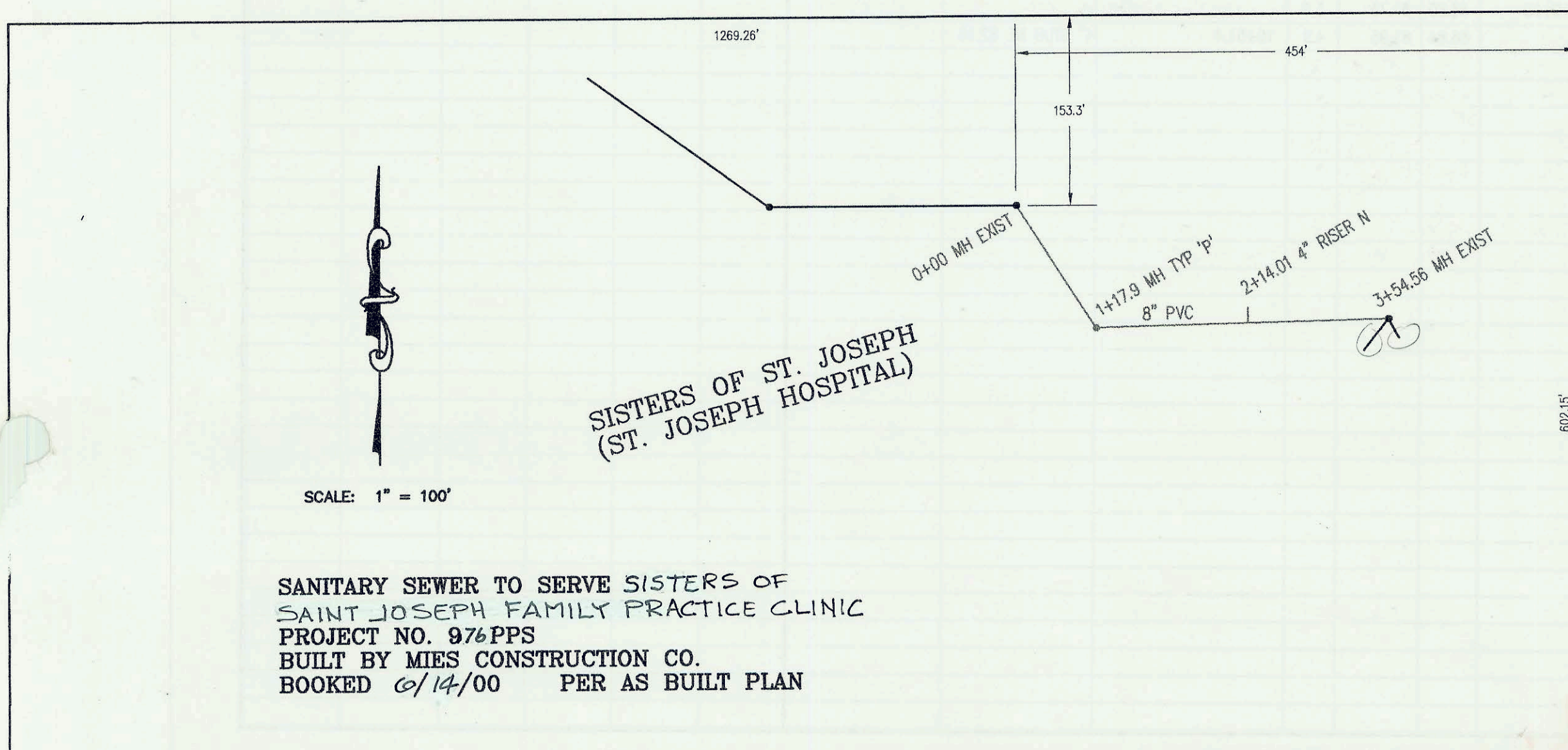
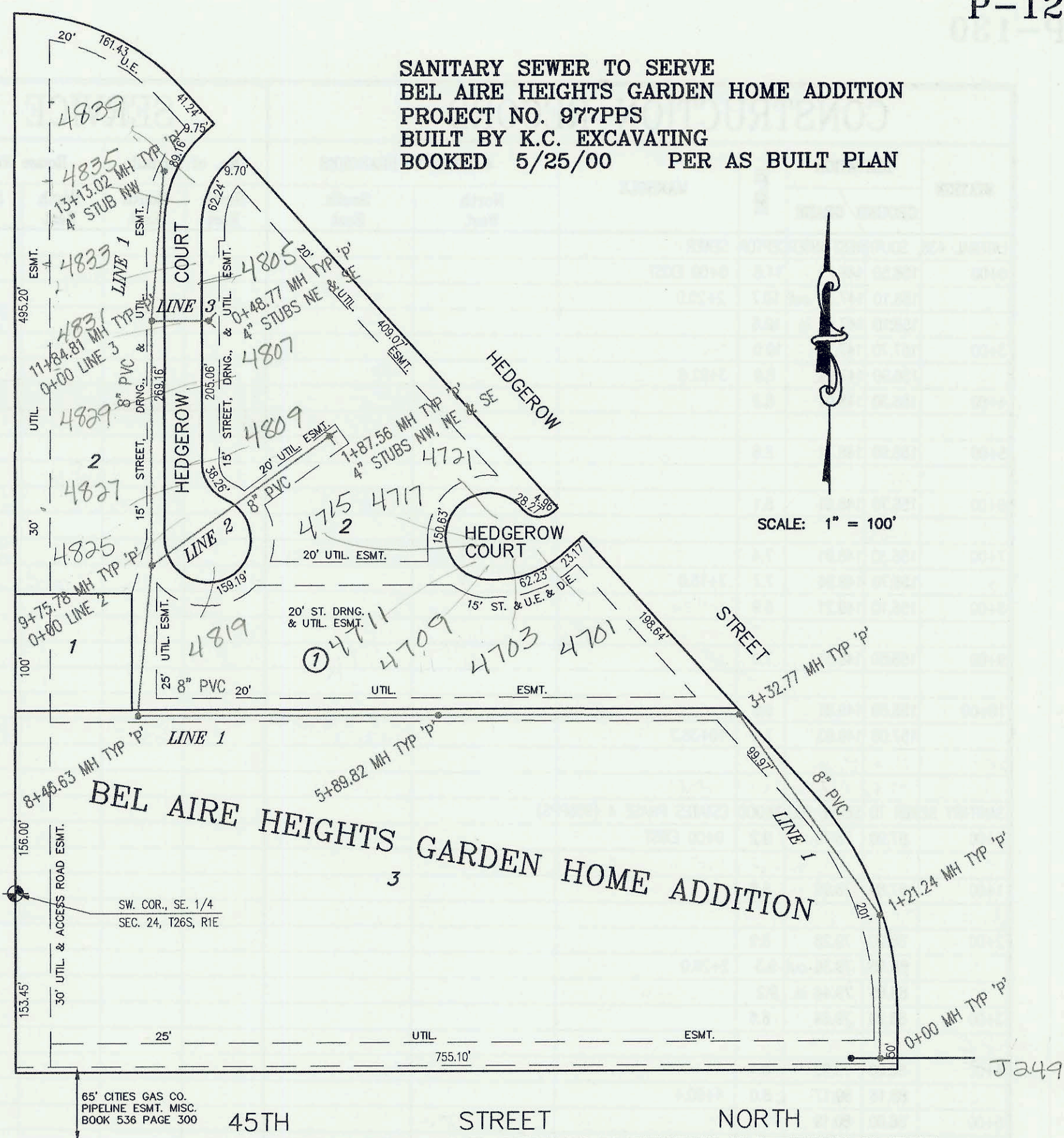




GRAND AVE.



