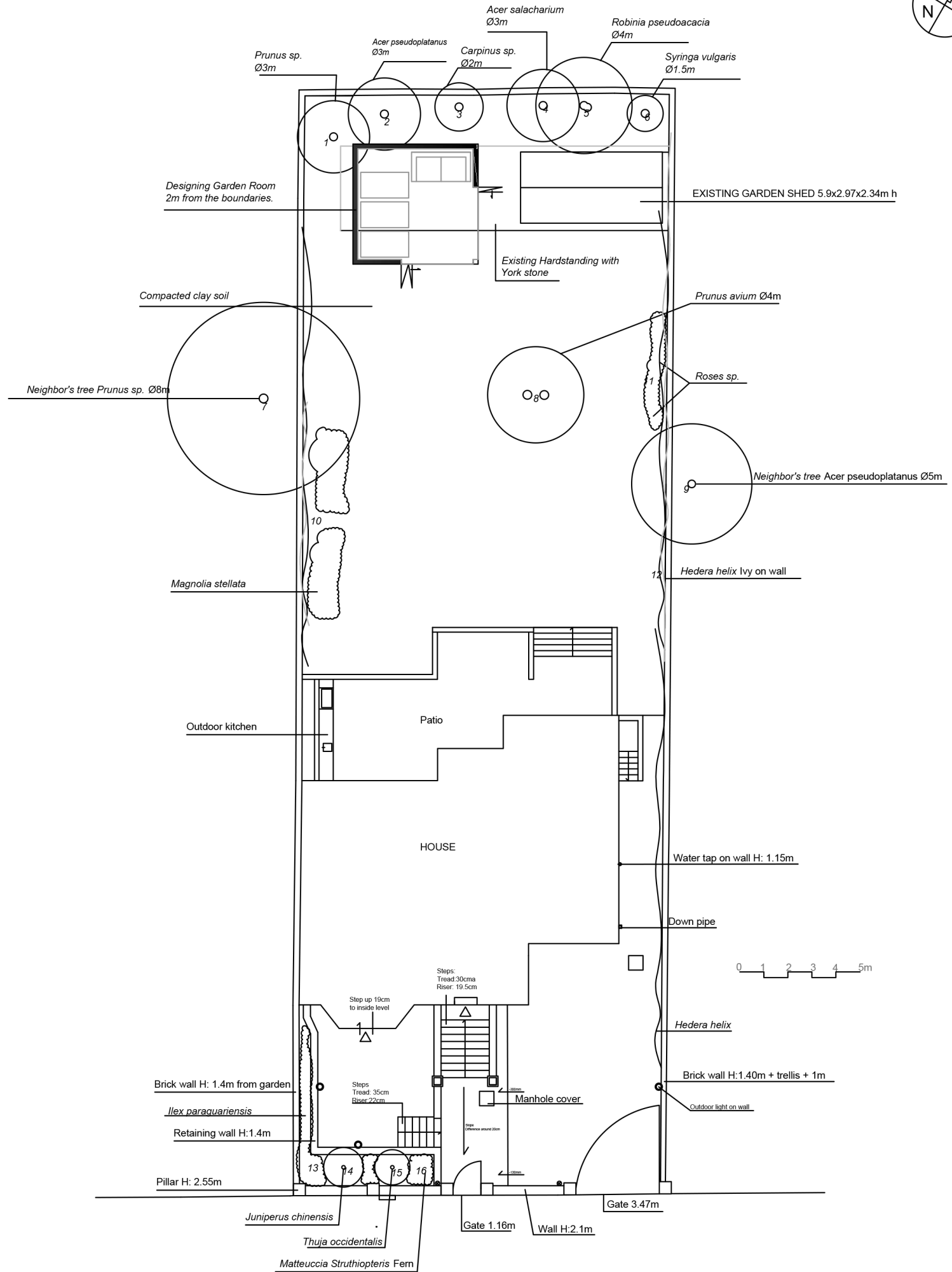
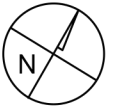




QUEENS GROVE