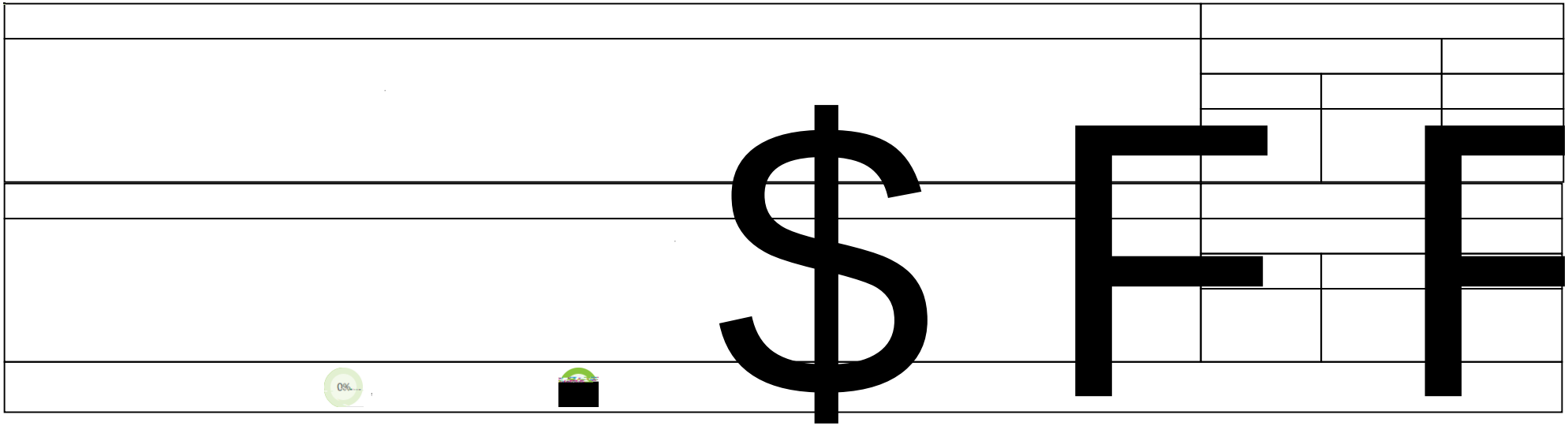GLEN OAKS