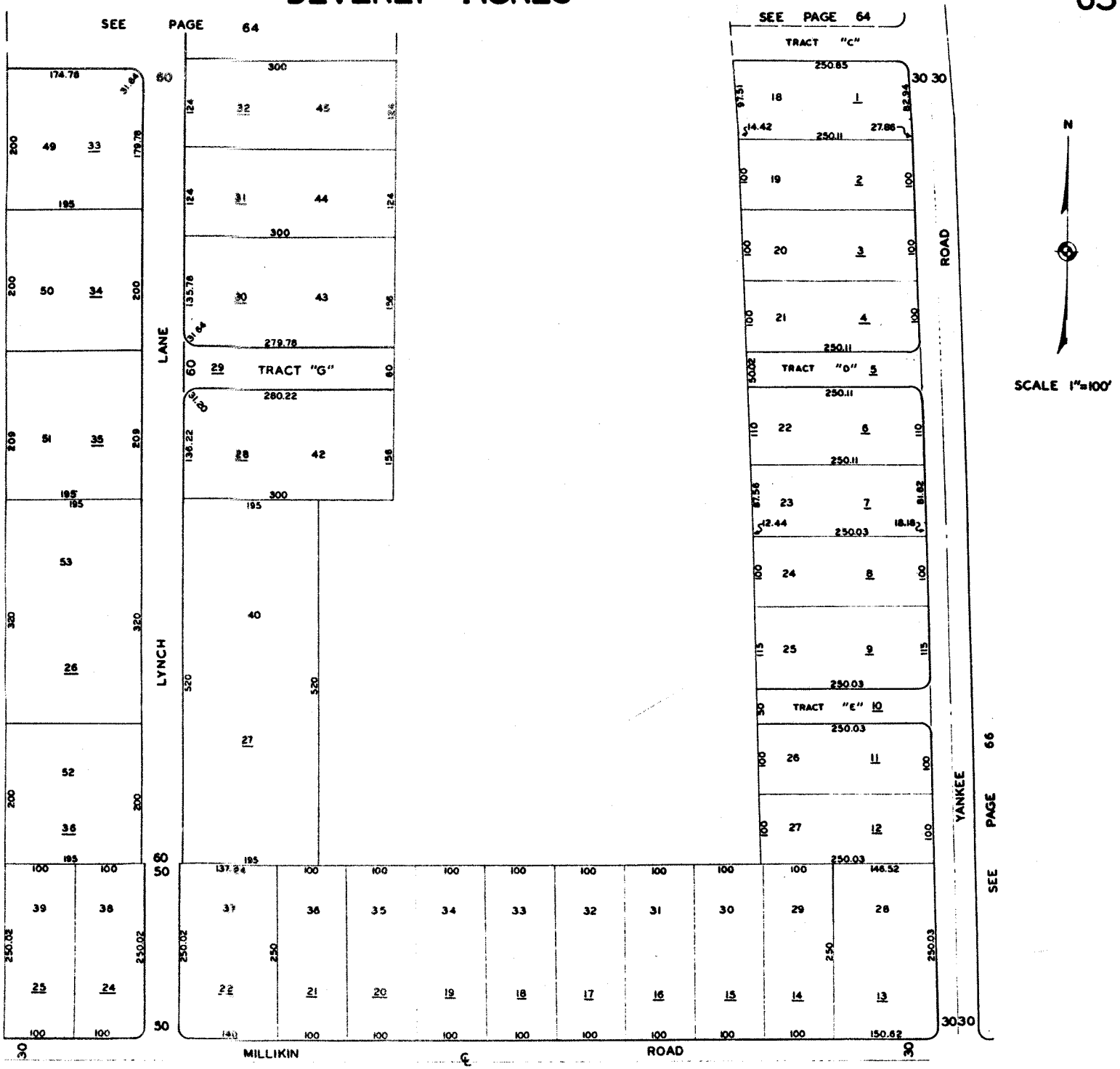BEVERLY ACRES