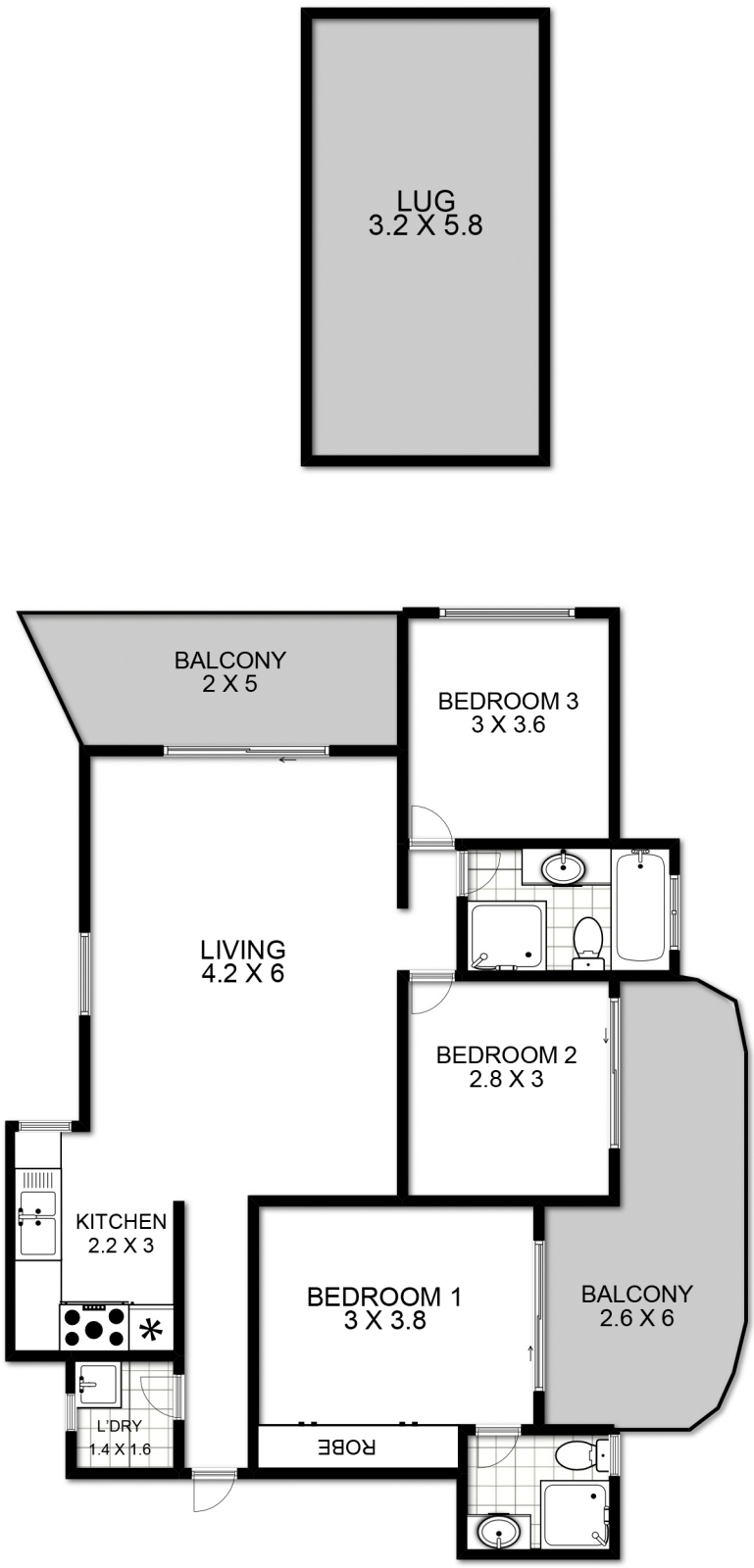1/36-38 BIRMINGHAM STREET, MERRYLANDS