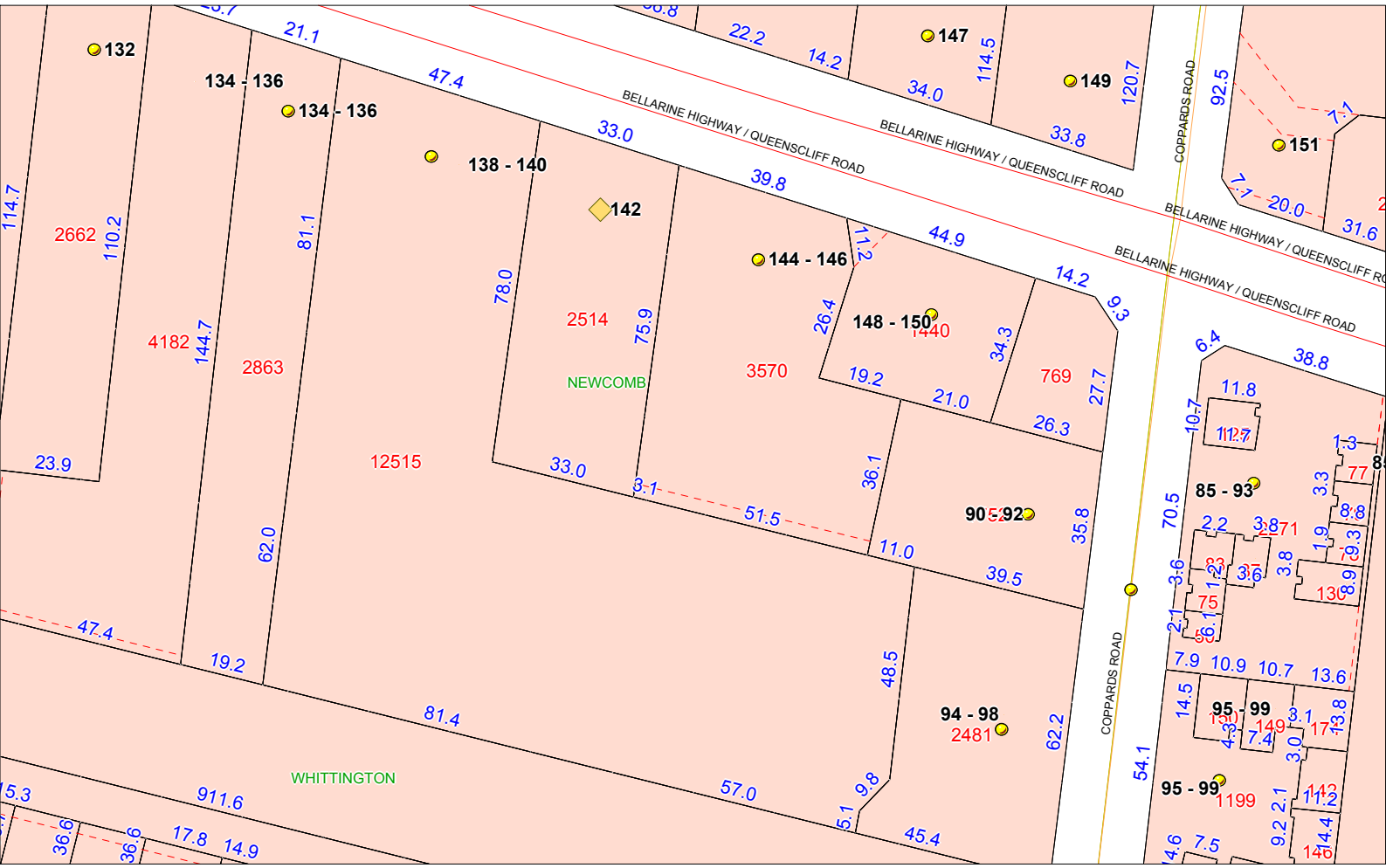140 Bellarine Hwy