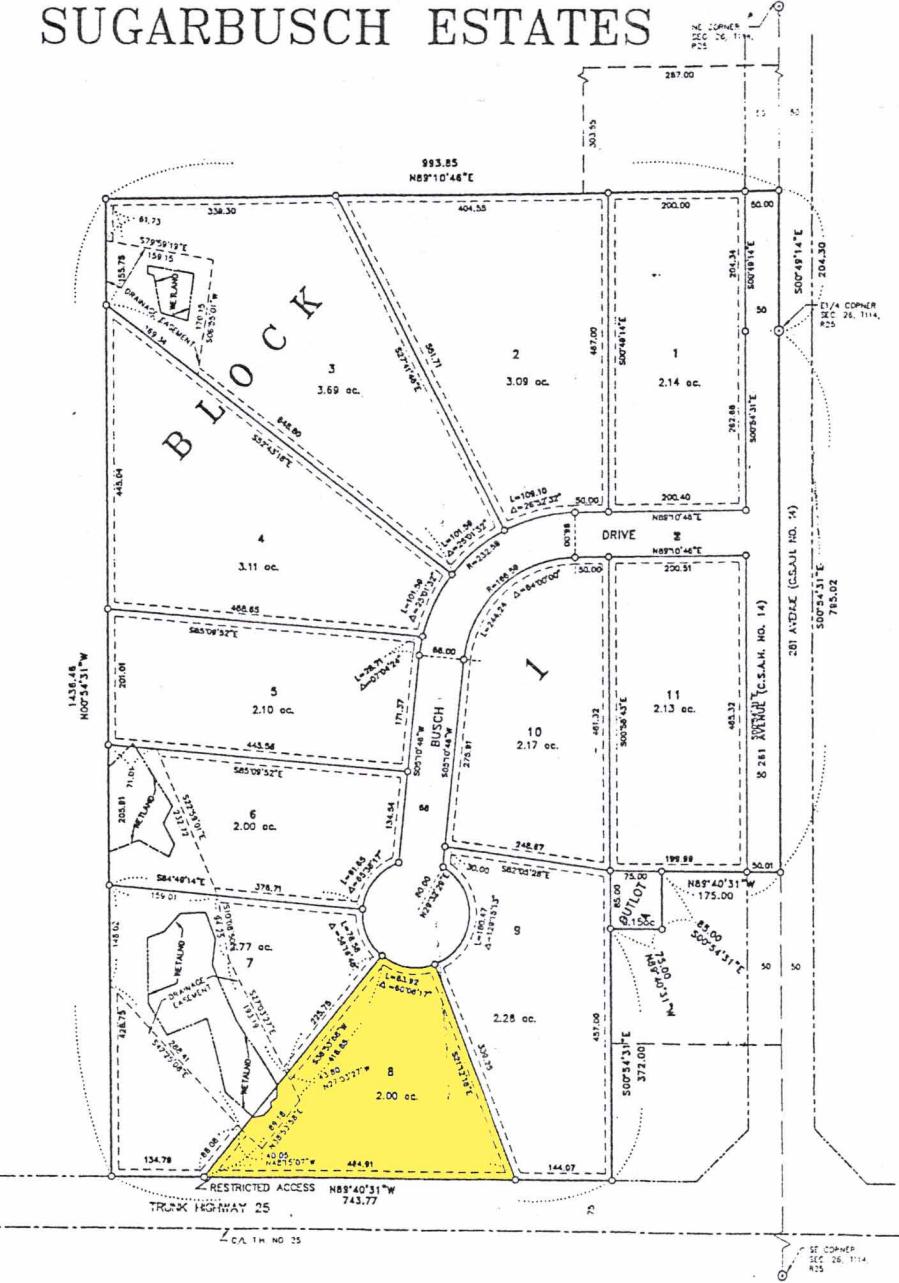SUGARBUSCH ESTATES