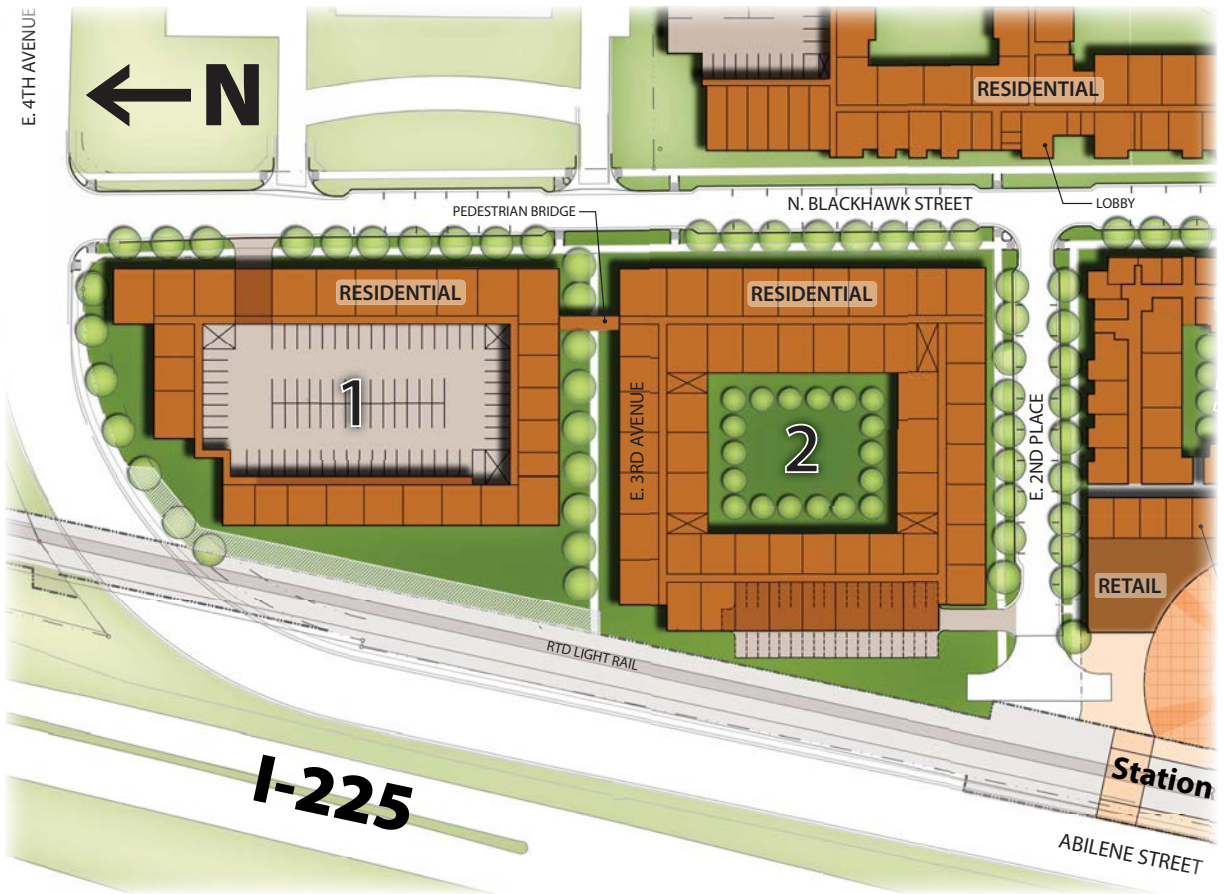




OPTIONAL USE OF PARCELS 1 & 2 INDIVIDUAL MULTI-FAMILY

Parcel	1 Residential		2 Residential	
Description	4-story w/ partial wrap of parking structure	5-story w/ partial wrap of parking structure	4-story w/ partial wrap of parking structure	5-story w/ partial wrap of parking structure
Units	157	197	145	182
Unit Size Range				
Low	700 sf	700 sf	700 sf	700 sf
High	1,300 sf	1,300 sf	1,200 sf	1,200 sf
Average	860 sf	860 sf	800 sf	800 sf
Common Area				
Amentities	3,000 sf	3,000 sf	2,000 sf	2,000 sf
Other	33,000 sf	41,250 sf	17,072 sf	21,340 sf
Commercial				
Garage	70,700 sf	90,900 sf	76,800 sf	96,000 sf
#spaces	200	258 sf	193 sf	248 sf
Surface/on street parking	21	21	27	27
Court Area	9,800 sf	9,800 sf	5,525 sf	5,525 sf
Ground Coverage	57,560 sf	57,560 sf	56,825 sf	56,825 sf
Parcel Size	87,600 sf	87,600 sf	75,110 sf	75,110 sf
Pricing	\$16,000/unit	\$8,000/ added unit 4-story vs. 5-story	\$16,500/unit	\$8,250/ added unit 4-story vs. 5-story



OPTIONAL USE OF PARCELS 1 & 2 MEGA APARTMENT PROJECT

Parcel	1 & 2 Mega Block Residential	
Description	4-story w/ partial wrap of parking structure	5-story w/ partial wrap of parking structure
Units	298	372
Unit Size Range		
Low	700 sf	700 sf
High	1,200 sf	1,200 sf
Average	850 sf	850 sf
Common Area		
Amenities	3,500 sf	3,500 sf
Other	42,000 sf	42,000 sf
Commercial		
Garage	97,680 sf	125,280 sf
#spaces	337	424
On street parking spaces	31	31
Court Area	16,800 sf	16,800 sf
Ground Coverage	114,800 sf	114,800 sf
Parcel Size	162,710 sf	162,710 sf
Pricing	\$16,500/unit	\$8,250/ added unit 4-story vs. 5-story