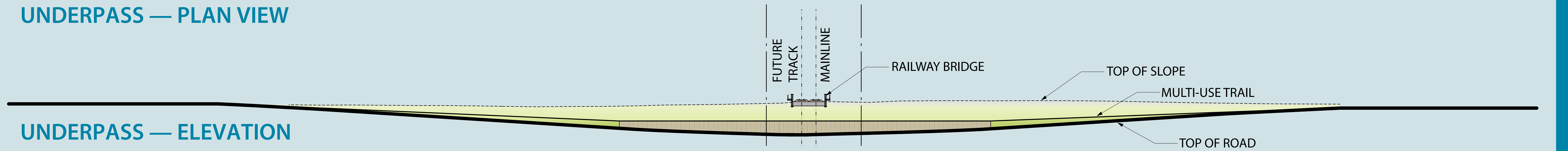


UNDERPASS — PLAN VIEW



UNDERPASS — ELEVATION

137 AVENUE / CN RAIL UNDERPASS