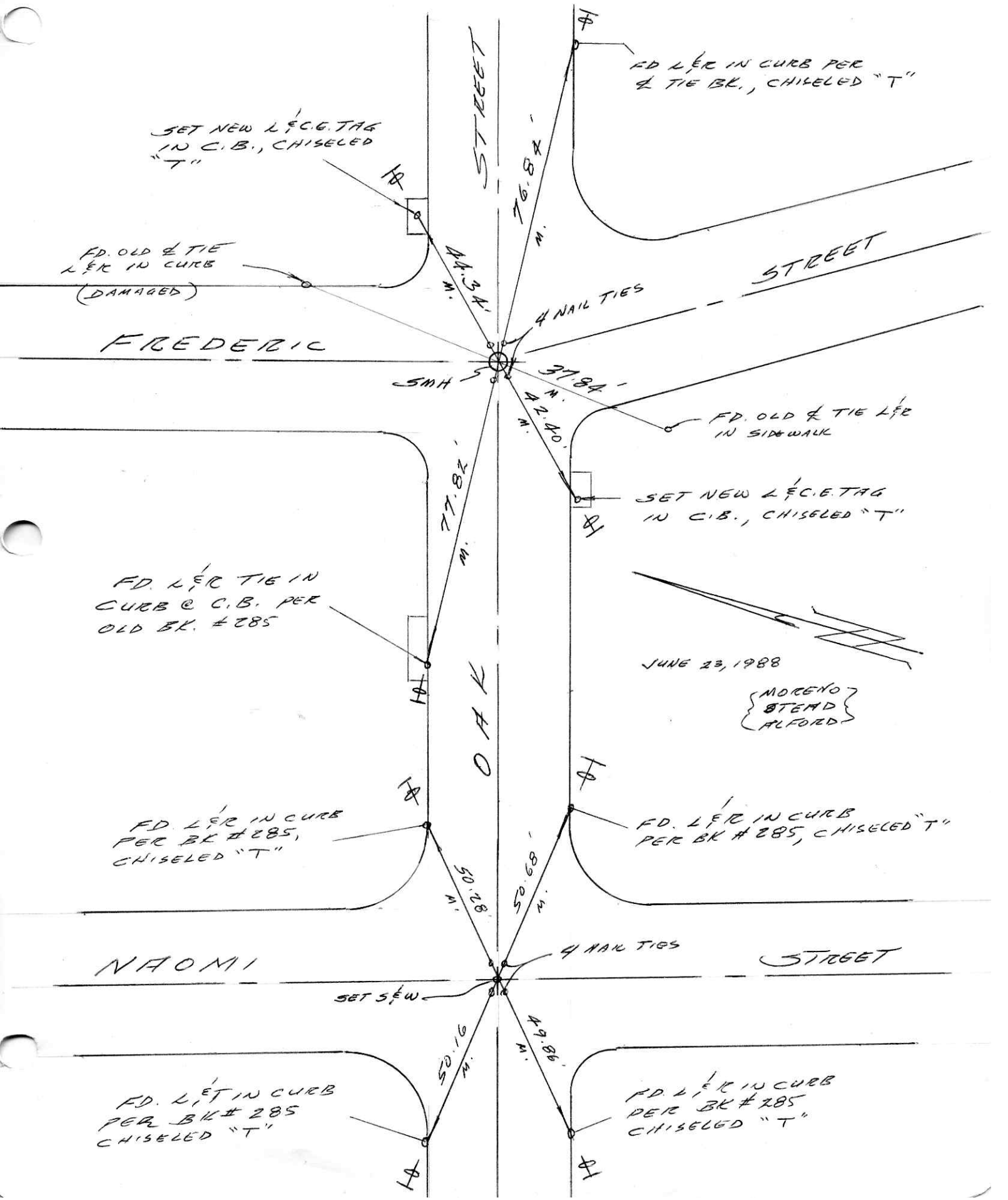OAK STREET
& TIES