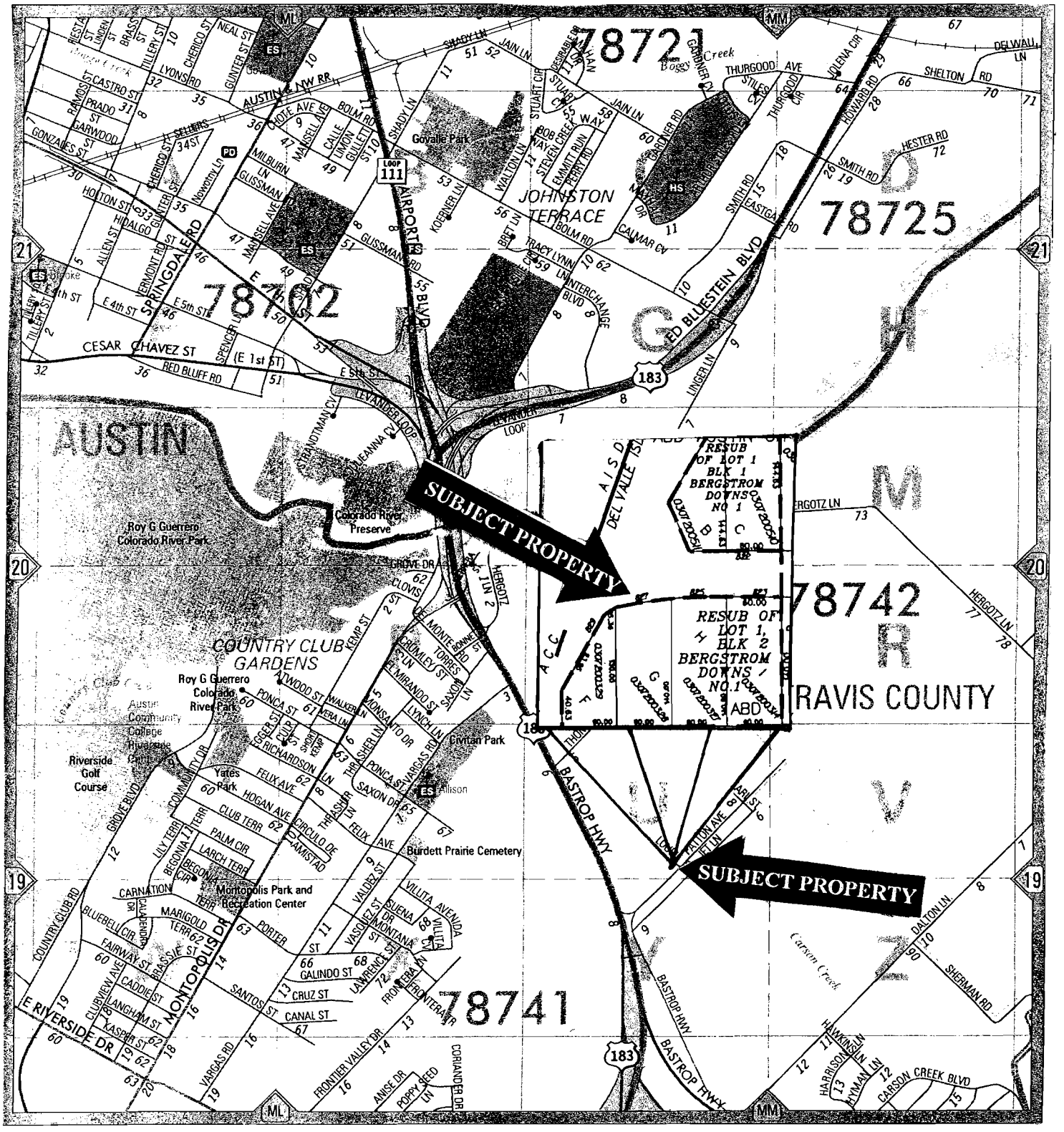827 Patton Ave