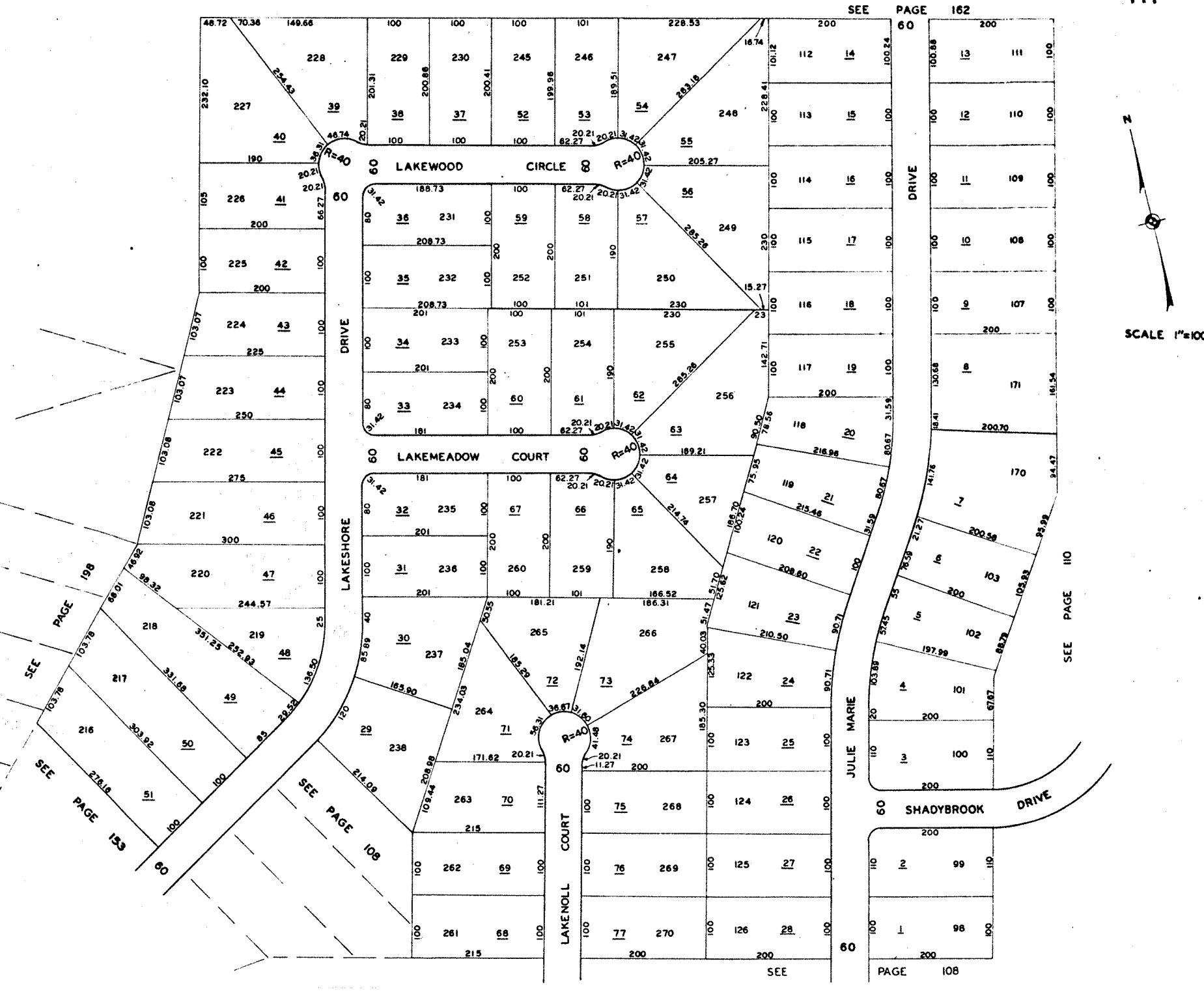HY CREST ACRES UNION TWP 17 S-2