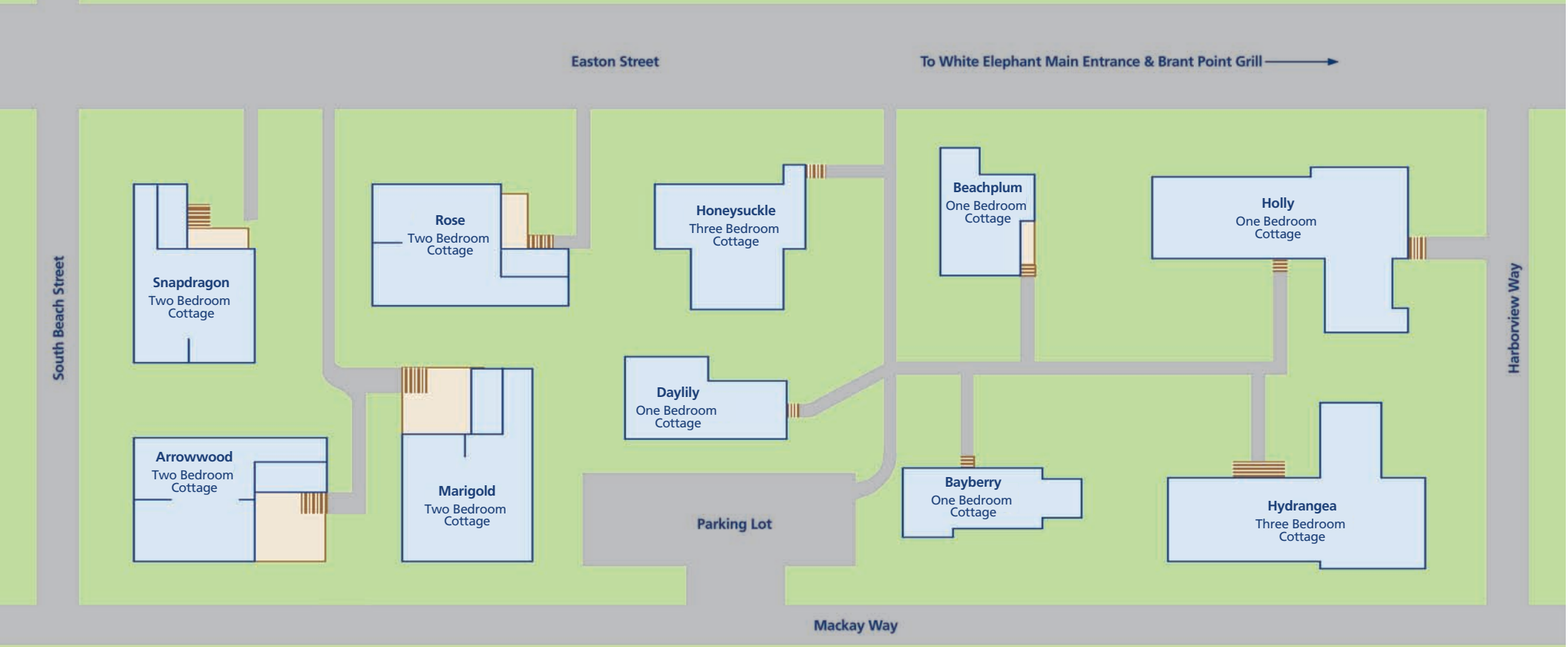WHITE ELEPHANT • GARDEN COTTAGES