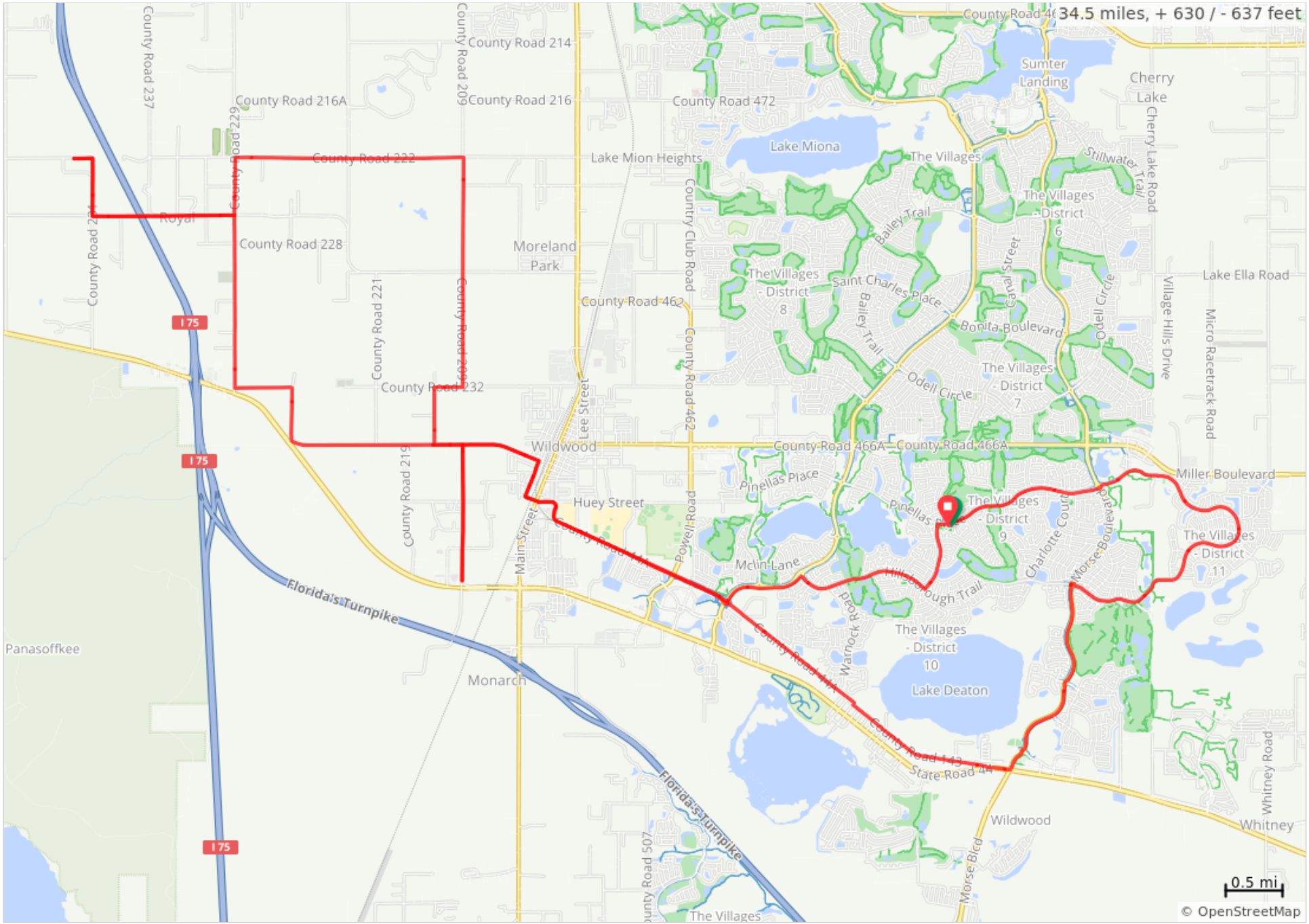236 Champagne Farm 35