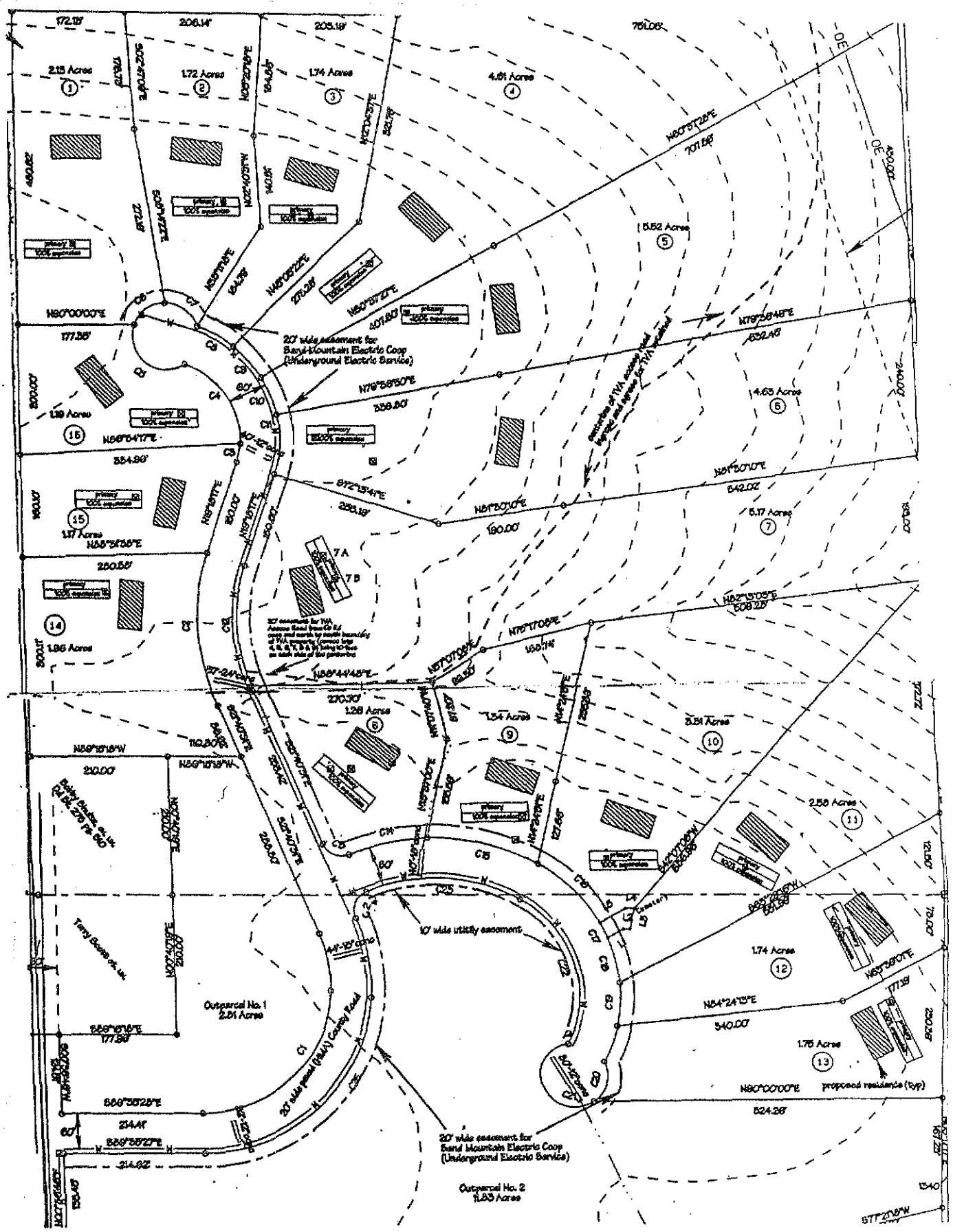W E L T O N ' S P O I N T