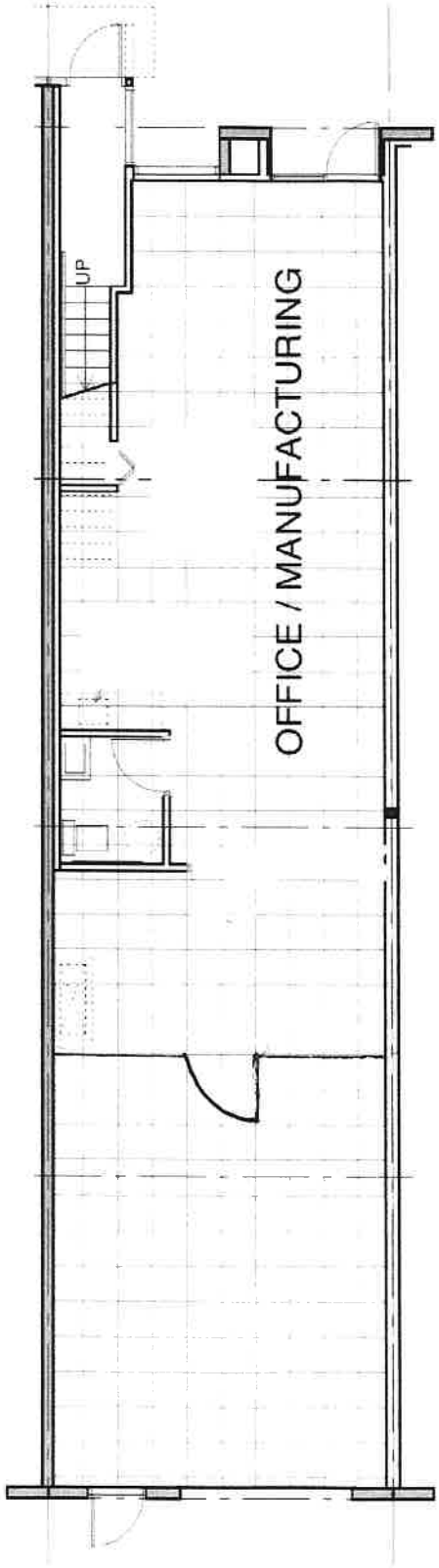#177 – 5489 Byrne Road, Burnaby, B.C.