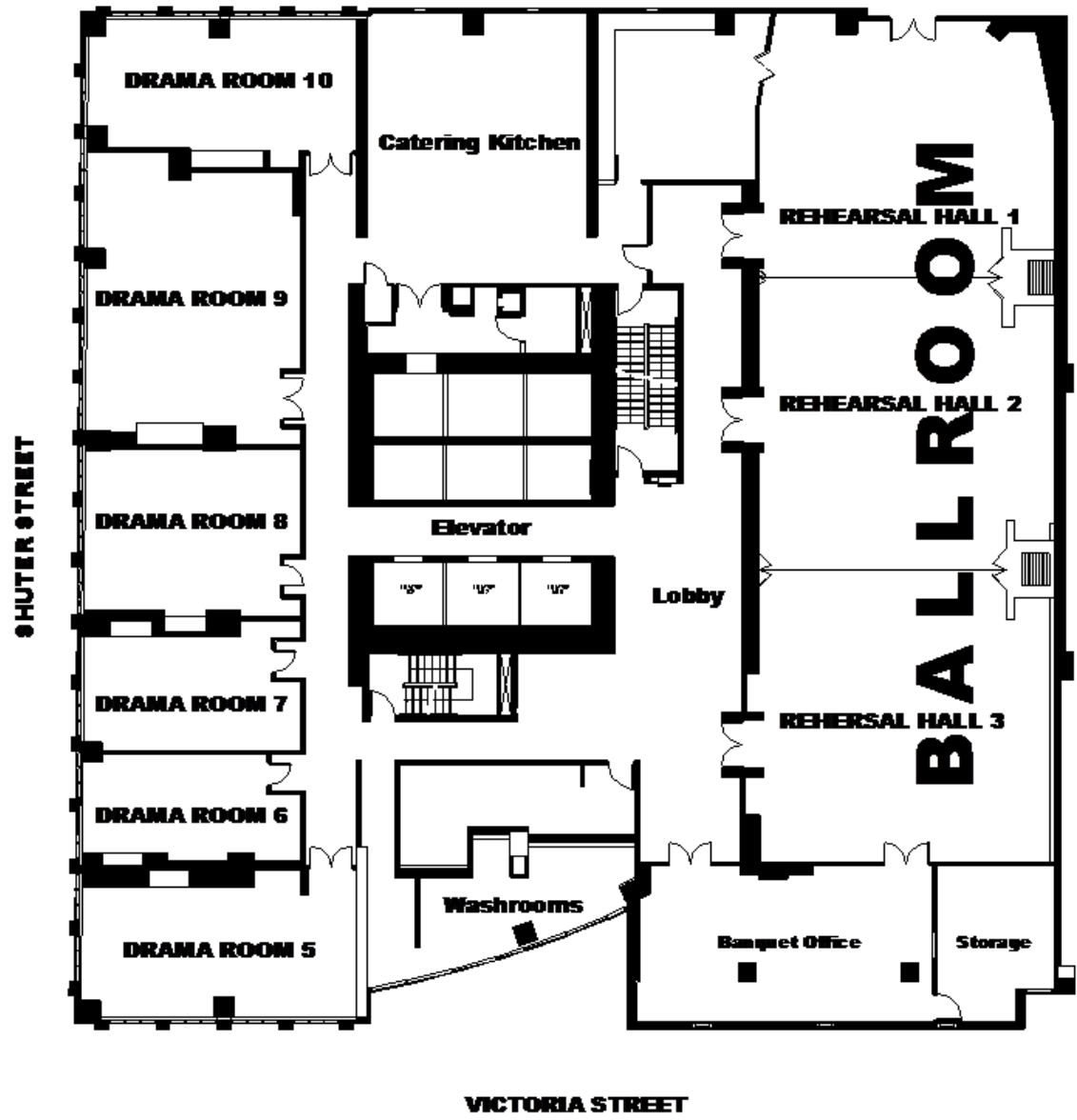


O'KEEFE LANE



VICTORIA STREET