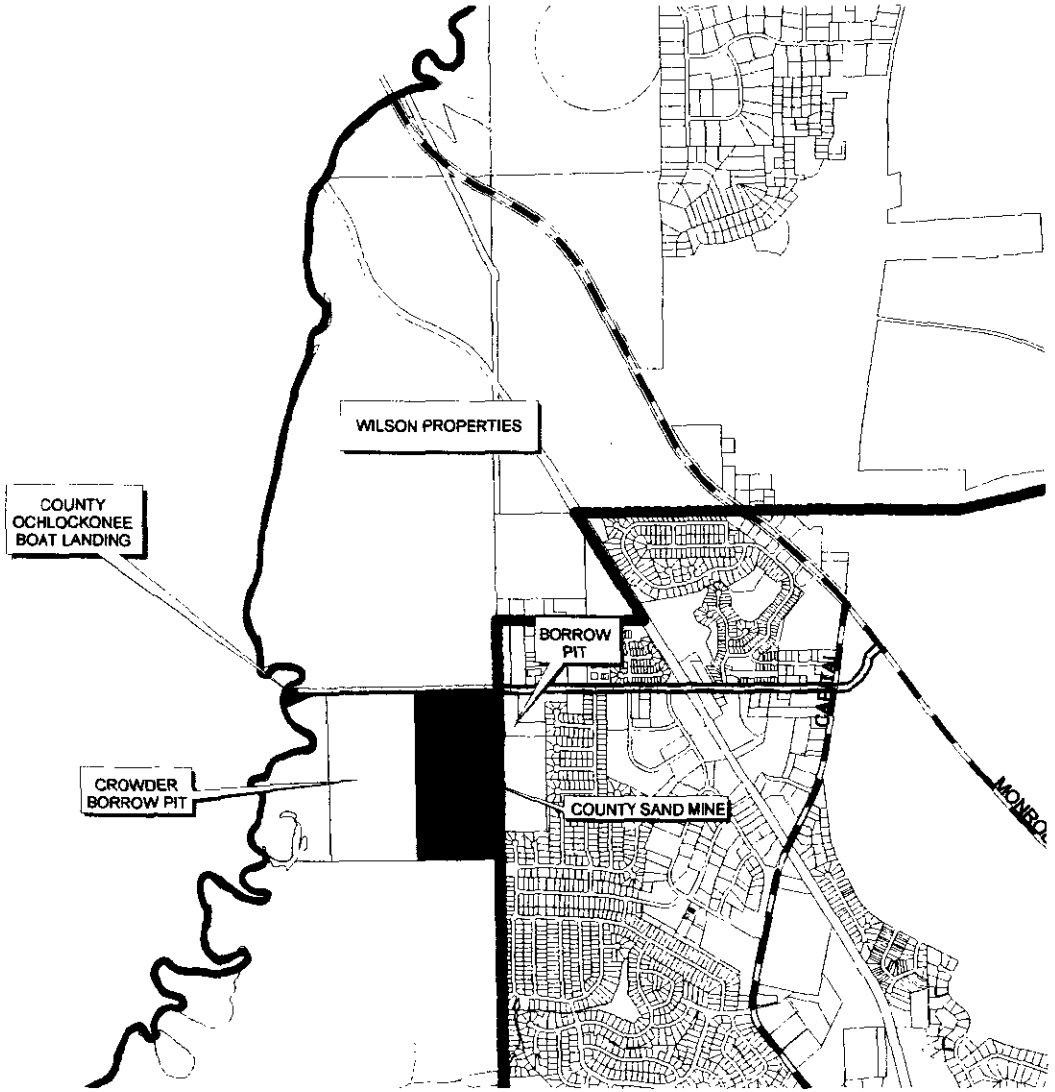TOWER ROAD PROPERTIES