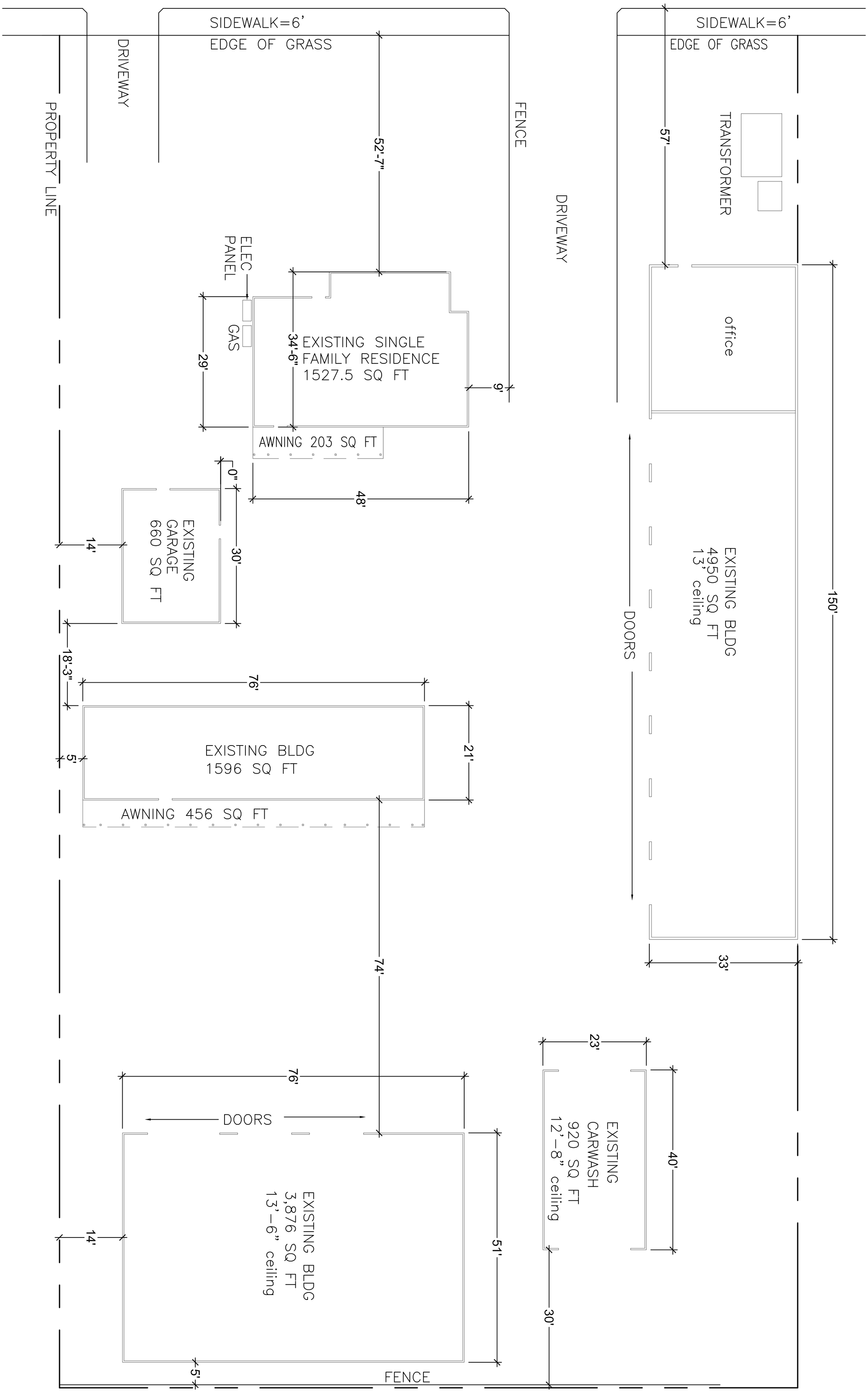1571 LILAC AVE