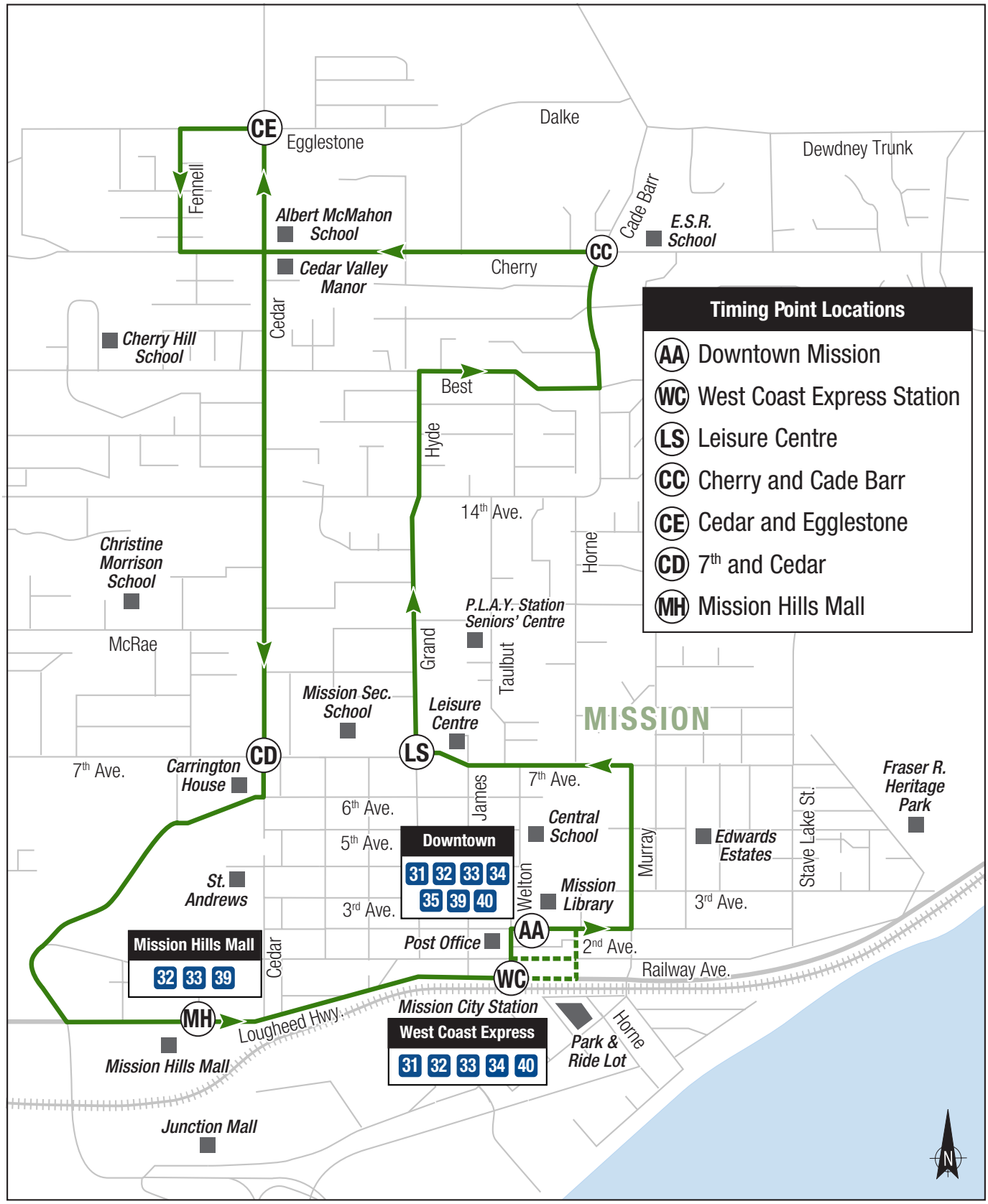33 Cedar Valley