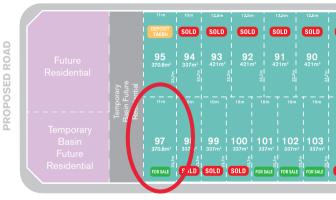
PROPOSED RO



EIGHTH AVENUE