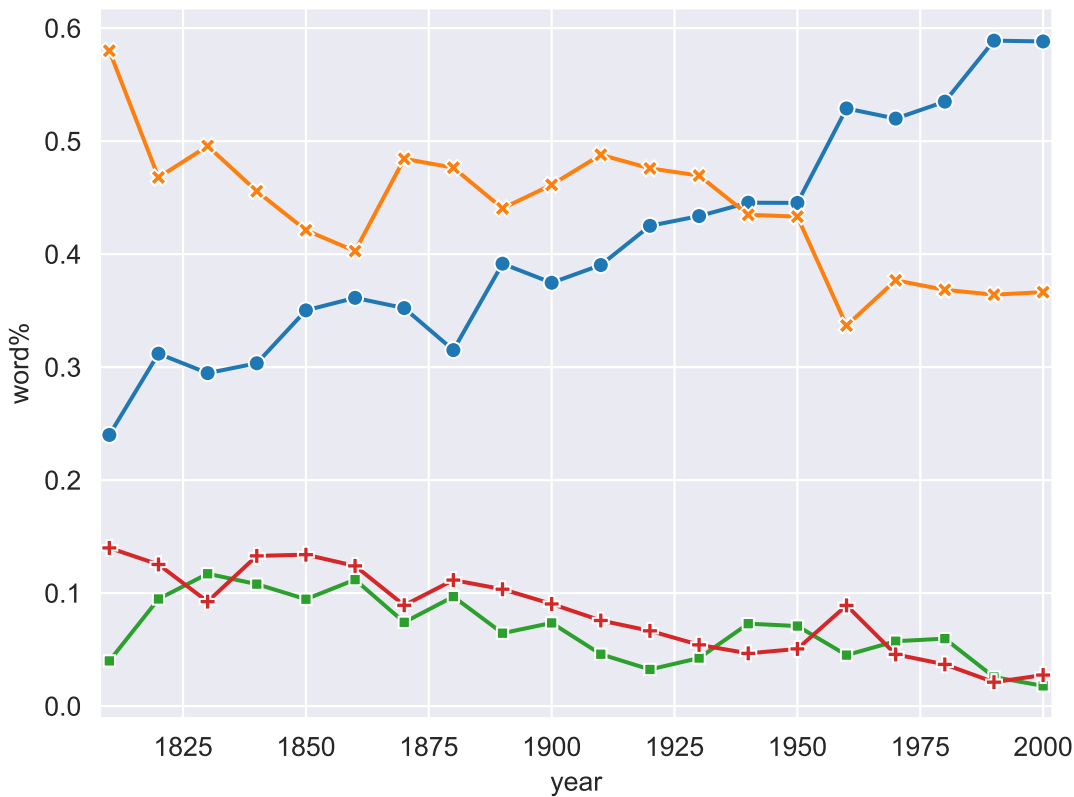estate