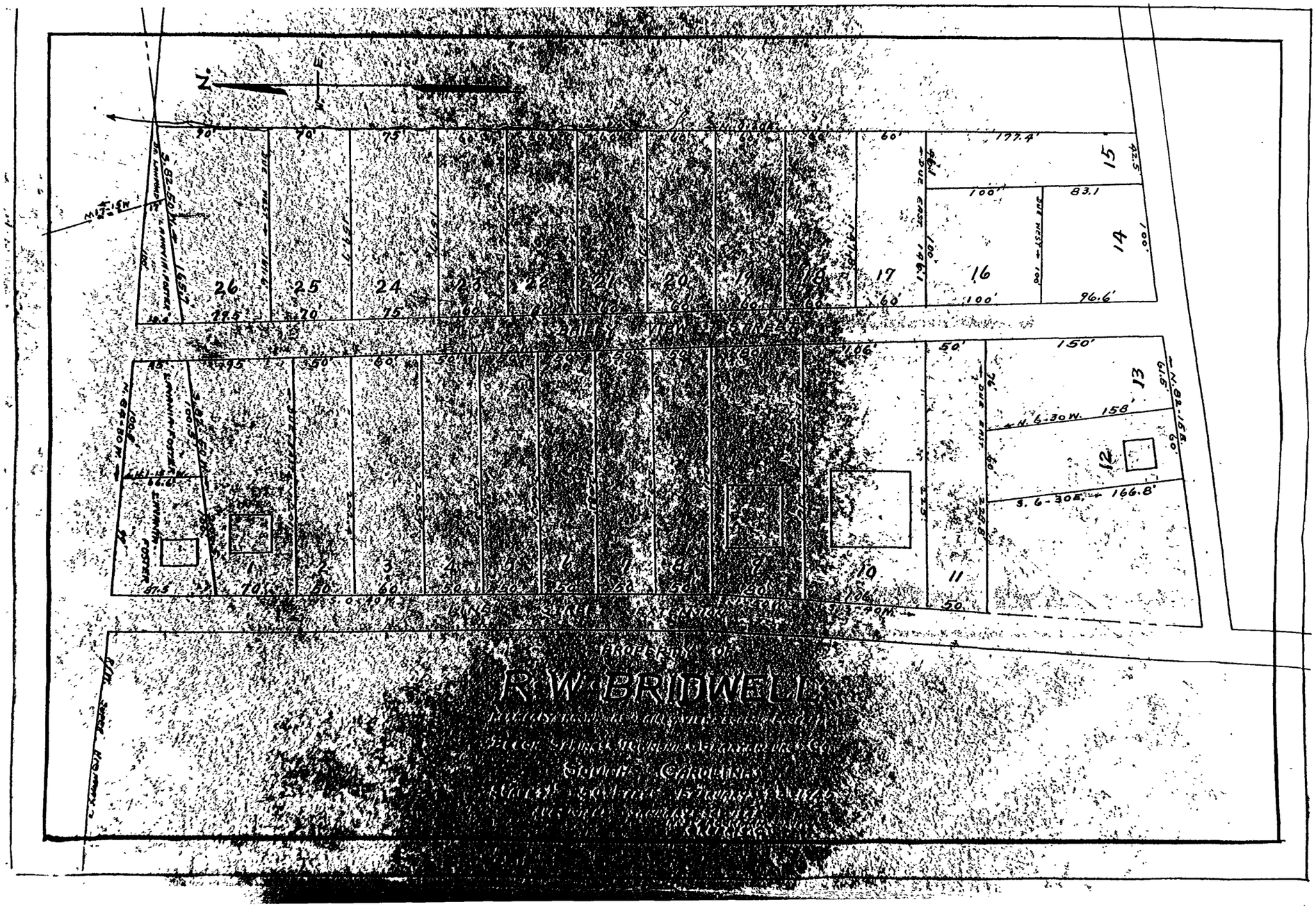NOTE: THIS PLAT REDUCED 45%