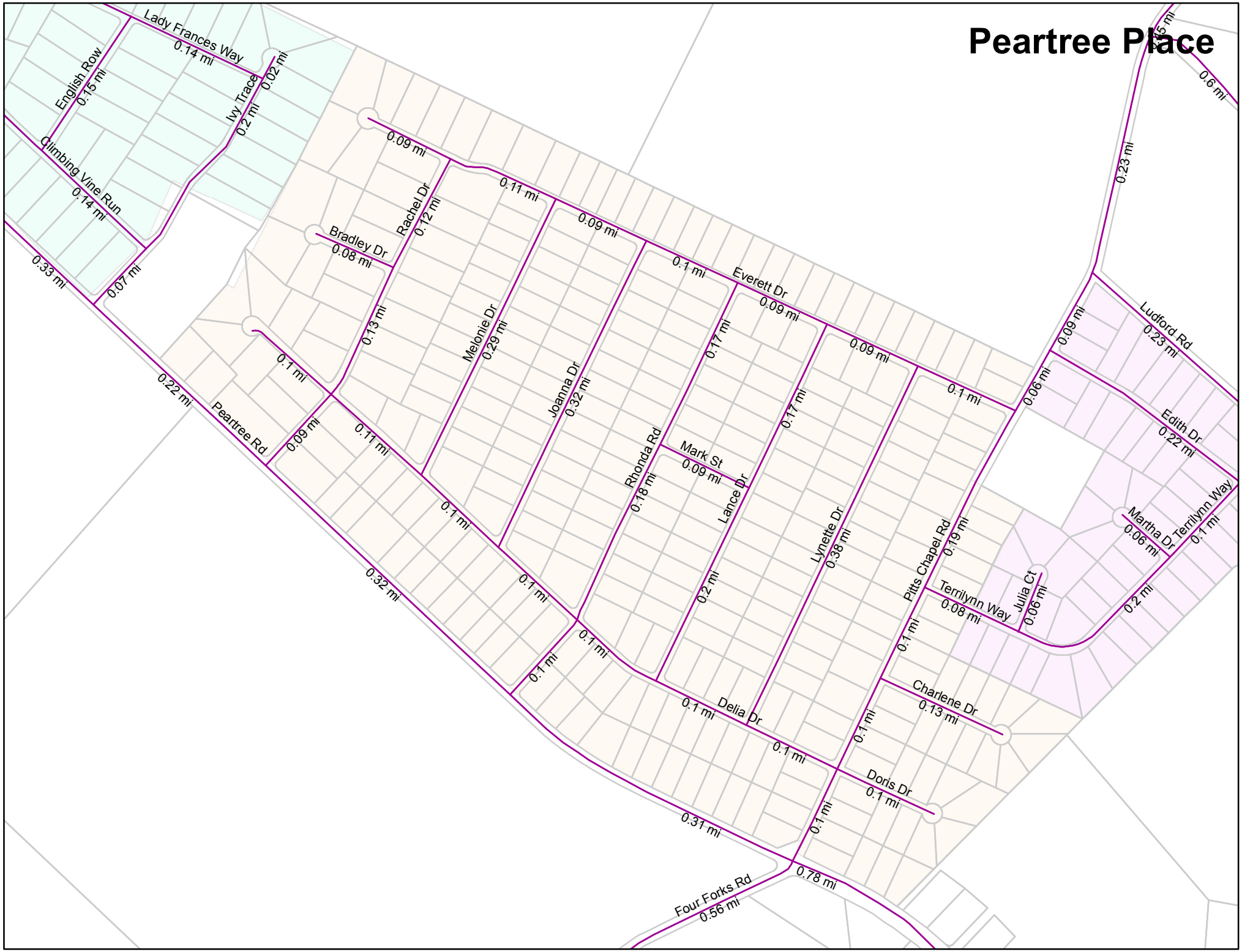Peartree Place