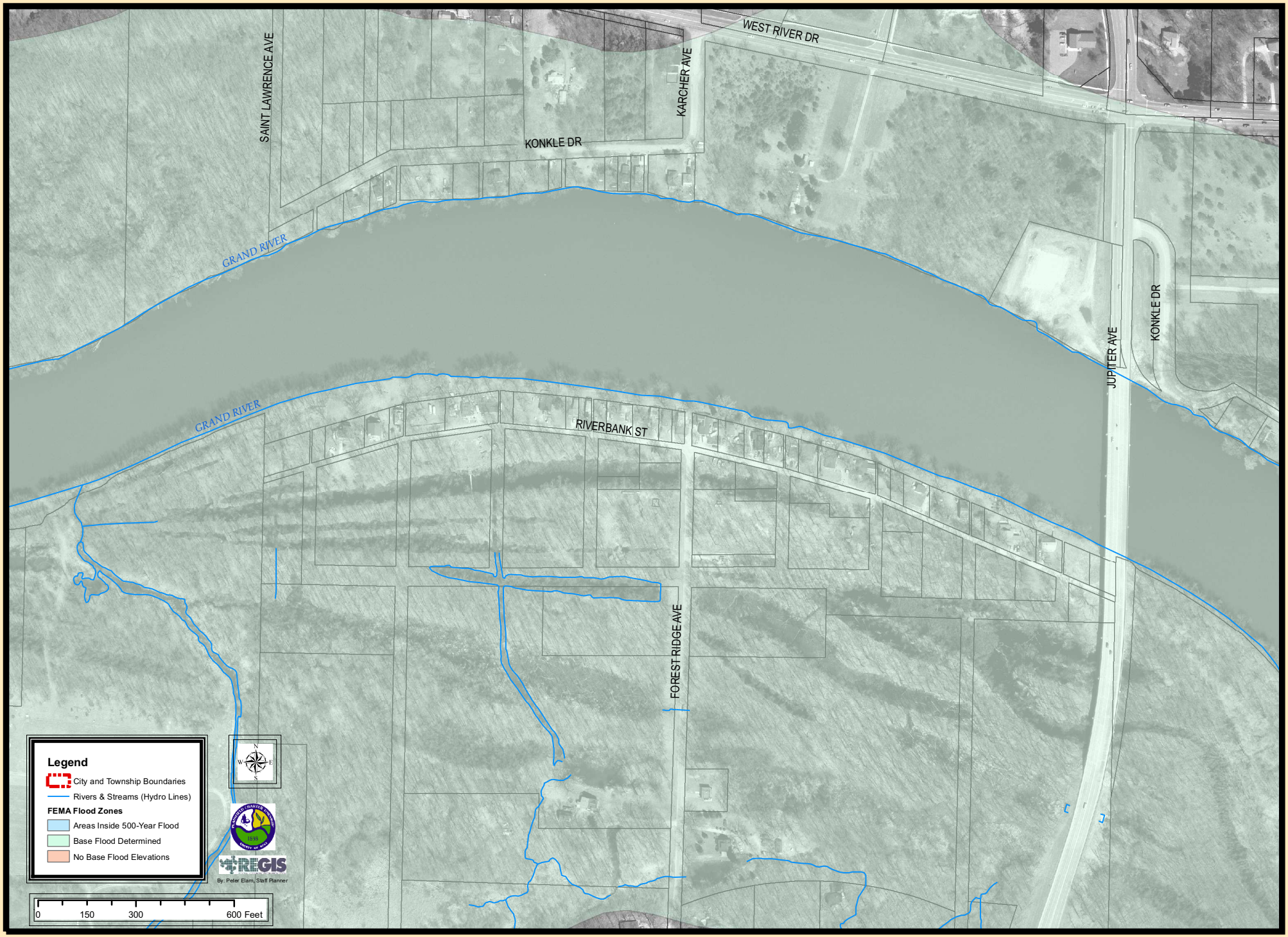4: RIVERBANK & KONKLE (West)