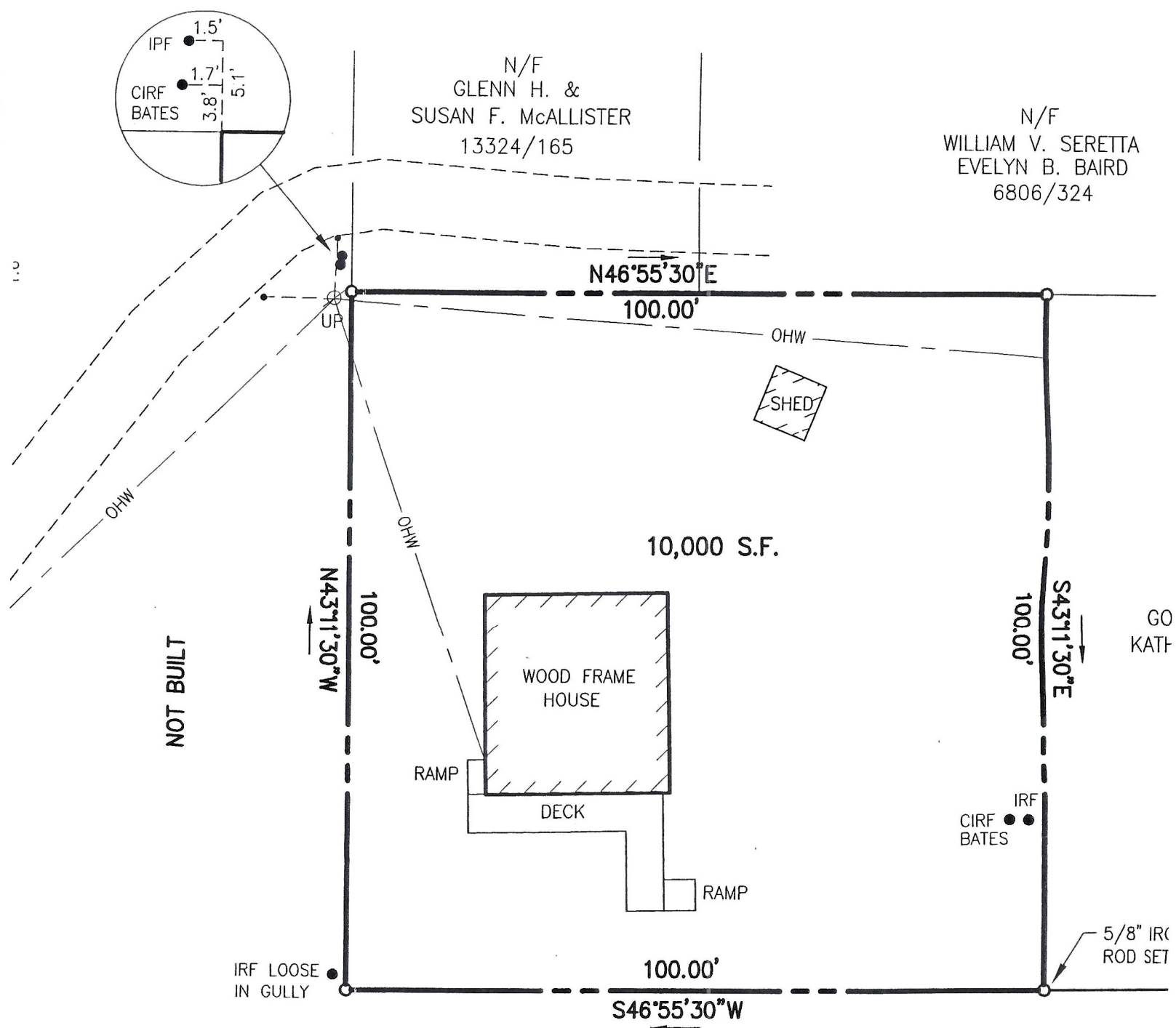




OAKLAND AVENUE