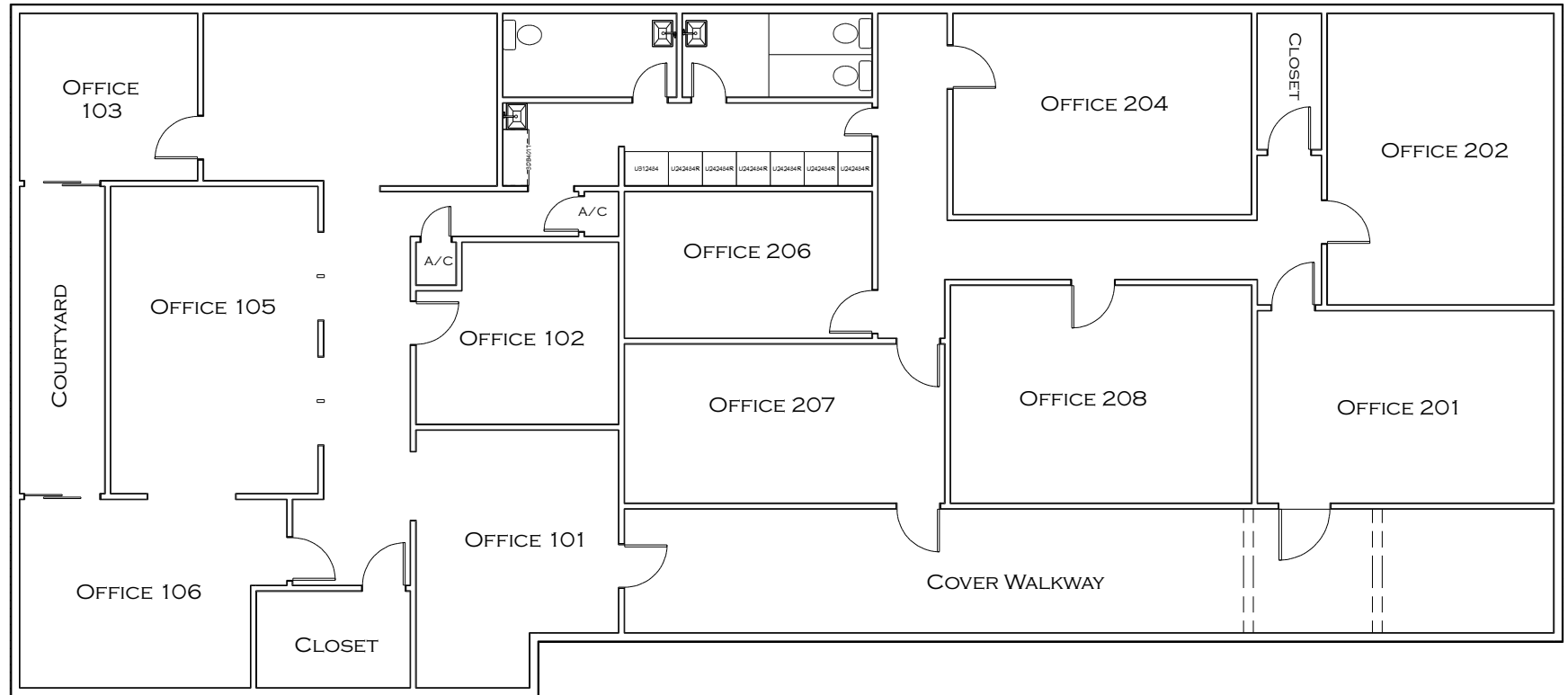


W UNIVERSITY AVE



NOT DRAWN TO SCALE, FOR ILLUSTRATION PURPOSES ONLY.