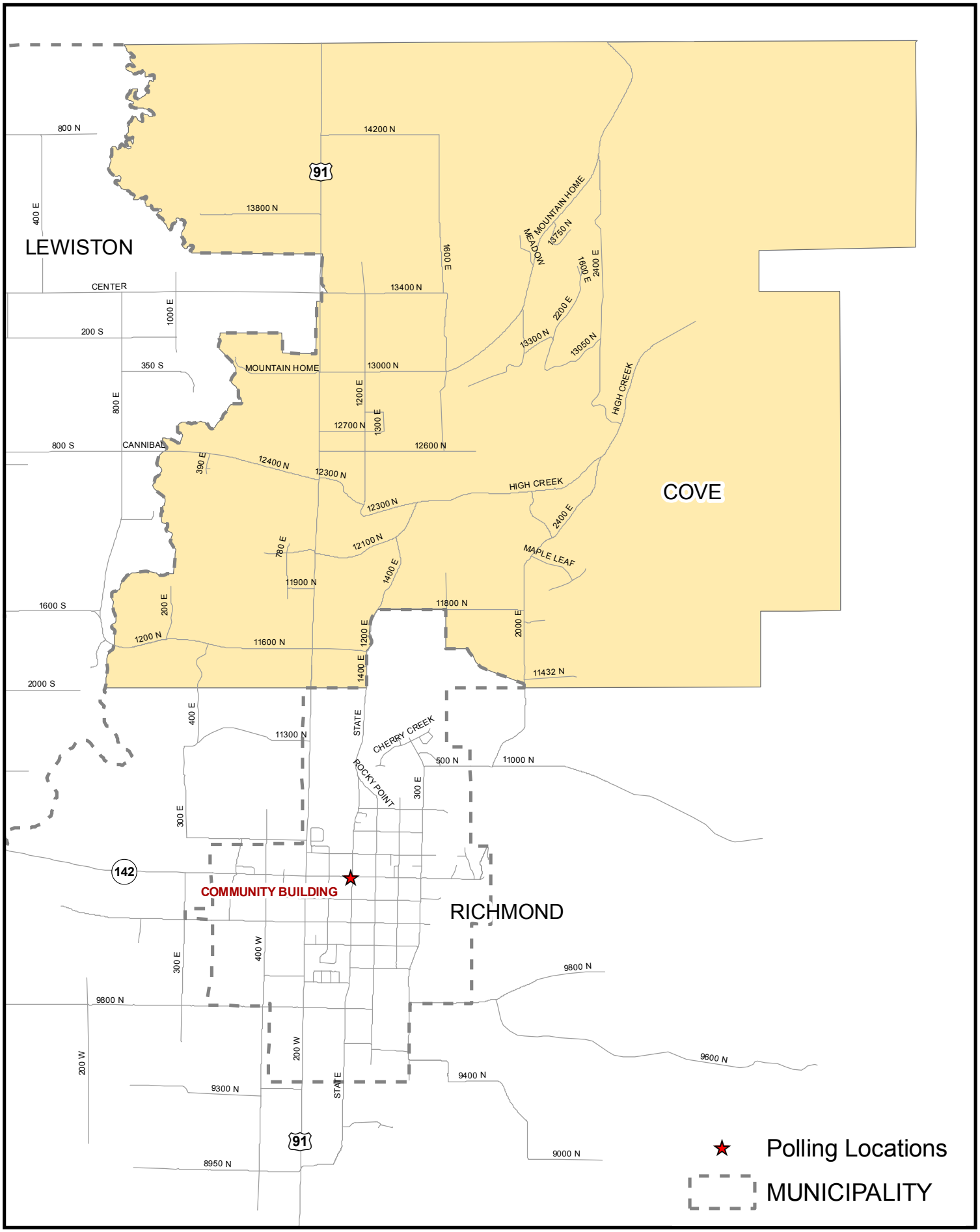COVE PRECINCT