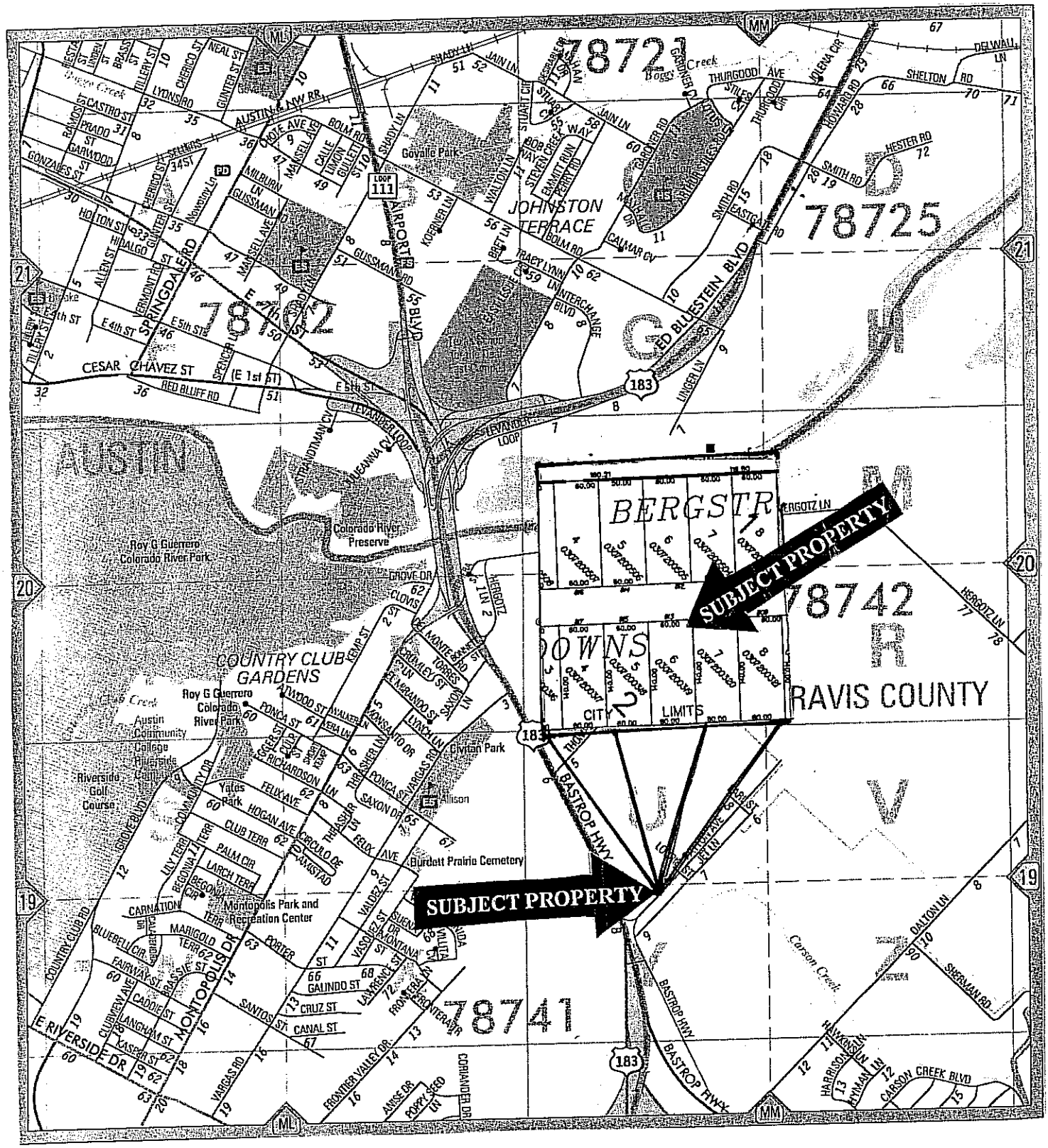813 Patton Ave