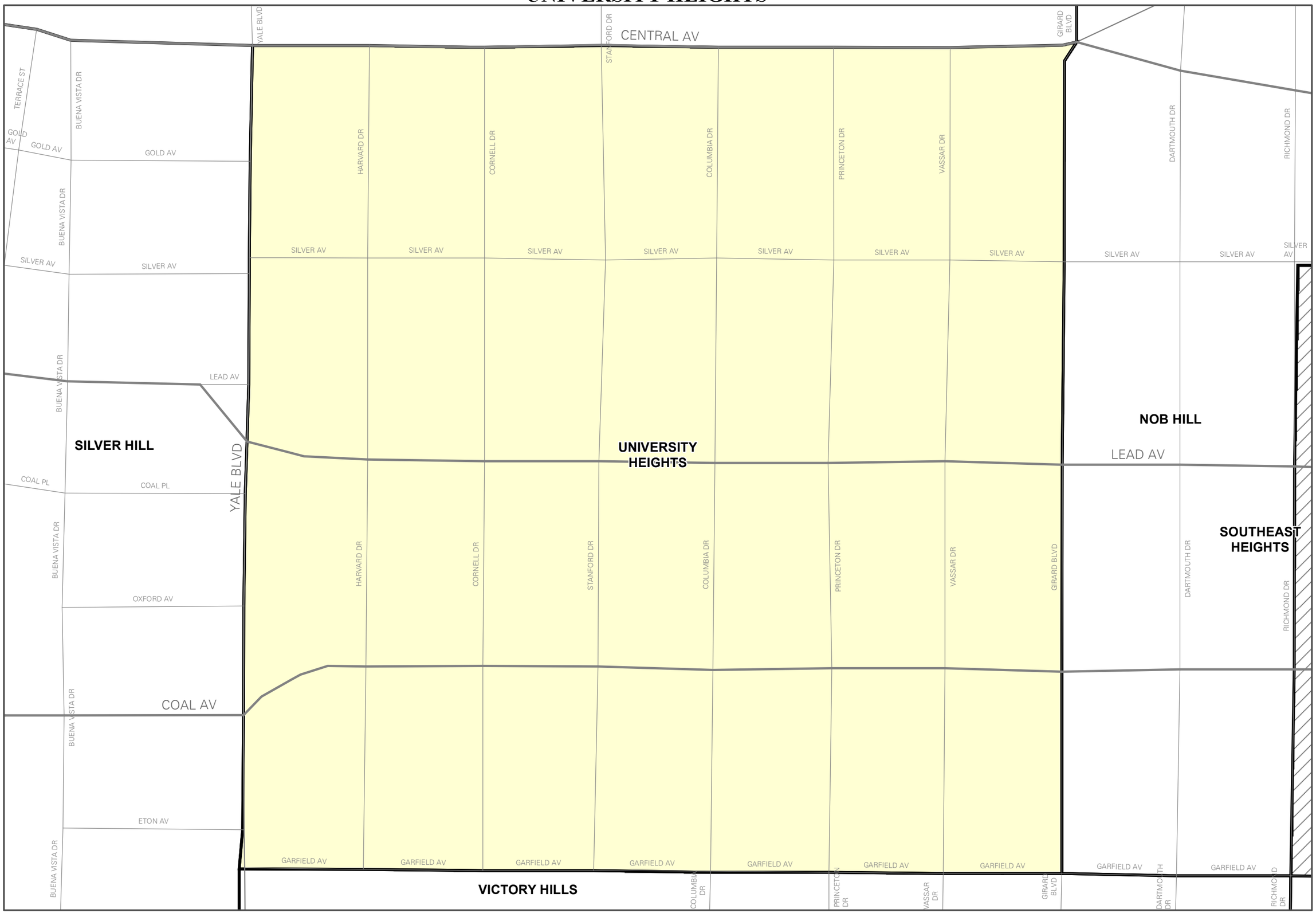UNIVERSITY HEIGHTS