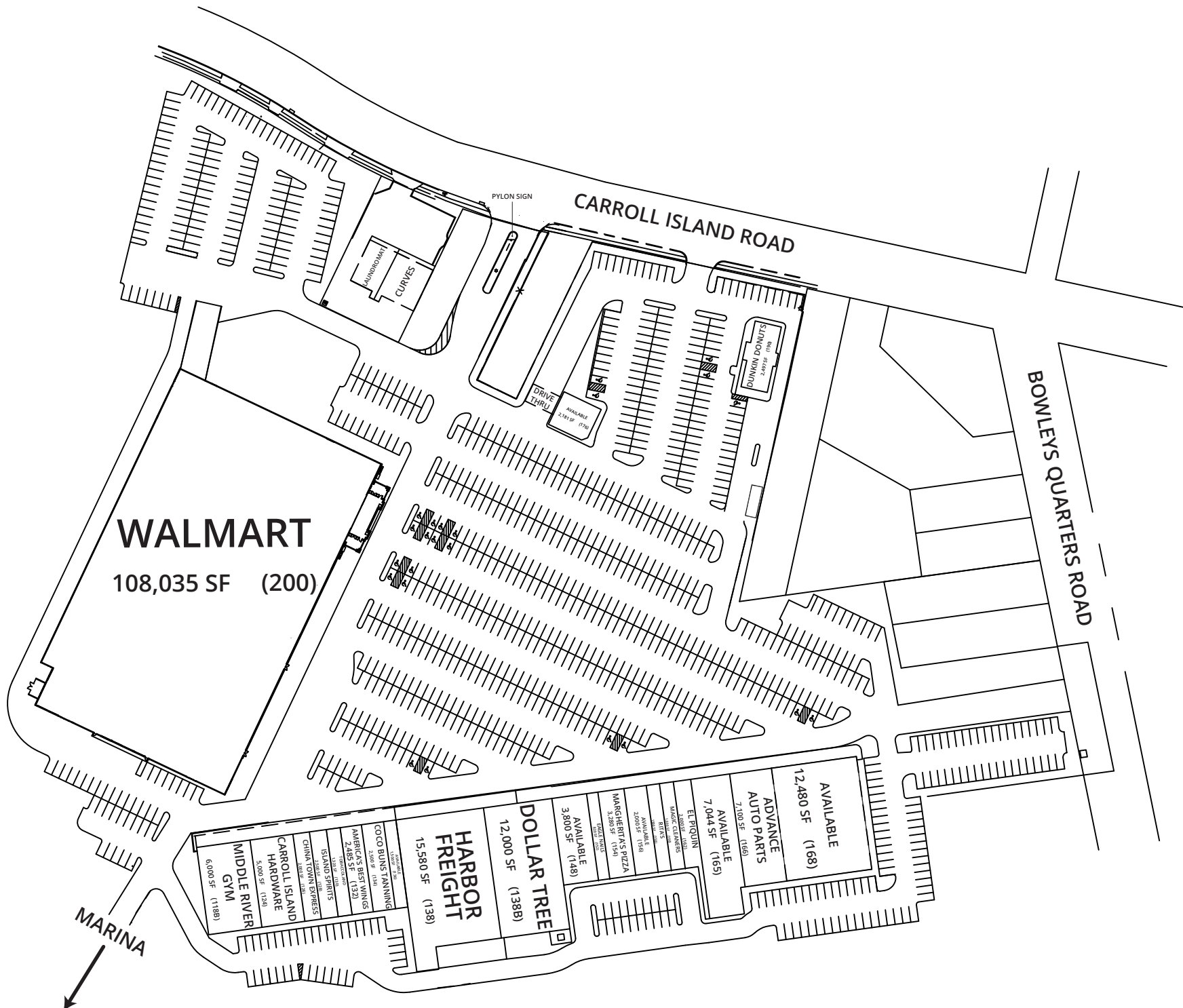




CARROLL ISLAND SHOPPING CENTER