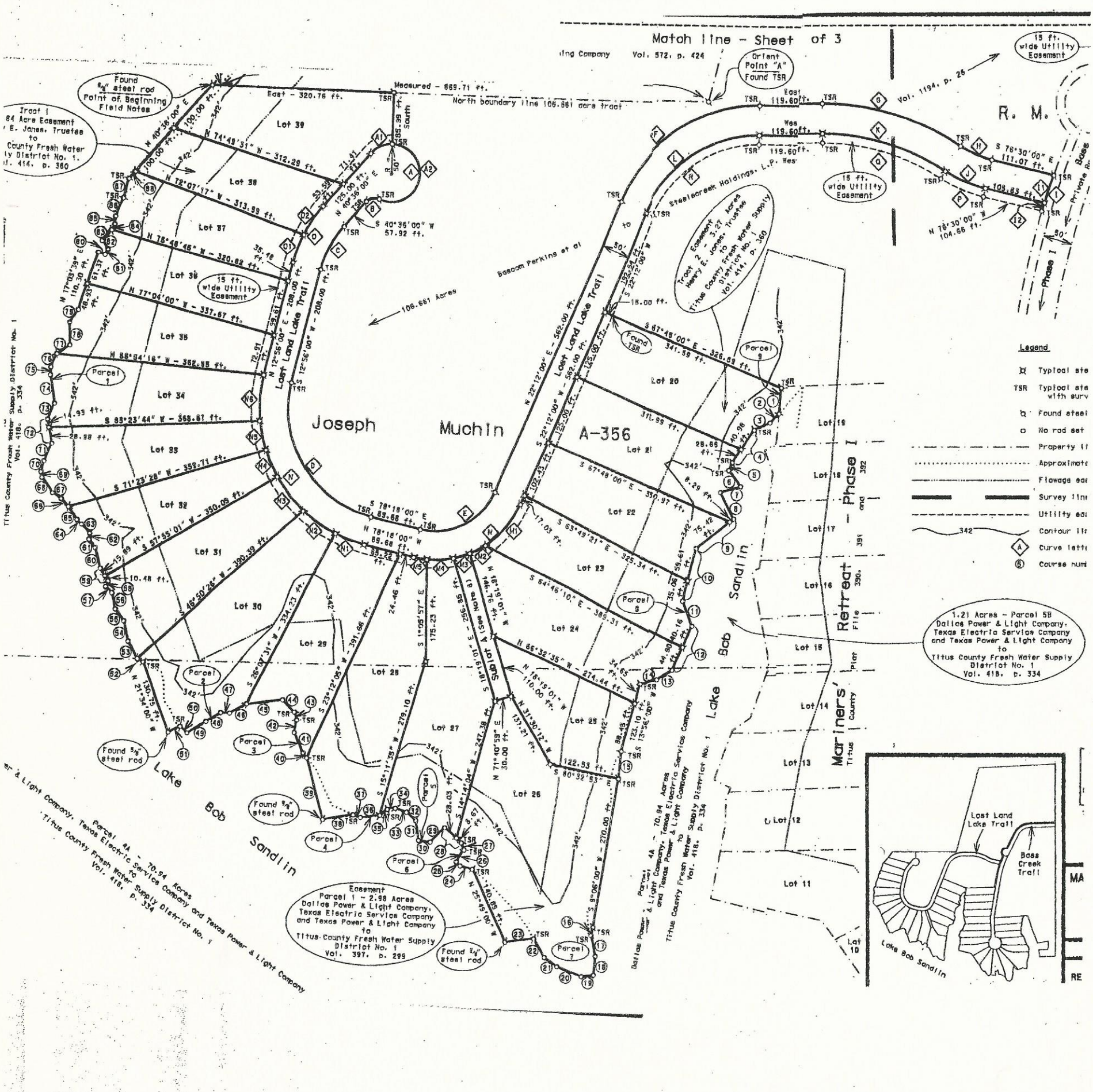

MARINERS RETREAT PHASE II