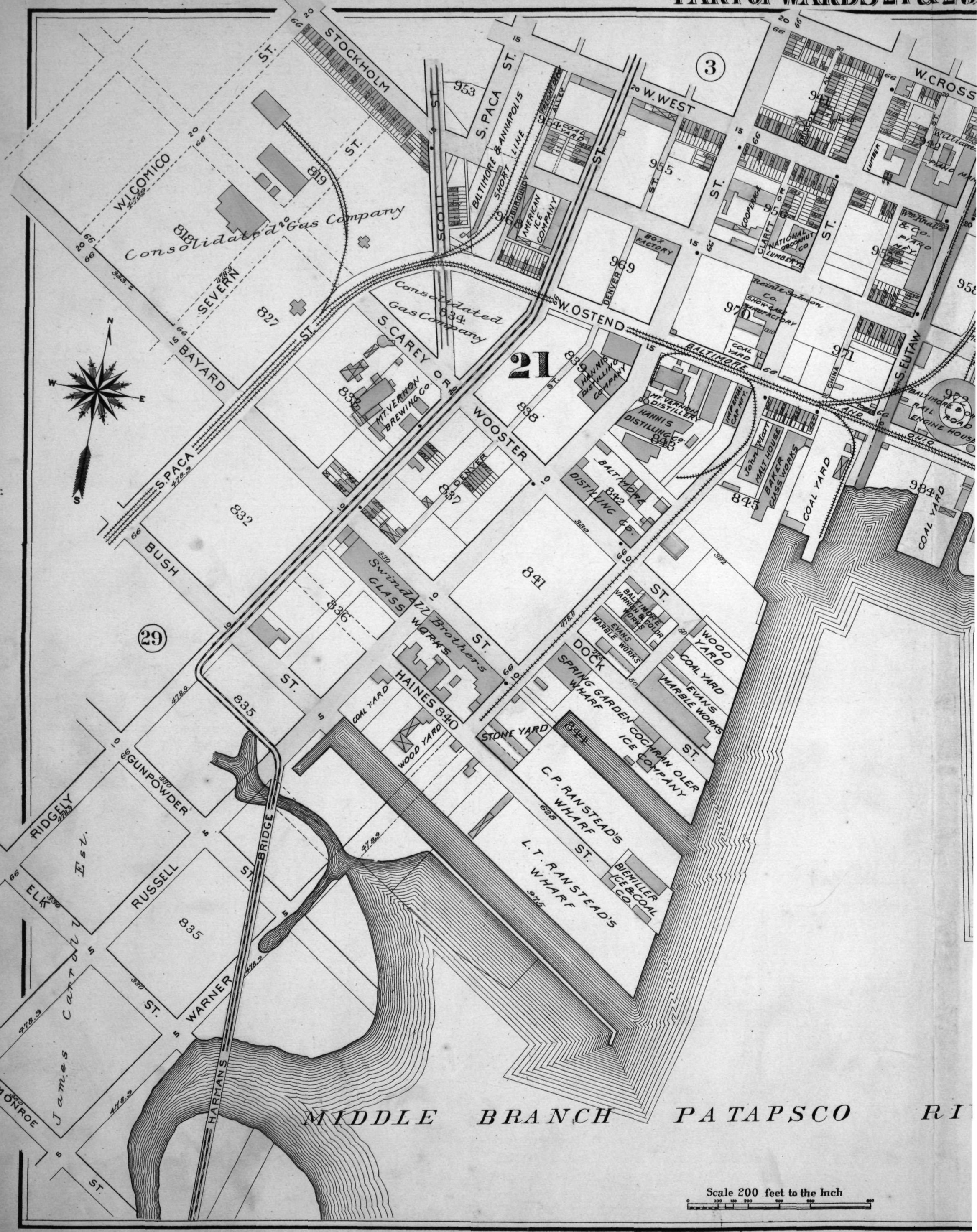PART OF WARDS 21 & 23