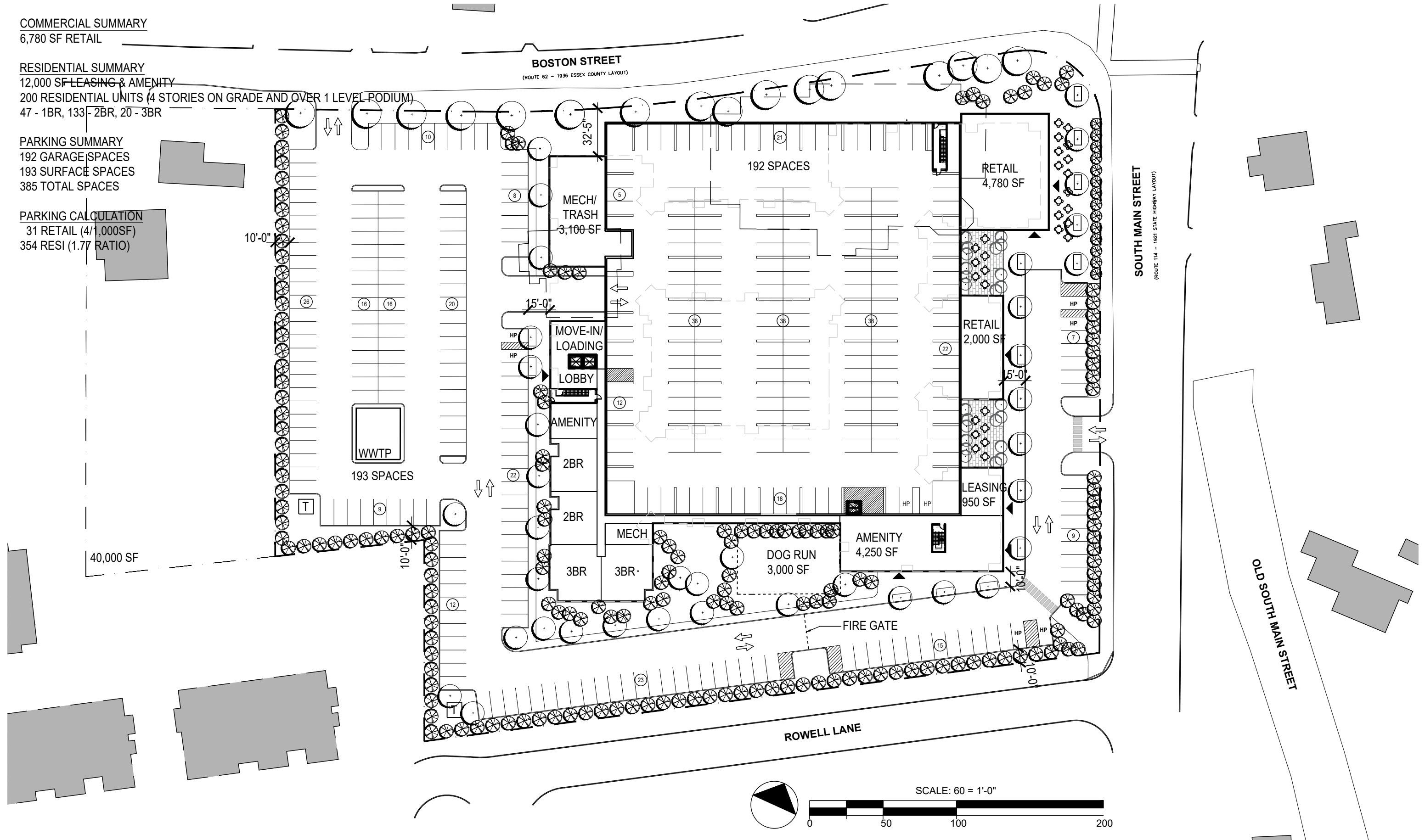


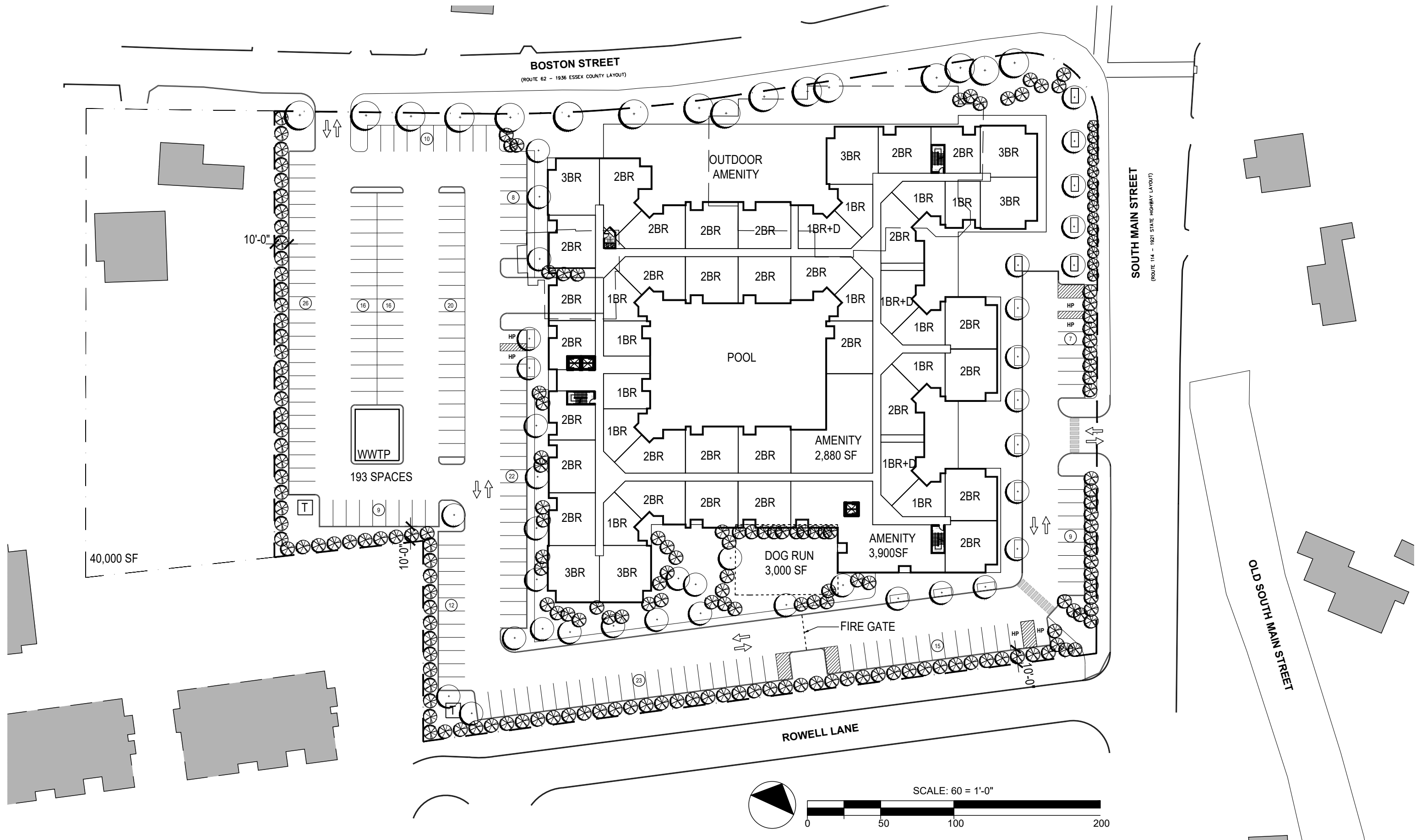
COMMERCIAL SUMMARY
6,780 SF RETAIL

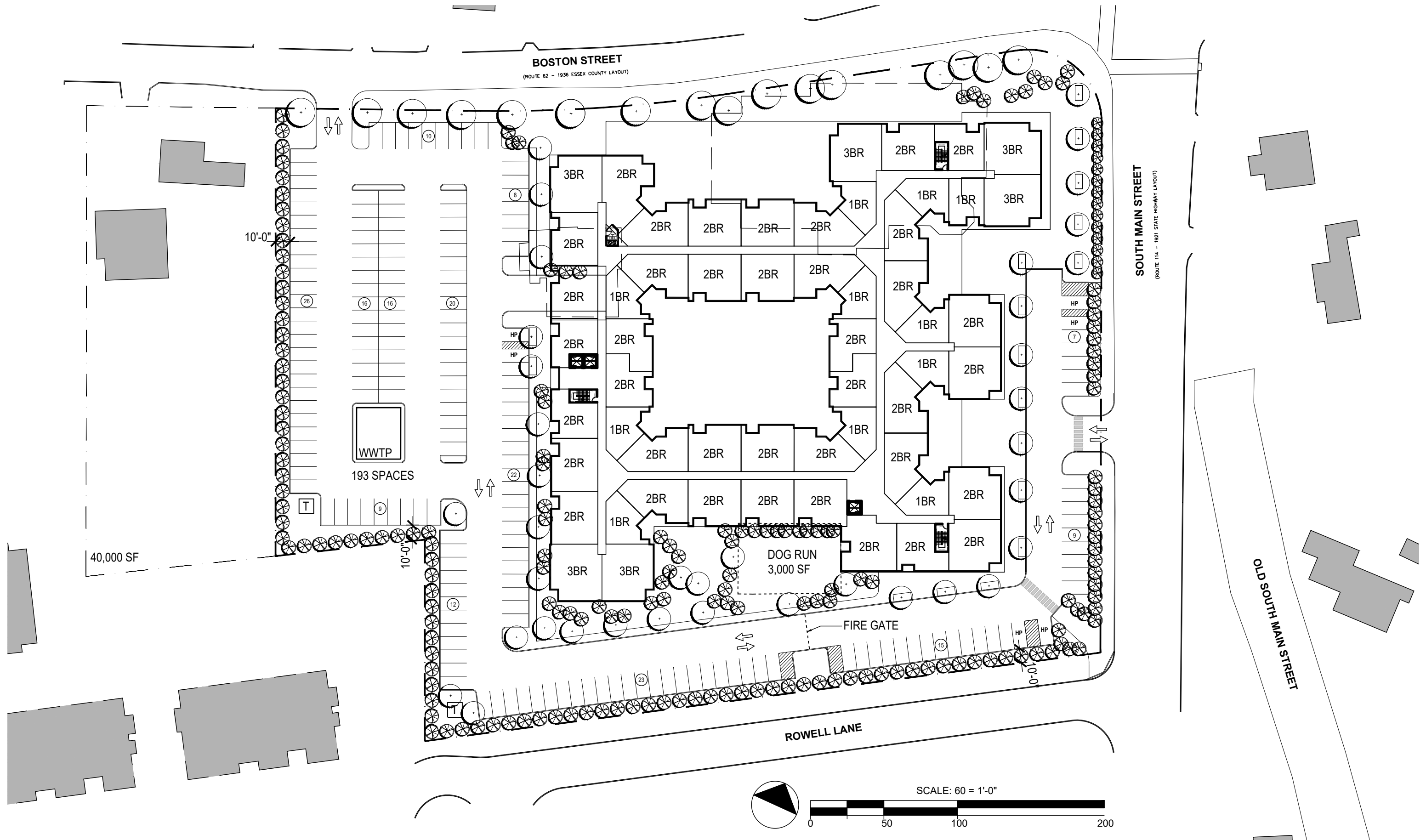
RESIDENTIAL SUMMARY
12,000 SF LEASING & AMENITY
200 RESIDENTIAL UNITS (4 STORIES ON GRADE AND OVER 1 LEVEL PODIUM)
47 - 1BR, 133 - 2BR, 20 - 3BR

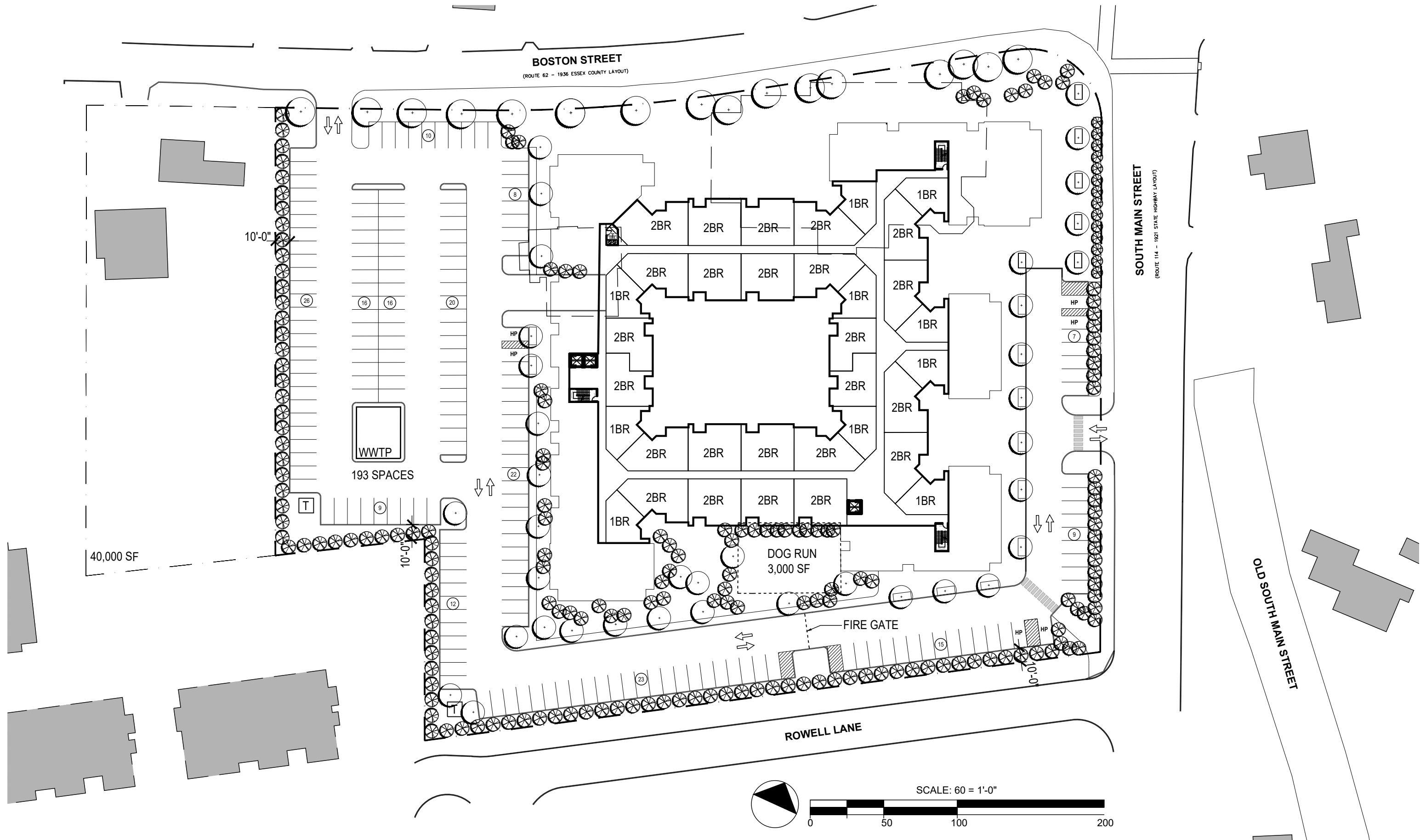
PARKING SUMMARY
192 GARAGE SPACES
193 SURFACE SPACES
385 TOTAL SPACES

PARKING CALCULATION
31 RETAIL (4/1,000SF)
354 RESI (1.77 RATIO)











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View from South Main Street - Option A



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View from South Main Street - Option B



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View from South Main Street - Option C



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View from South Main Street - Option D





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Street Oriented Retail Base - Option A

