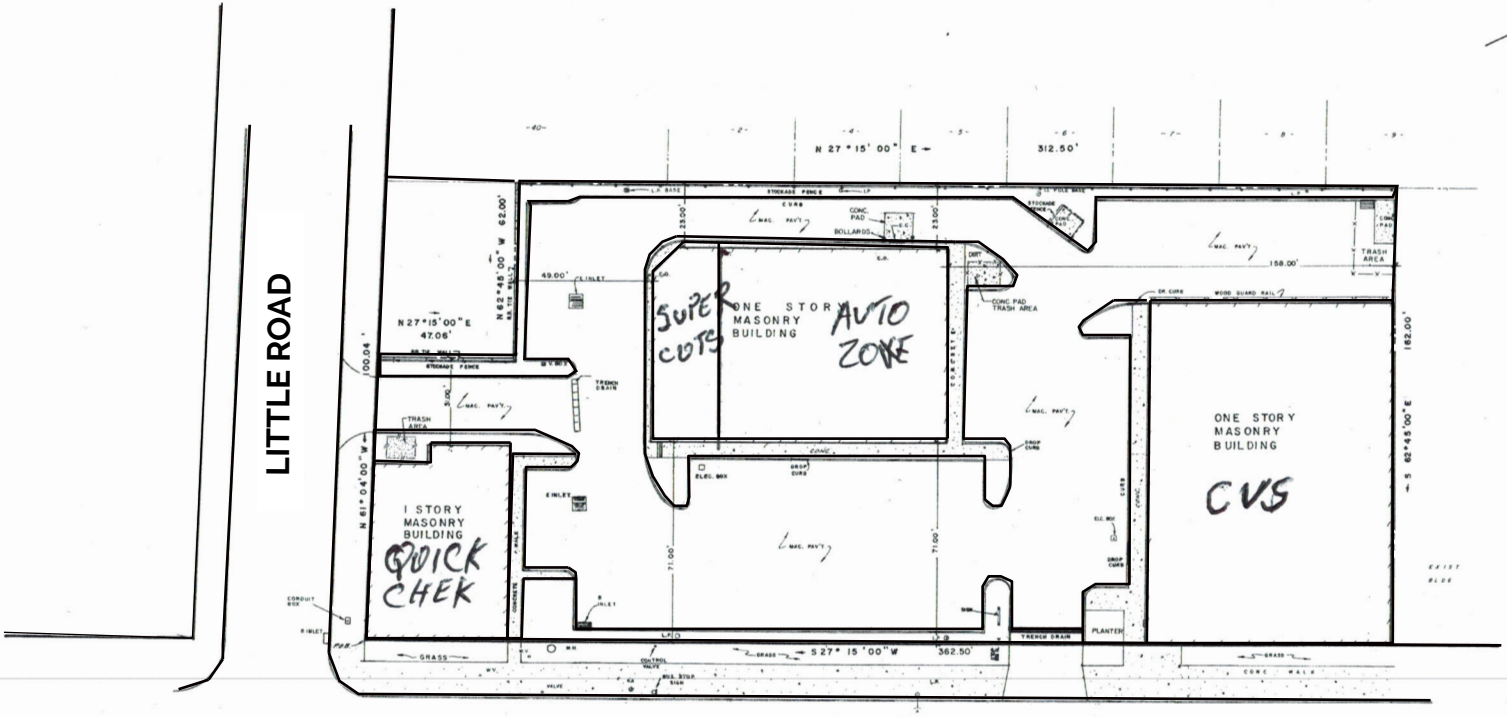

WASHINGTON AVENUE