

CONDO SITE ANALYSIS
 19.59 GROSS ACRES
 350 UNITS = 18.1 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	48
2 BEDROOM UNITS	97
3 BEDROOM UNITS	179
4 BEDROOM UNITS	26
TOTAL UNITS	350

APARTMENT SITE ANALYSIS
 13.88 GROSS ACRES
 304 UNITS = 21.9 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	120
2 BEDROOM UNITS	144
3 BEDROOM UNITS	40
TOTAL UNITS	304

OVERALL SITE ANALYSIS
 33.5 GROSS ACRES
 654 UNITS = 19.5 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	168
2 BEDROOM UNITS	241
3 BEDROOM UNITS	219
4 BEDROOM UNITS	26
TOTAL UNITS	654

PARKING CALCULATIONS

SPACES REQUIRED	1231
PARKING PROVIDED	1185
DIFFERENCE	-46

REDUCTION REREQUIRED 3.74%

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AVE. ONE OVERALL SITE PLAN

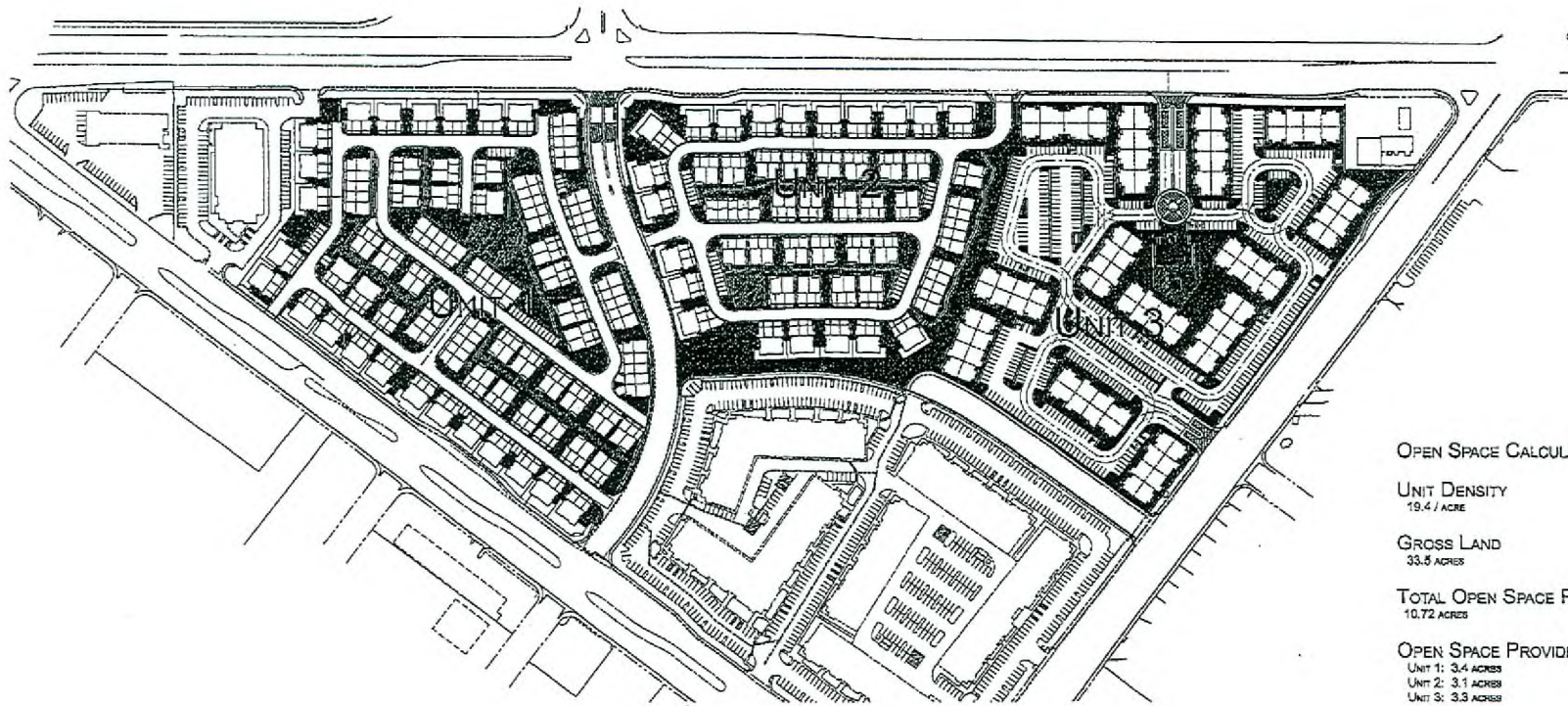
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AUGUST 1, 2008



VAR-29958
10/09/08 PC



OPEN SPACE CALCULATIONS

UNIT DENSITY
19.4 / ACRE

GROSS LAND
33.5 ACRES

TOTAL OPEN SPACE REQUIRED
10.72 ACRES

OPEN SPACE PROVIDED
UNIT 1: 3.4 ACRES
UNIT 2: 3.1 ACRES
UNIT 3: 3.3 ACRES

TOTAL PROVIDED: 9.8 ACRES

DIFFERENCE
-0.92 ACRES

REDUCTION REQUIRED
2.7%

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AVE. ONE OPEN SPACE PLAN

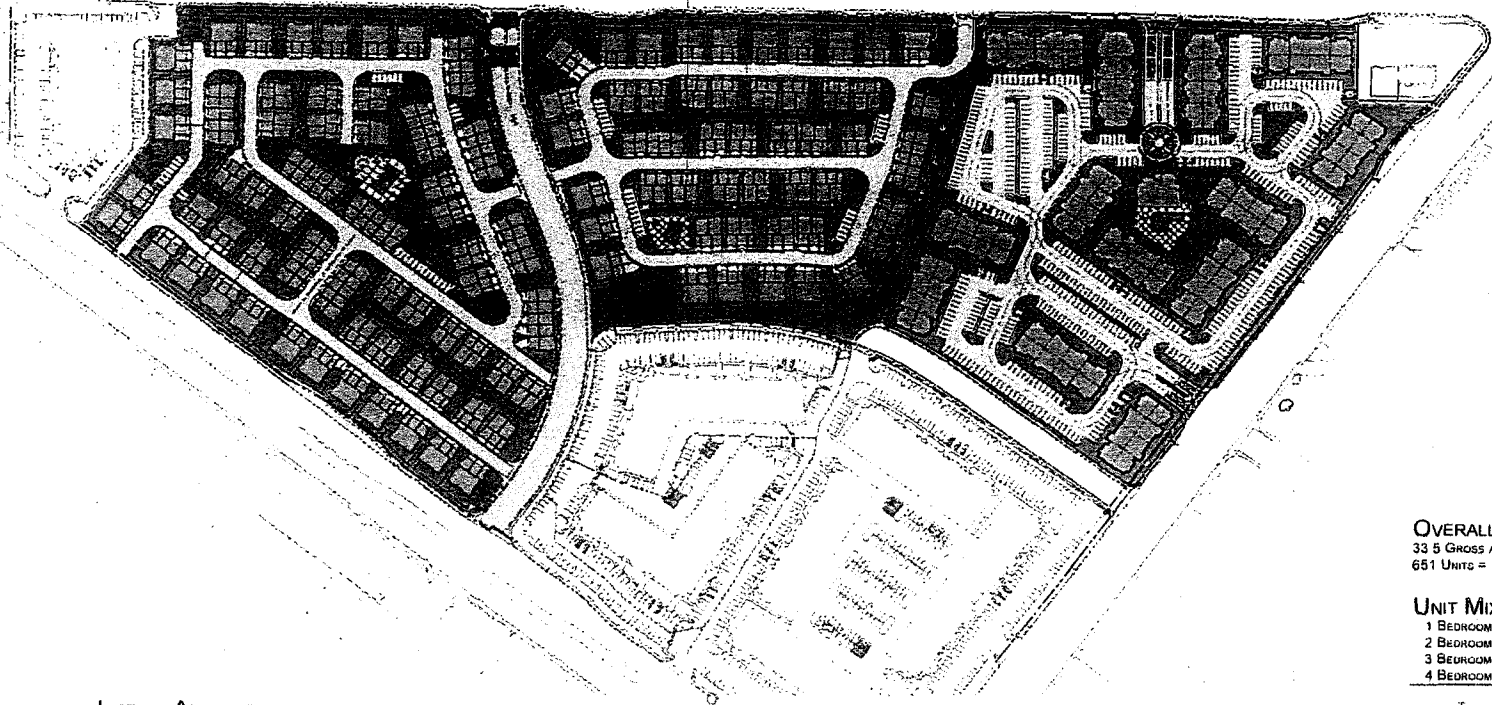
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OCTOBER 3, 2008



**VAR-29958
REVISED
10/23/08 PC**



CONDO SITE ANALYSIS
 19.59 GROSS ACRES
 347 UNITS = 17.7 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	48
2 BEDROOM UNITS	95
3 BEDROOM UNITS	178
4 BEDROOM UNITS	26

TOTAL UNITS 347

APARTMENT SITE ANALYSIS
 13.88 GROSS ACRES
 304 UNITS = 21.9 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	120
2 BEDROOM UNITS	144
3 BEDROOM UNITS	40

TOTAL UNITS 304

LIST OF AMENITIES

- POOL AND SPA LOCATED IN EACH PHASE.
- PUBLIC RESTROOMS LOCATED IN EACH PHASE.
- DOG PARK COMPLETE WITH WATER FILL STATIONING
- NEIGHBORHOOD PARK WITH CHILDREN'S PLAY CENTER AND PICNIC AREA
- INTERLINKED WALKING PATHS COMPLETE WITH PARK BENCH REST/SITTING AREAS.
- RECREATION CENTER LOCATED IN APARTMENT PARCEL
- WEIGHT ROOM
- KITCHEN
- RESTROOM
- MEETING ROOM
- MEDIA CENTER

OVERALL SITE ANALYSIS
 33.5 GROSS ACRES
 651 UNITS = 19.4 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	168
2 BEDROOM UNITS	239
3 BEDROOM UNITS	219
4 BEDROOM UNITS	26

TOTAL UNITS 651

PARKING CALCULATIONS

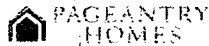
SPACES REQUIRED	1225
PARKING PROVIDED	1185
DIFFERENCE	-40

REDUCTION NEEDED 3.27%

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AVE. ONE OVERALL SITE PLAN

1. THIS PLAN SHOWS THE PROPOSED DEVELOPMENT AND IS NOT A GUARANTEE OF ANYTHING. THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DEVELOPER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE DEVELOPER IS NOT RESPONSIBLE FOR ANY CHANGES TO THE PLAN OR FOR ANY DELAYS IN THE DEVELOPMENT OF THE PROJECT.



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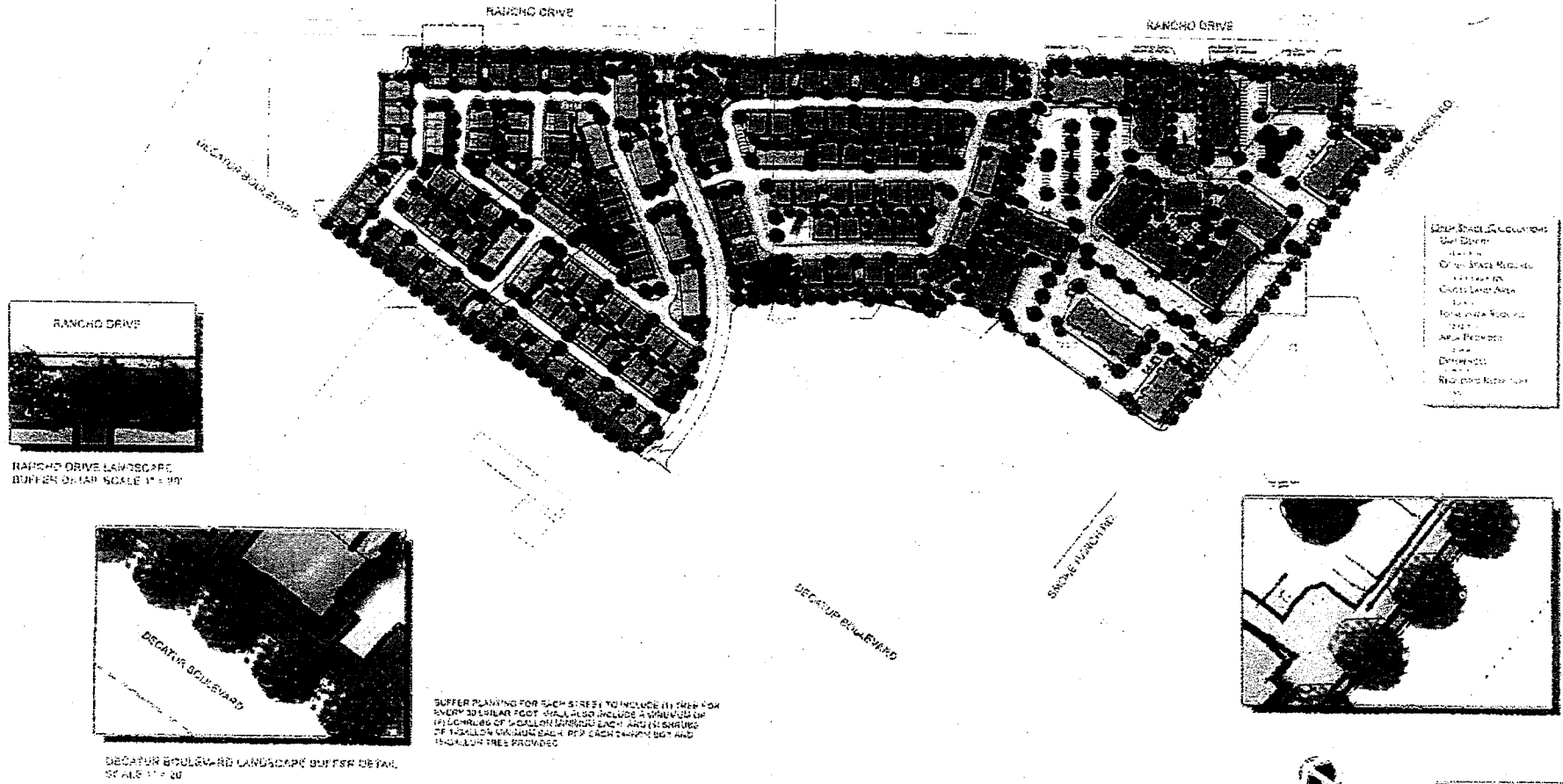


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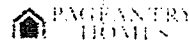
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AVE. ONE APARTMENTS - LANDSCAPE PLAN



August 25, 2008



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