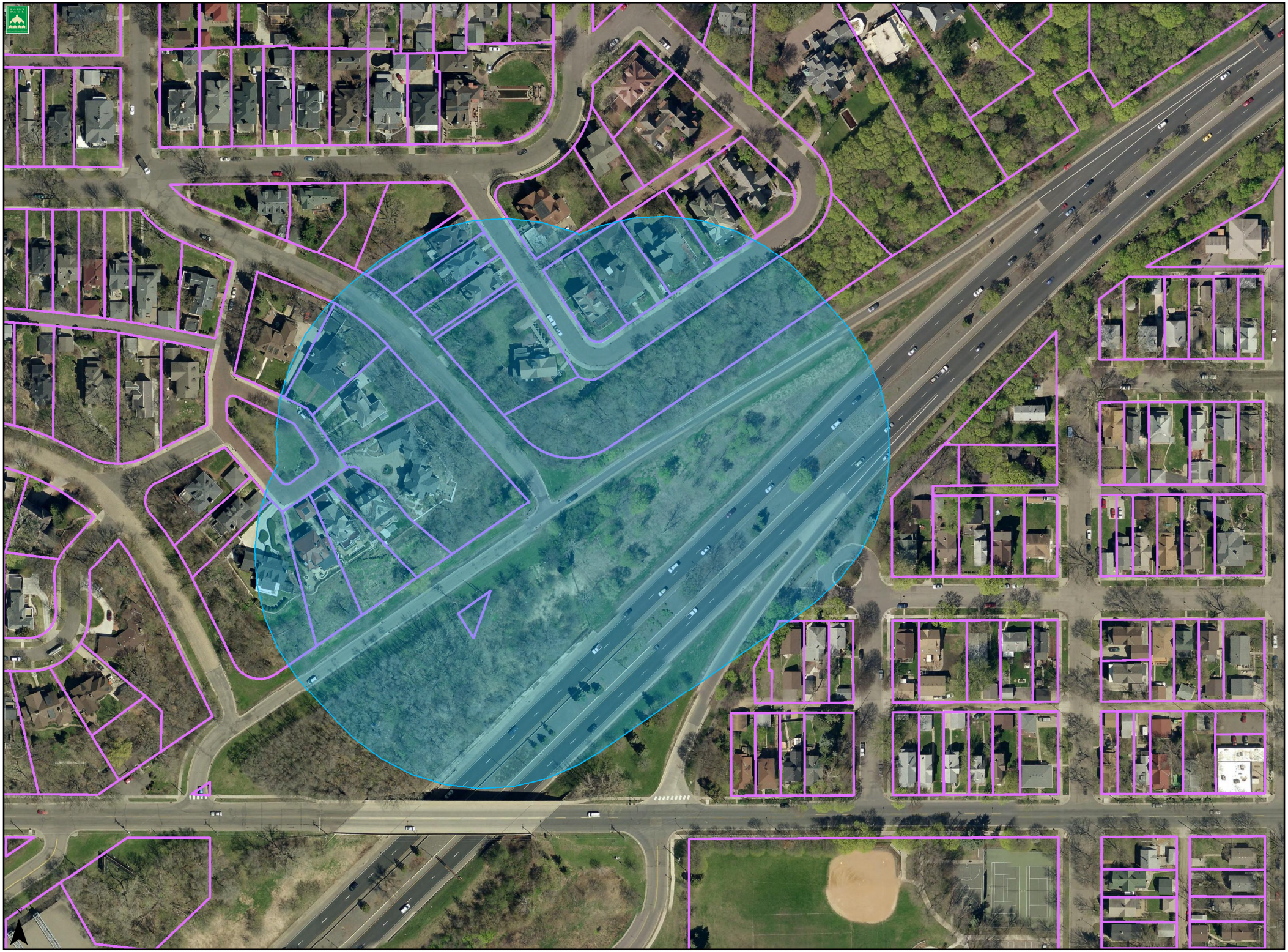Xcel Pleasant Ave