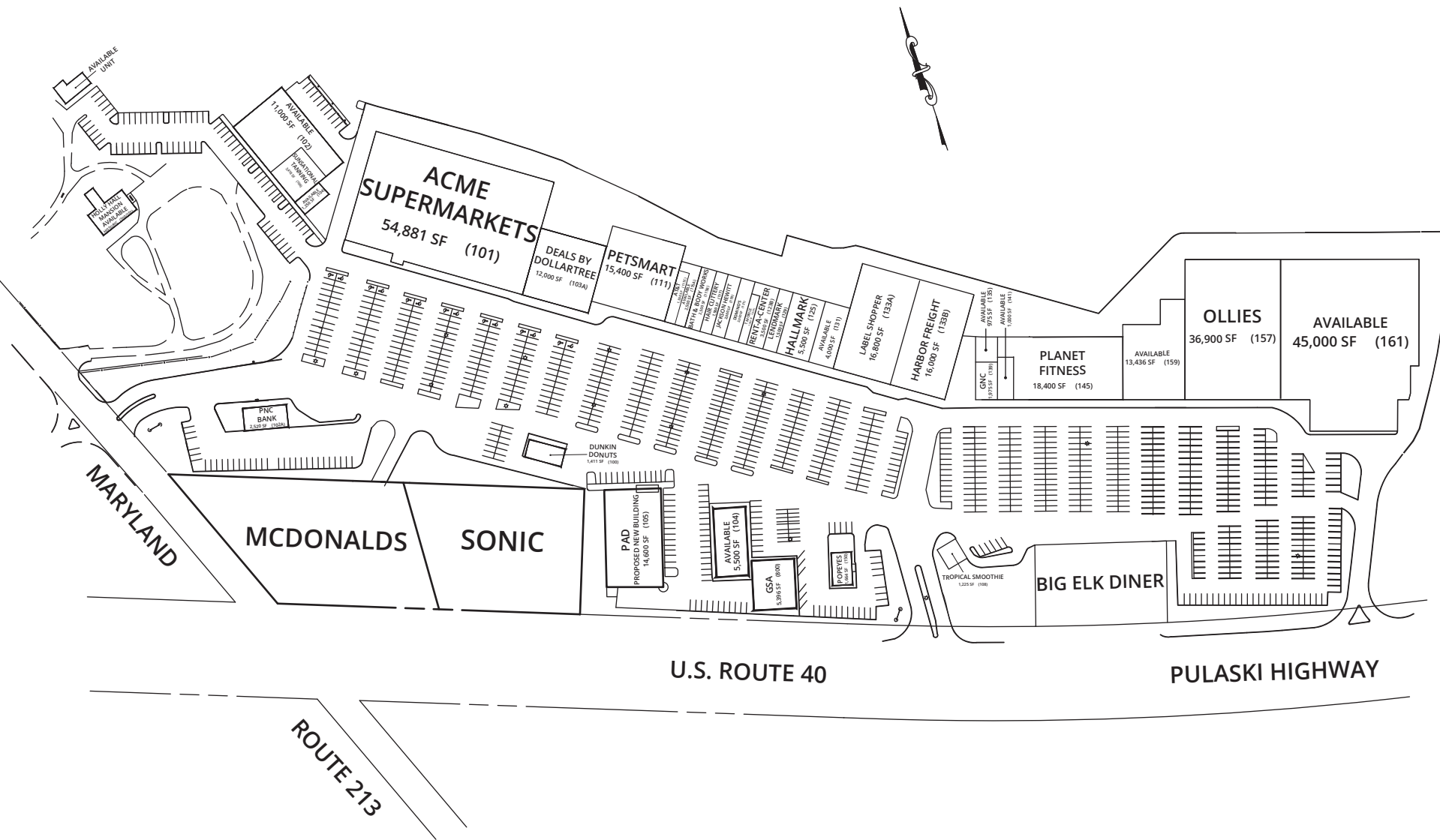




BIG ELK SHOPPING CENTER