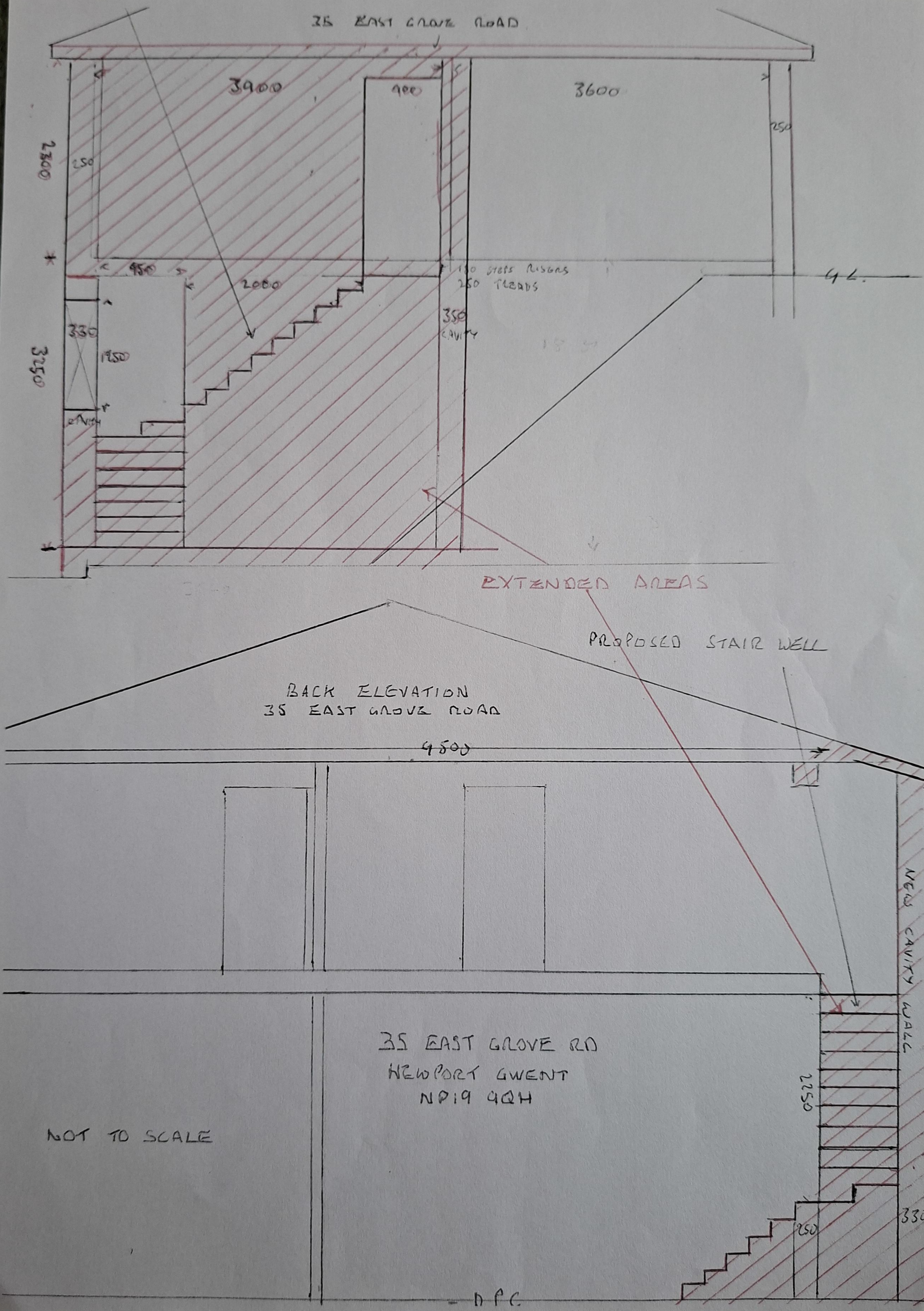35 EAST GROVE ROAD