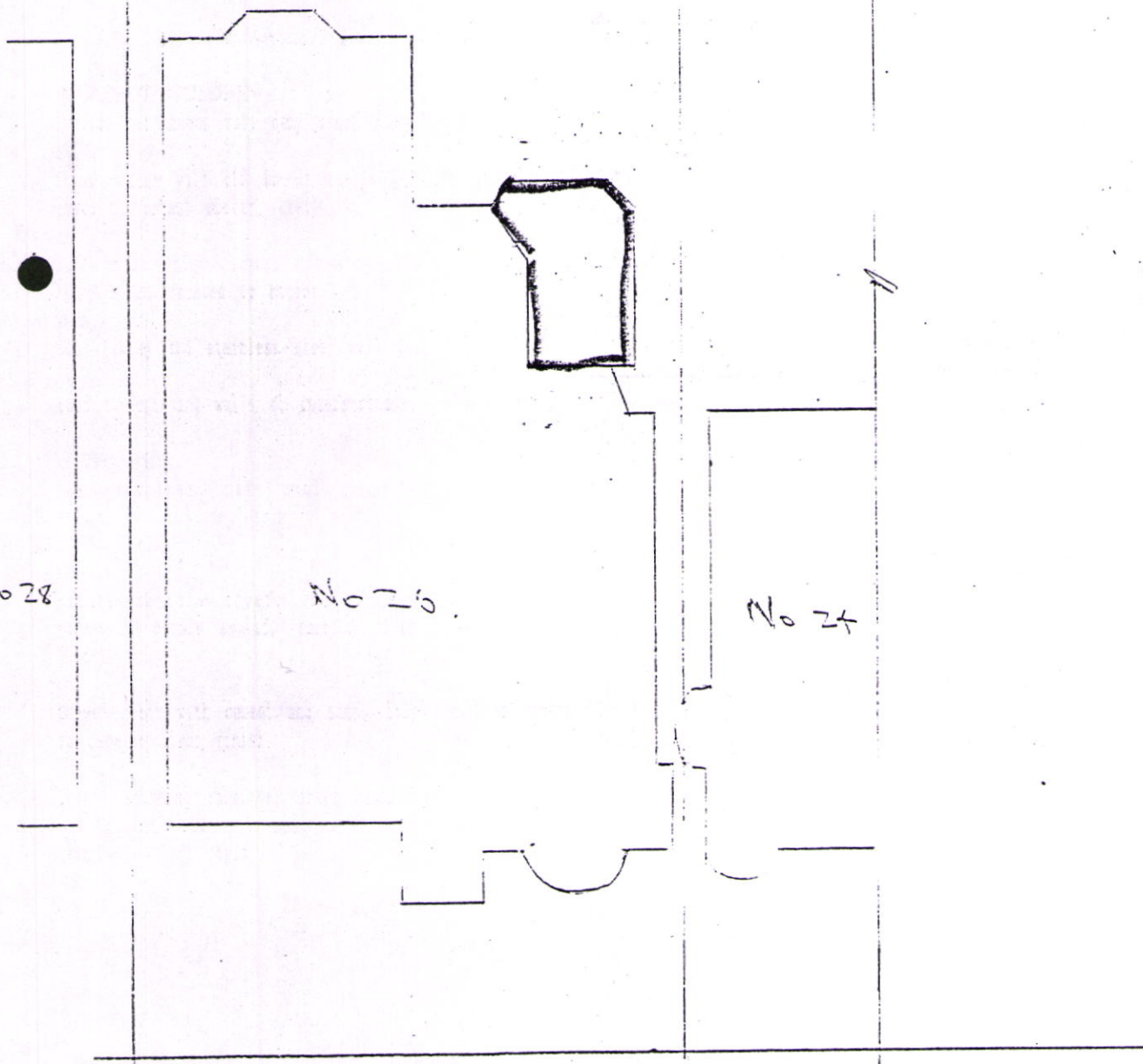




ETON AVENUE