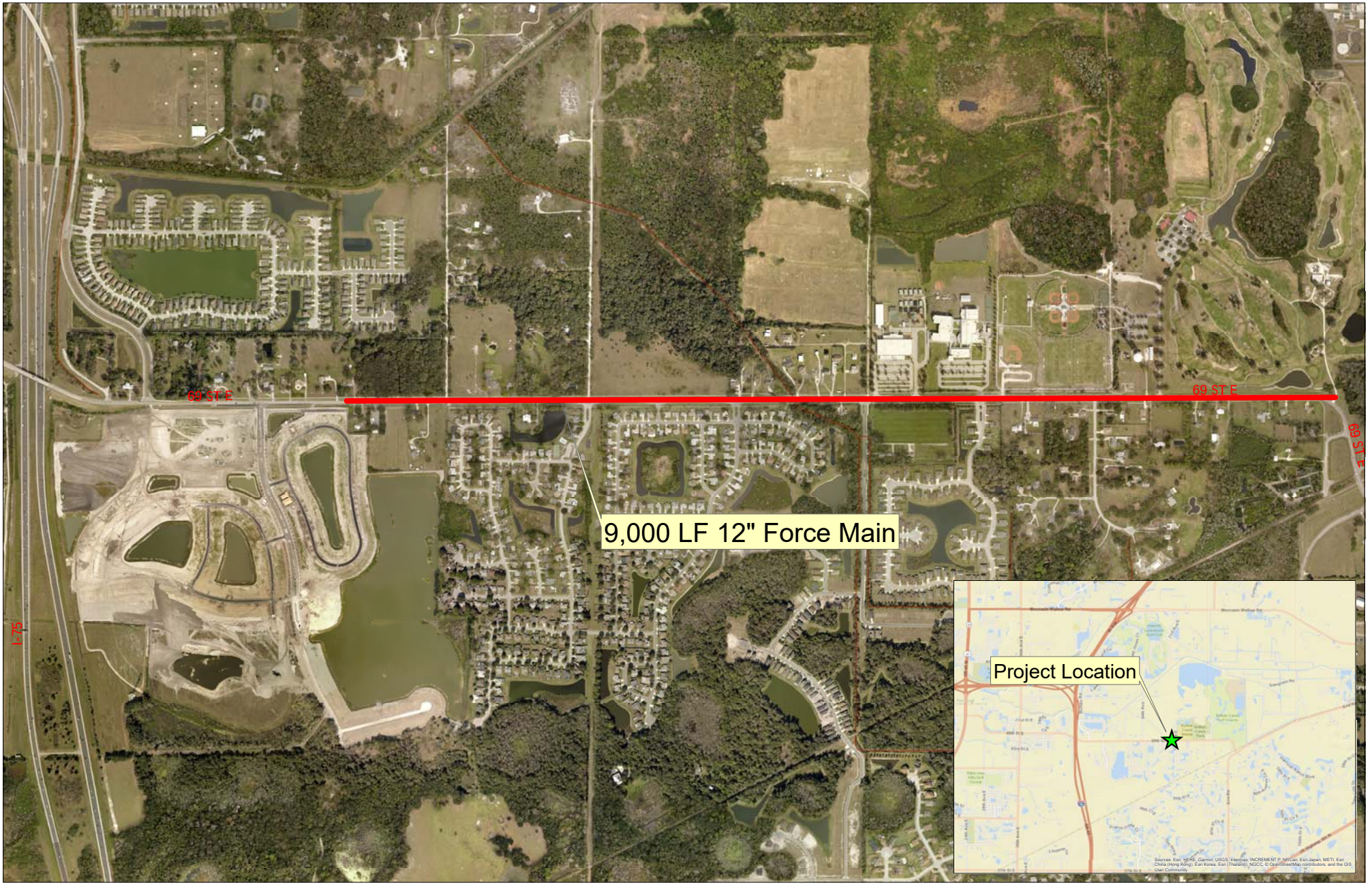Ellenton Commerce Park (69th Street East) Participation Agreement