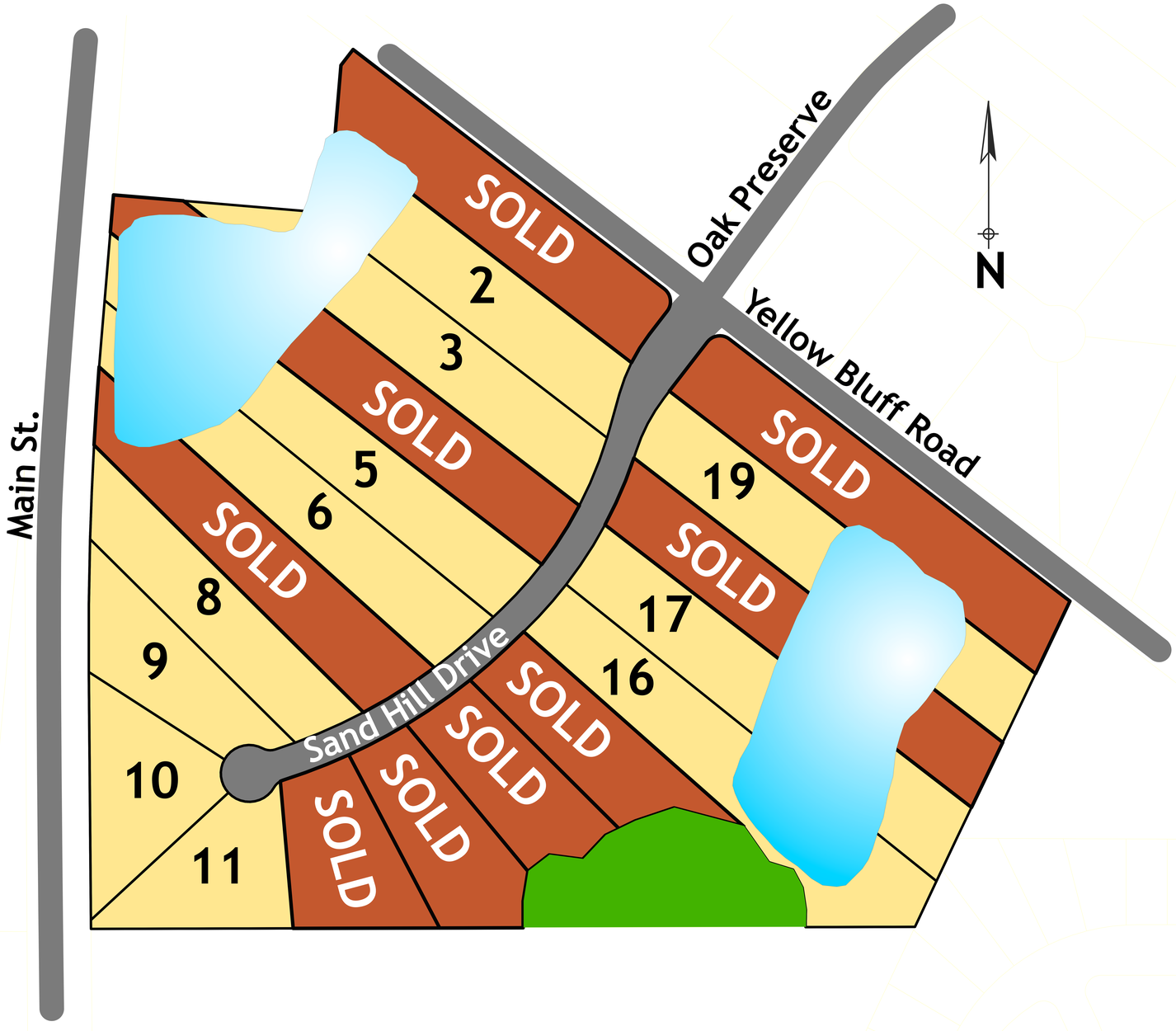Oak Bluff Estates