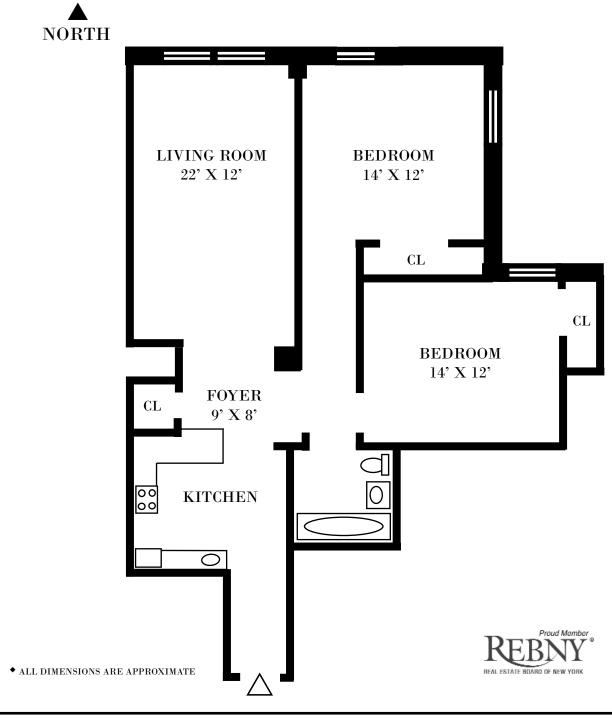
THE PARK ROYAL 23 WEST 73RD STREET APARTMENT 511



EXCLUSIVE BROKER: CAROL E. LEVY 212.580.7270