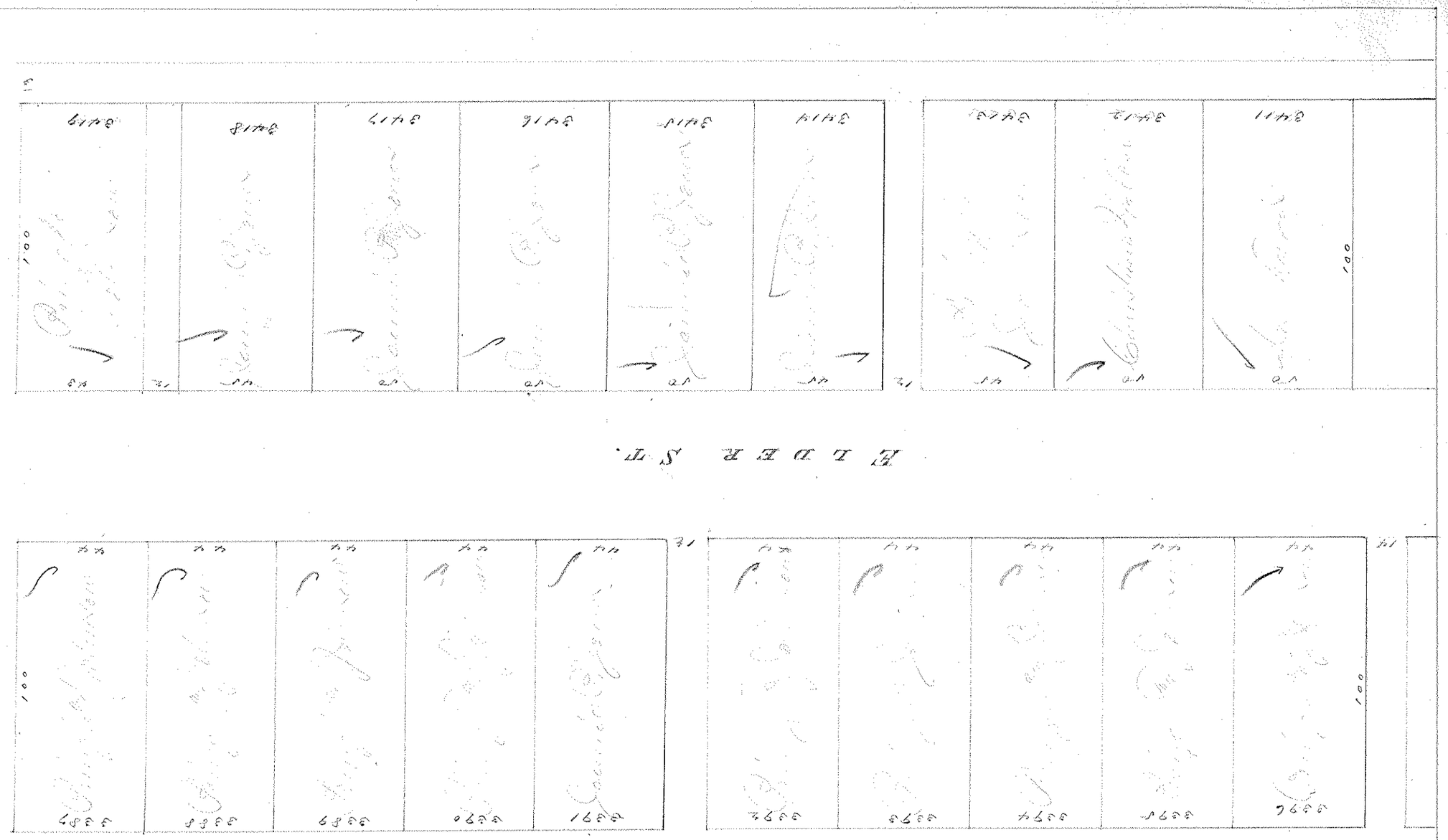

ELDER ST.