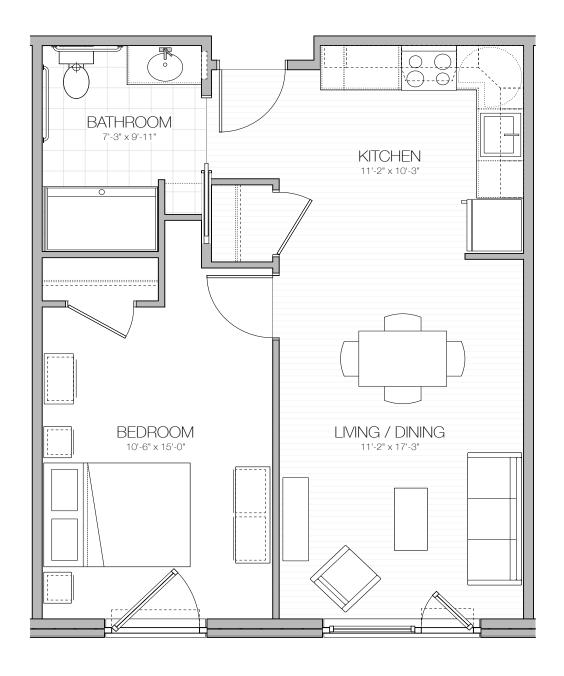




## **ELM PLACE**





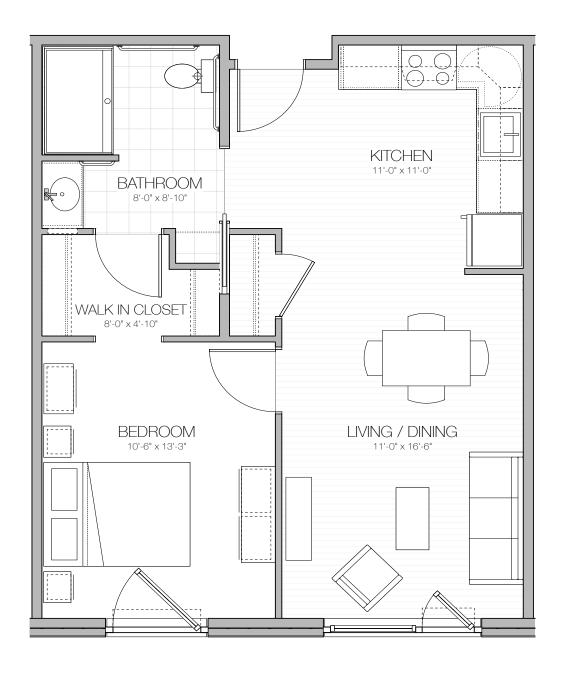








## **ELM PLACE**













## ELM PLACE

