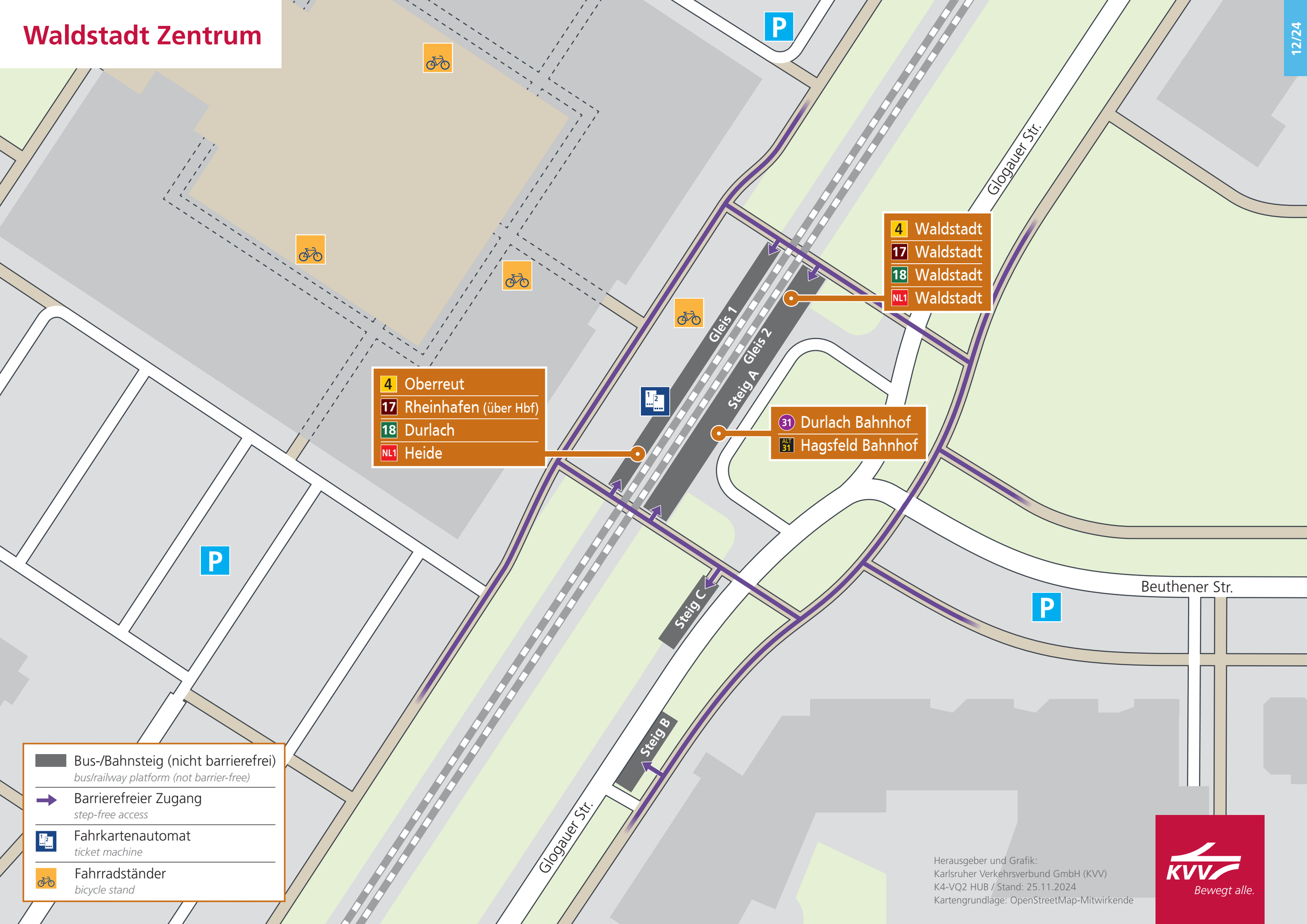Waldstadt Zentrum