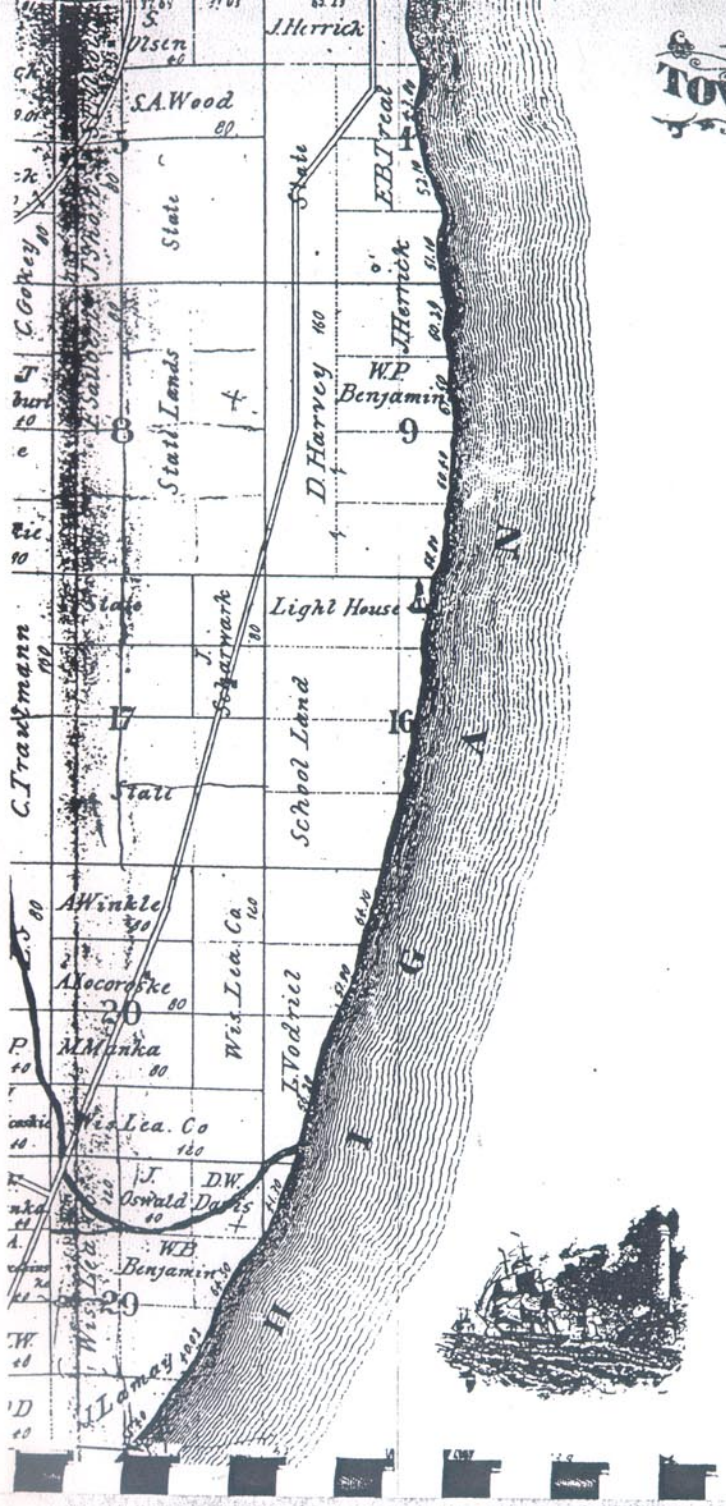TOWN 21 N. — TWO CREEKS — RA