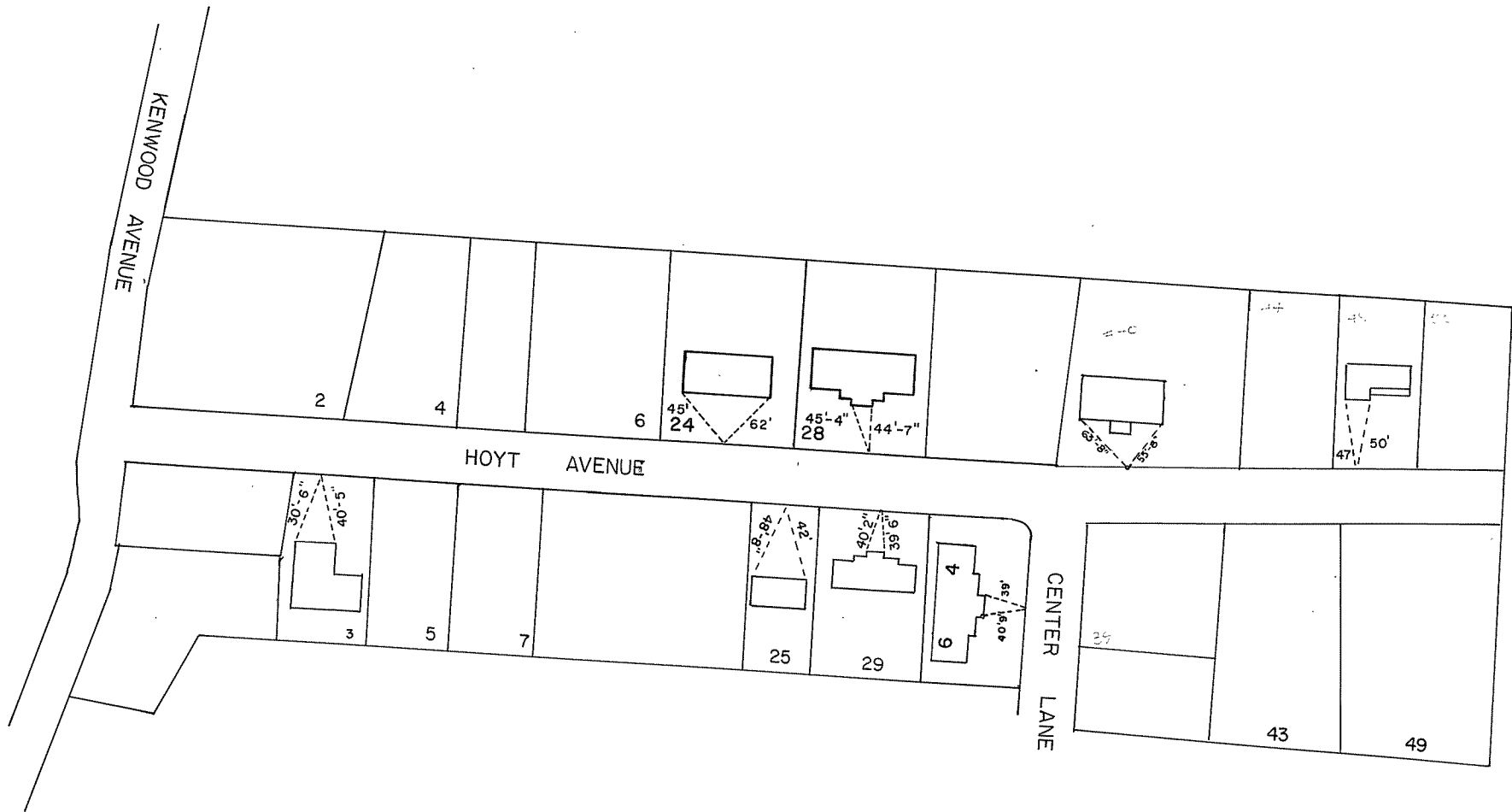




HOYT AVENUE