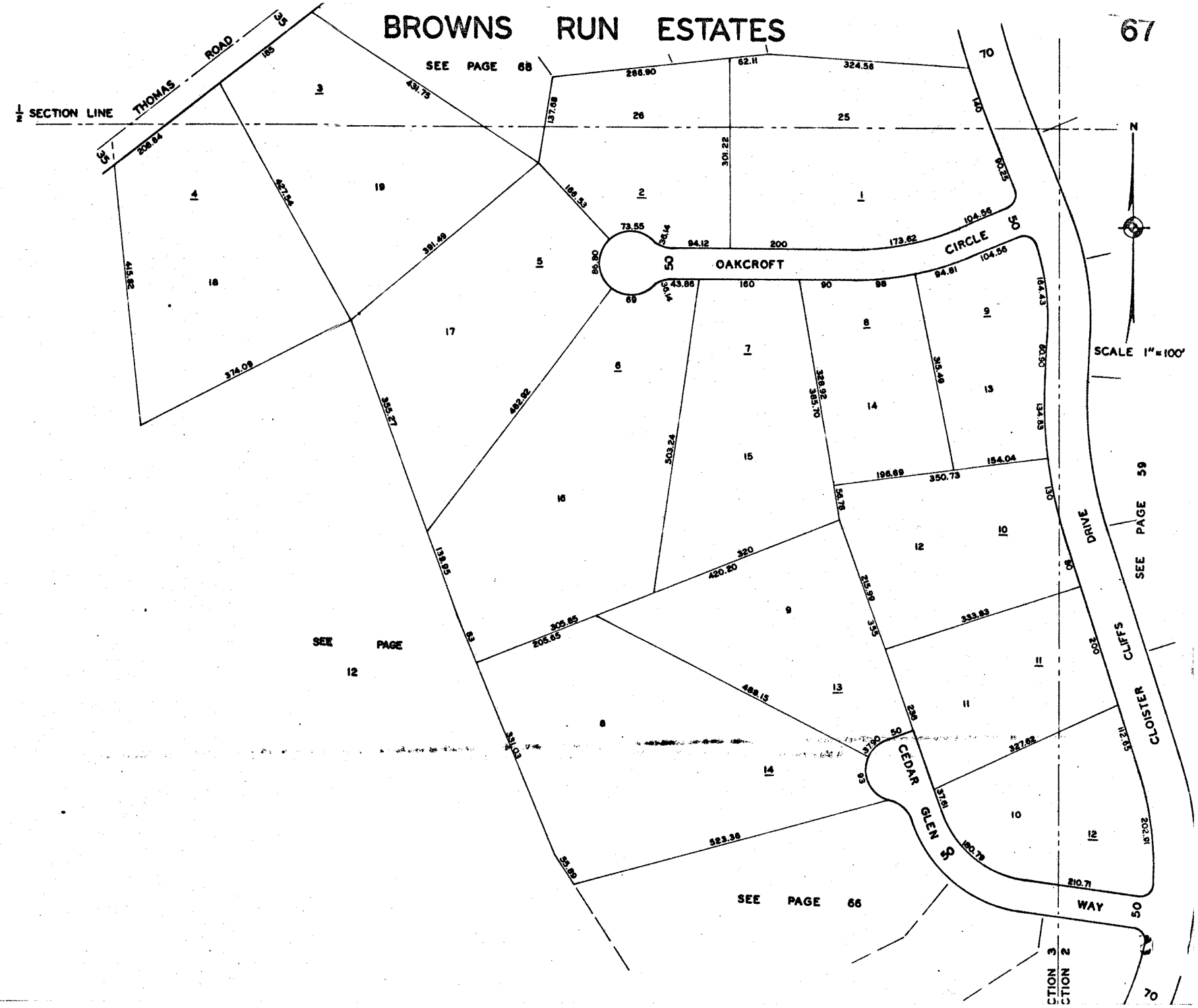BROWNS RUN ESTATES