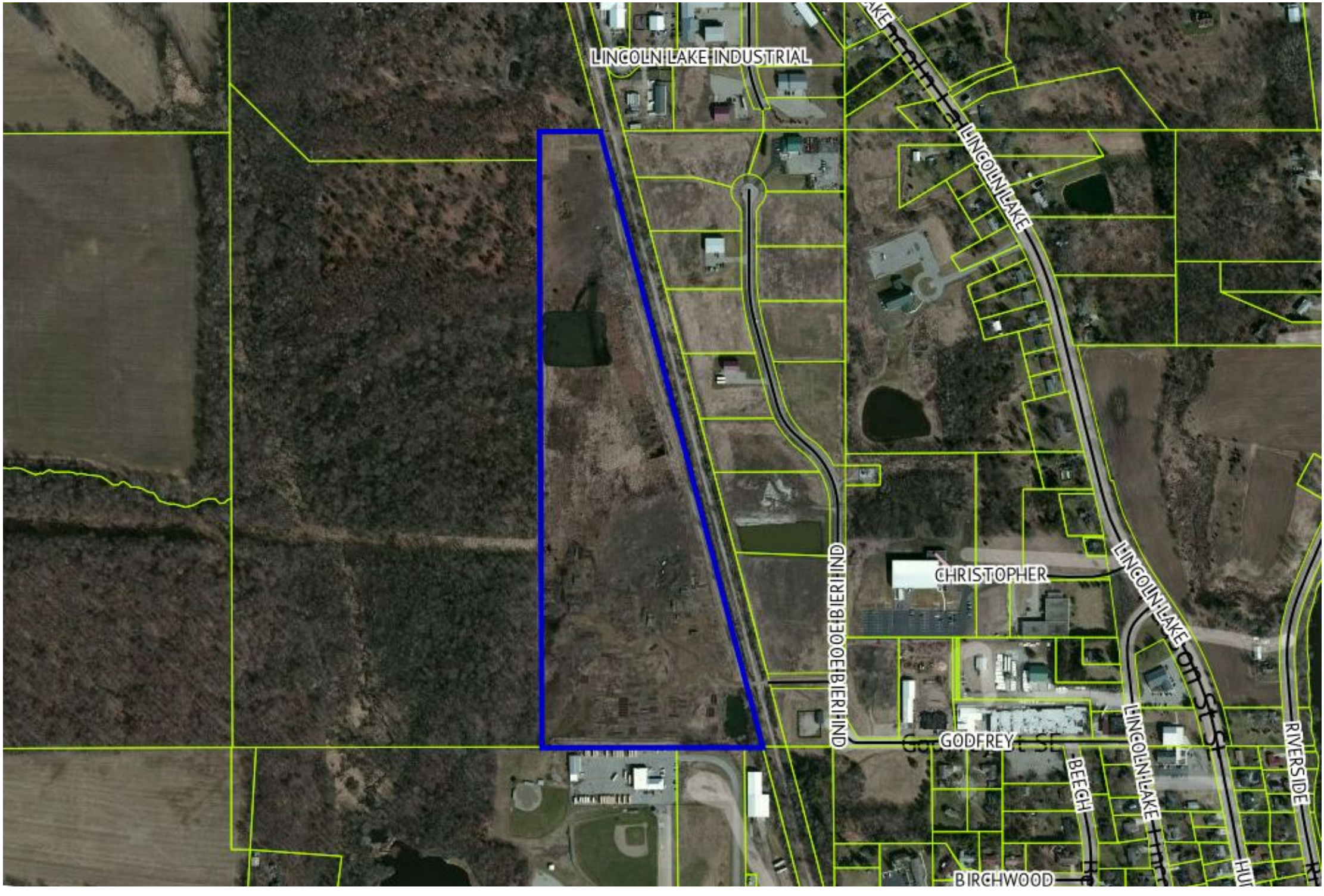Envision Engineering parcel