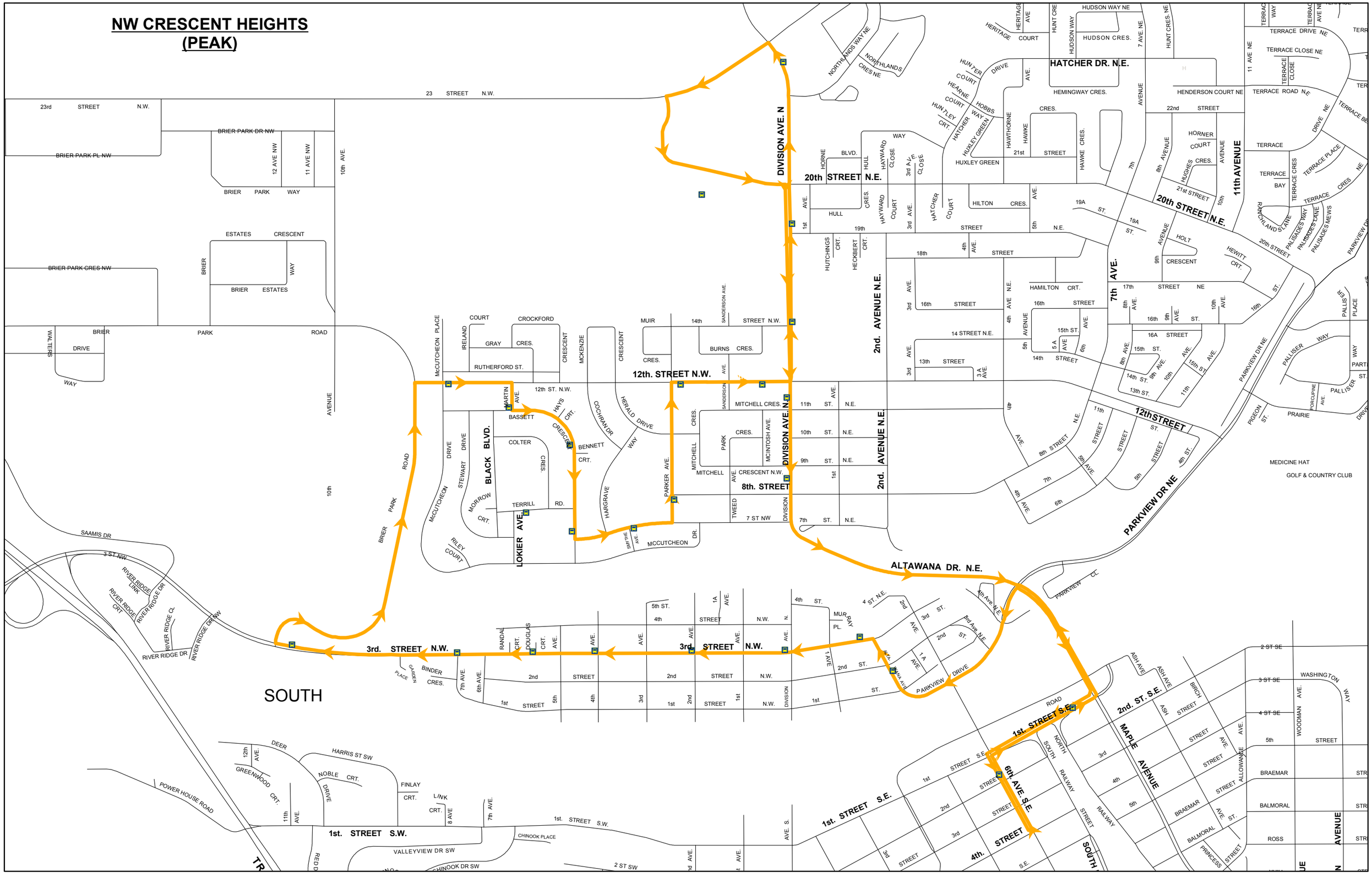NW CRESCENT HEIGHTS (PEAK)