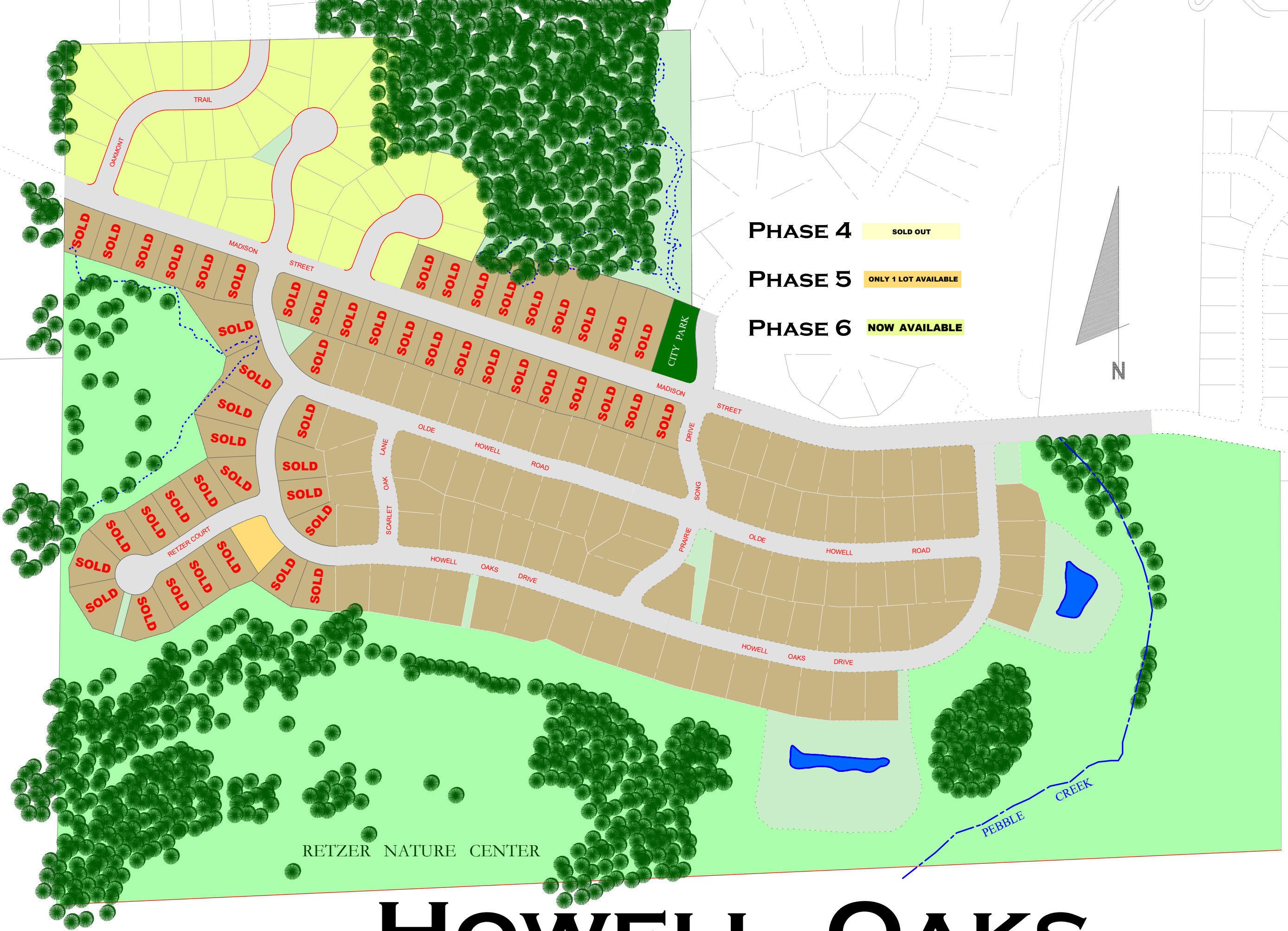




HOWELL OAKS