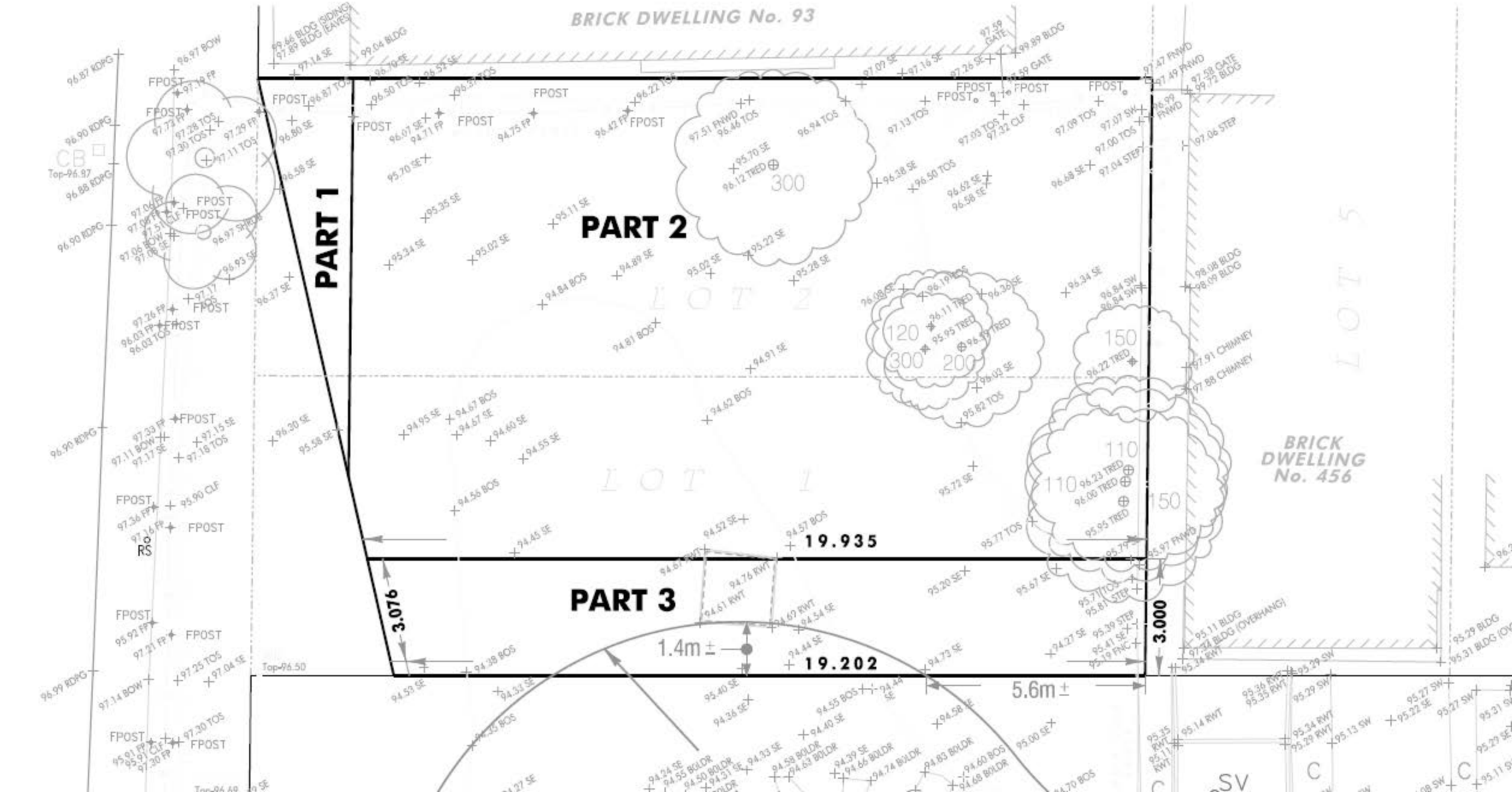95 DUNDURN STREET SOUTH