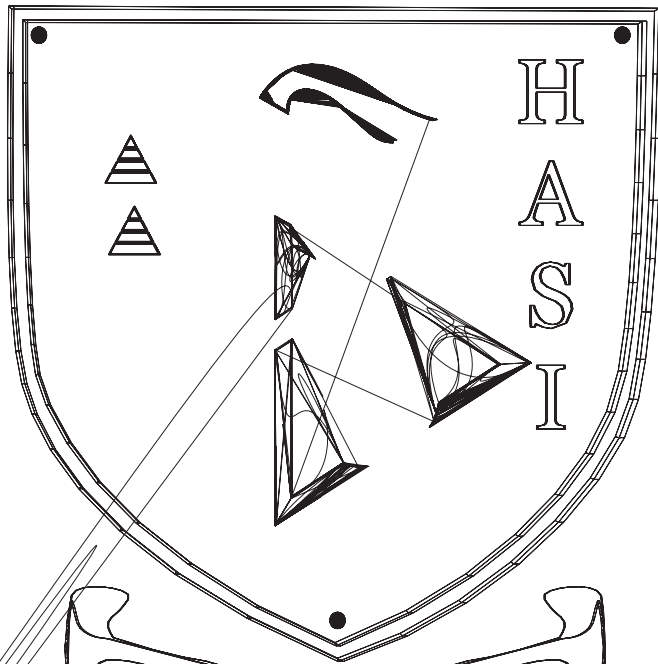


HUBBARD HOUSE
37. FITZROY STREET



A CIVILIZATION CAN SURVIVE