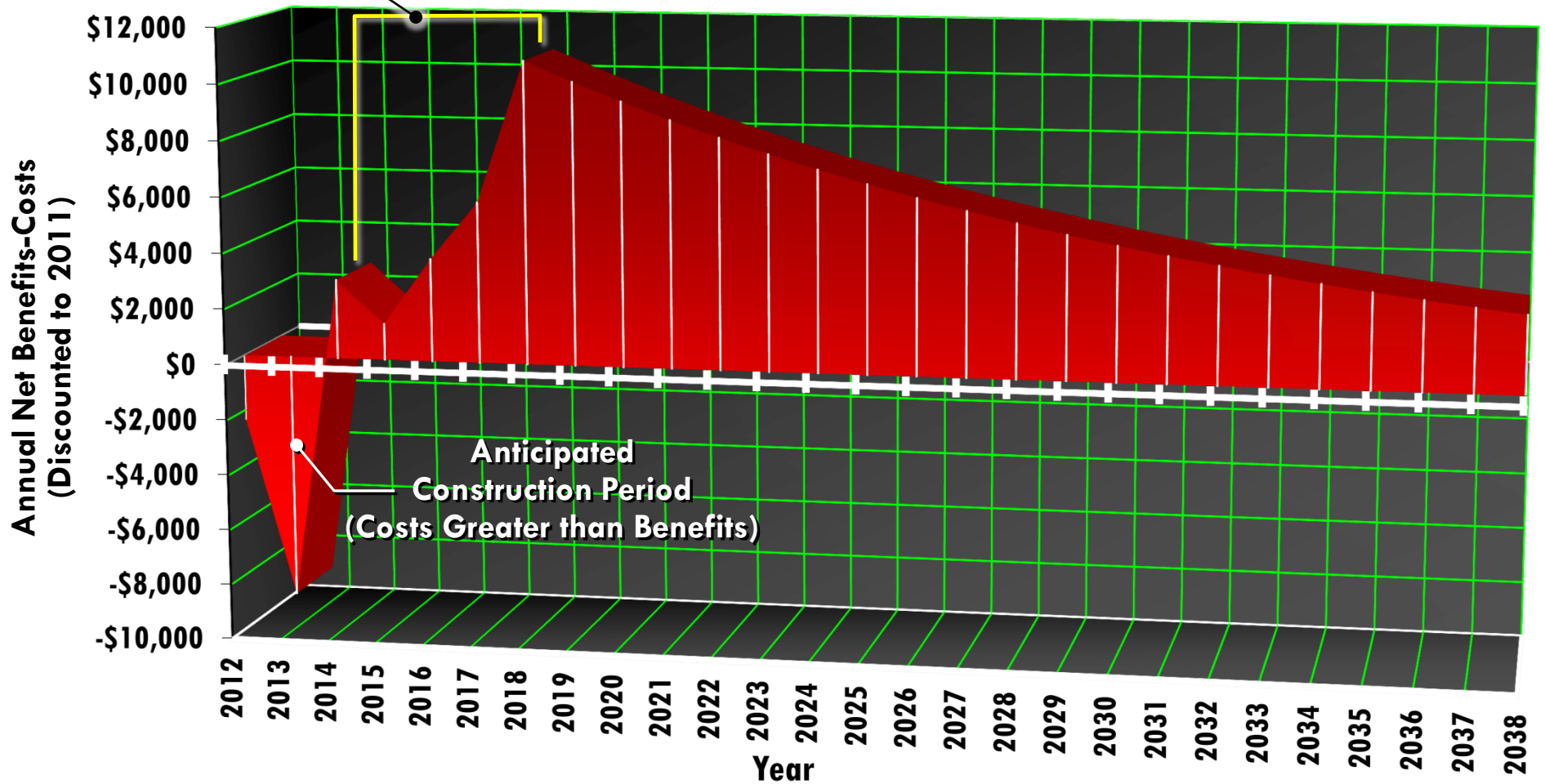


**Anticipated Campustown Redevelopment Period  
(Benefits Increase with Percent Redevelopment Complete)**



Net Annual Benefit Stream Discounted at 7 Percent