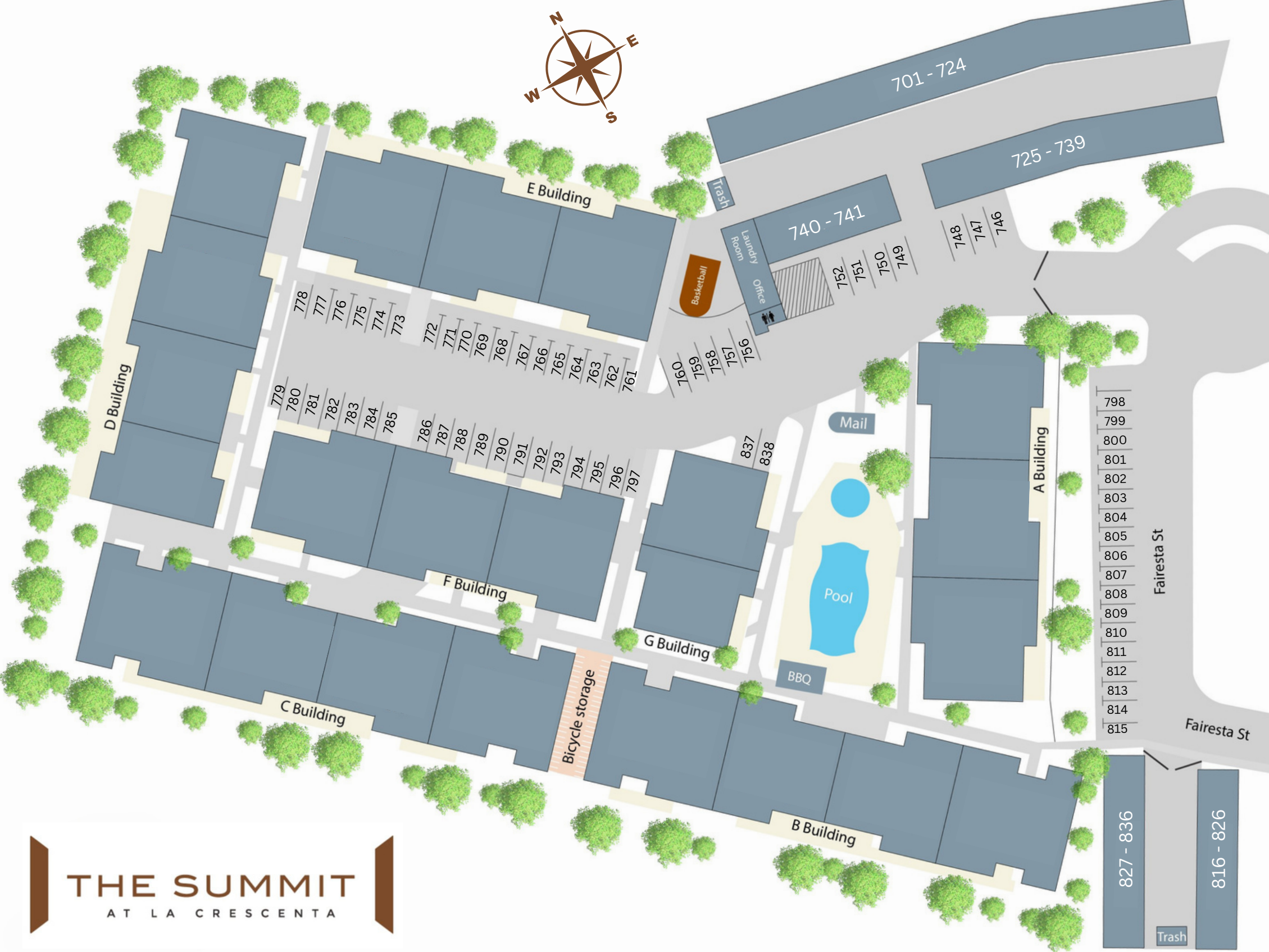






THE SUMMIT
AT LA CRESCENTA