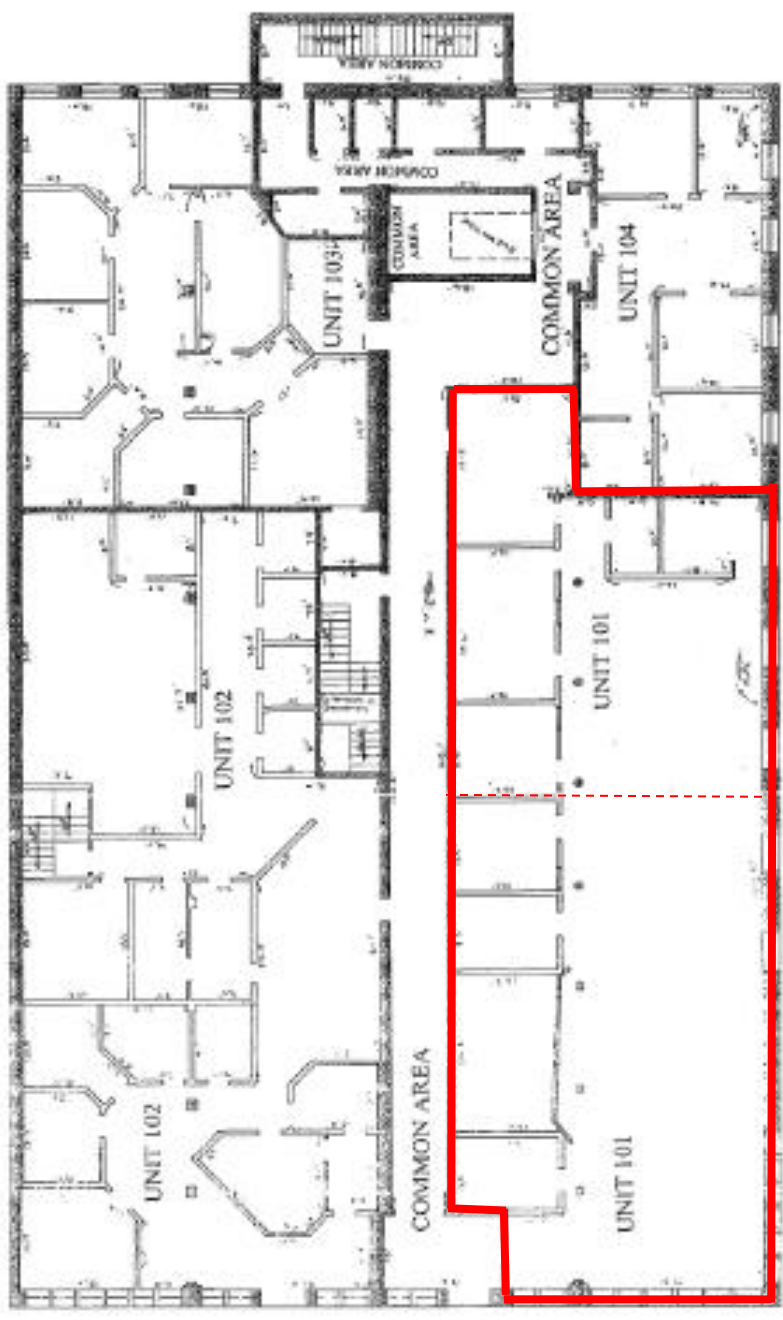


FIRST FLOOR



FIRST AVENUE

23RD STREET