

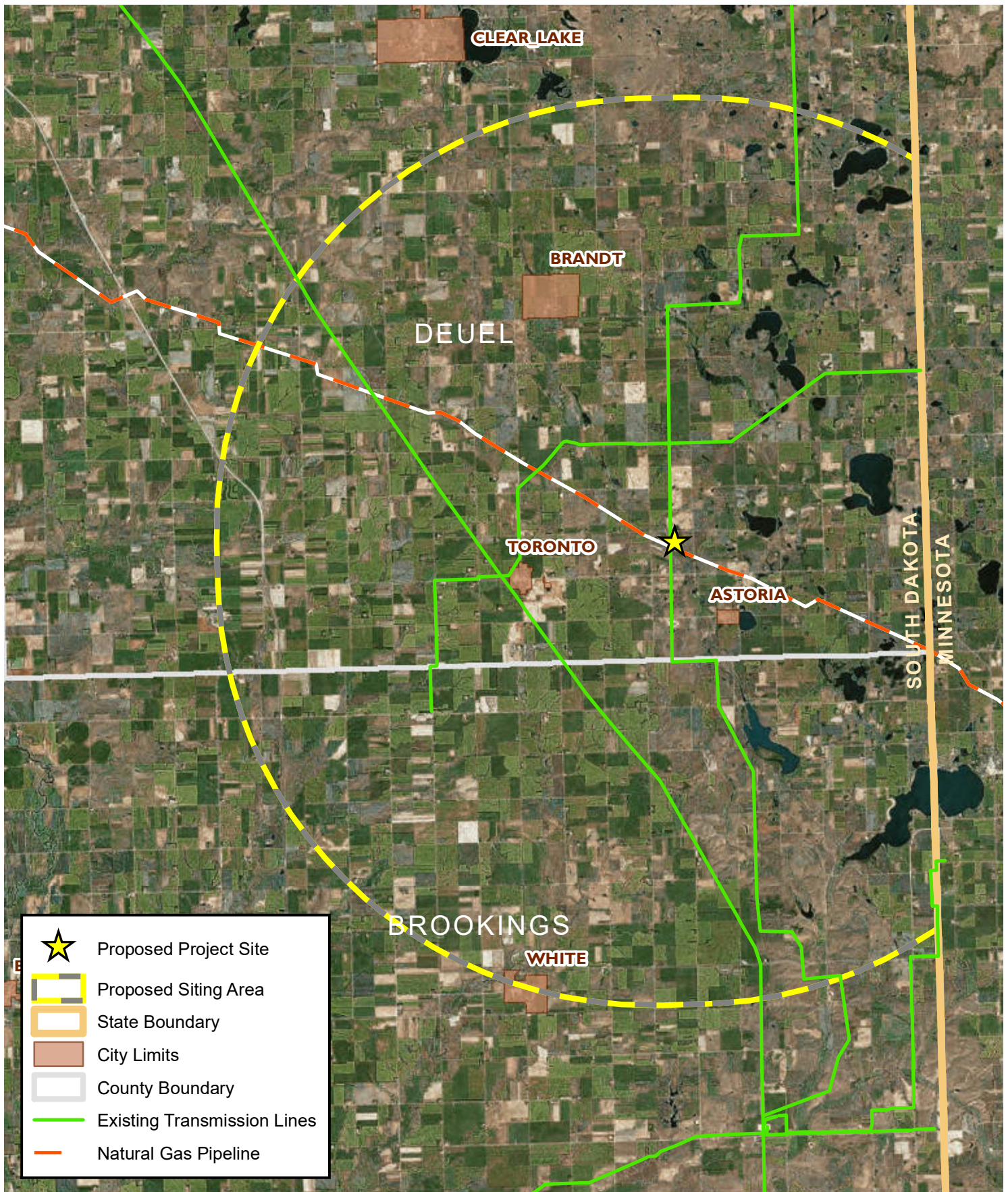


EXHIBIT 1 – PROPOSED ASTORIA STATION PROJECT

