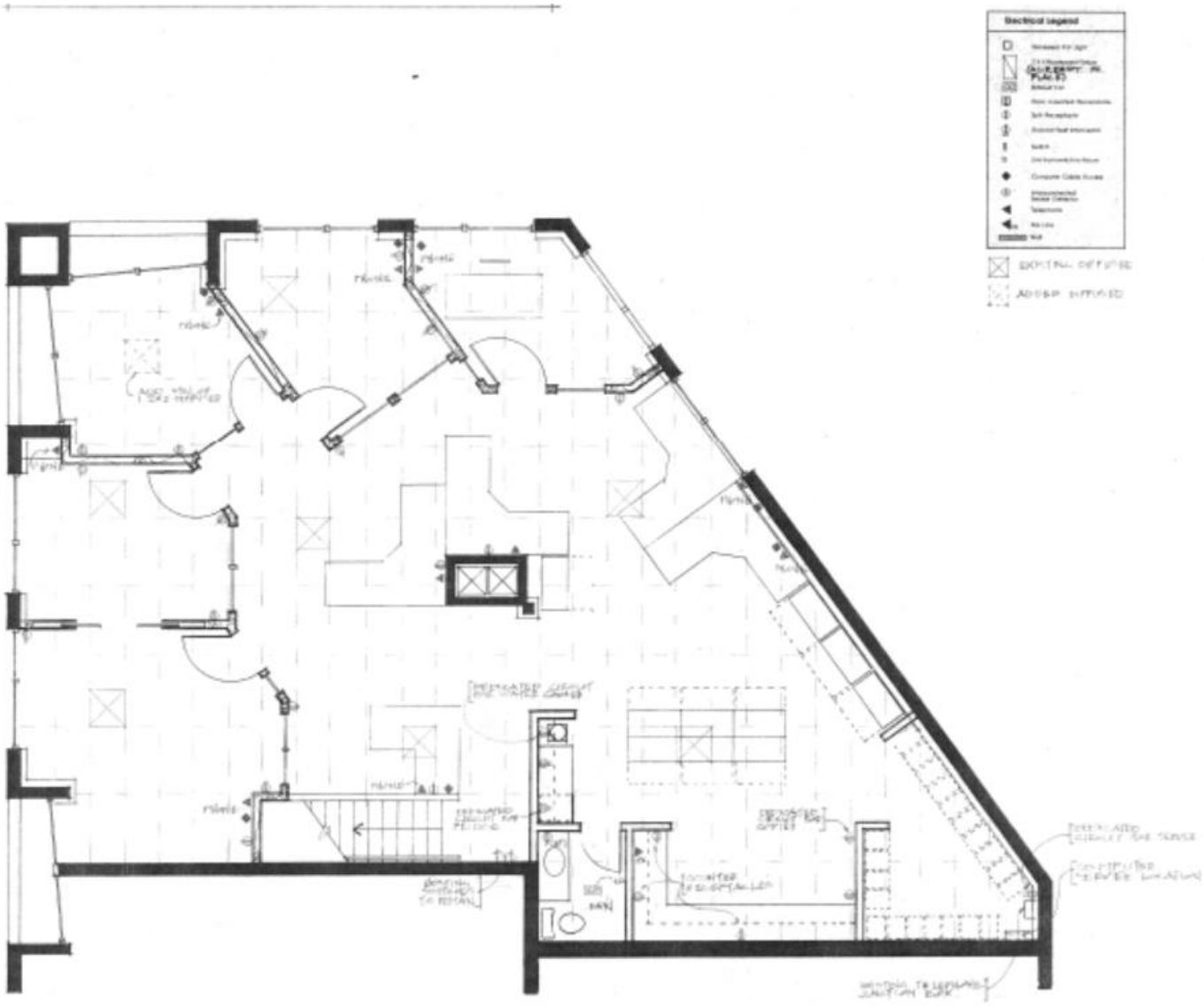#221 – 3993 Henning Drive, Burnaby, BC