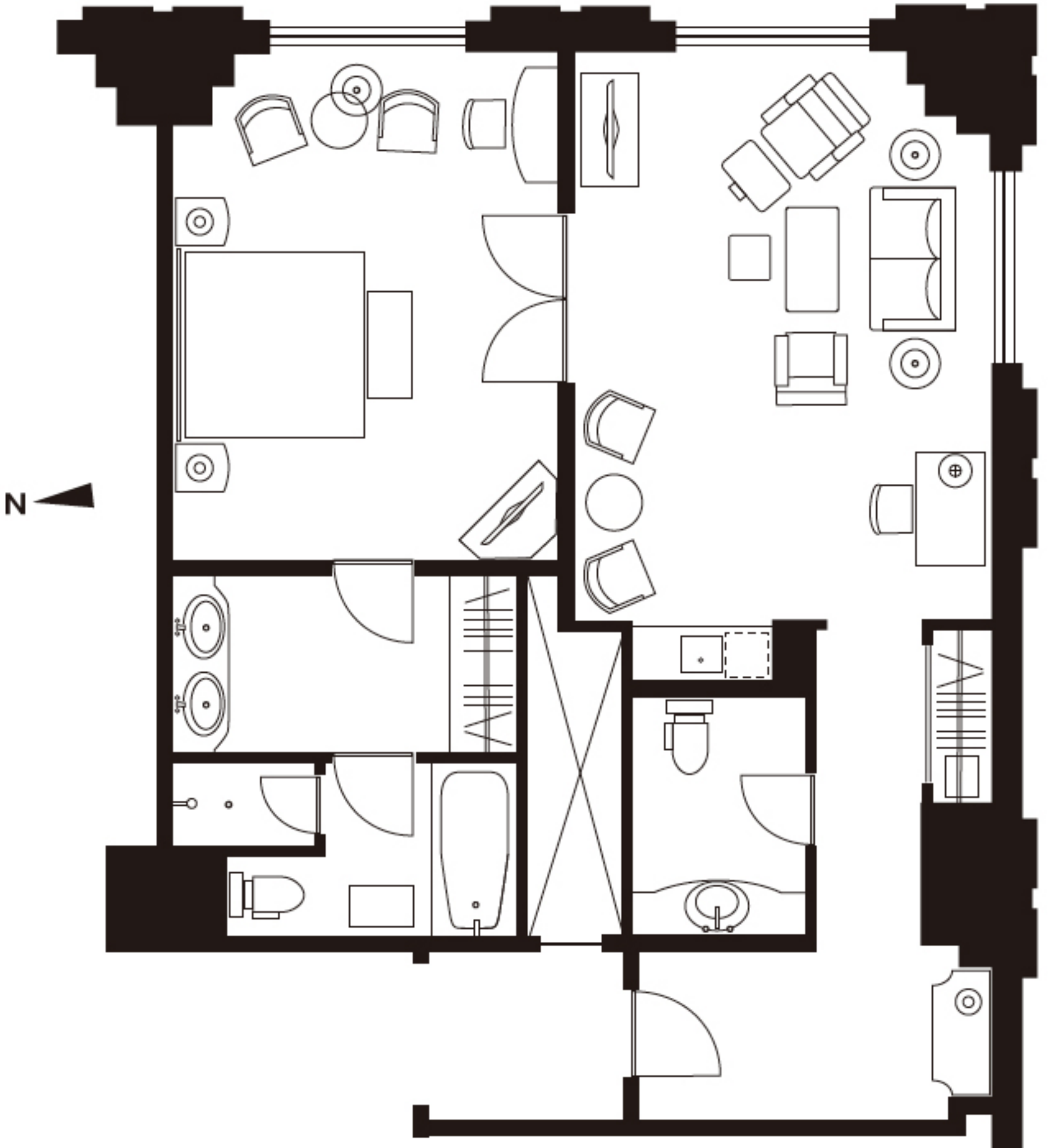


RIVER VIEW



N