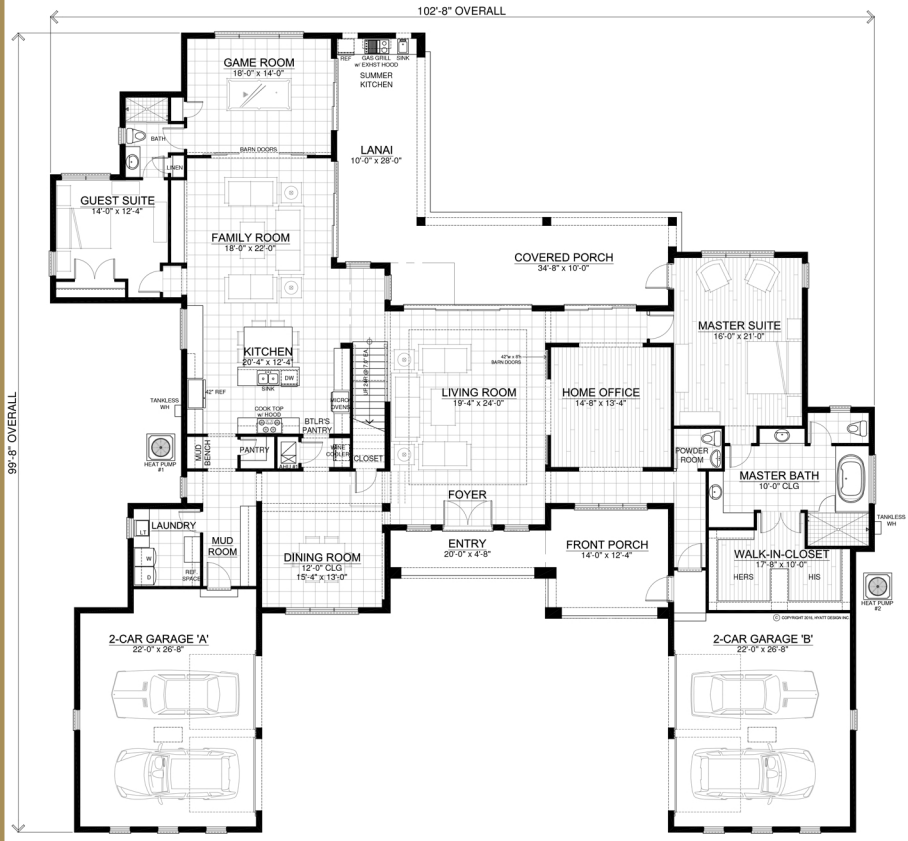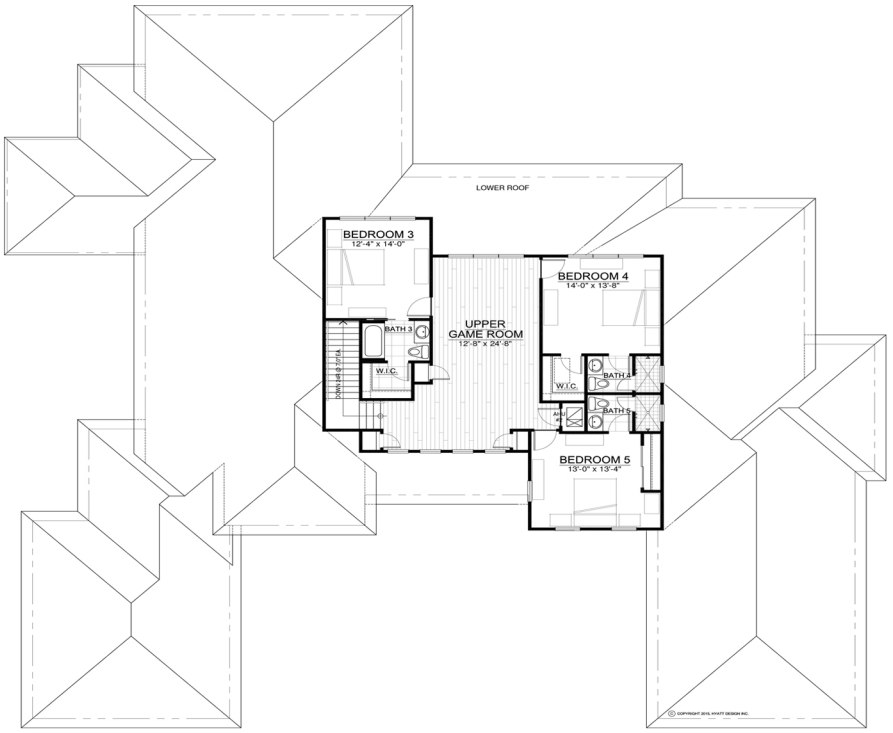25 Waterstone