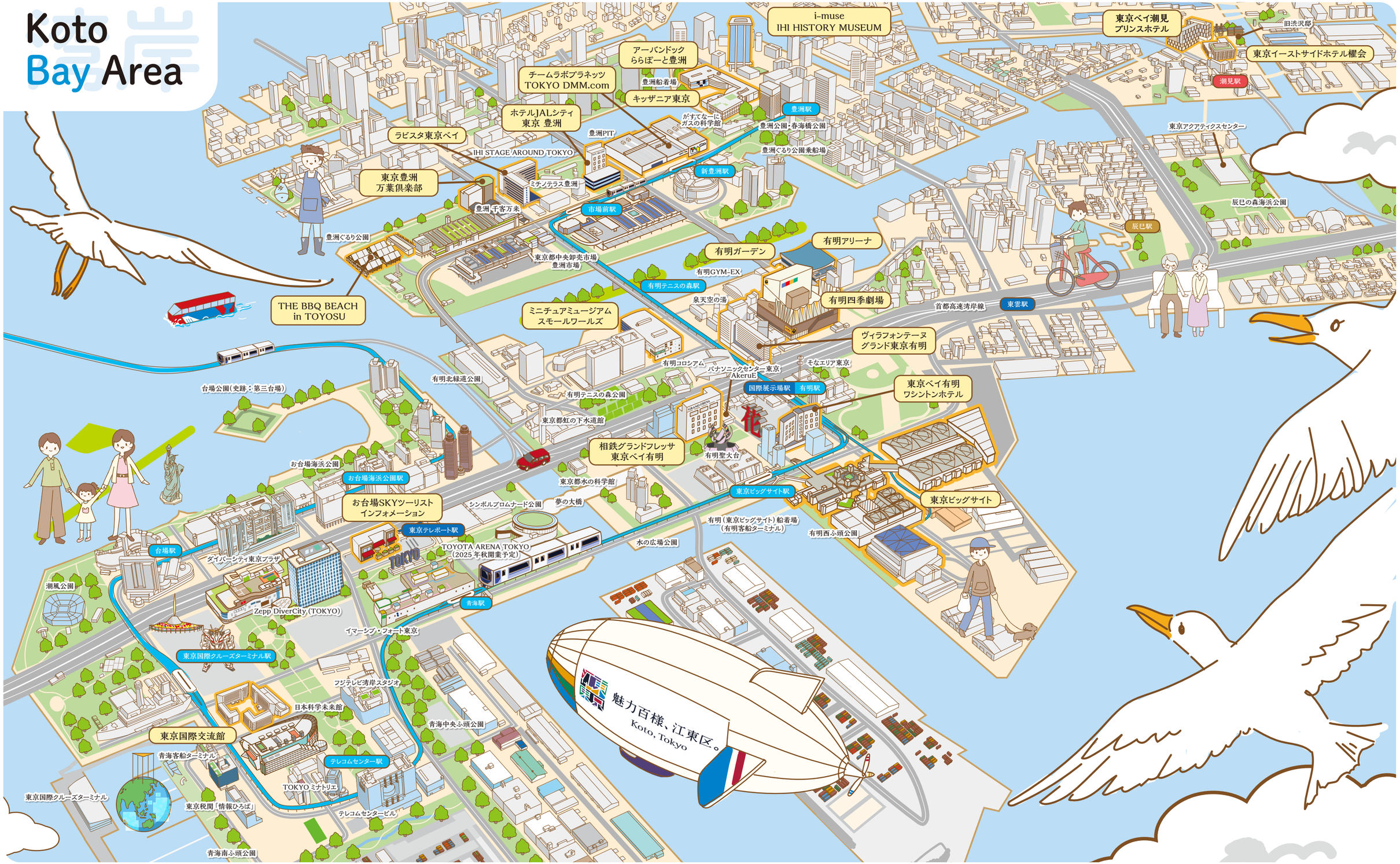Koto Bay Area