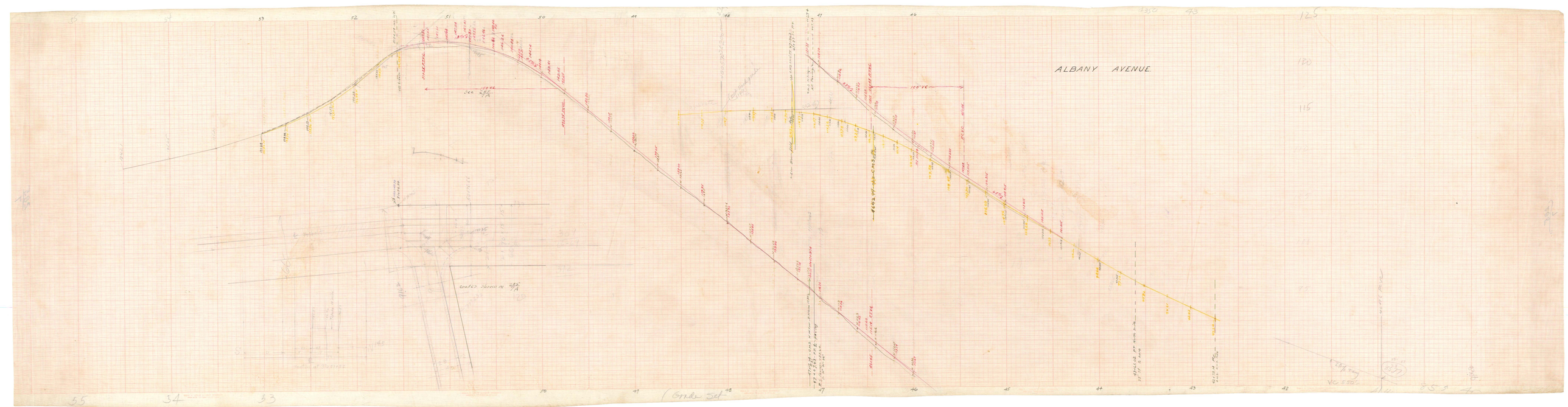
ALBANY AVENUE