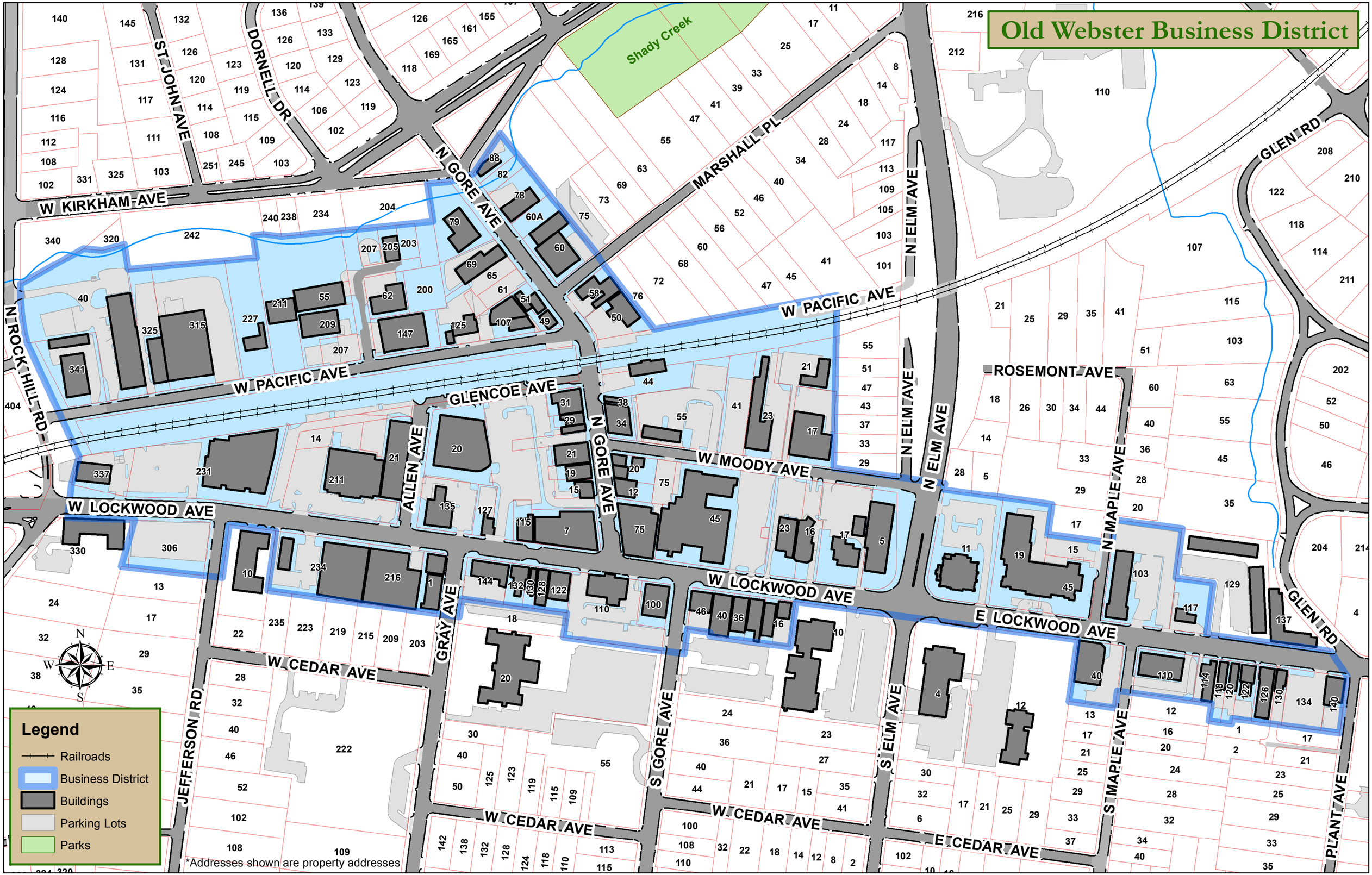Old Webster Business District