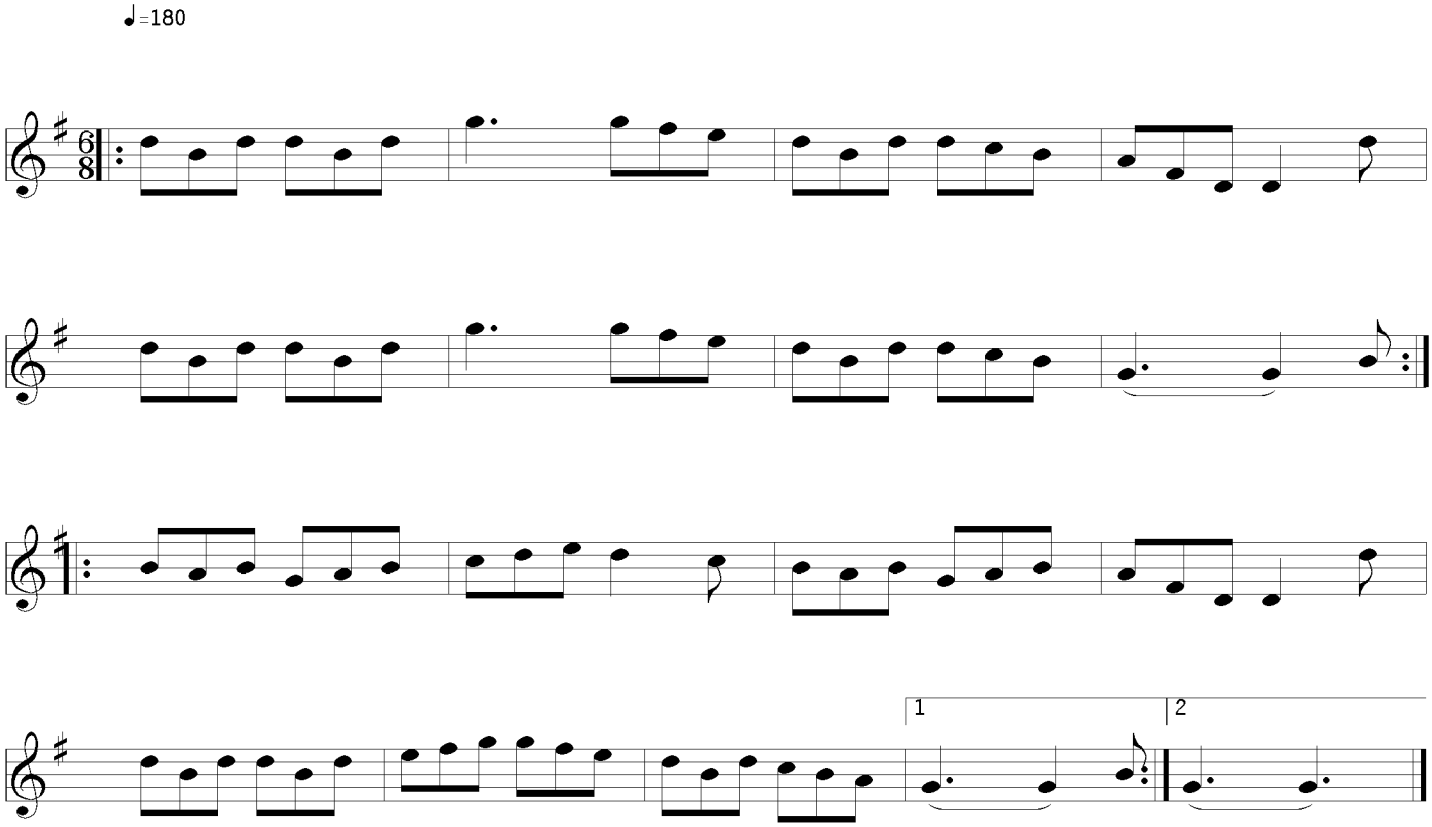Ivy House