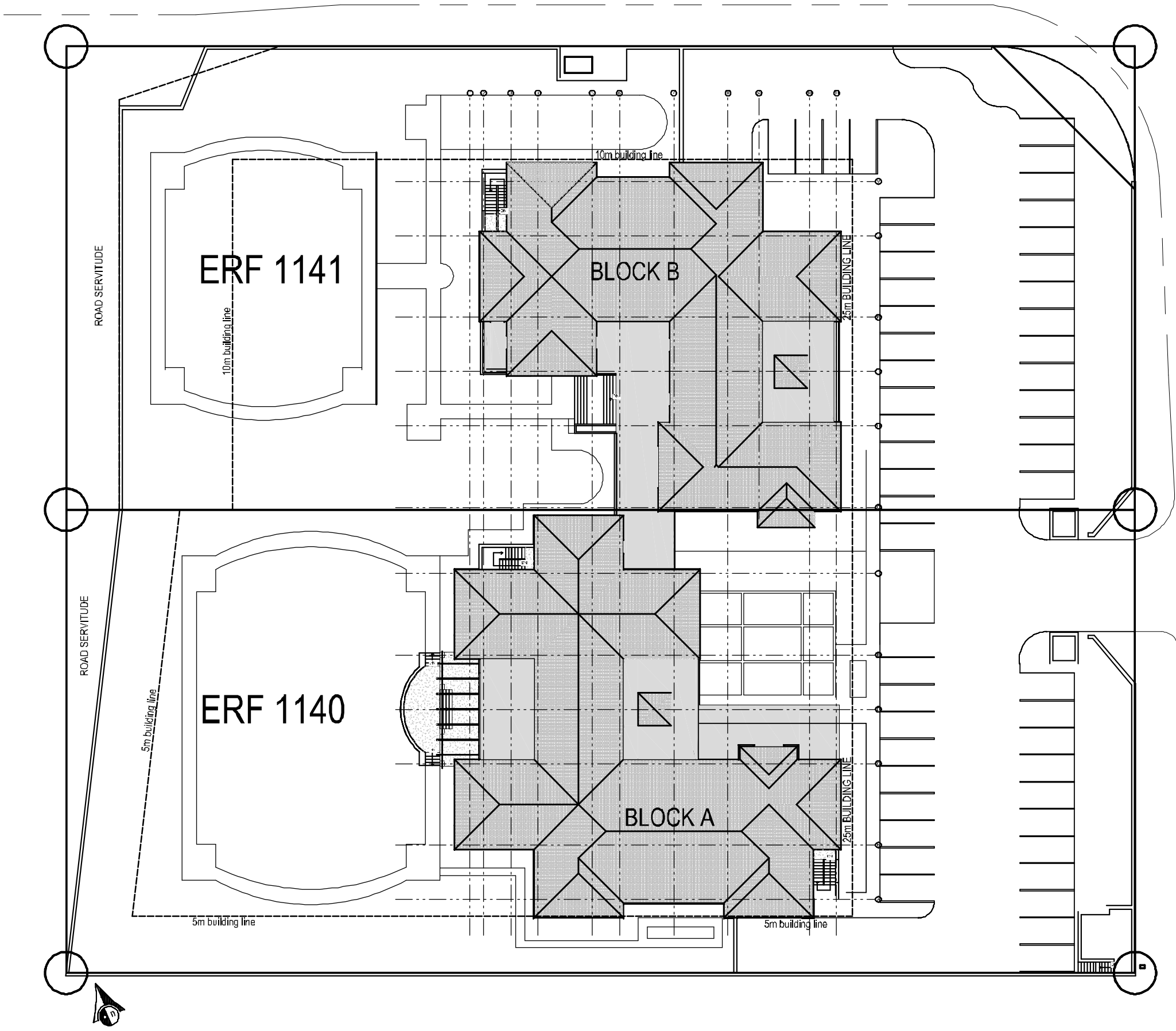


RIVIERA ROAD



WEST STREET