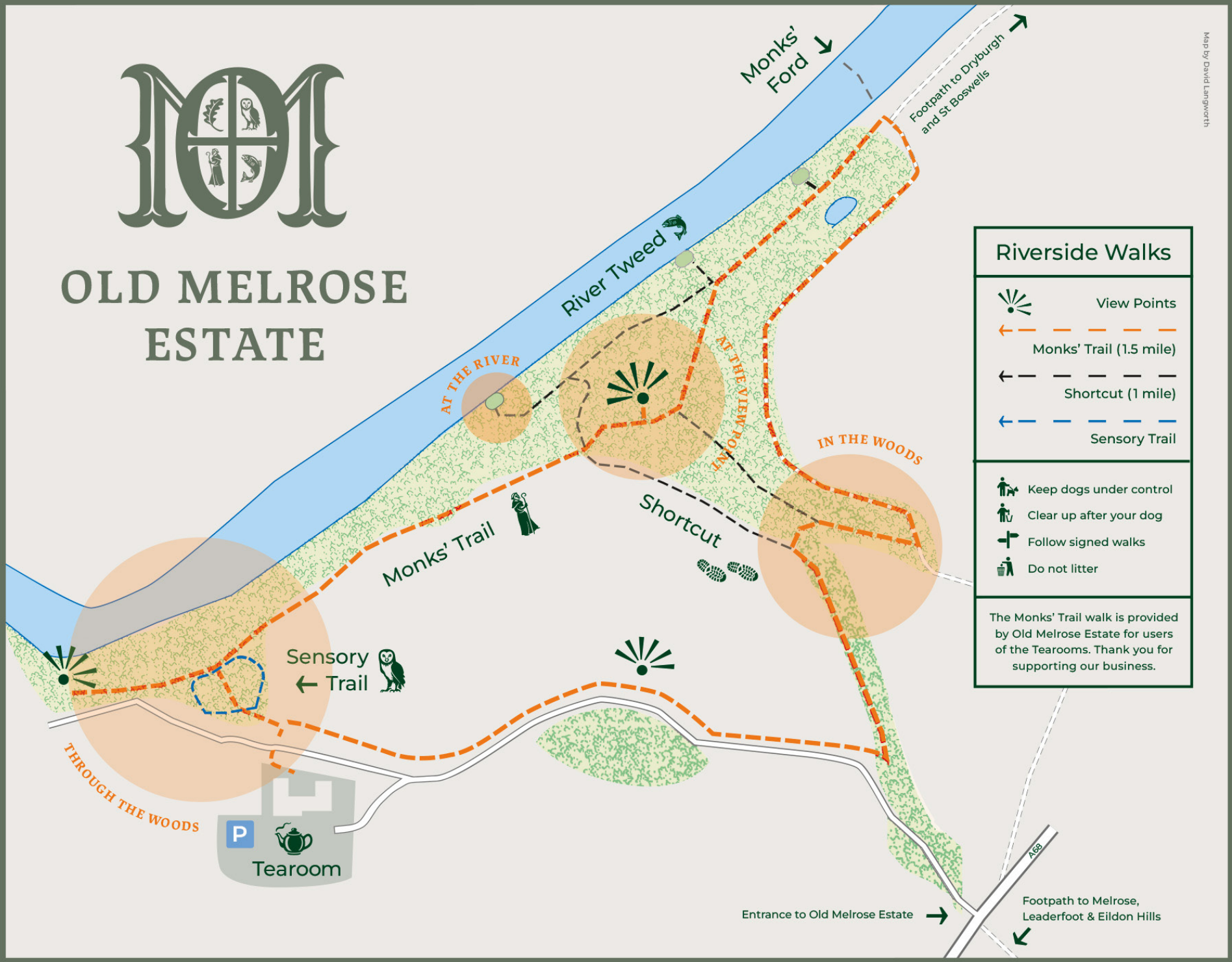# OLD MELROSE ESTATE