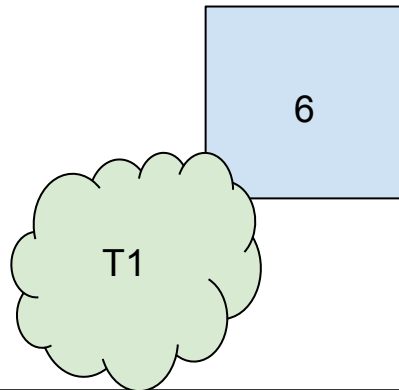
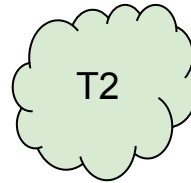




---

Wellfield Avenue