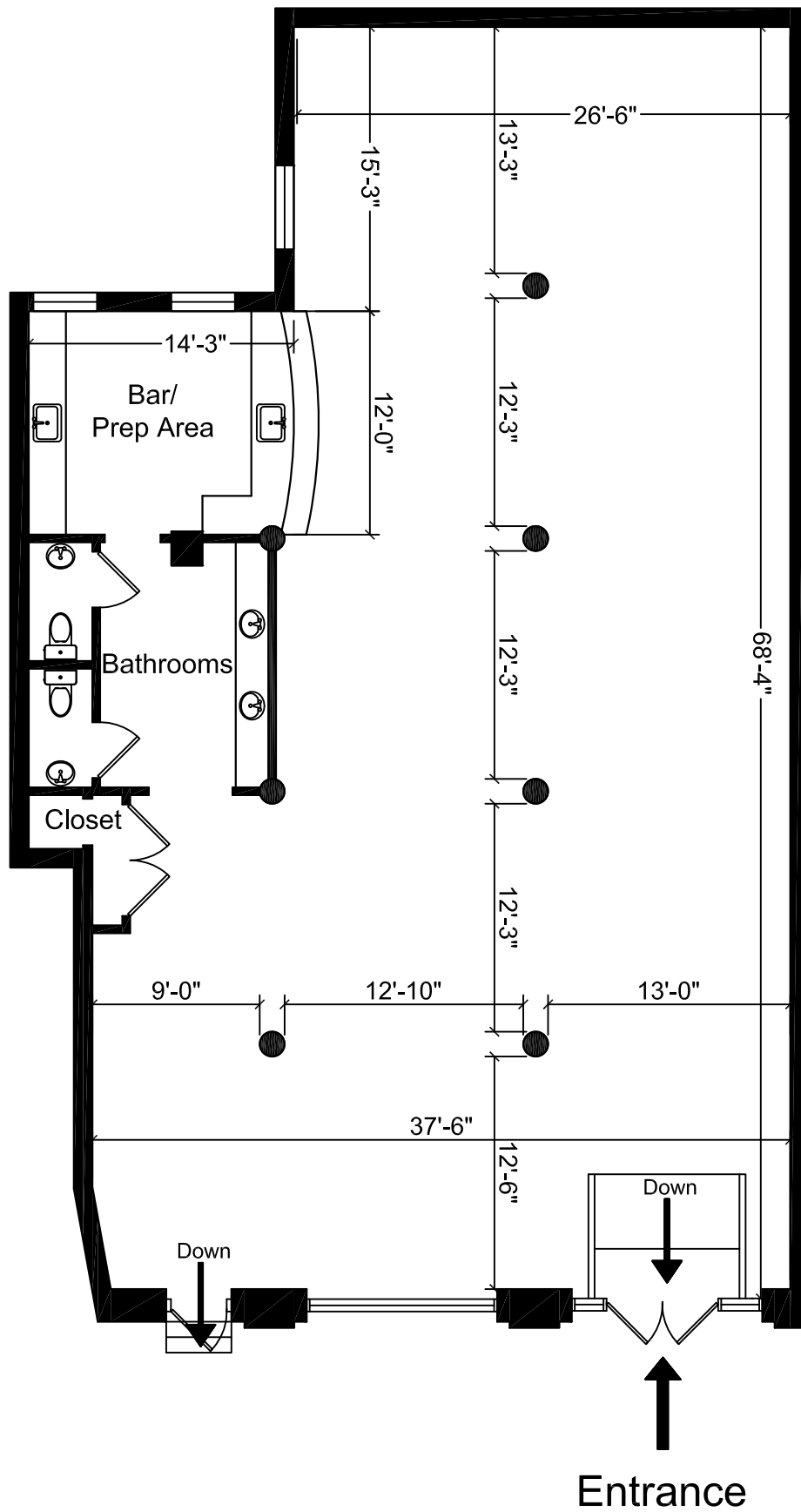




Water Street