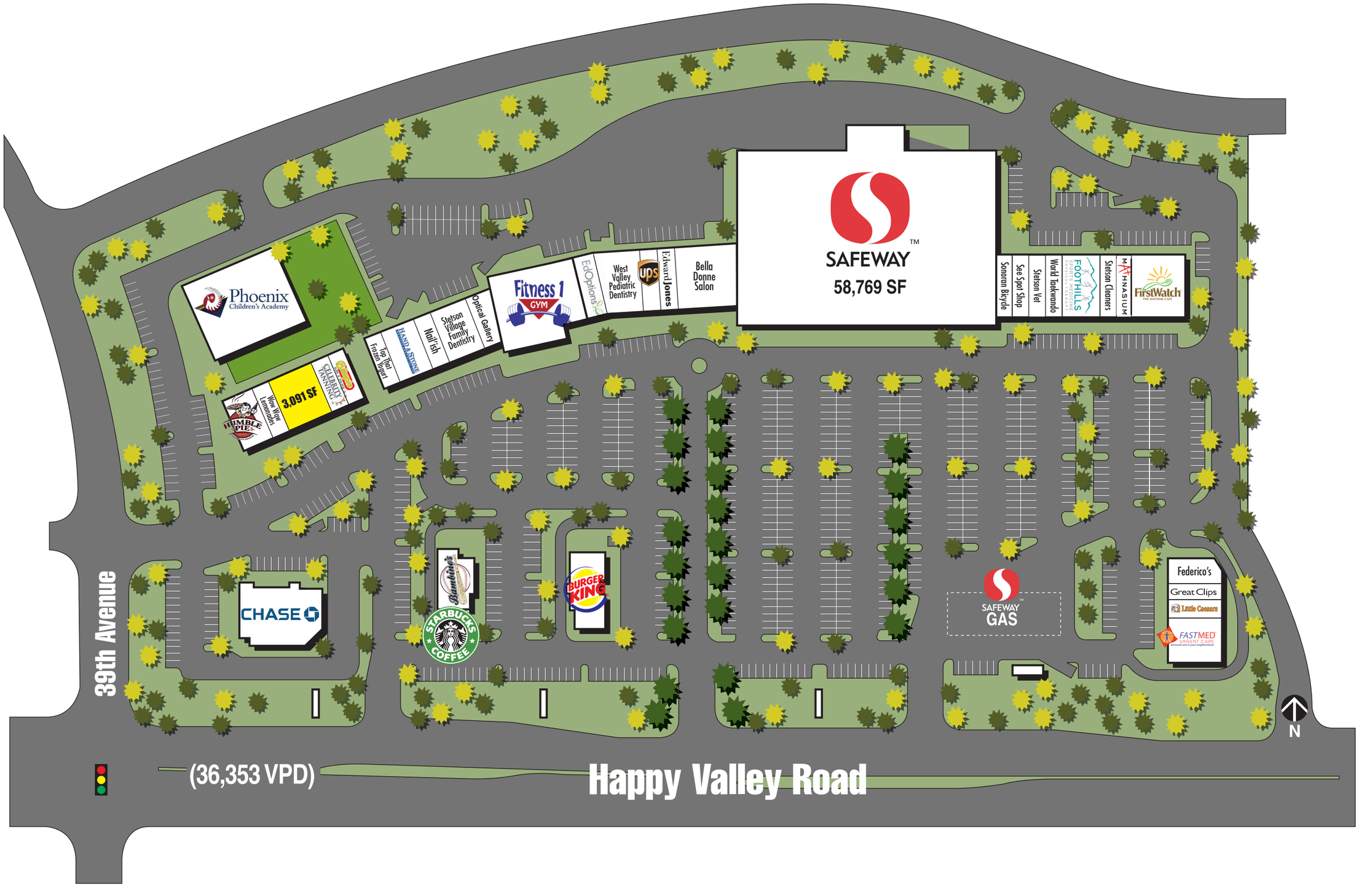STETSON VILLAGE