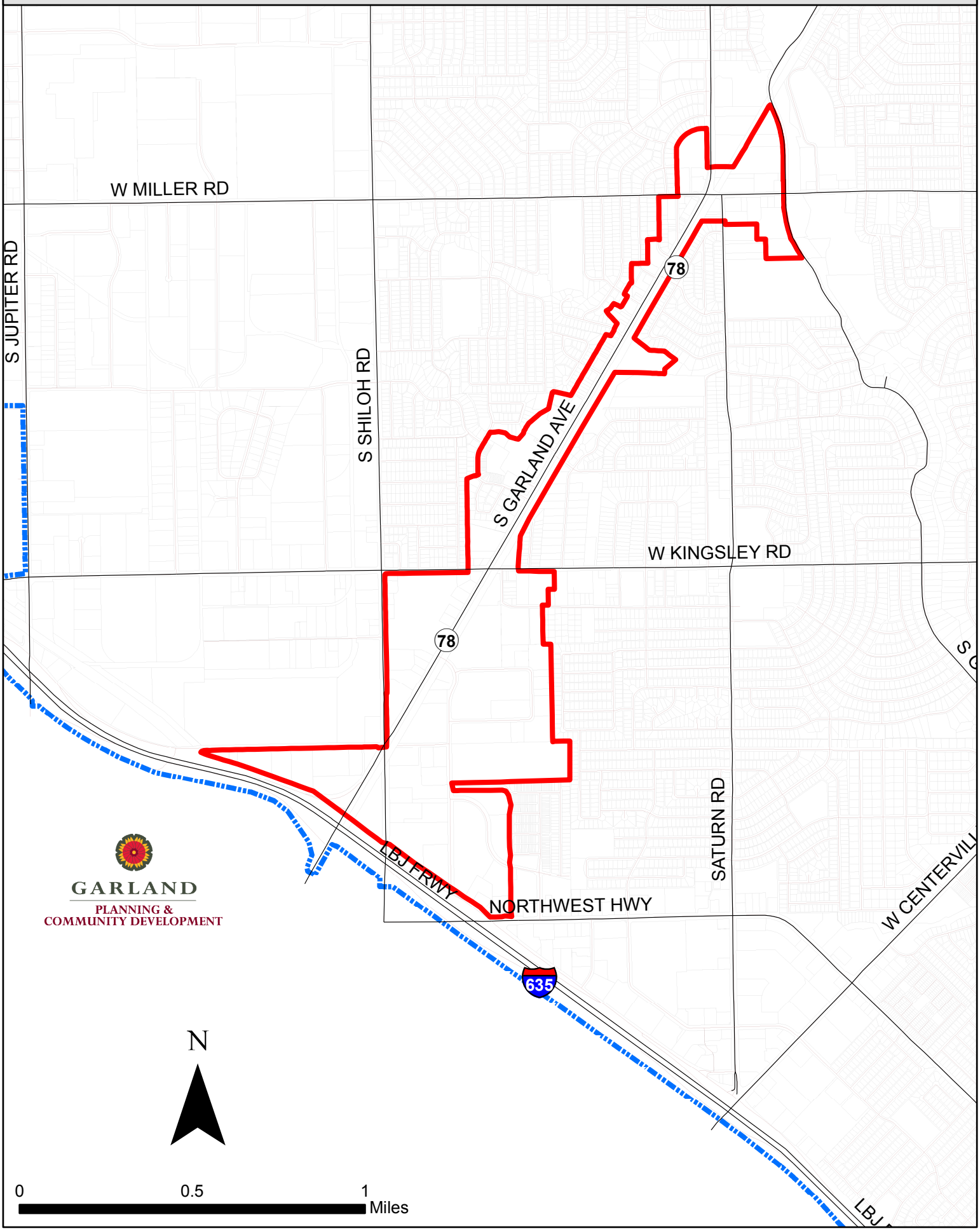South Garland Avenue Catalyst Area