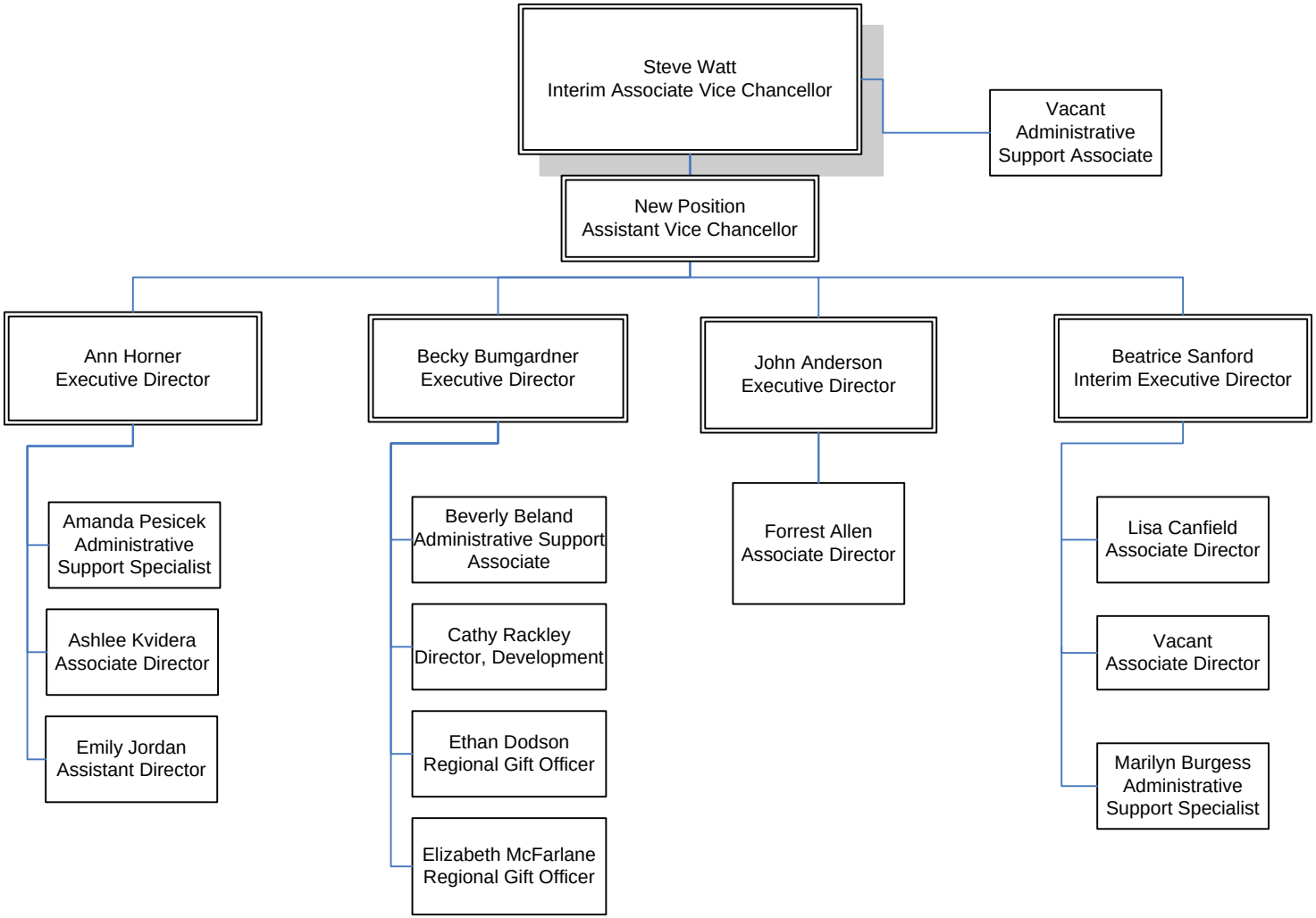University Development