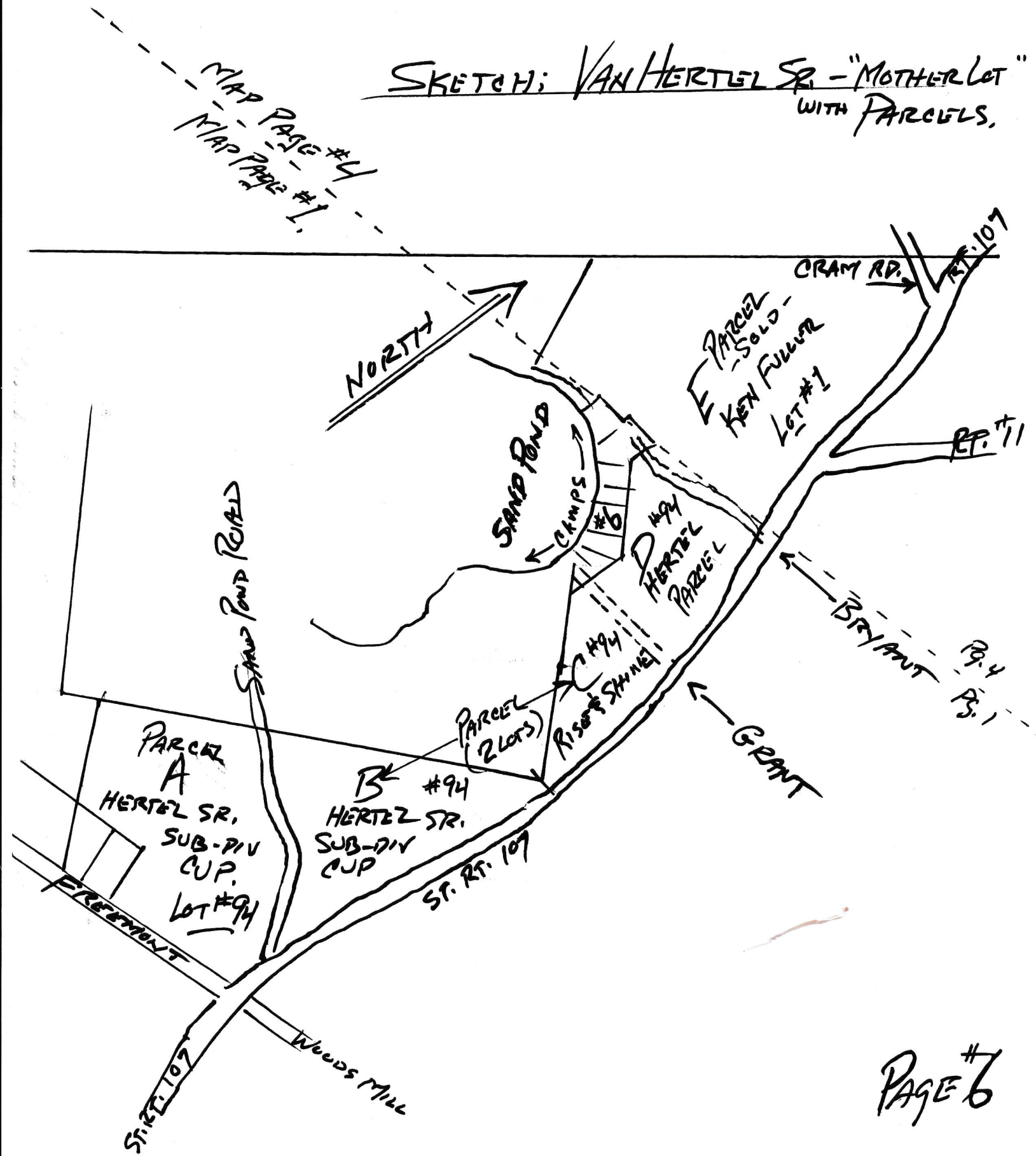SKETCH: VAN HERTEL SR. - "MOTHER LOT" WITH PARCELS.