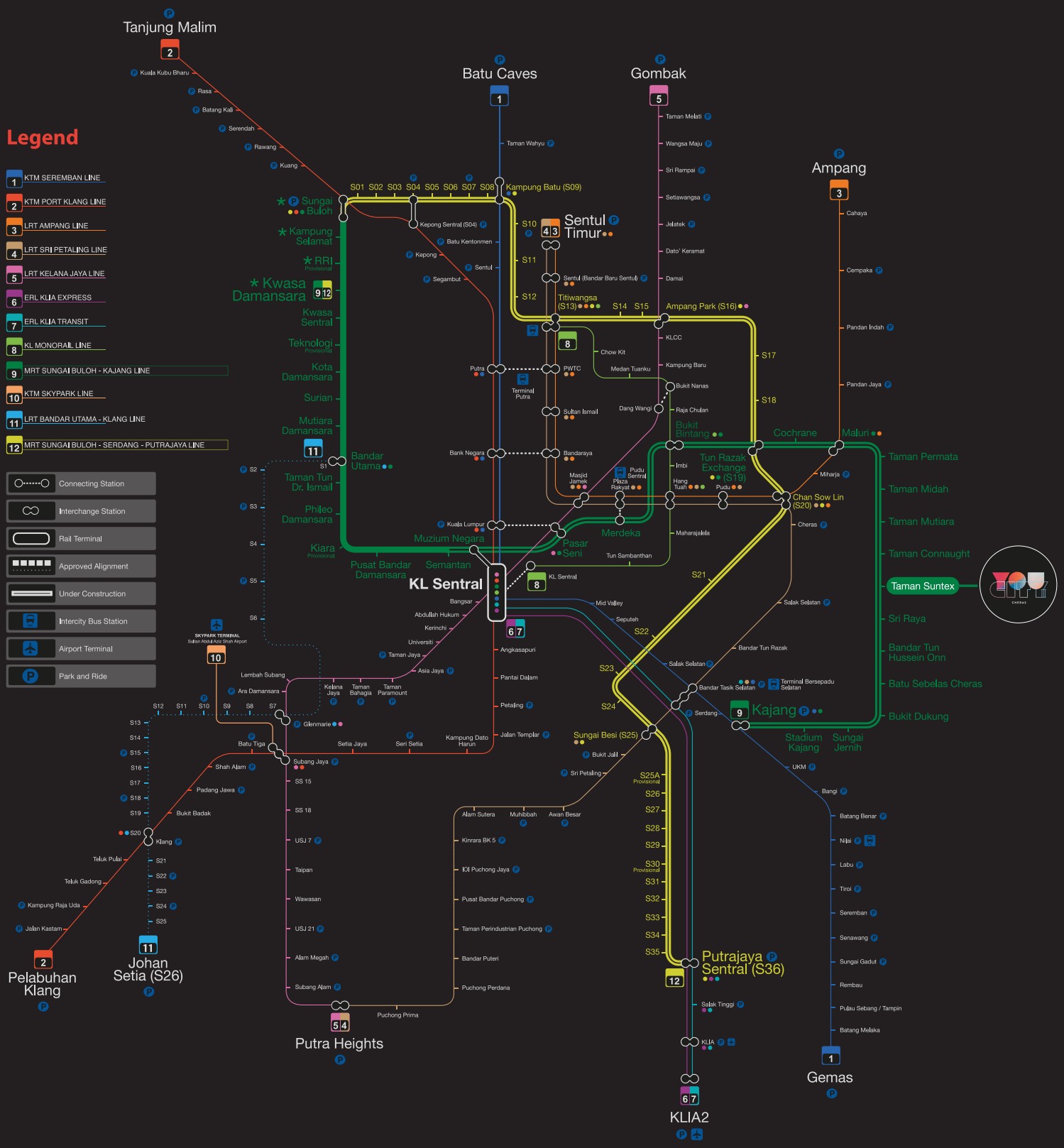FREEHOLD TRANSIT ORIENTED DEVELOPMENT