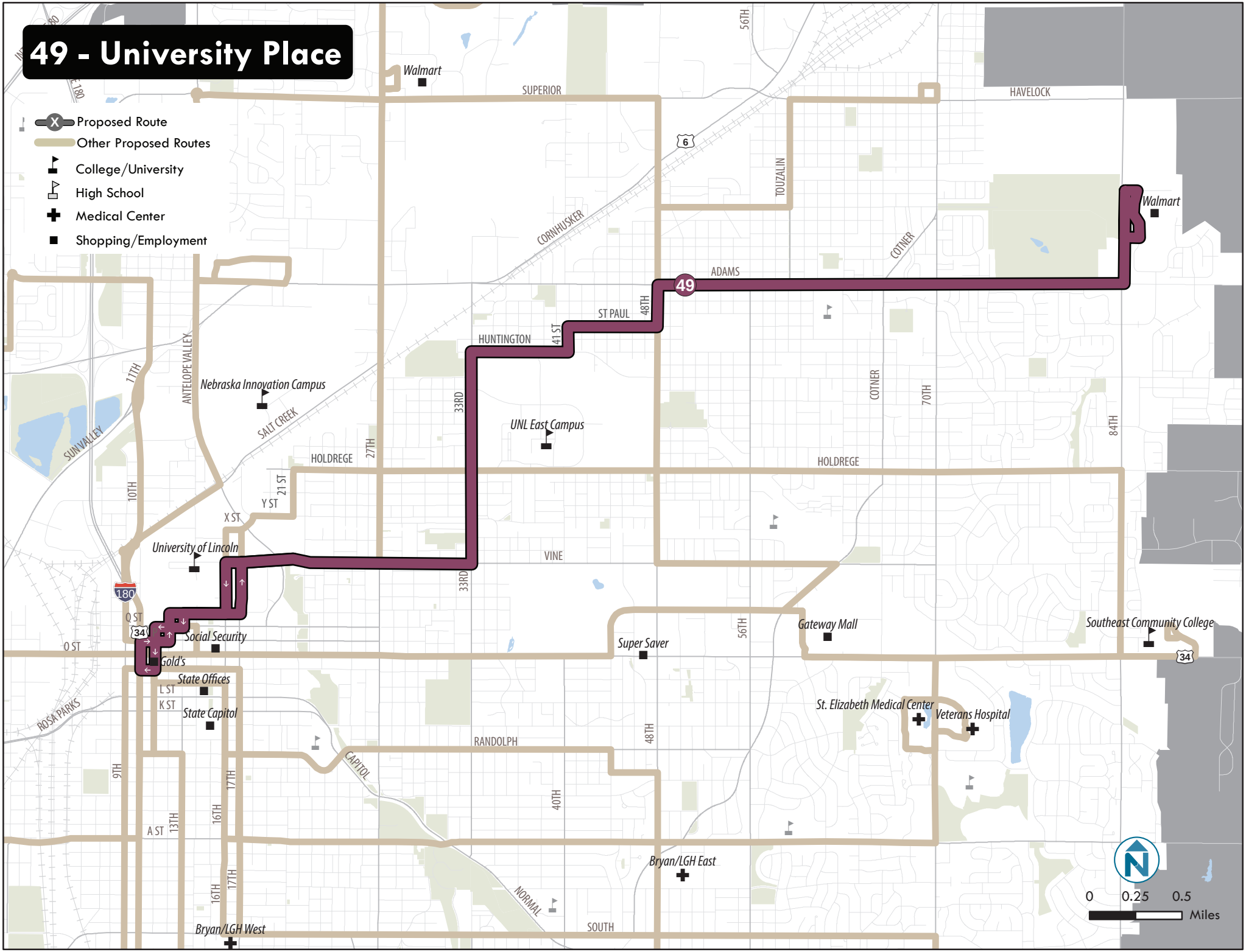49 - University Place