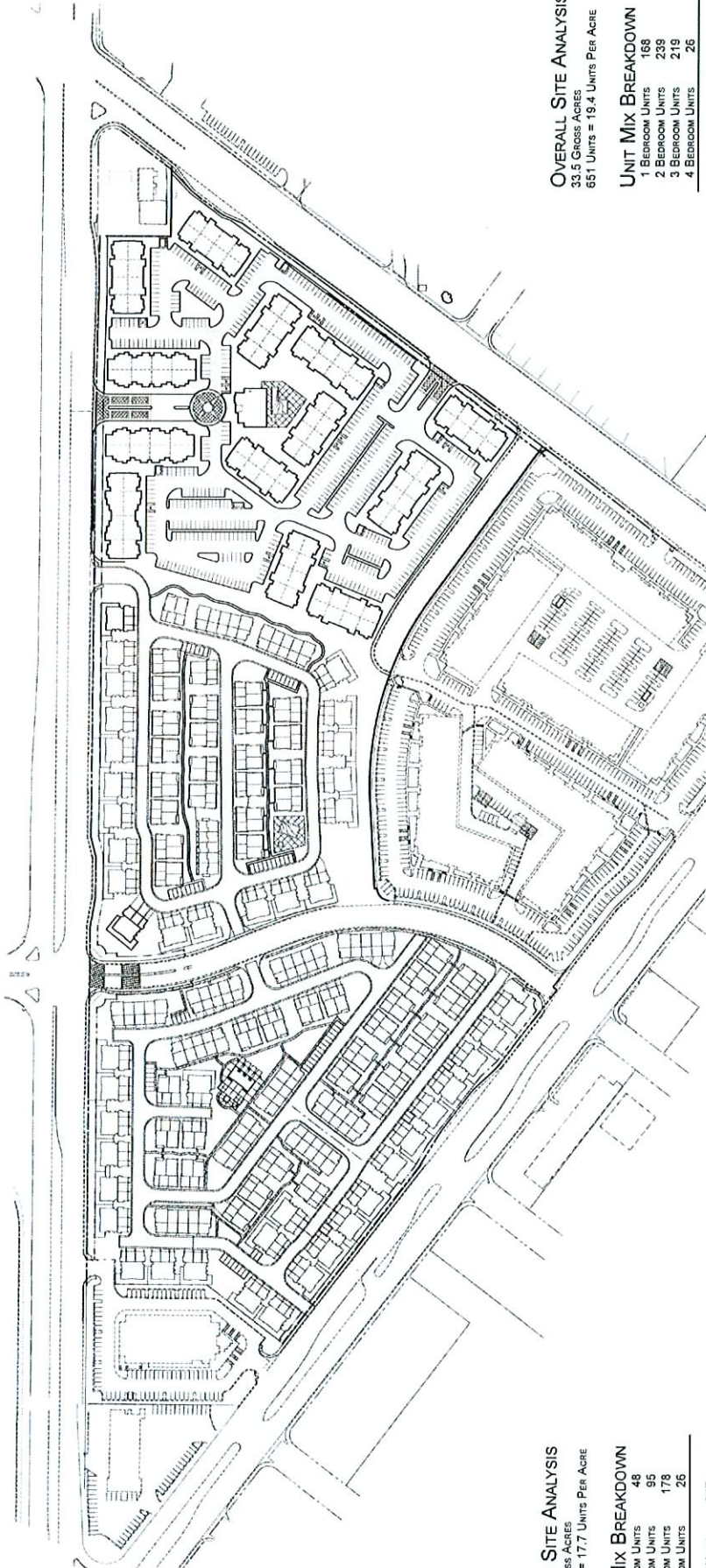




CONDO SITE ANALYSIS

13.39 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 PARCEL.
- PUBLIC RESTROOMS LOCATED IN EACH PARCEL.
- DOG PARK COMPLETE WITH WATER FILL STATIONS.
- 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	25
TOTAL UNITS	651

PARKING CALCULATIONS

SPACES REQUIRED	1225
PARKING PROVIDED	1185
DIFFERENCE	-40

REDUCTION REQUIRED 3.27%

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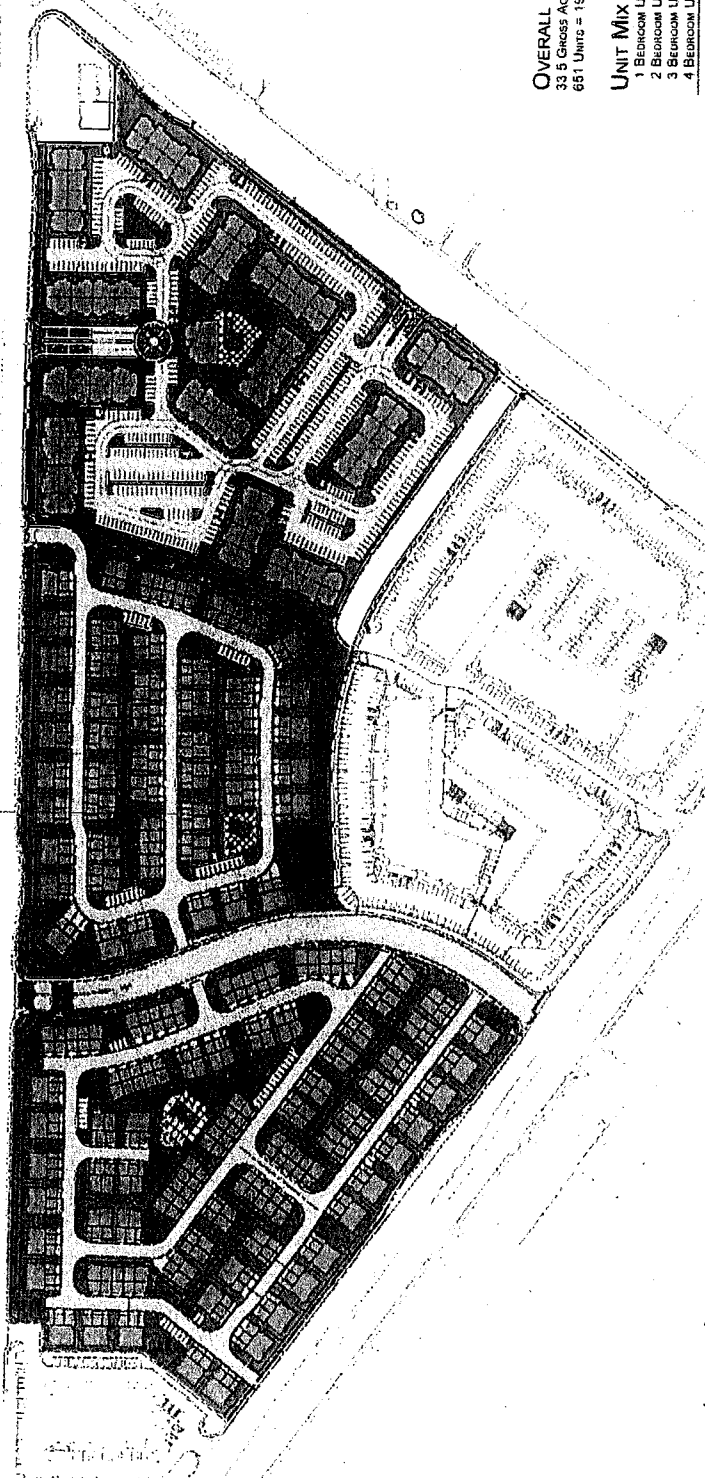


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CONDO SITE ANALYSIS
 19.59 GROSS ACRES
 347 UNITS = 17.7 UNITS PER ACRE

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
 13.89 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.
- DODGERS PARK GRAMMEL WITH WATER FILL SWIMMING
- 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

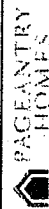
1 BEDROOM UNITS	168
2 BEDROOM UNITS	238
3 BEDROOM UNITS	219
4 BEDROOM UNITS	26
TOTAL UNITS	651

PARKING CALCULATIONS
 SPACES REQUIRED 1225
 PARKING PROVIDED 1185
 DIFFERENCE -40

REDUCTION REQUIRED 3.27%

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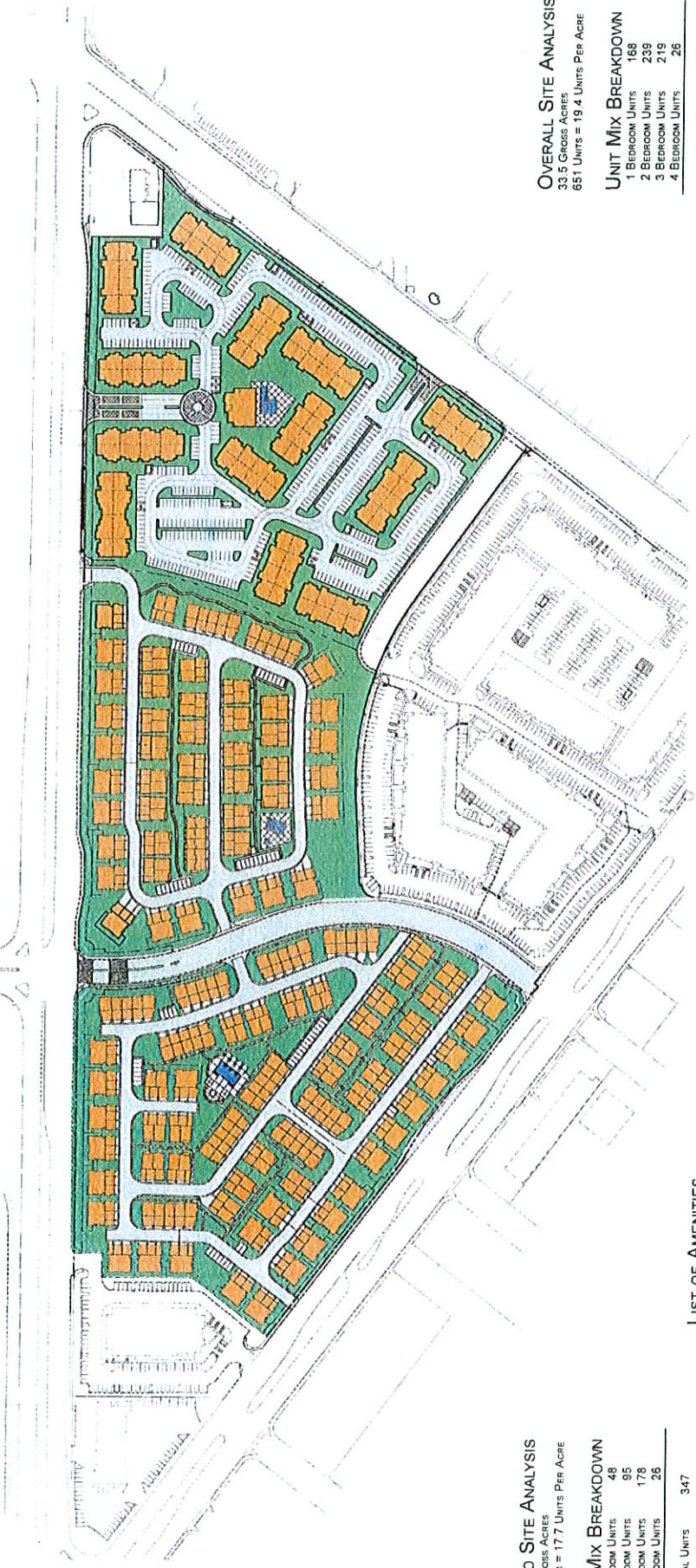
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CONDO SITE ANALYSIS
 19.59 GROSS ACRES
 347 UNITS = 177 UNITS PER ACRE

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 PARCEL
- PUBLIC RESTROOMS LOCATED IN EACH PARCEL
- DOG PARK COMPLETE WITH WATER FILL STATIONS
- 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	25
TOTAL UNITS	651

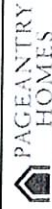
PARKING CALCULATIONS
 SPACES REQUIRED 1225
 PARKING PROVIDED 1185
 DIFFERENCE -40

REDUCTION REREQUIRED 3.27%

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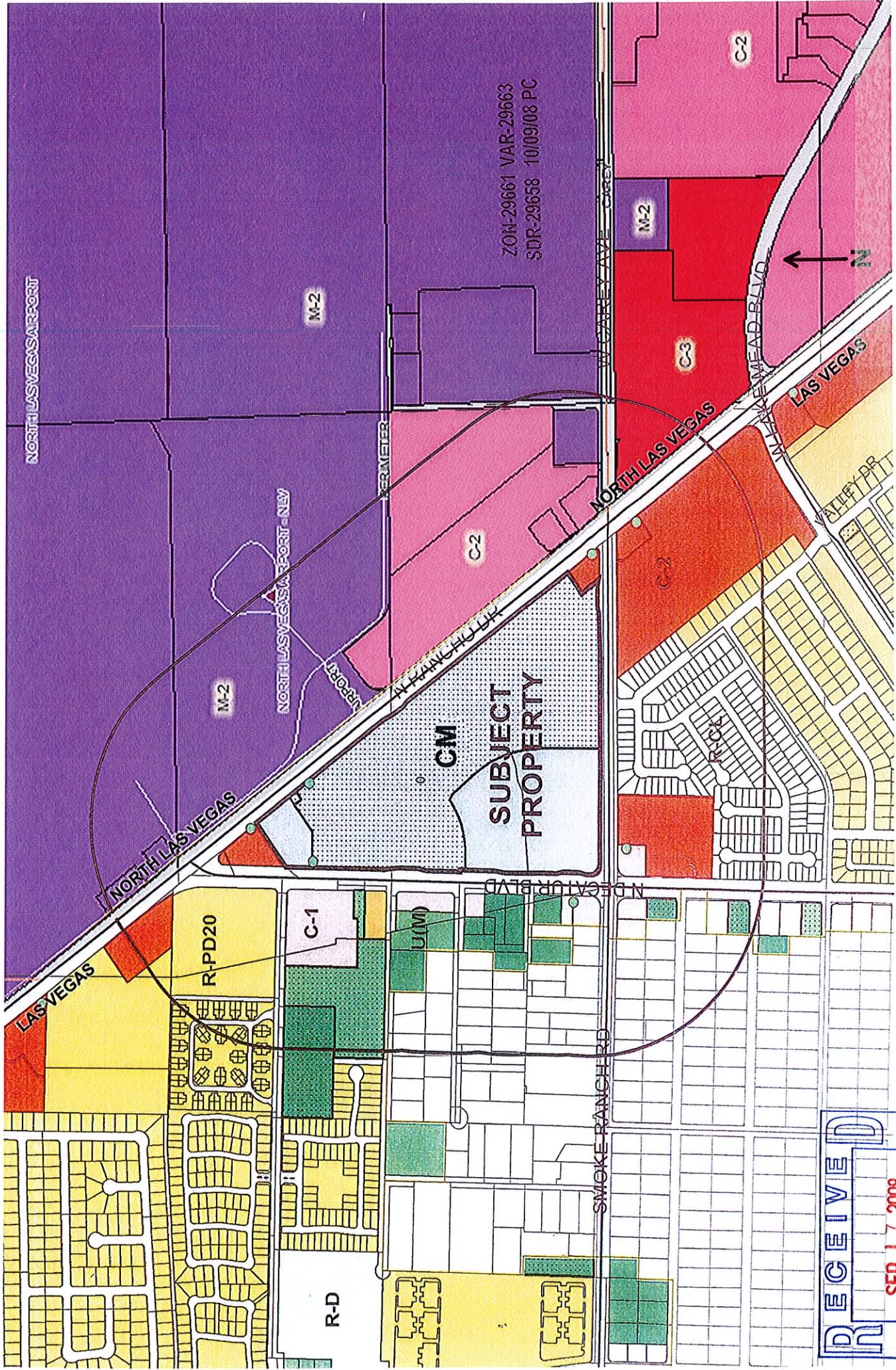


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