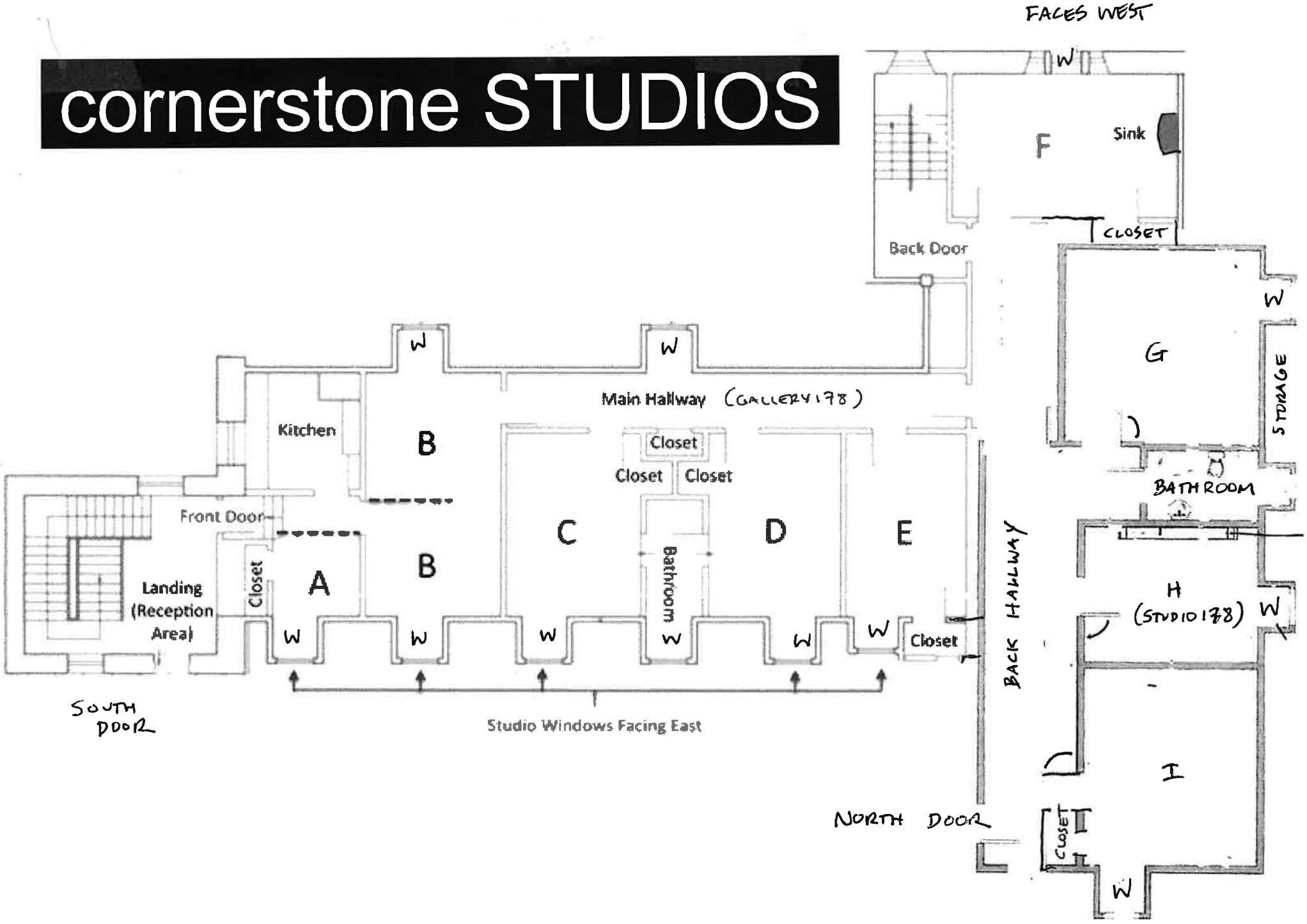cornerstone STUDIOS