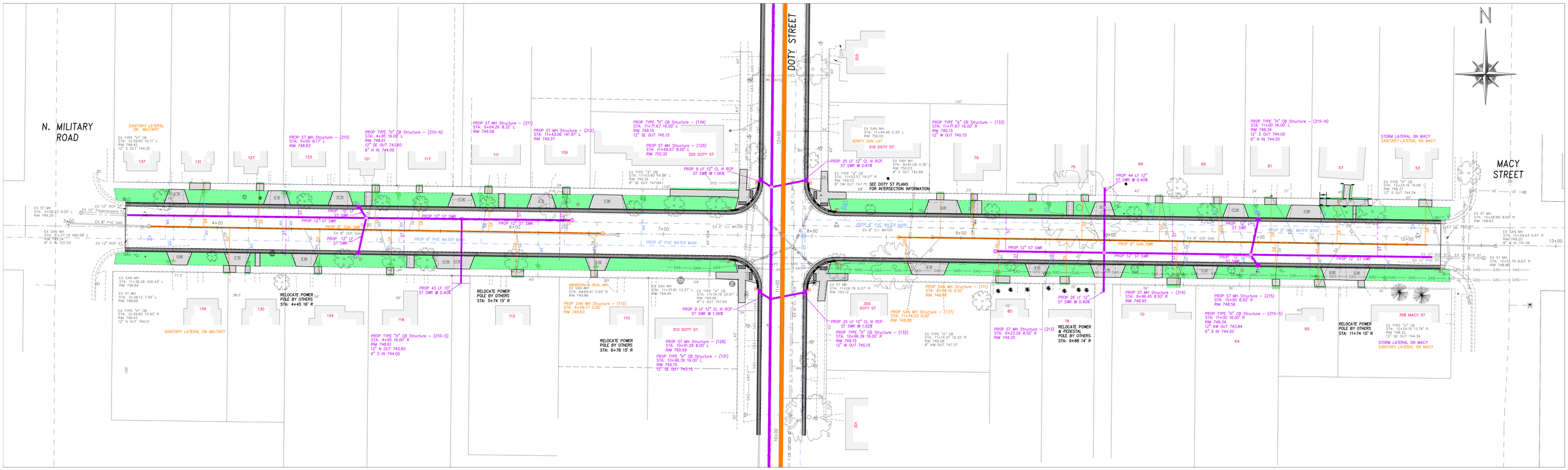W. COTTON STREET