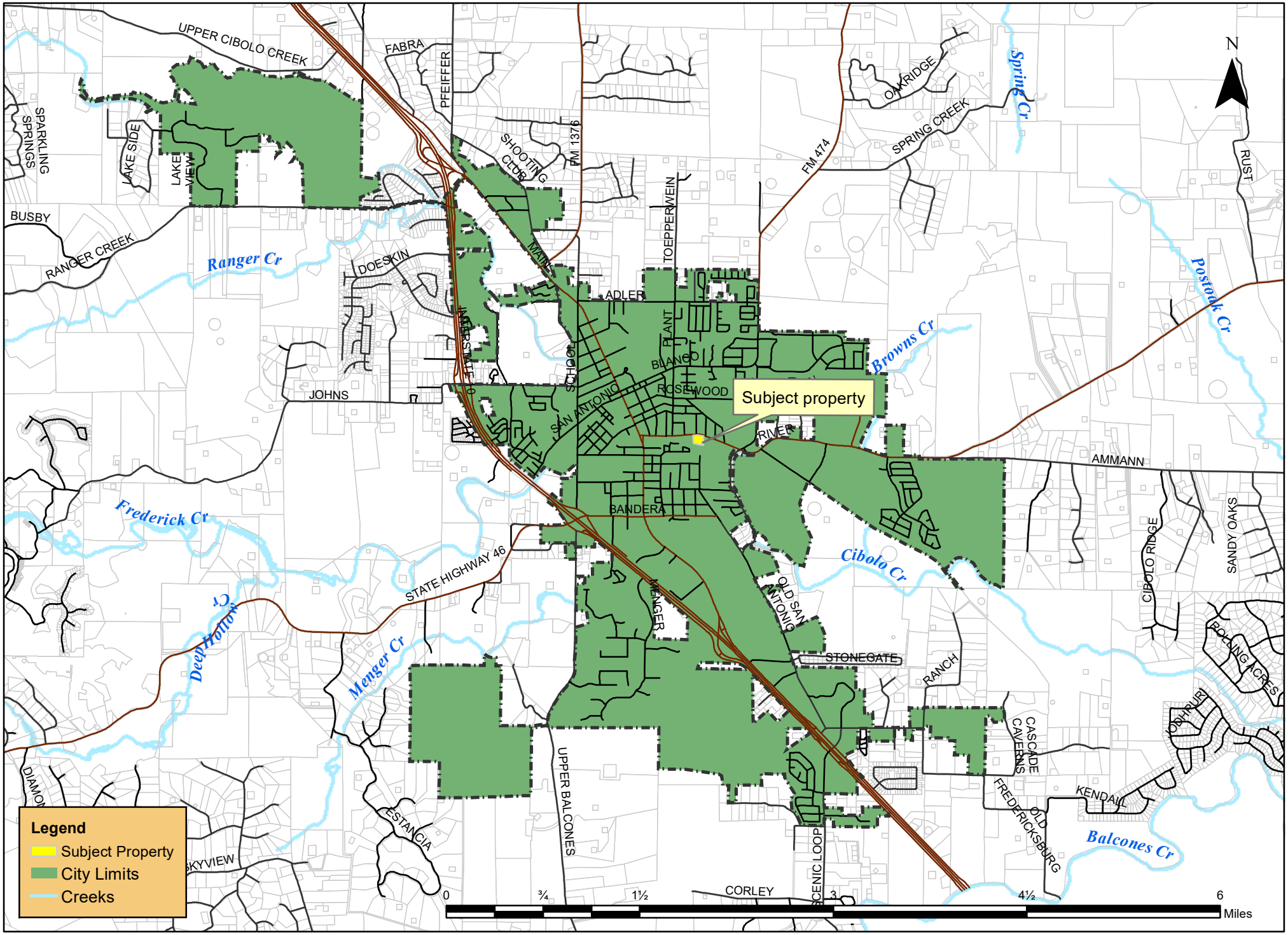711 RIVER ROAD