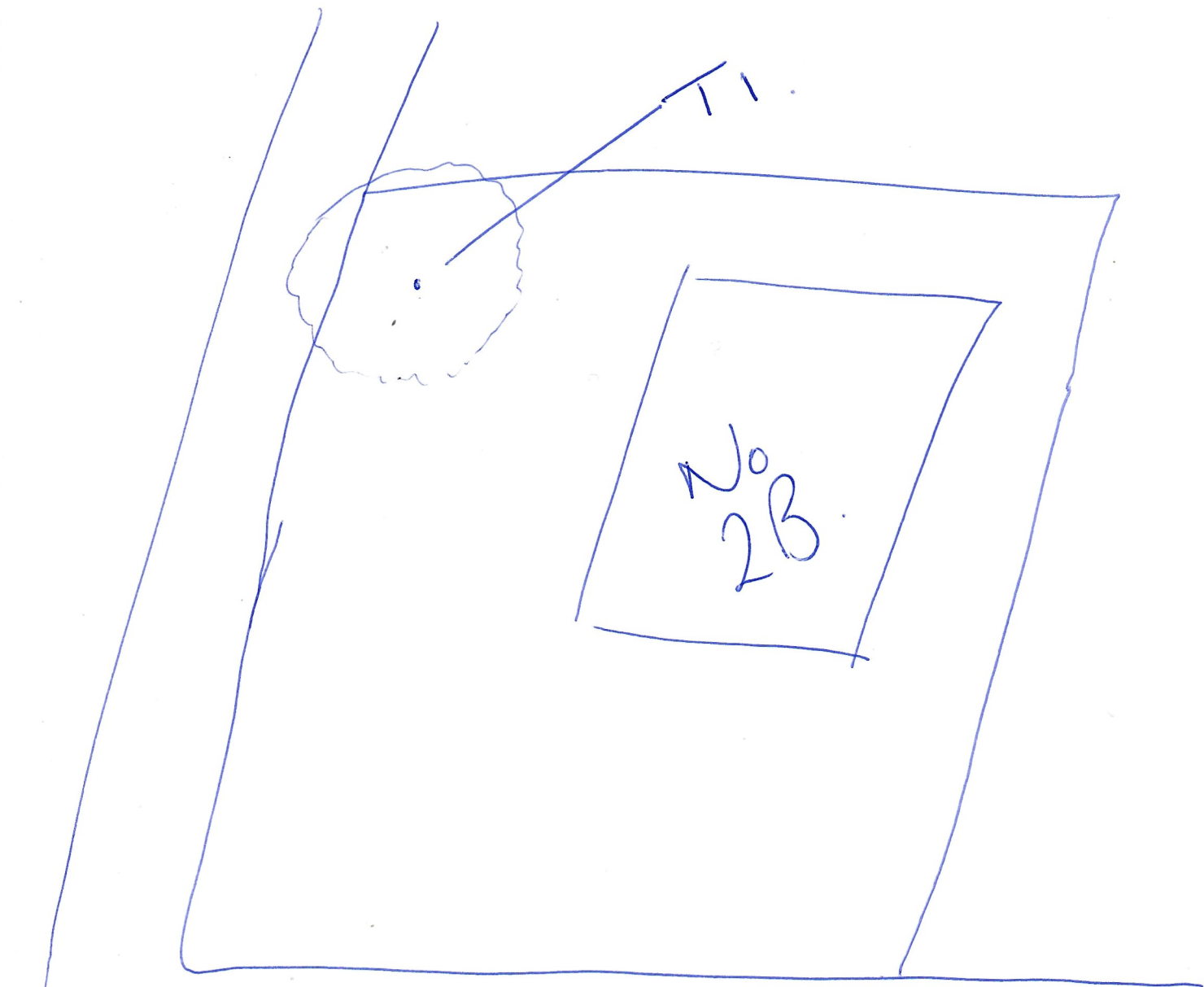




- - - ST GEORGES AVENUE - - -

