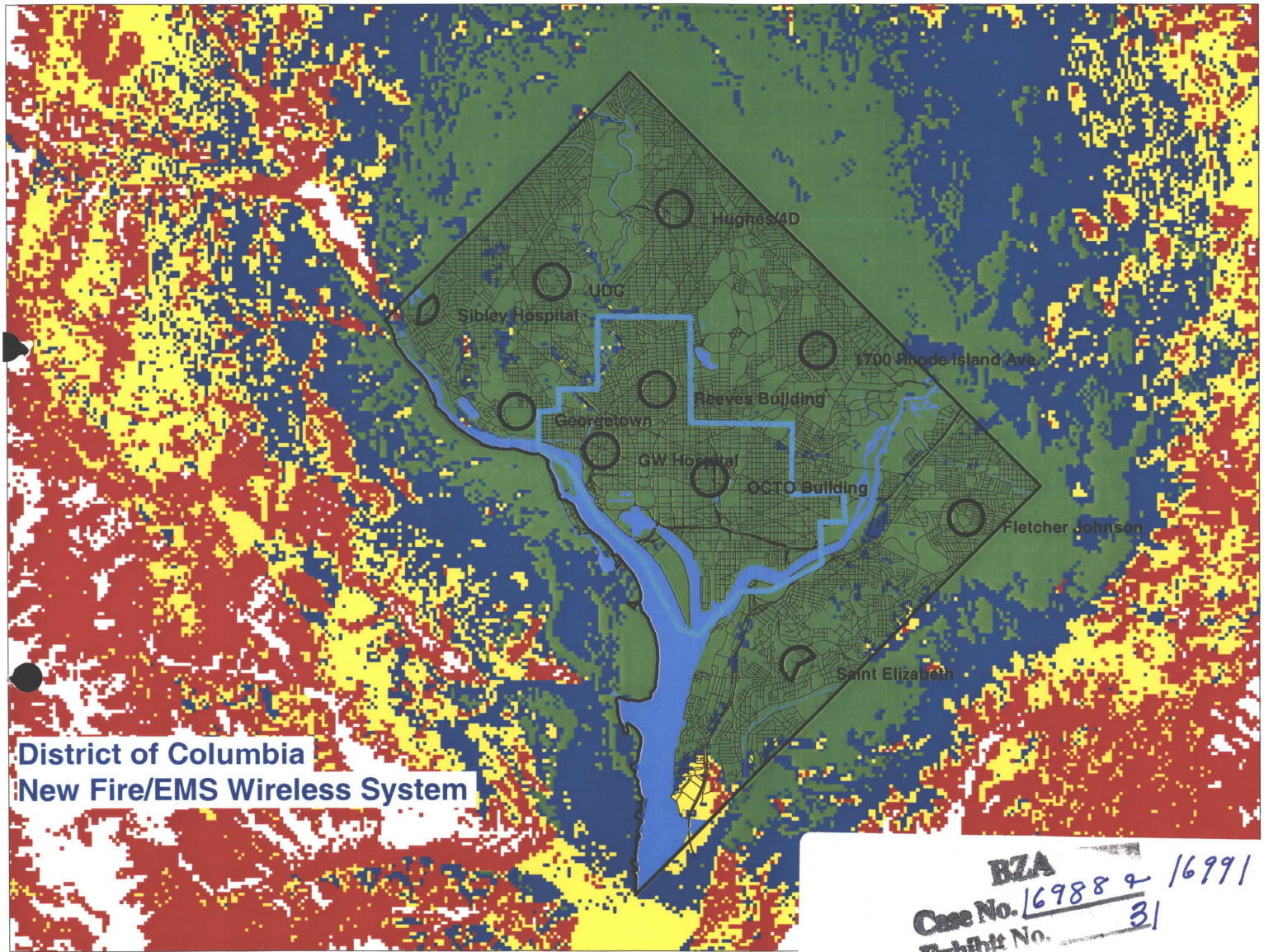


BZA
Case No. 16988 & 16991
Exhibit No. 31