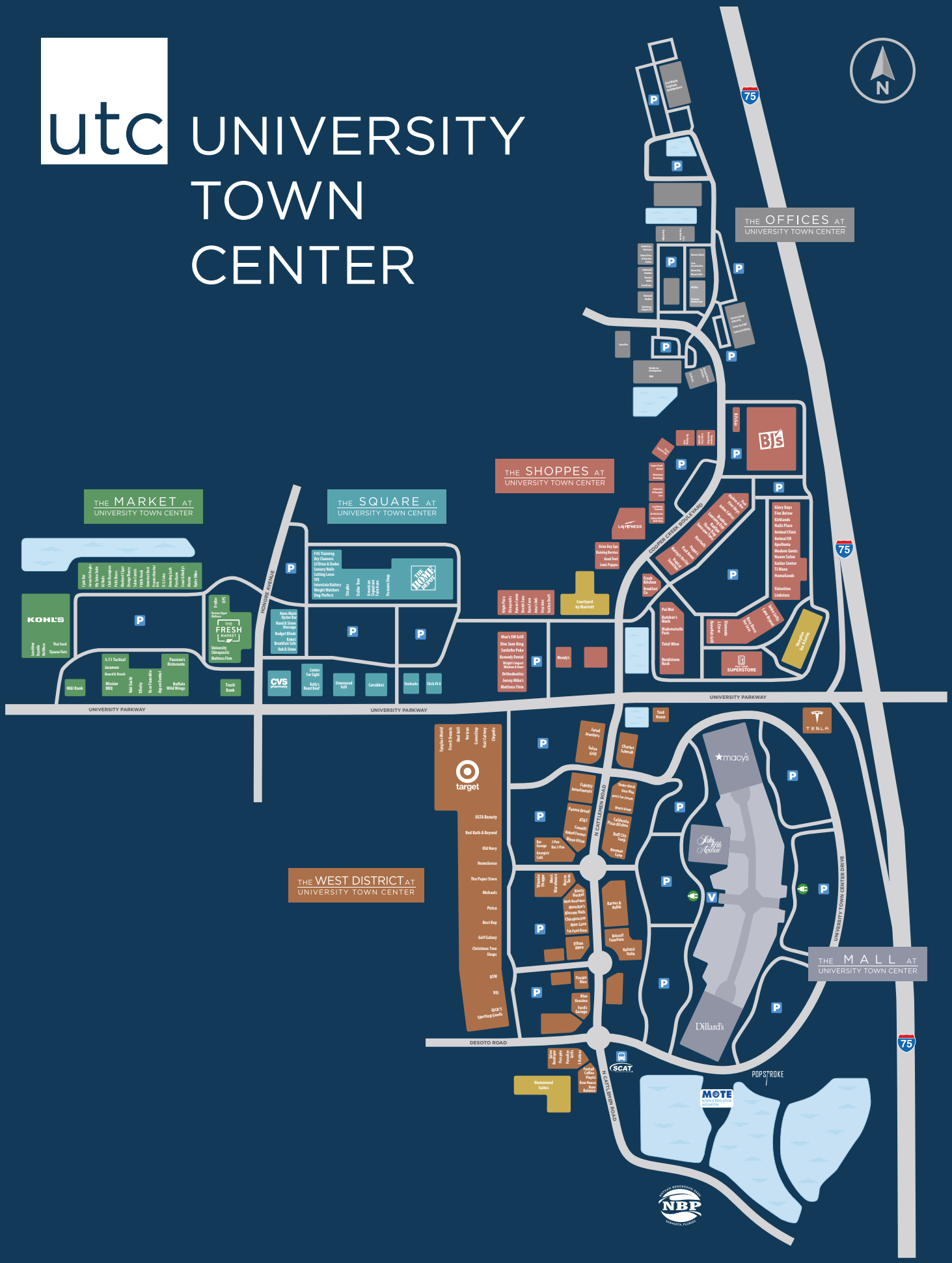utc UNIVERSITY TOWN CENTER