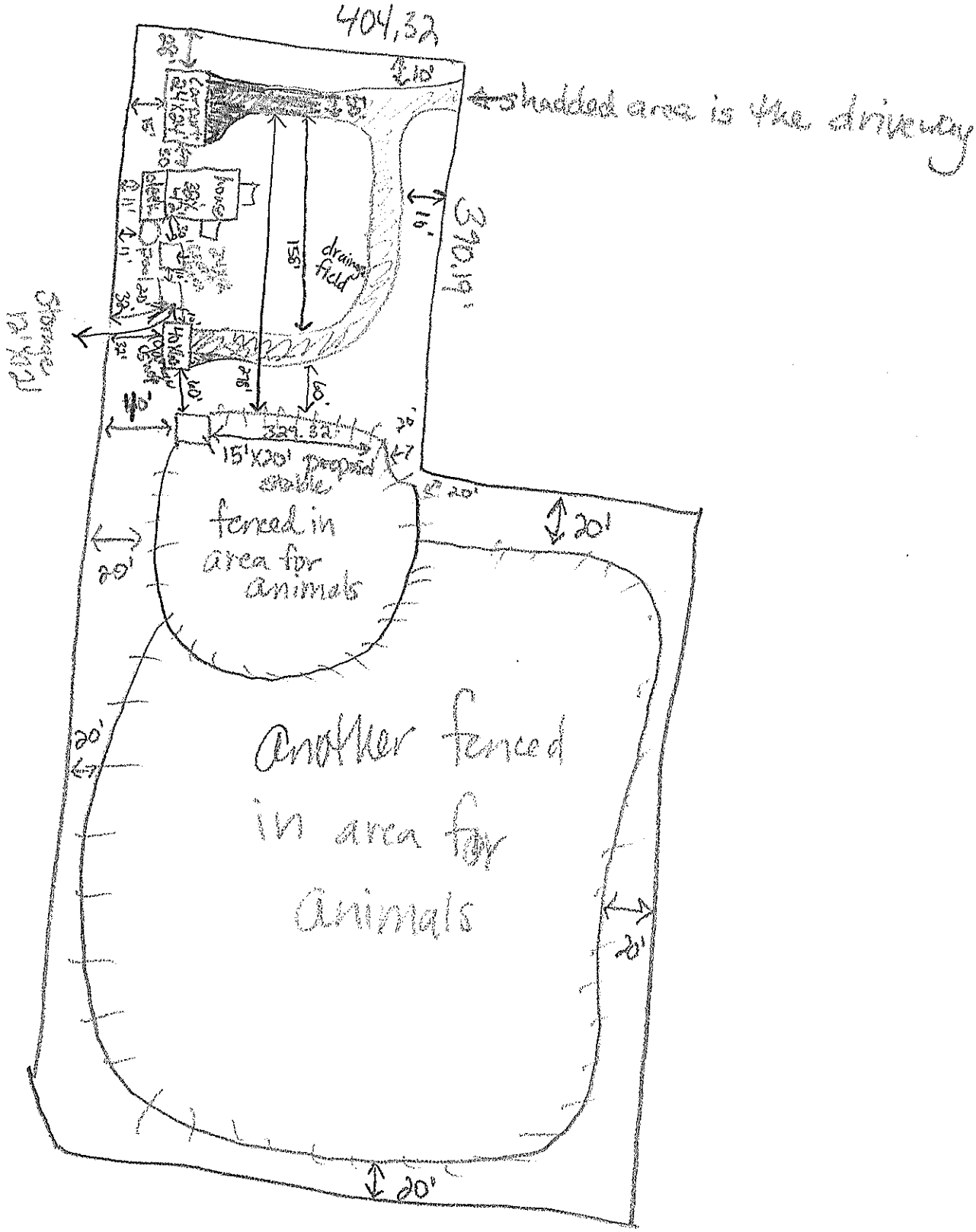☆ updated - after land cleared