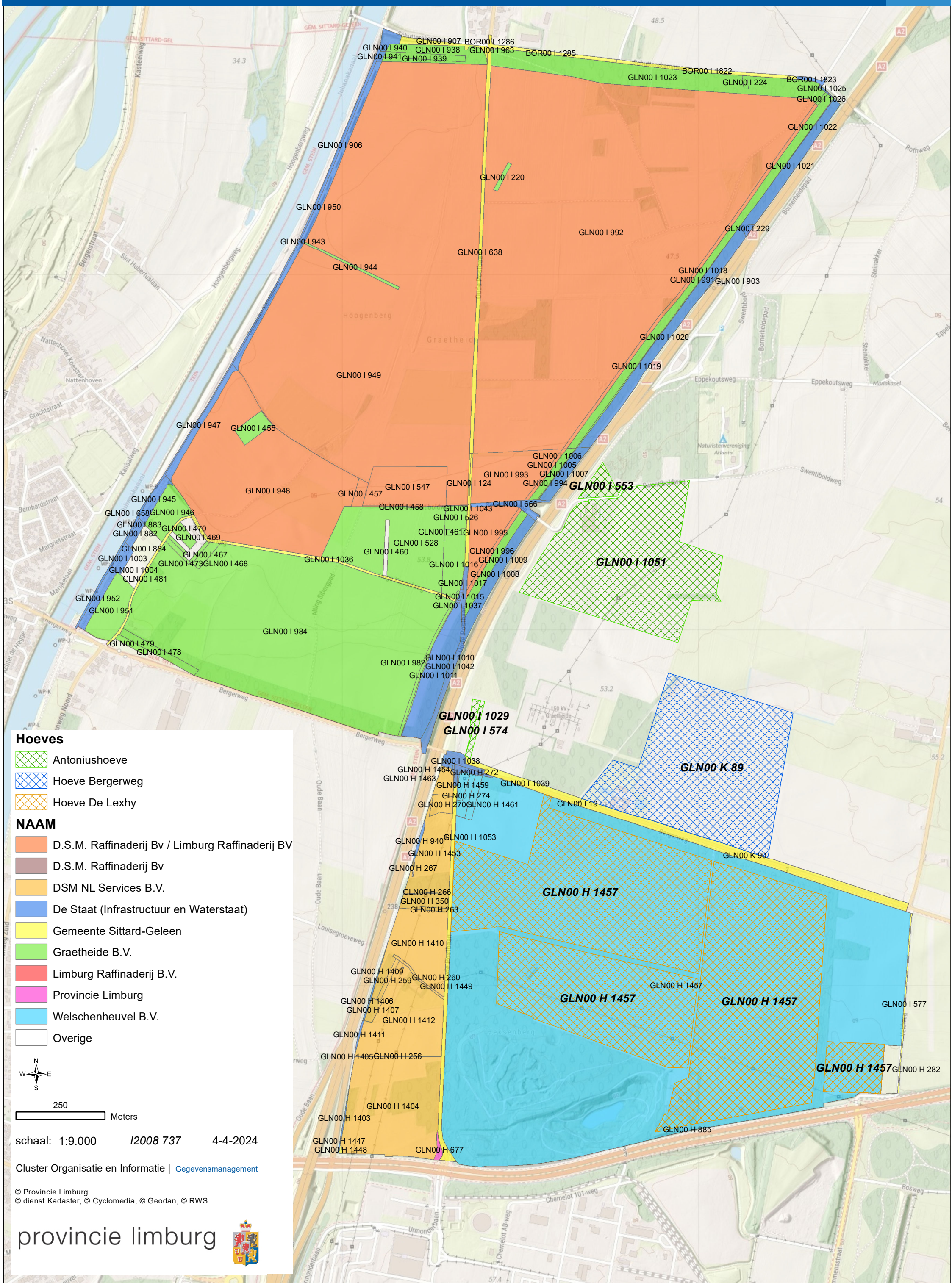Strategisch verwervingsonderzoek Graetheide