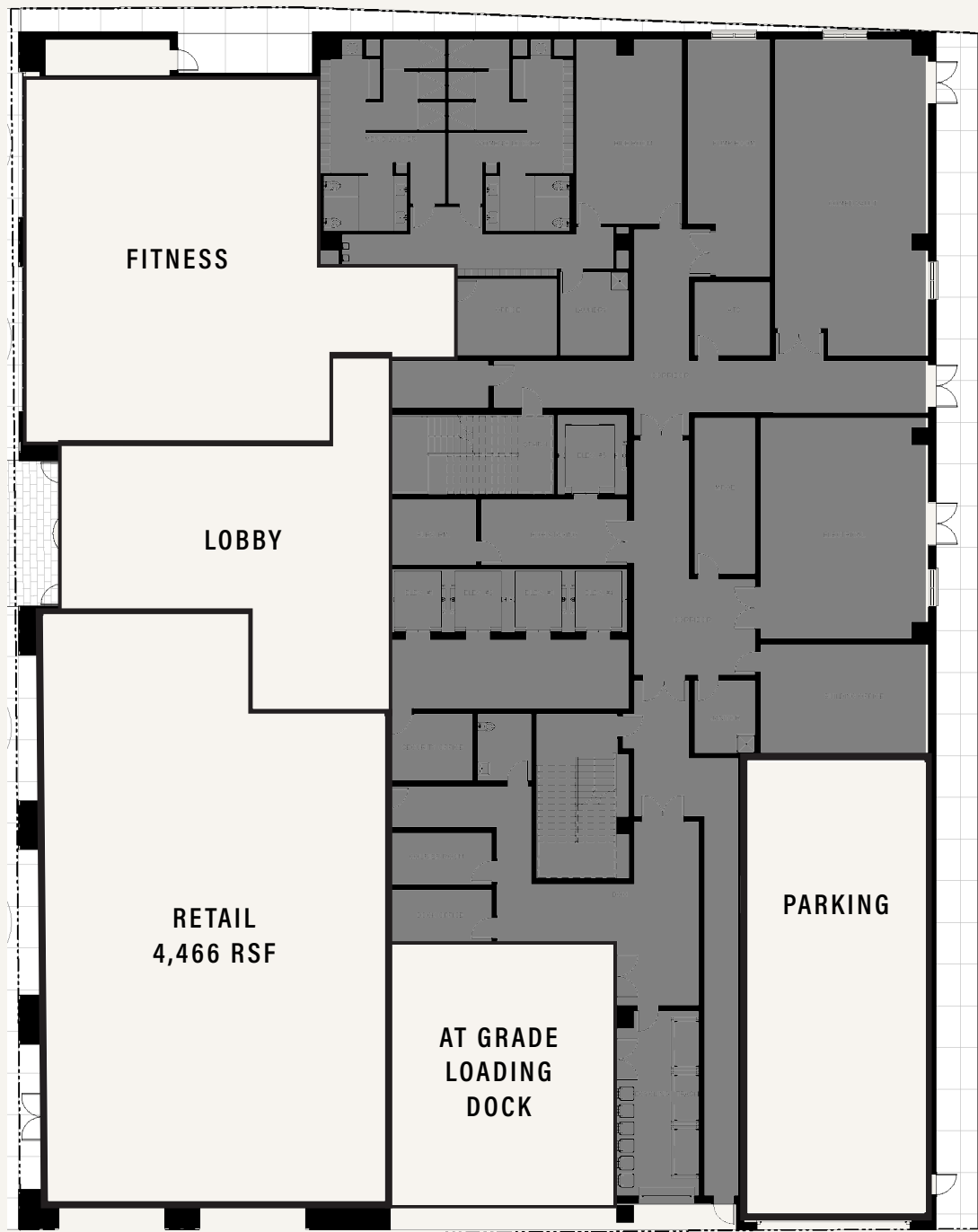


MORGAN STREET



ACE HOTEL