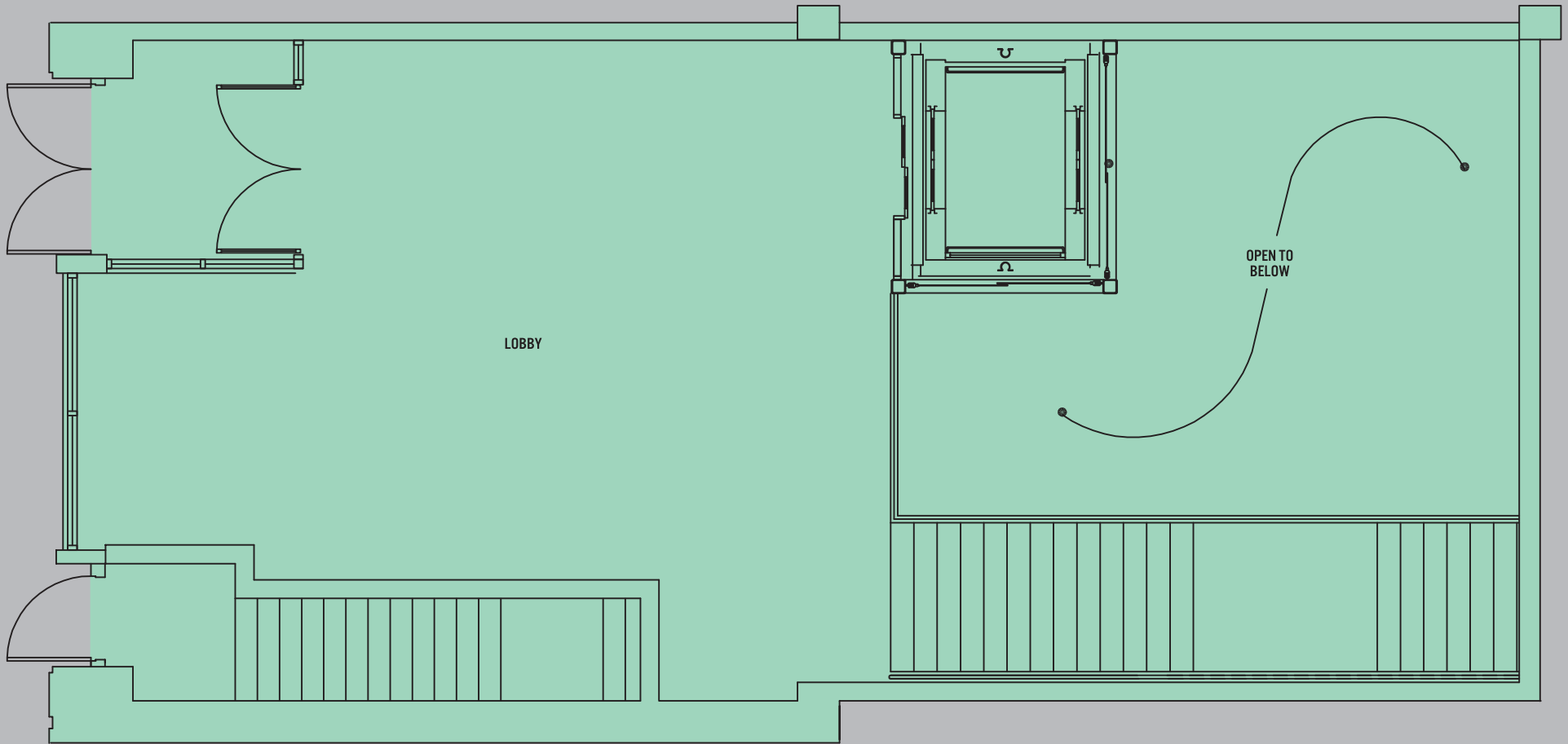




# KIPS BAY - BASEMENT LEVEL



# KIPS BAY - GROUND LEVEL