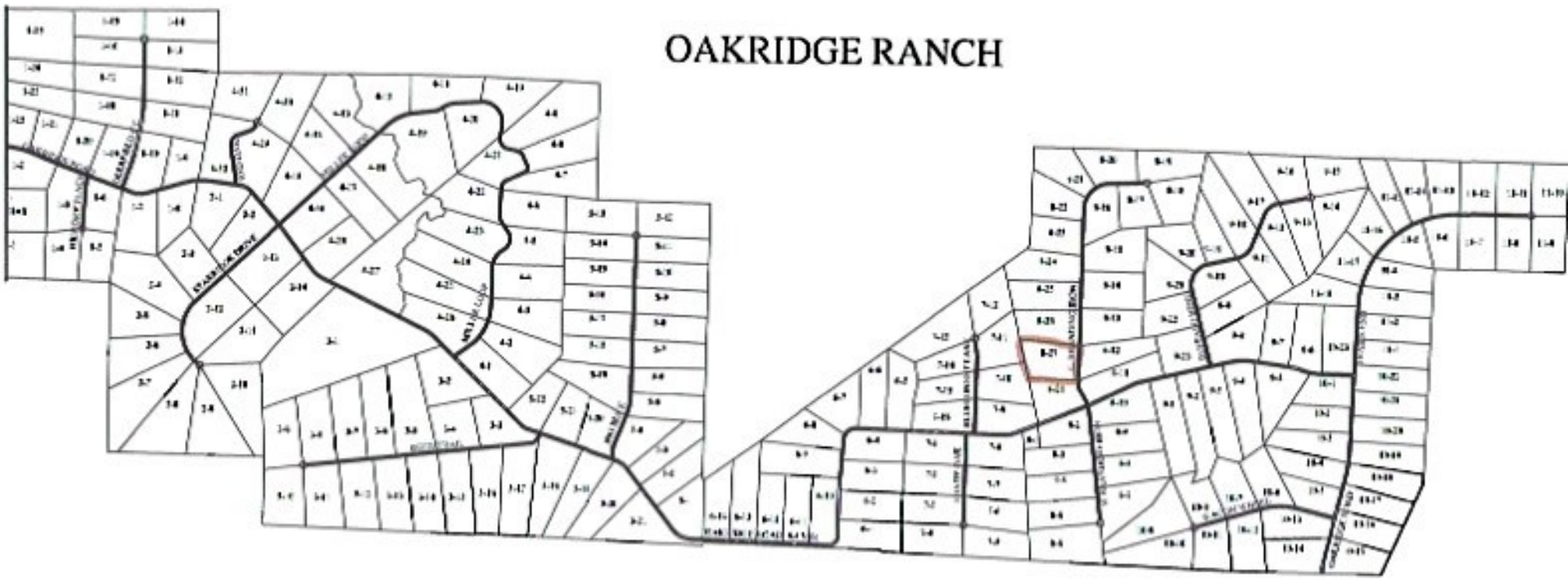OAKRIDGE RANCH