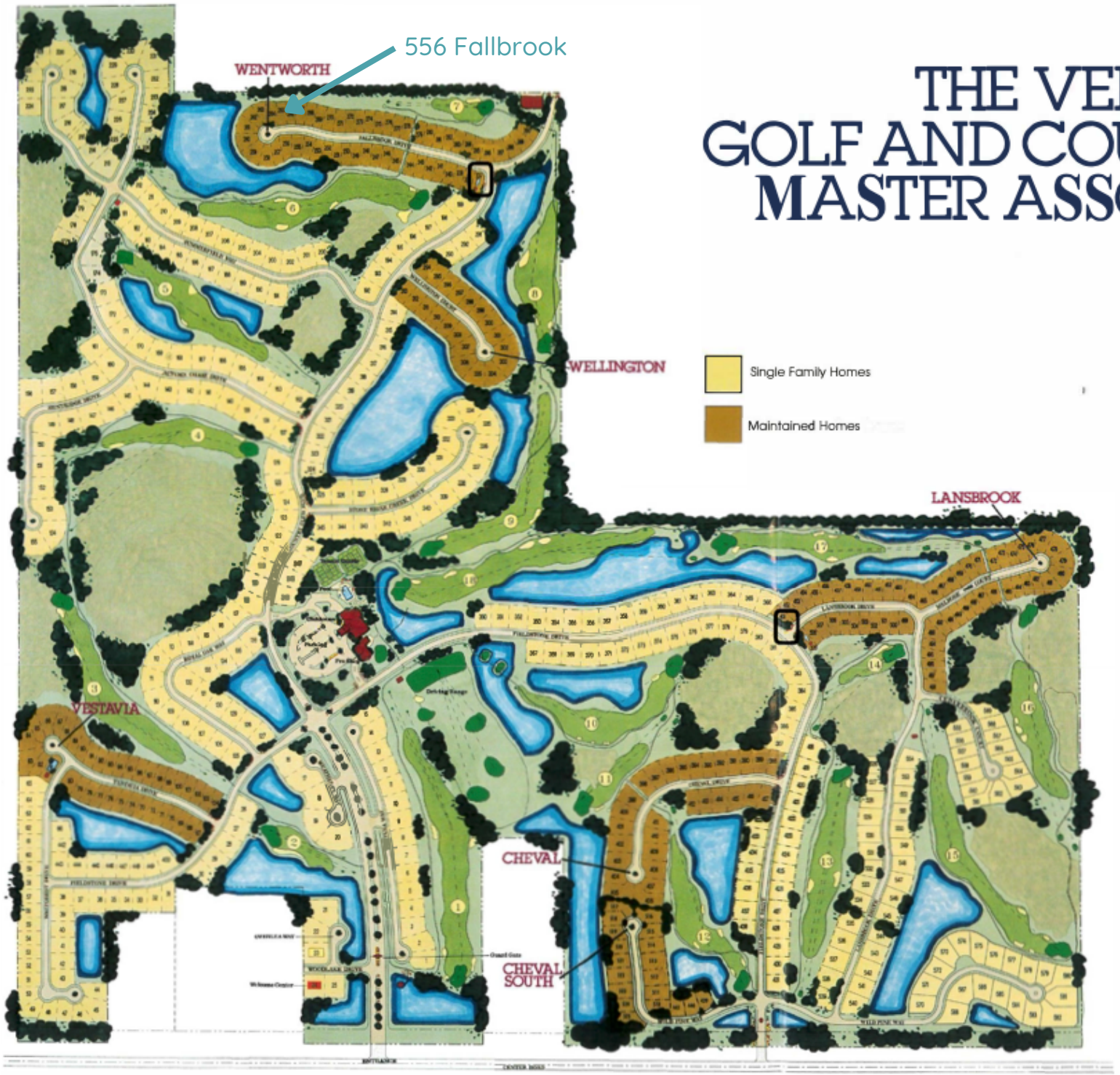THE VENICE GOLF AND COUNTRY CLUB MASTER ASSOCIATION