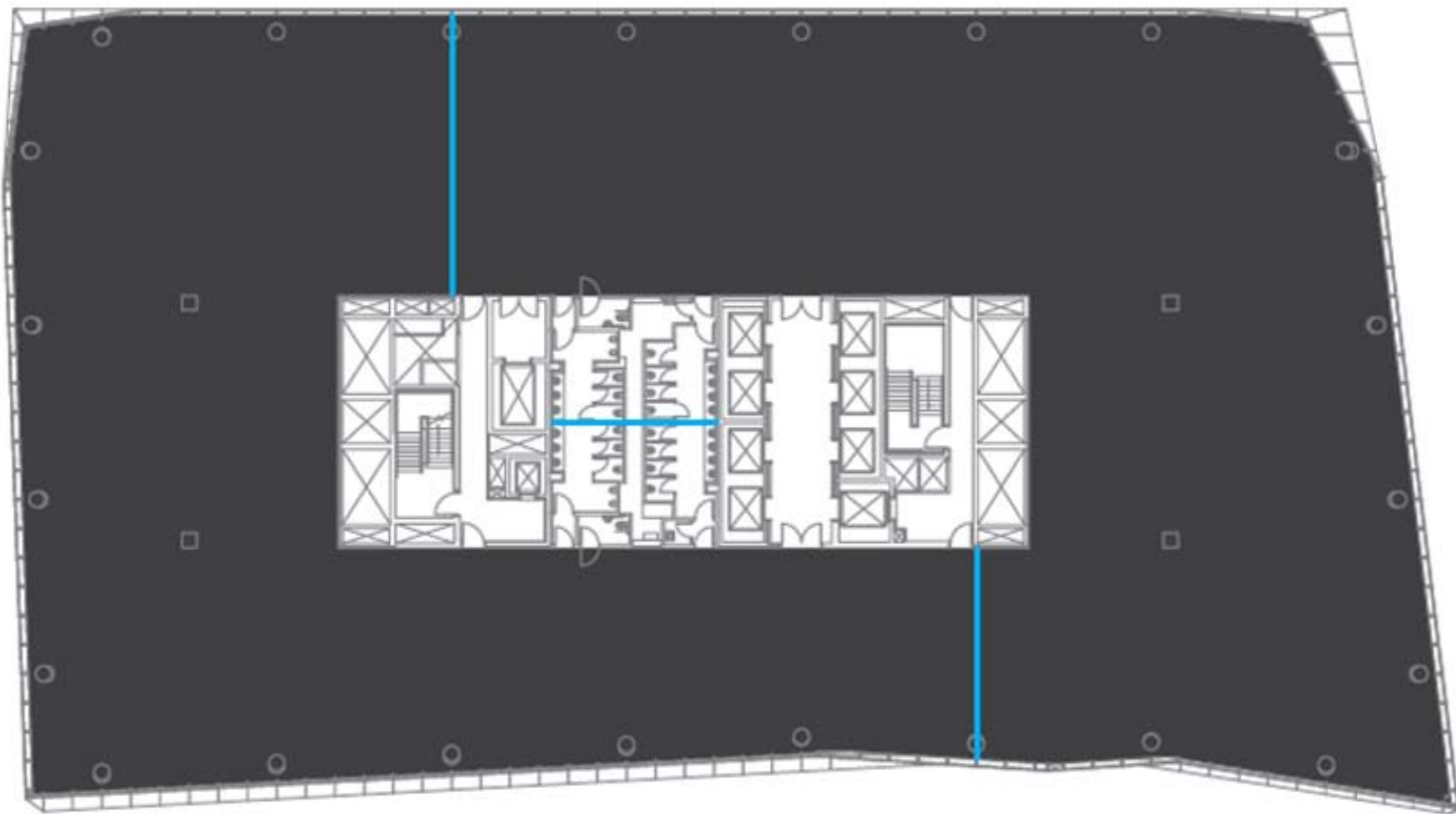


SPENSER STREET



VICTORIA STREET