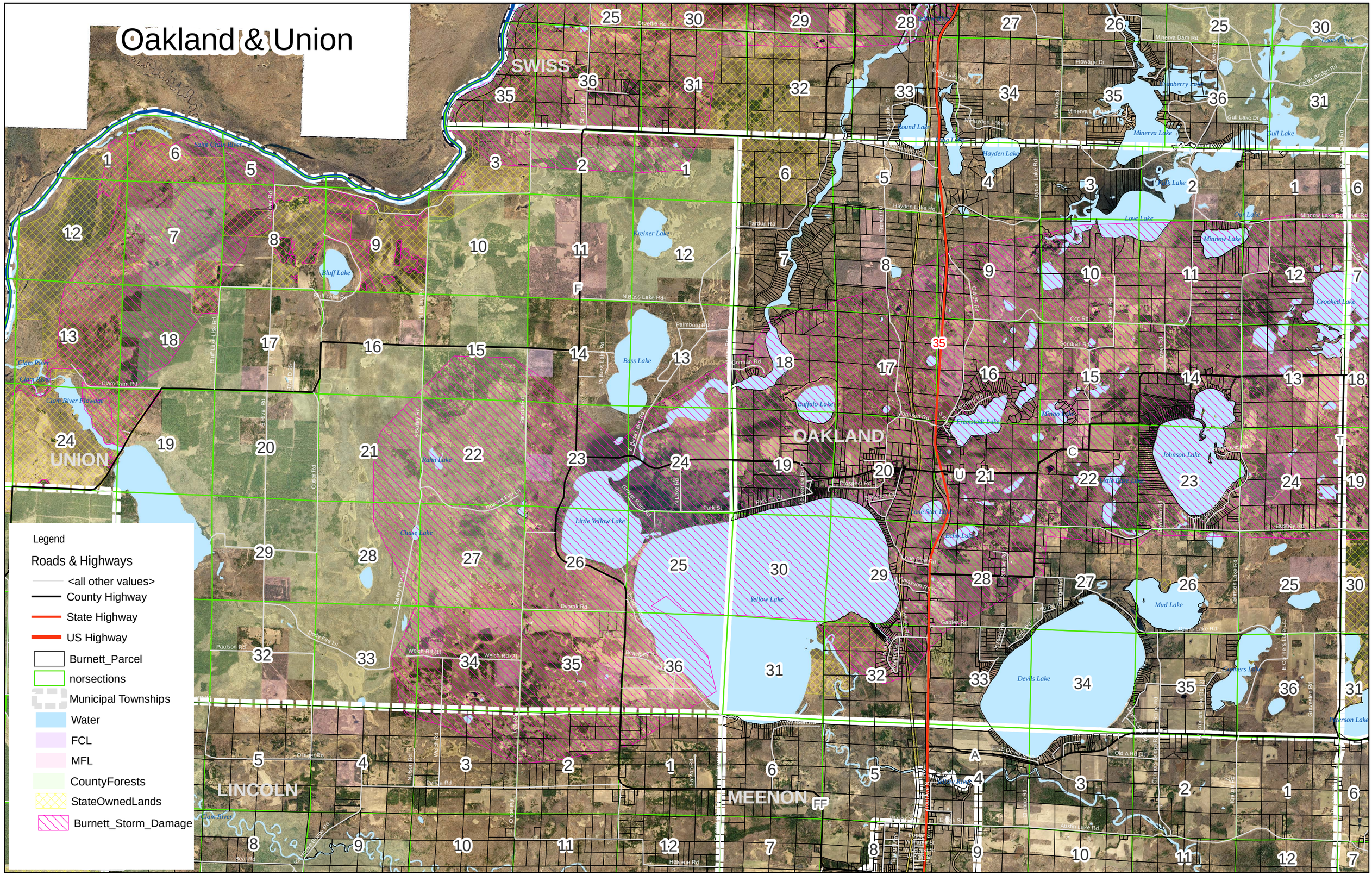Oakland & Union