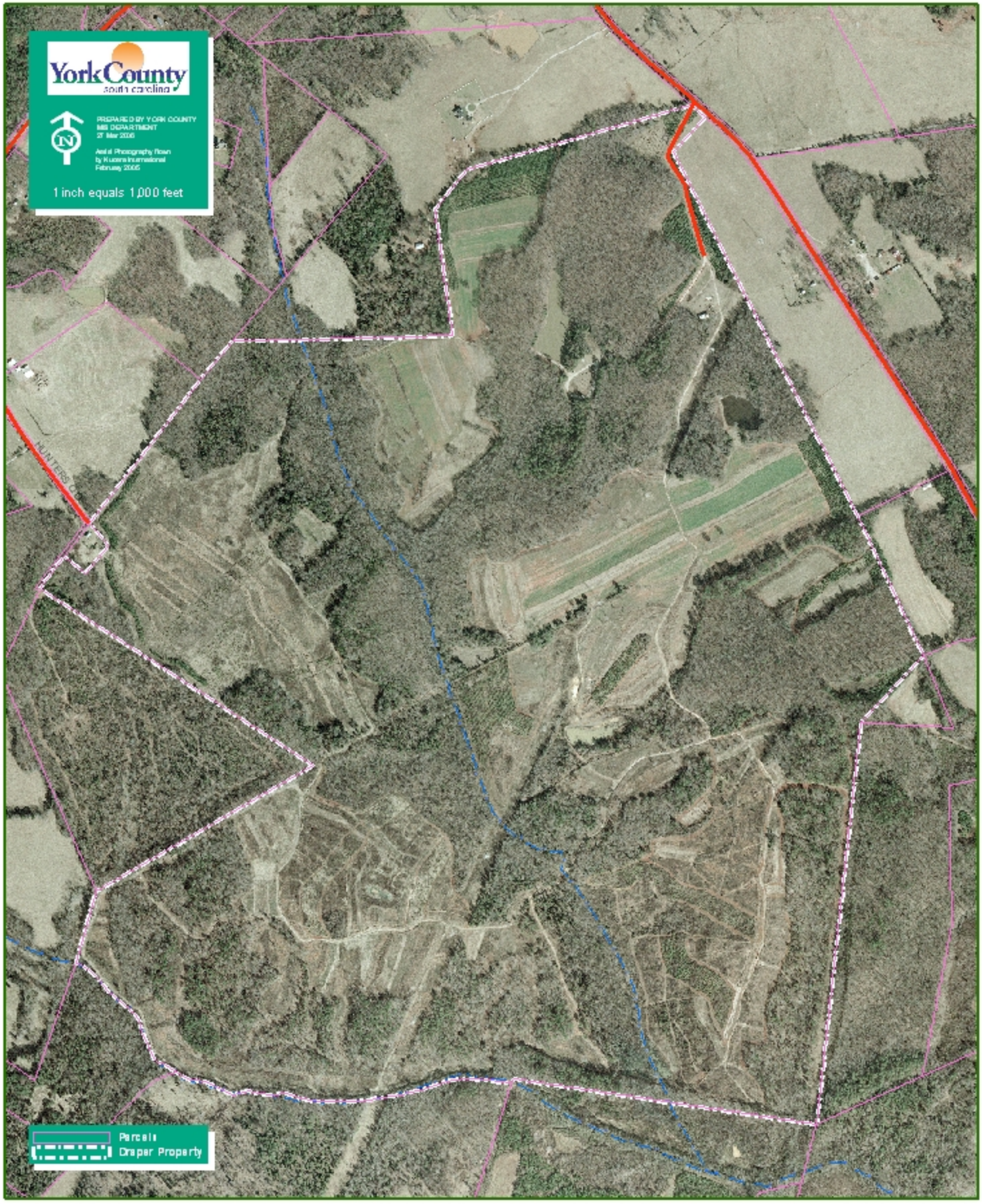DRAPER PROPERTY