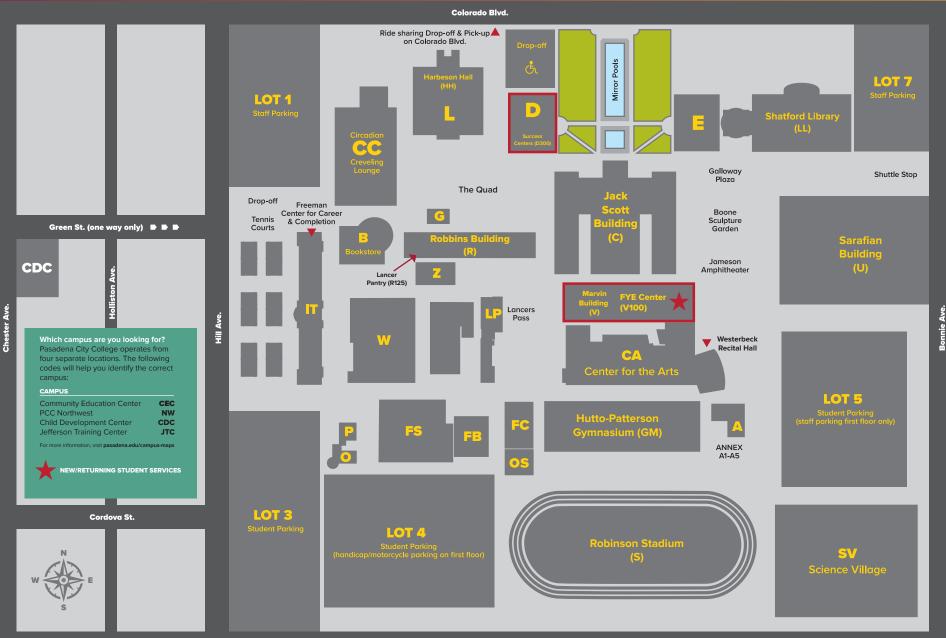
## We're so happy to PCC you





Del Mar Blvd.

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