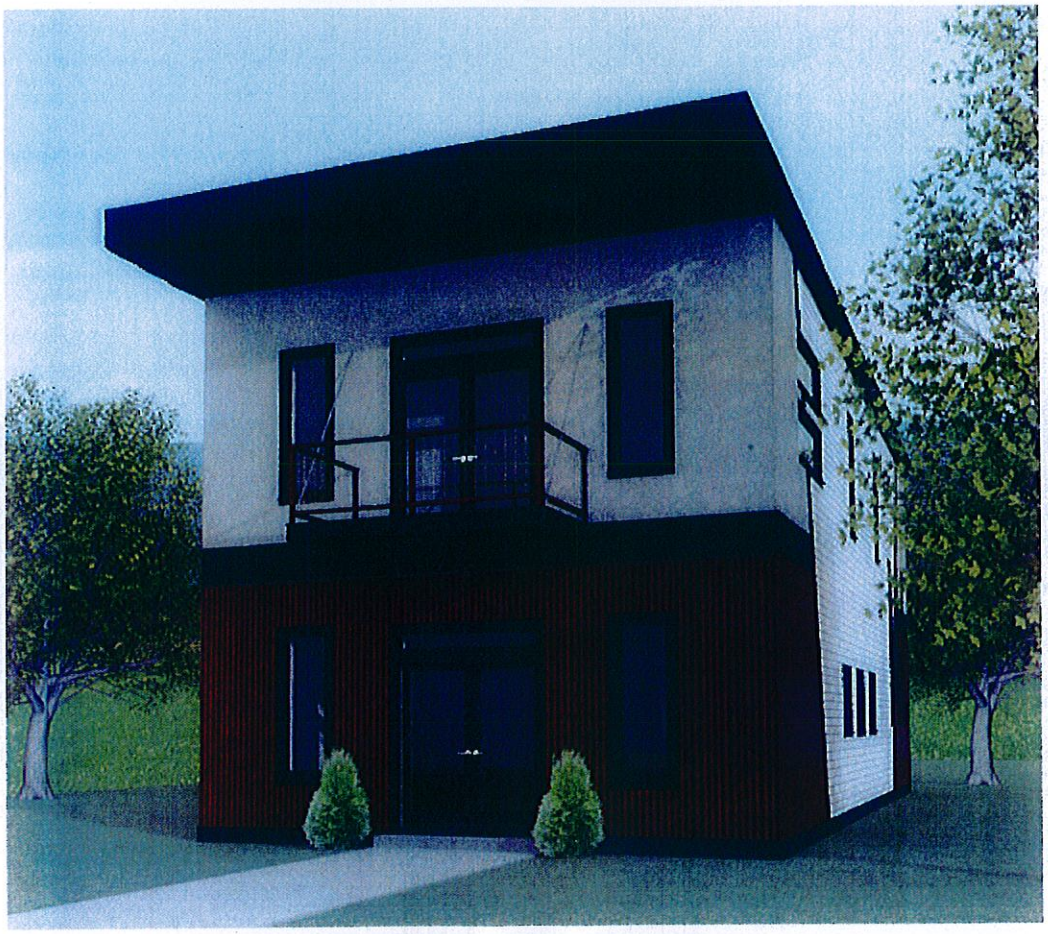52 18th Av NE design