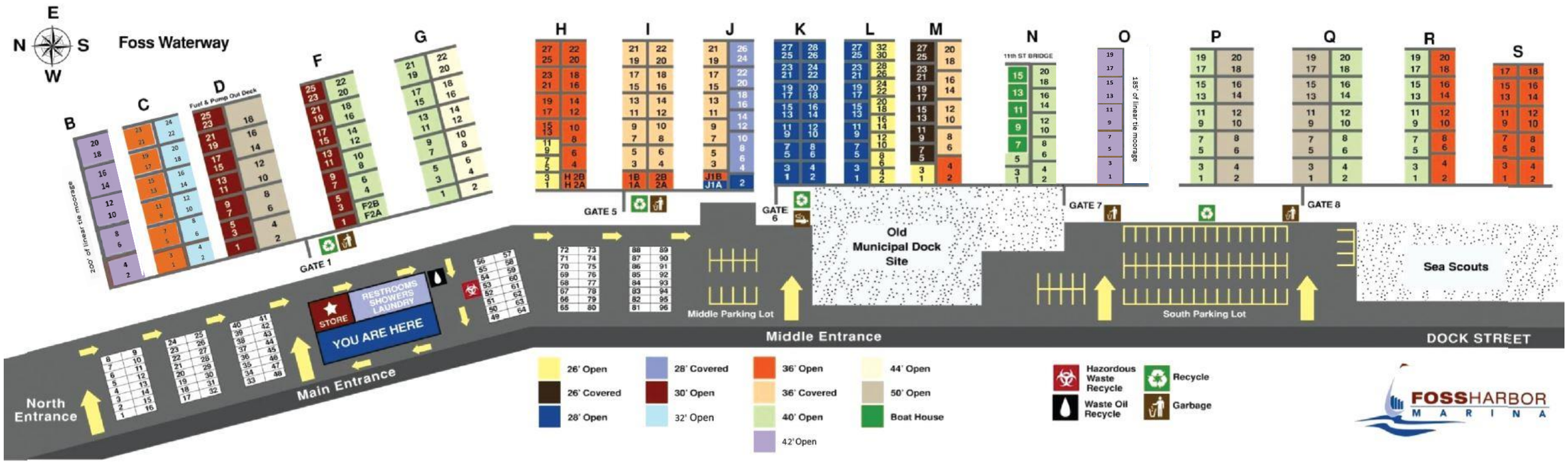FOSS HARBOR MARINA