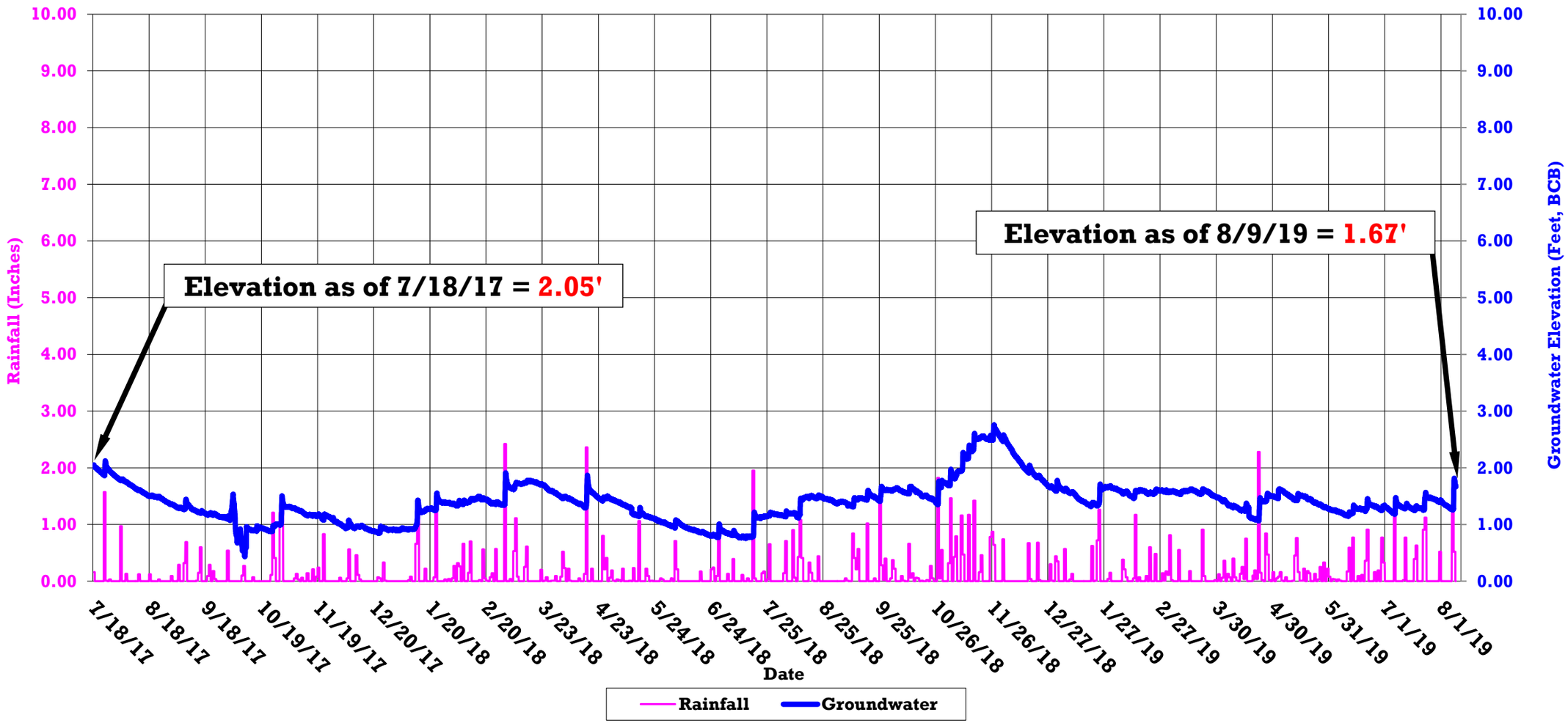23J-2563B: Corner of Saint James Ave. and Berkeley St., adjacent to 175 Berkeley St.