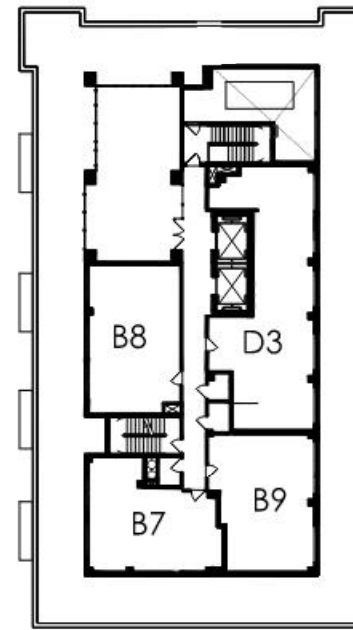


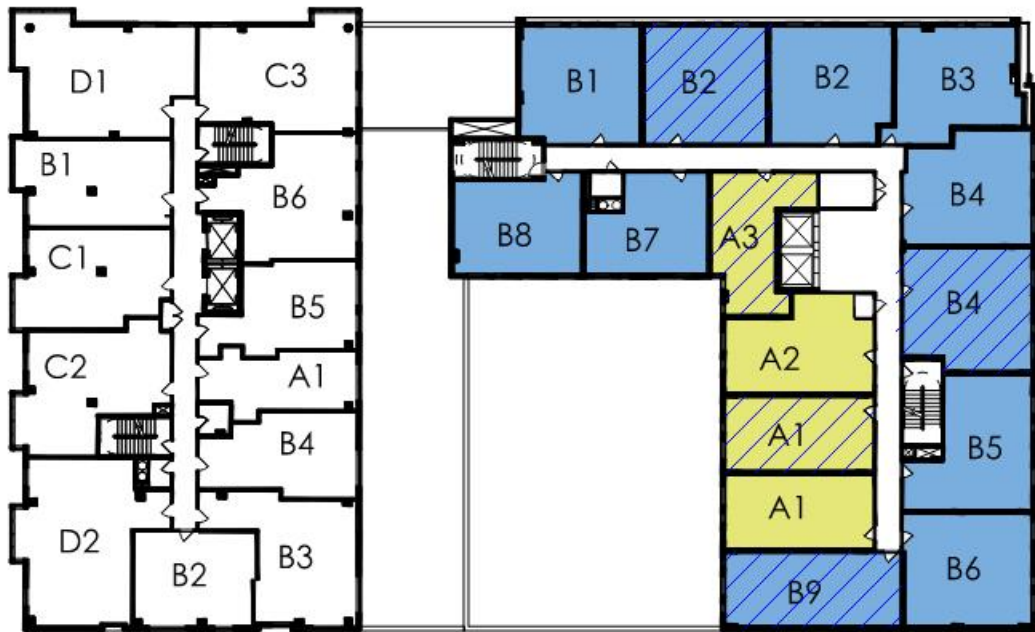
RESIDENTIAL LEVEL 2 FLOOR PLAN
SENIOR RESIDENTIAL LEVEL 3 FLOOR PLAN



PENTHOUSE LEVEL FLOOR PLAN

LEGEND

- STUDIO AFFORDABLE HOUSING
- 1 BEDROOM AFFORDABLE HOUSING
- STUDIO AFFORDABLE HOUSING AFTER EXPIRATION OF TAX CREDIT PERIOD (8% OF TOTAL RESIDENTIAL GFA)
- 1 BEDROOM AFFORDABLE HOUSING AFTER EXPIRATION OF TAX CREDIT PERIOD (8% OF TOTAL RESIDENTIAL GFA)



RESIDENTIAL LEVELS 3-9 FLOOR PLAN
SENIOR RESIDENTIAL LEVELS 4-10 FLOOR PLAN

AFTER EXPIRATION OF TAX CREDIT, AFFORDABLE HOUSING UNIT ARE AS FOLLOWS:

- A1 ON FLOORS 5, 6, 7, & 9
- A3 ON FLOORS 3, 4, 8, & 9
- B2 ON FLOORS 4, 6, 7, 8, & 9
- B4 ON FLOORS 3, 5, 6, 7, & 10
- B9 ON FLOORS 4, 5, 8, 9, & 10

	MKT STUDIO	SENIOR AFFORDABLE STUDIO	MKT ONE BED	SENIOR AFFORDABLE ONE BED	MKT TWO BED	TOTAL
LEVEL 1	0	0	0	0	0	
LEVEL 2	2	0	9	0	1	
LEVEL 3	1	4	9	10	2	
LEVEL 4	1	4	9	11	2	
LEVEL 5	1	4	9	11	2	
LEVEL 6	1	4	9	11	2	
LEVEL 7	1	4	9	11	2	
LEVEL 8	1	4	9	11	2	
LEVEL 9	1	4	9	11	2	
LEVEL 10	0	4	0	11	0	
PH	0	2	3	2	1	
<hr/>						
TOTAL MKT RESIDENTIAL	9		74		16	99
TOTAL AFFORDABLE RESIDENTIAL		34		89		123
TOTAL UNITS:						222

ALL NUMBERS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENTS DURING DESIGN DEVELOPMENT AND PERMITTING IN ACCORDANCE WITH ANY FLEXIBILITY GRANTED BY THE ZONING COMMISSION. AFFORDABLE HOUSING UNIT MIX AND LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE WITHIN THE SAME GENERAL AREA BASED ON FINAL INTERIOR LAYOUT AND TOTAL UNIT MIX

AFFORDABLE HOUSING (IZ) CALCULATIONS

IZ CALCULATIONS								
	TOTAL RESIDENTIAL (RESI.) GFA	TOTAL PENTHOUSE SF DEVOTED TO RESI. UNITS	TOTAL IZ GFA REQUIRED AT 60% MFI (8% OF RESI. GFA)	TOTAL IZ GFA REQUIRED AT 50% MFI (8% OF PH UNITS)	TOTAL IZ GFA PROVIDED AT 60% MFI (SEE % BELOW)	TOTAL IZ GFA PROVIDED AT 50% MFI (SEE % BELOW)	TOTAL IZ GFA REQUIRED (8% OF RESI. GFA + 8% PH UNITS)	TOTAL IZ GFA PROVIDED (SEE % BELOW)
RESIDENTIAL TOWER	90,000 SF	3,301 SF	7,200 SF	265 SF	0 SF (0% OF RESI GFA)	0 SF (0% OF PH UNITS)	7,465 SF	0 SF (0% OF RESI GFA + PH UNITS)
SENIOR AFFORDABLE TOWER	102,236 SF	2,404 SF	8,179 SF	192 SF	102,236 SF (100% OF RESI GFA)	525 SF (21% OF PH UNITS)	8,371 SF	102,761 SF (100% OF RESI GFA + 21% OF PH UNITS)
TOTAL	192,236 SF	5,705 SF	15,379 SF	457 SF	102,236 SF	525 SF	15,836 SF	102,761 SF

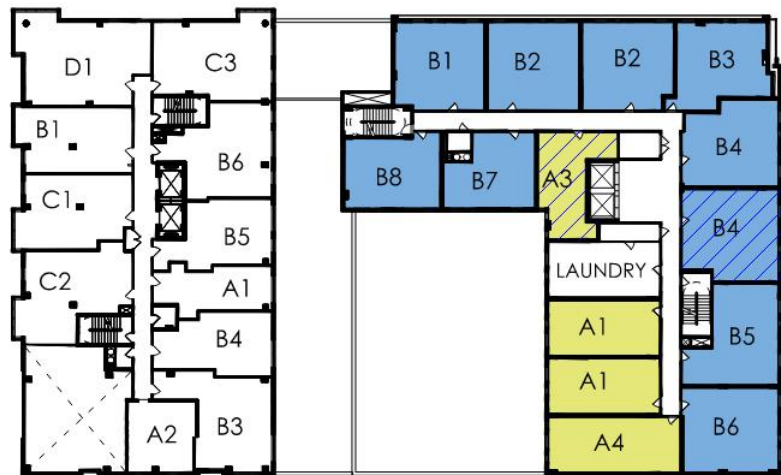
LEGEND

- STUDIO AFFORDABLE HOUSING
- 1 BEDROOM AFFORDABLE HOUSING
- STUDIO AFFORDABLE HOUSING AFTER EXPIRATION OF TAX CREDIT PERIOD (8% OF TOTAL RESIDENTIAL GFA)
- 1 BEDROOM AFFORDABLE HOUSING AFTER EXPIRATION OF TAX CREDIT PERIOD (8% OF TOTAL RESIDENTIAL GFA)

AFTER EXPIRATION OF TAX CREDIT PERIOD,
15,364 SF OF GFA TO BE PROVIDED AT 60% MFI

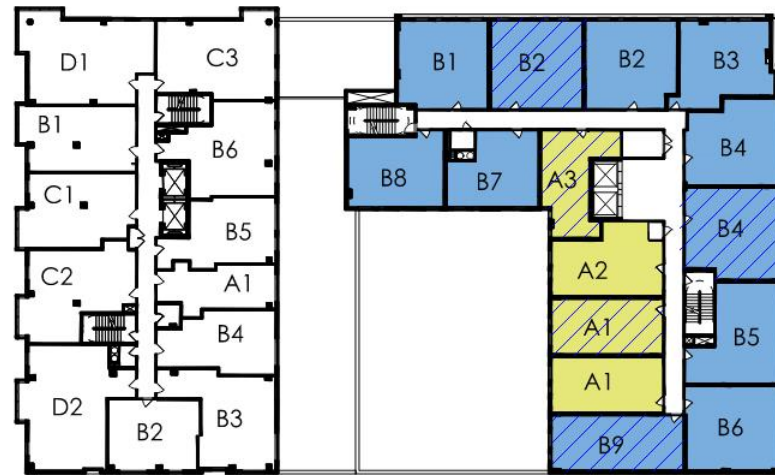
AFTER EXPIRATION OF TAX CREDIT PERIOD,
548 SF OF GFA TO BE PROVIDED AT 50% MFI

ALL NUMBERS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENTS DURING DESIGN DEVELOPMENT AND PERMITTING IN ACCORDANCE WITH ANY FLEXIBILITY GRANTED BY THE ZONING COMMISSION. AFFORDABLE HOUSING UNIT MIX AND LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE WITHIN THE SAME GENERAL AREA BASED ON FINAL INTERIOR LAYOUT AND TOTAL UNIT MIX



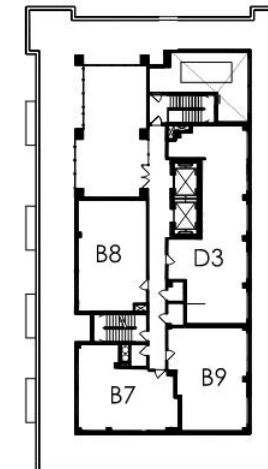
RESIDENTIAL LEVEL 2 FLOOR PLAN
SENIOR RESIDENTIAL LEVEL 3 FLOOR PLAN

AFTER EXPIRATION OF TAX CREDIT, AFFORDABLE HOUSING UNIT ARE AS FOLLOWS:
A3 & B4 ON FLOOR 3



RESIDENTIAL LEVELS 3-9 FLOOR PLAN
SENIOR RESIDENTIAL LEVELS 4-10 FLOOR PLAN

AFTER EXPIRATION OF TAX CREDIT, AFFORDABLE HOUSING UNIT ARE AS FOLLOWS:
A1 ON FLOORS 5, 6, 7, & 9
A3 ON FLOORS 4, 8, & 9
B2 ON FLOORS 4, 6, 7, 8, & 9
B4 ON FLOORS 5, 6, 7, & 10
B9 ON FLOORS 4, 5, 8, 9, & 10



PENTHOUSE LEVEL FLOOR PLAN

AFFORDABLE HOUSING (IZ) CALCULATIONS