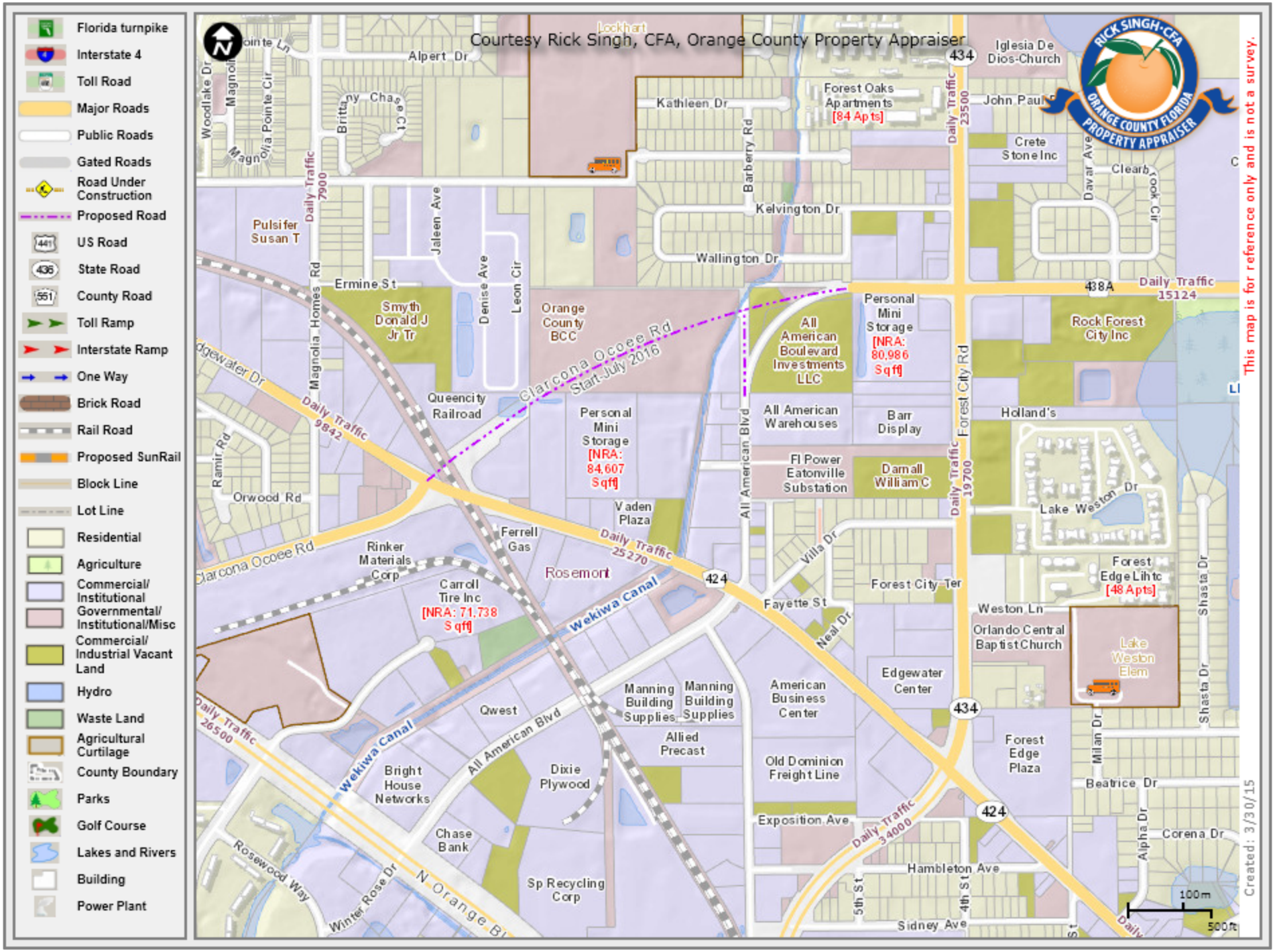All American Boulevard Investments