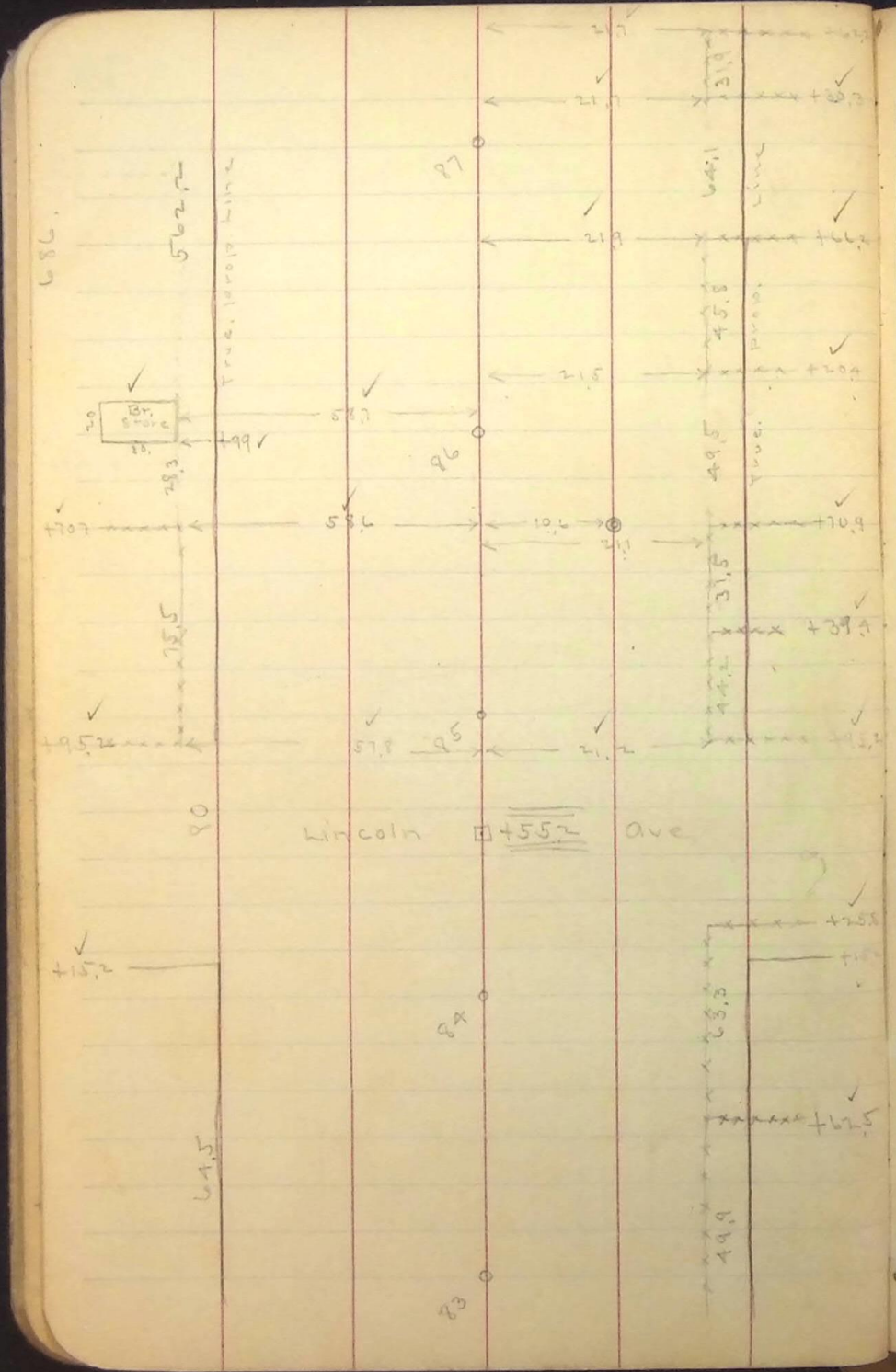

grant 21.5 +21.2 ave.