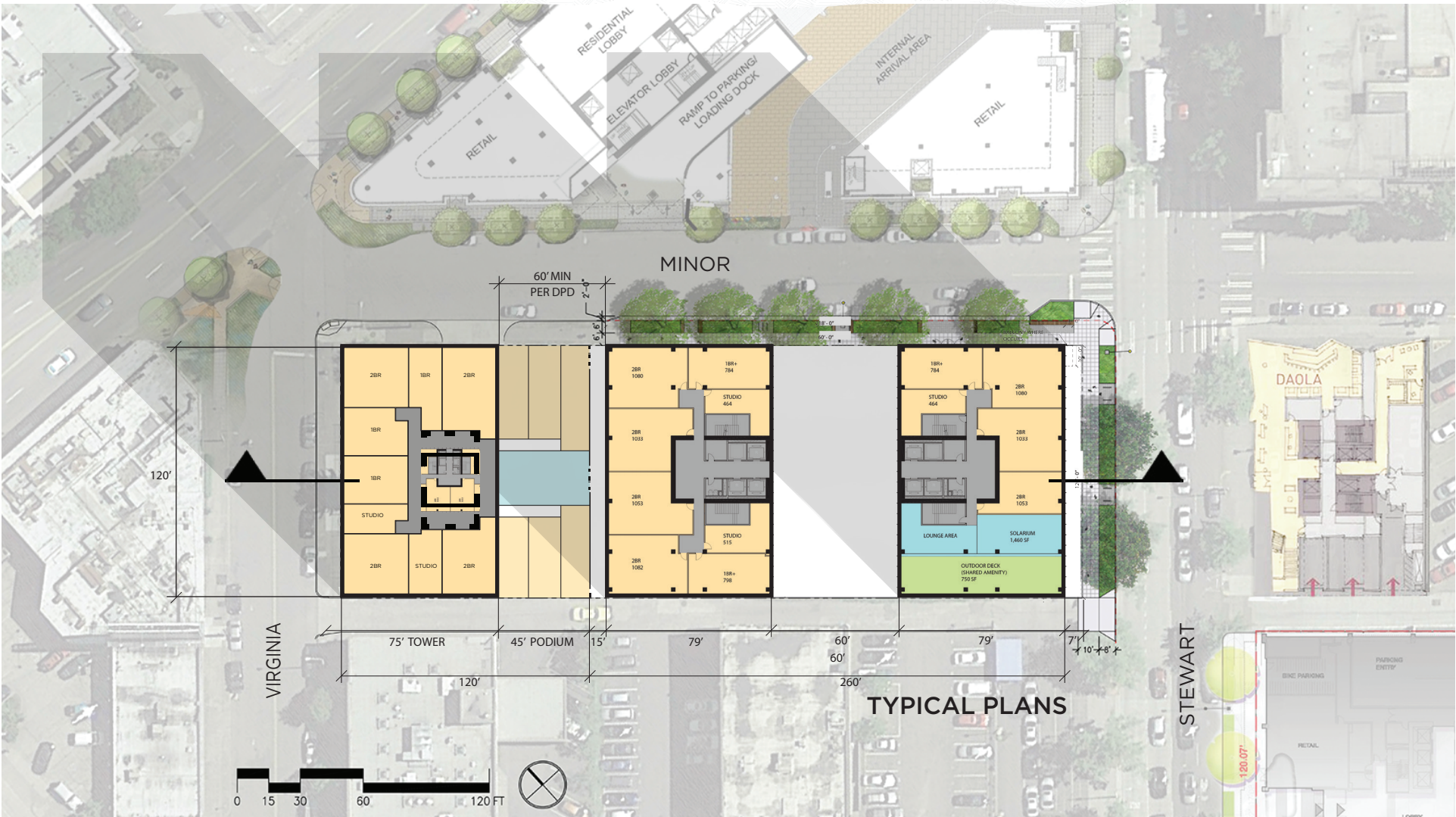


TOWER SECTION



TYPICAL PLANS

STATISTICS

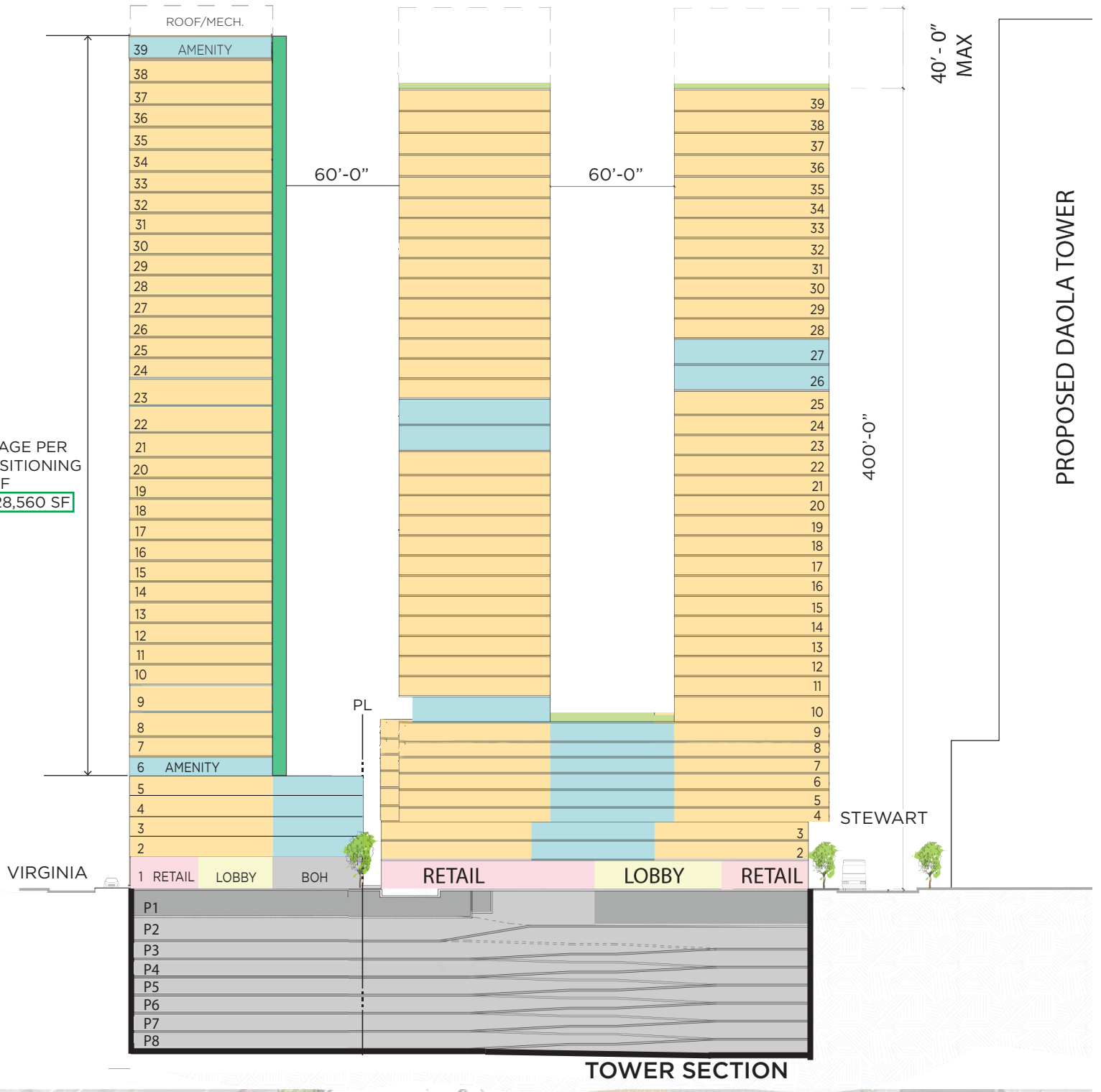
	GROSS FLOOR	CORE	NET AMENITY	NET RESIDENTIAL
FLOOR 39 AMENITY	9,000 GSF	2,000 GSF	7,000 NSF	N/A NSF
FLOOR 7-38 (9,000 SF / FLOOR)	288,000 GSF	64,000 GSF	N/A	224,000 NSF
FLOOR 6 AMENITY	9,000 GSF	2,000 GSF	7,000 NSF	N/A NSF
SUBTOTAL	306,000 GSF	68,000 GSF	14,000 NSF	224,000 NSF
FLOORS 2-5 (14,000 SF / FLOOR)	56,000 GSF	9,600 GSF	5,040 NSF	41,360 NSF
FIRST FLOOR LOBBY / RETAIL / CORE	9,000 GSF	2,400 GSF	11,600 NSF	N/A
FIRST FLOOR BOH	5,000 GSF	N/A	N/A	N/A
TOTAL	376,000 GSF	80,000 GSF	30,640 NSF	265,360 NSF

STUDY 1

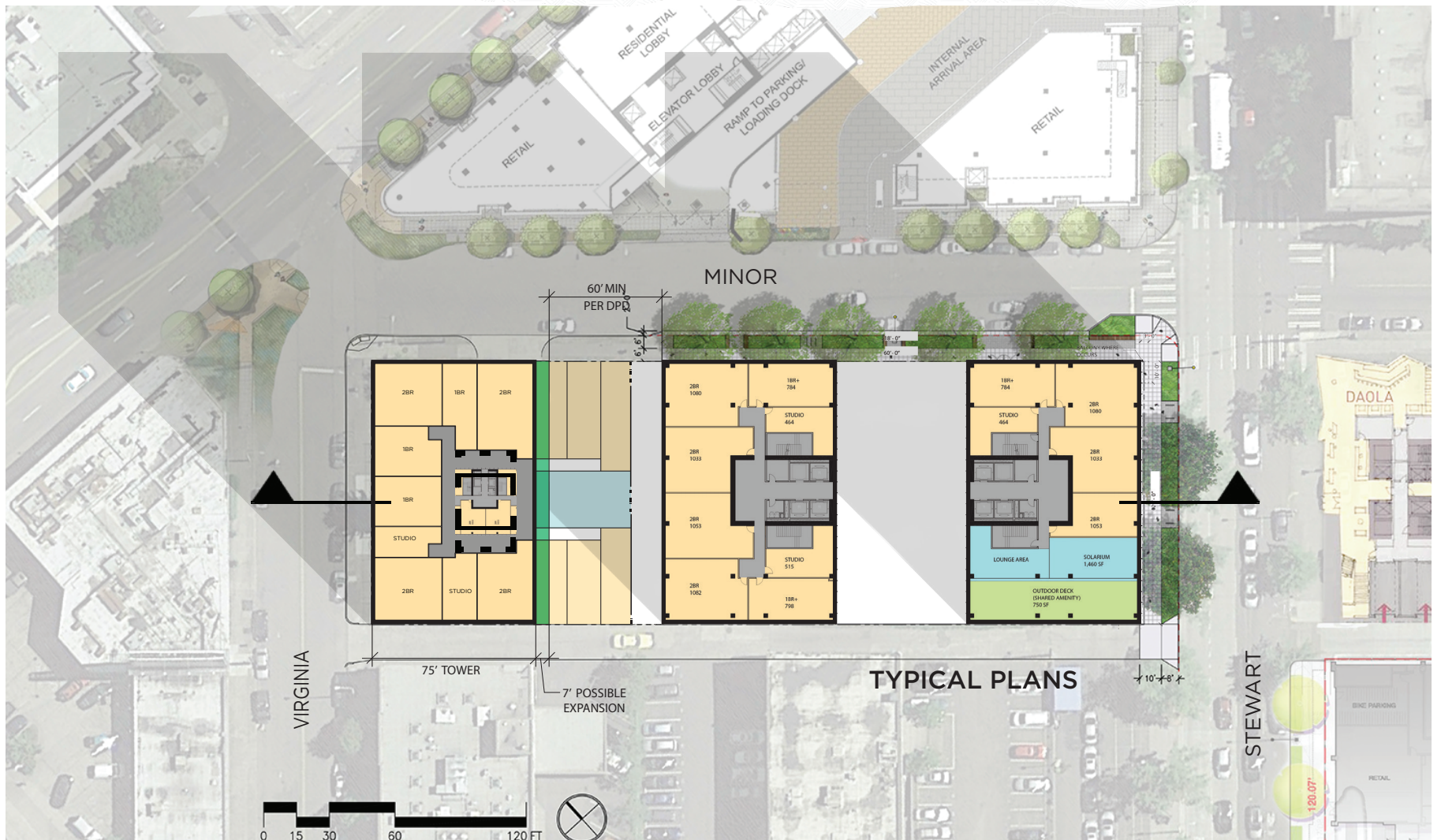


ADDED SQUARE FOOTAGE PER
ADJUSTED BUILDING POSITIONING
7' x 120' = 840 SF
840 SF x 34 FLOORS = **28,560 SF**

**POSSIBLE
TOTAL =
340 UNITS**



TOWER SECTION



TYPICAL PLANS

STATISTICS

	GROSS FLOOR	CORE	NET AMENITY	NET RESIDENTIAL
TOTAL (FROM STUDY 1)	376,000 GSF	80,000 GSF	30,640 NSF	265,360 NSF
FLOOR 7-38 (SF FROM EXPANSION)	28,560 GSF	N/A	1680 NSF	26,880 NSF
TOTAL	404,560 GSF	80,000 GSF	32,320 NSF	292,240 NSF

STUDY 2

