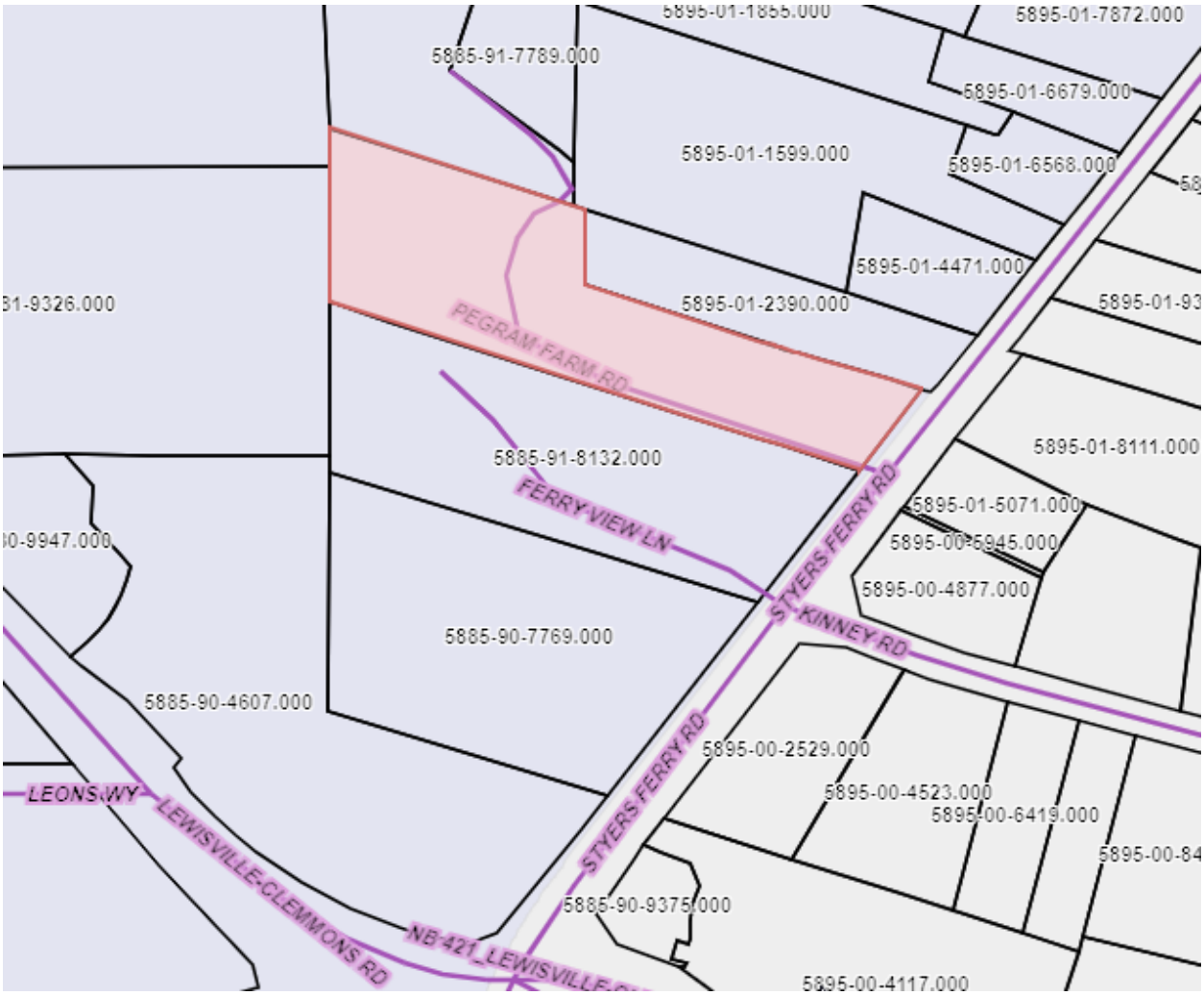Pegram Landing II