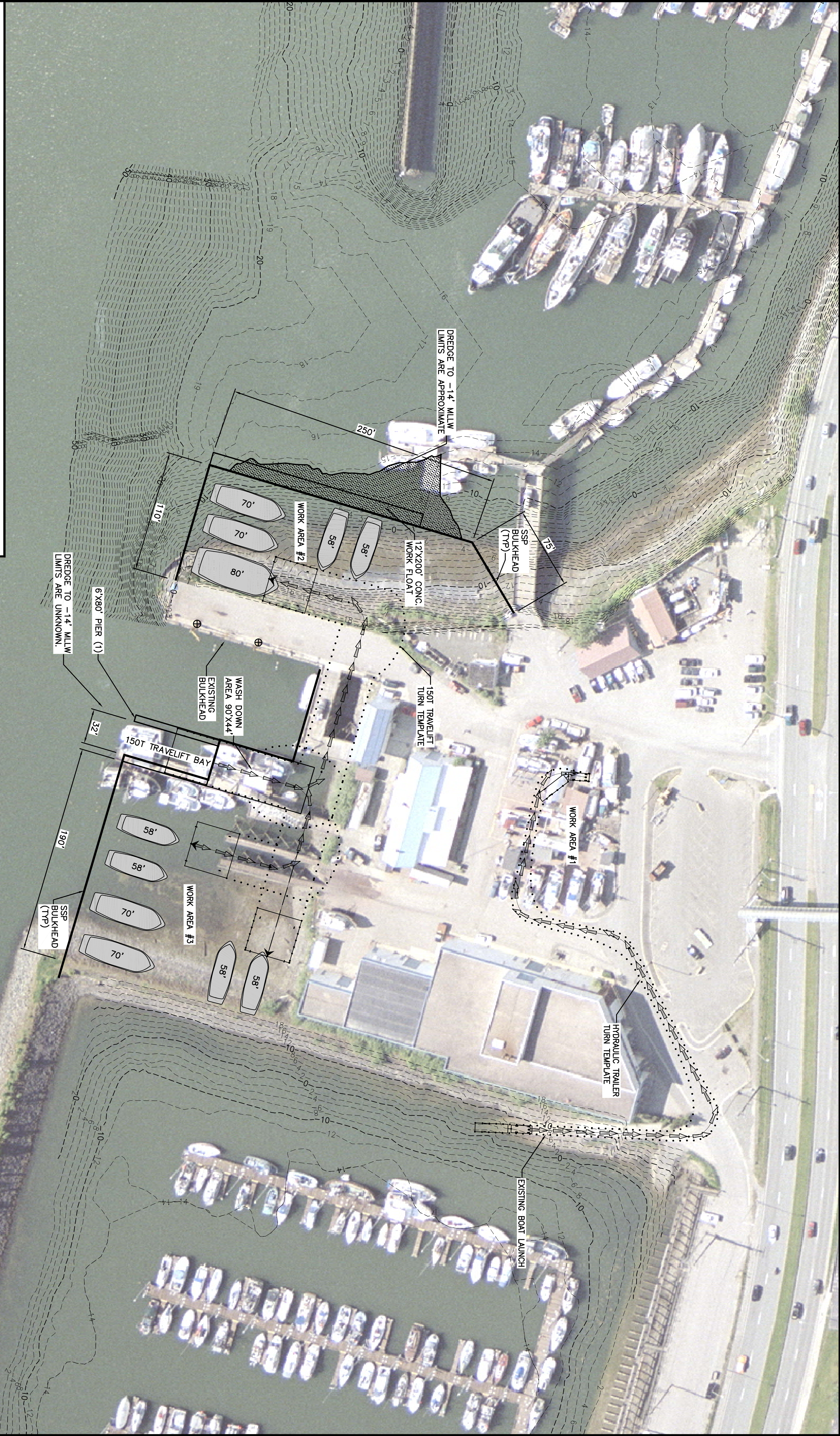
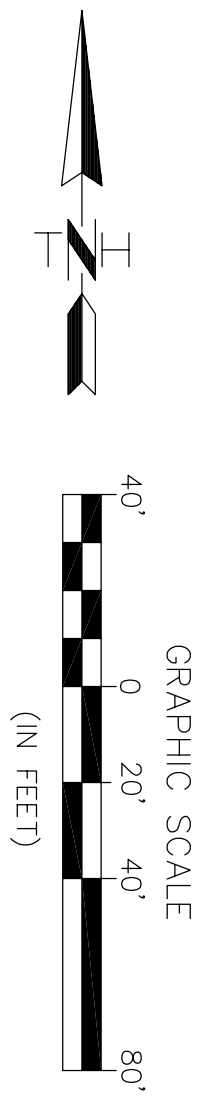
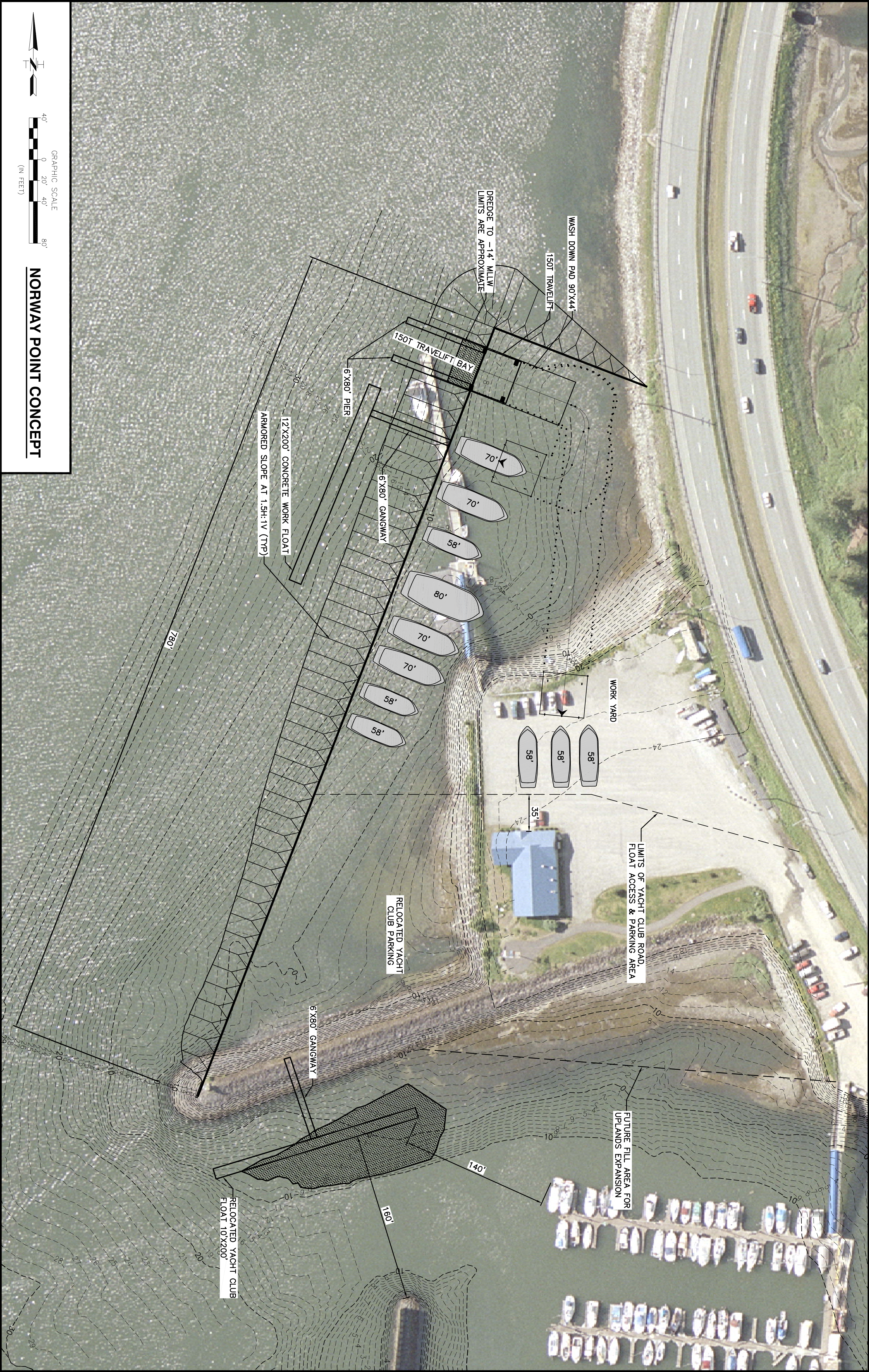




UNIVERSITY PROPERTY CONCEPT



NORWAY POINT CONCEPT