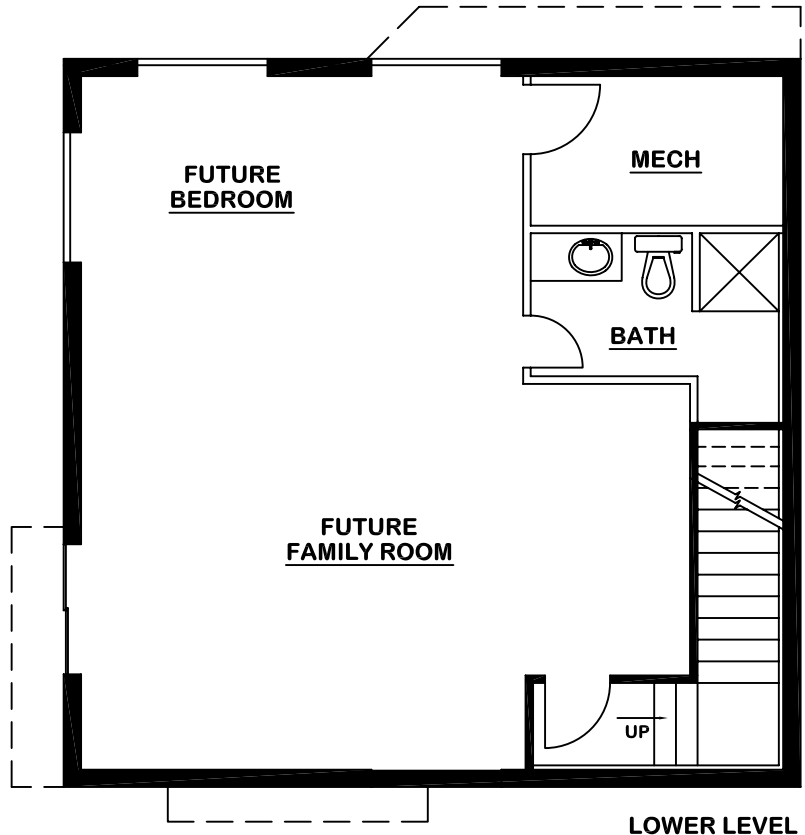


*The Larkspur*

UPPER LEVEL



LOWER LEVEL