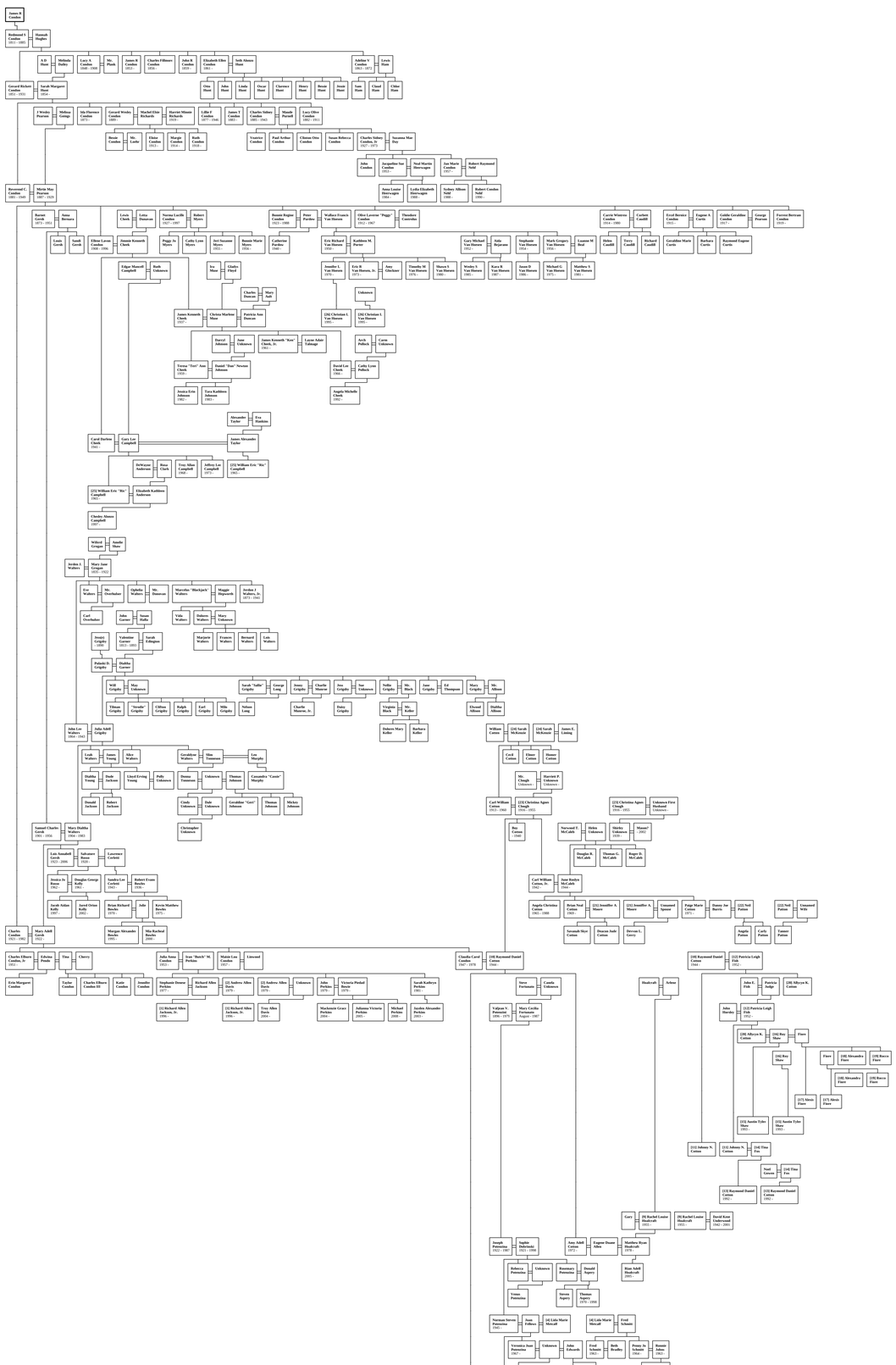All-in-One Tree of James R Condon