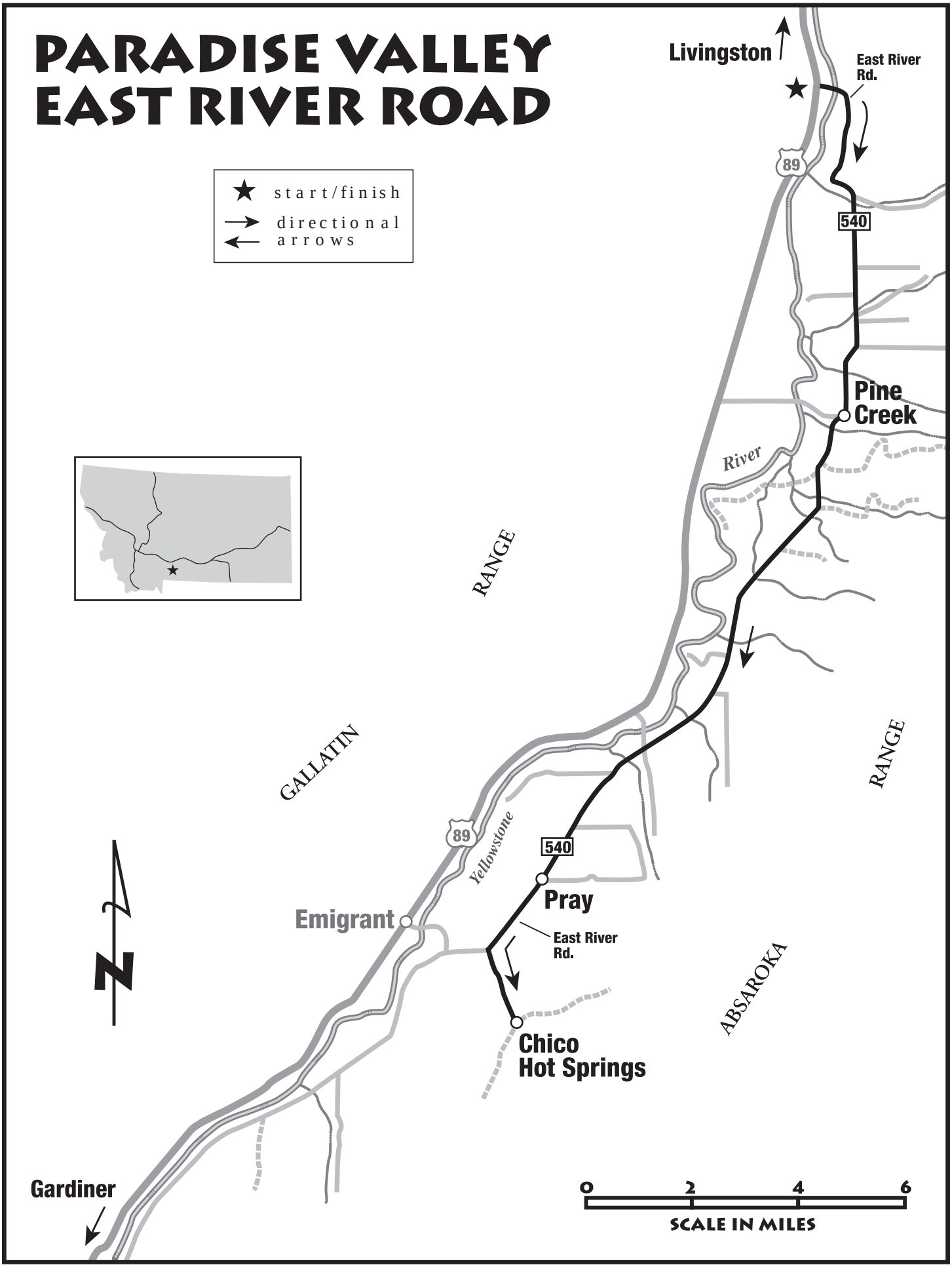PARADISE VALLEY EAST RIVER ROAD