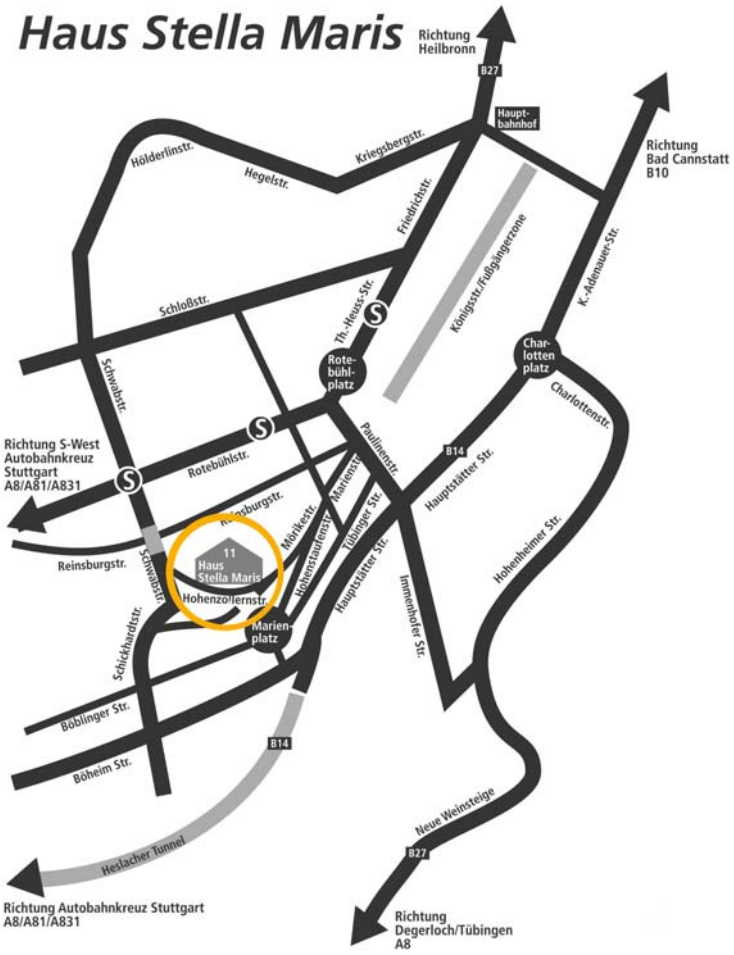Haus Stella Maris