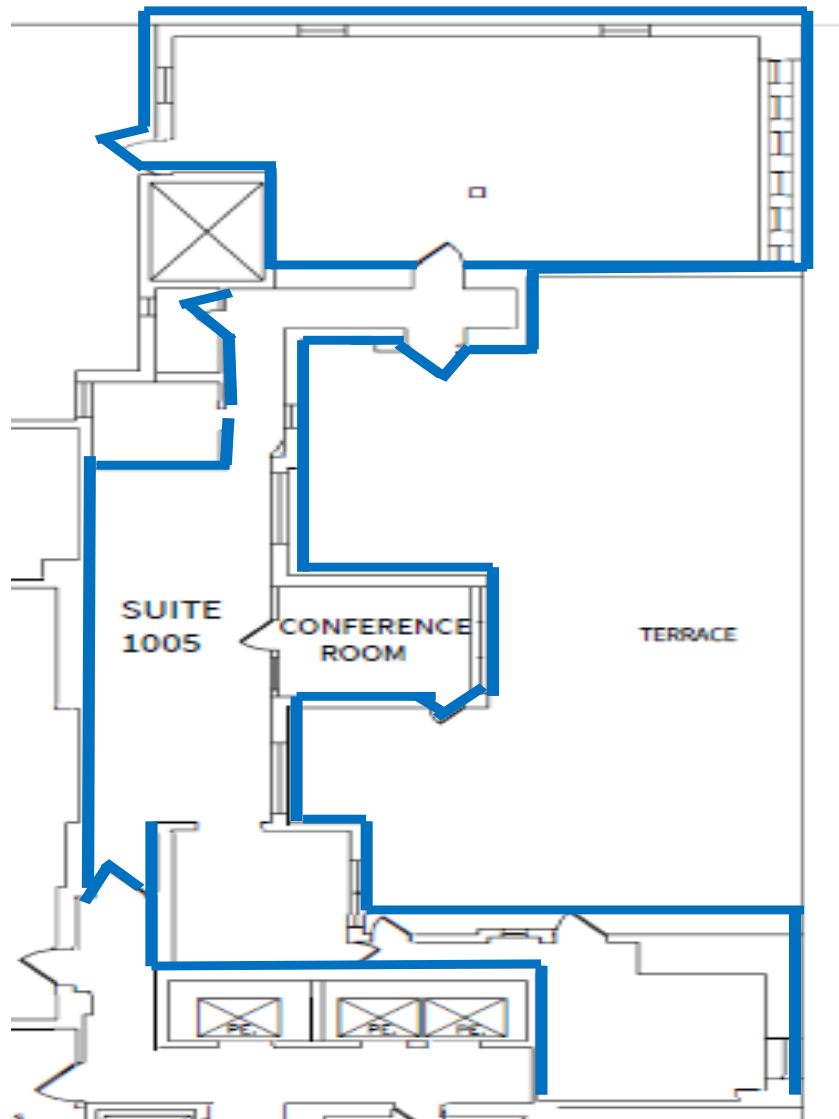










23RD STREET

