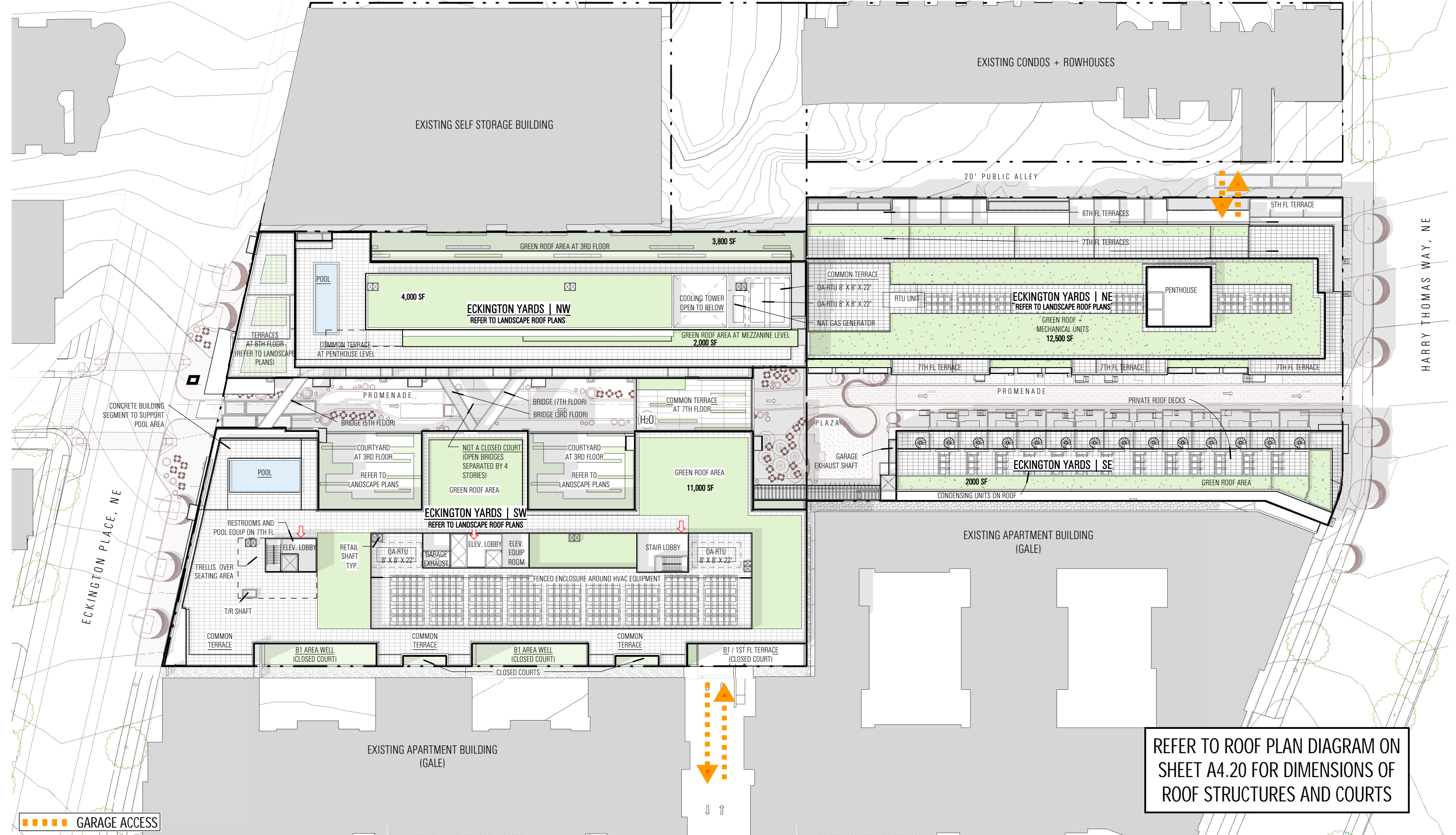


Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.

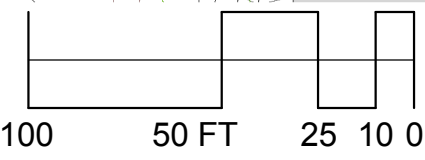


OVERALL SITE | GROUND FLOOR PLAN DIAGRAM



REFER TO ROOF PLAN DIAGRAM ON SHEET A4.20 FOR DIMENSIONS OF ROOF STRUCTURES AND COURTS

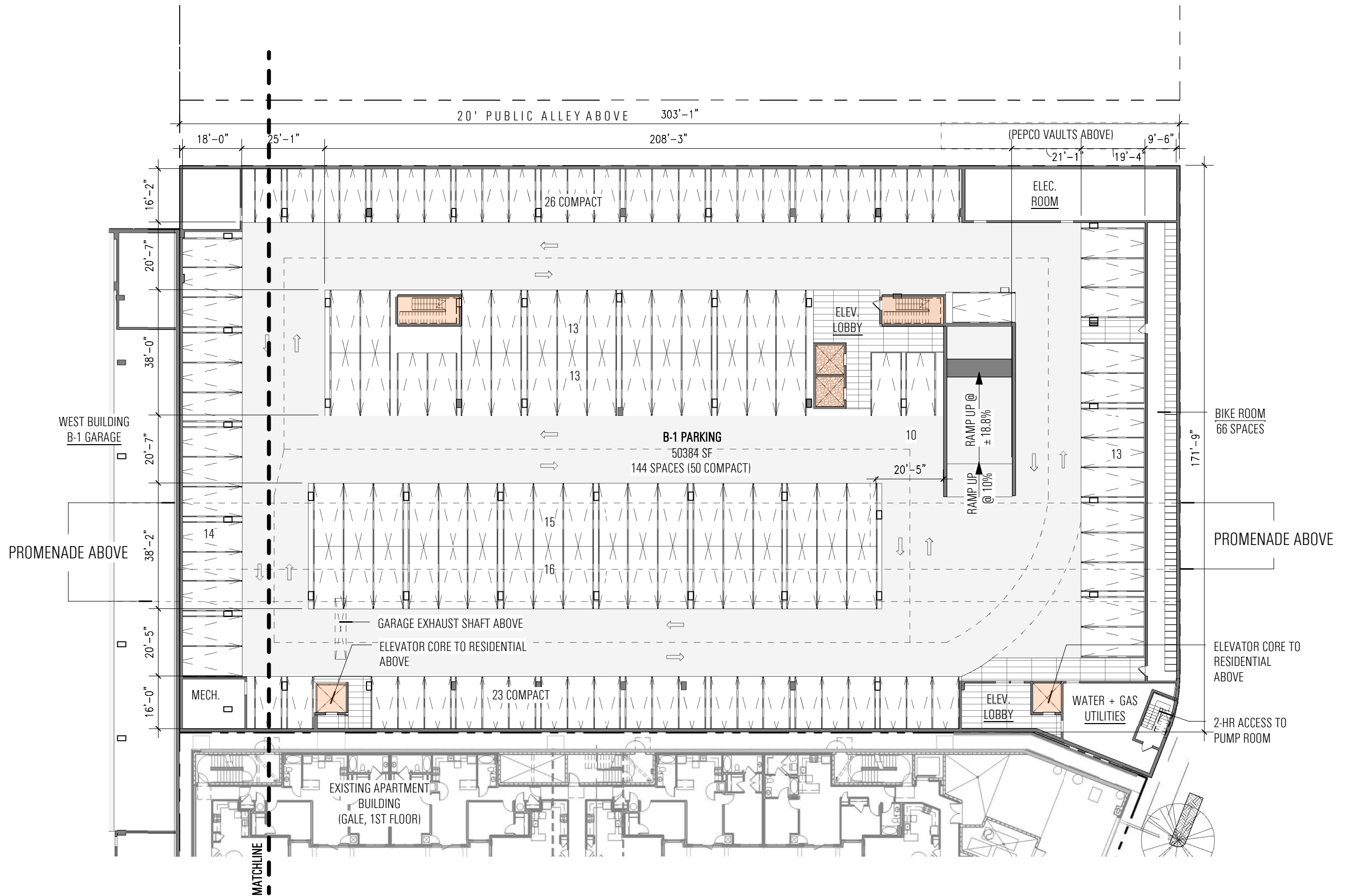
Garage Access



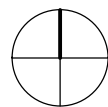
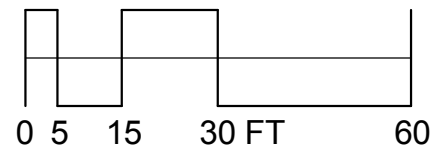
UNIT DEMISING WALLS APPROXIMATE AND SUBJECT TO CHANGE

Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.

OVERALL SITE | ROOF PLAN



Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.

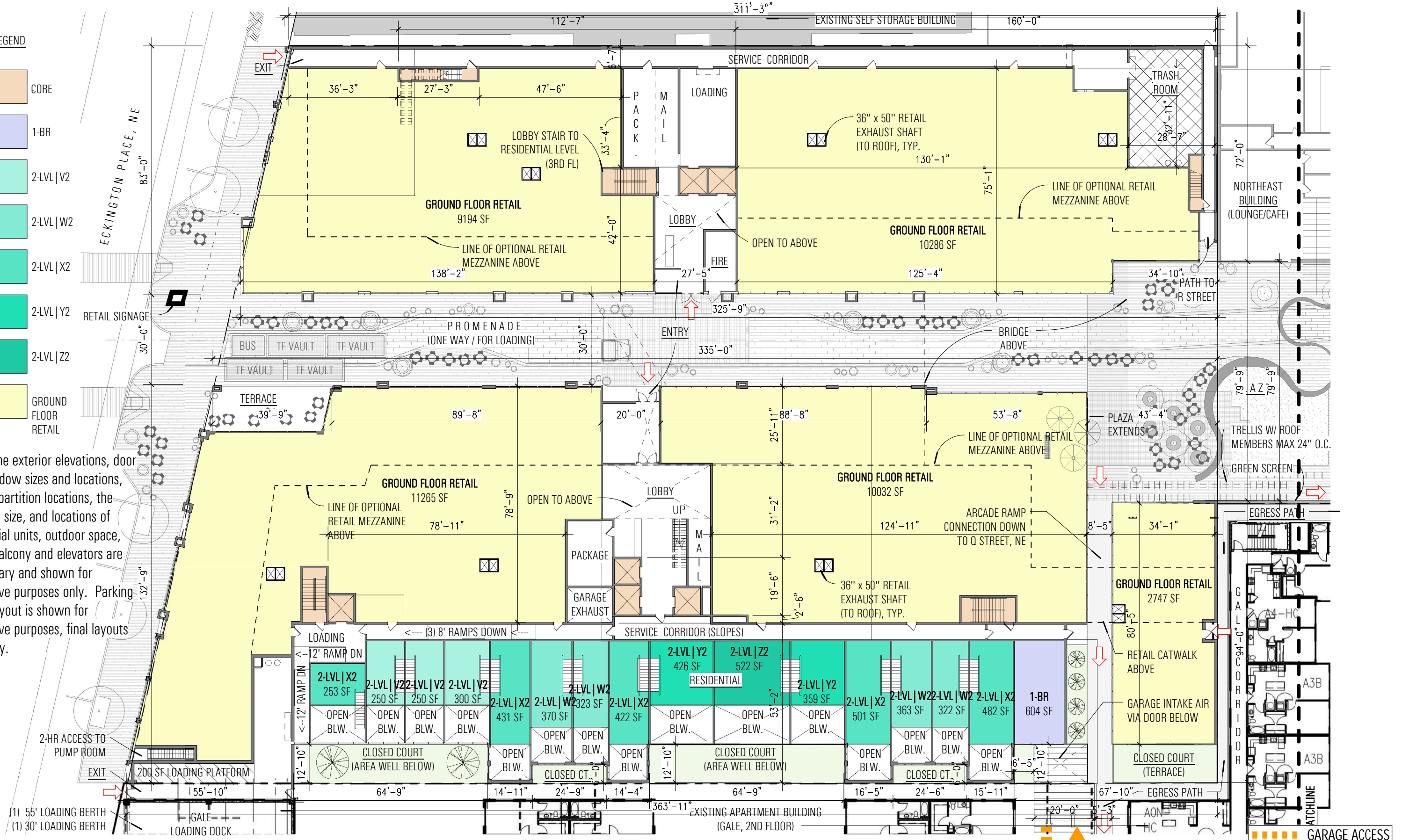


ECKINGTON YARDS EAST | B-1 LEVEL PARKING PLANS

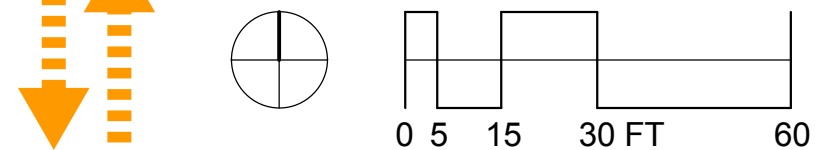
LEGEND

- CORE
- 1-BR
- 2-LVL | V2
- 2-LVL | W2
- 2-LVL | X2
- 2-LVL | Y2
- 2-LVL | Z2
- GROUND FLOOR RETAIL

Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.



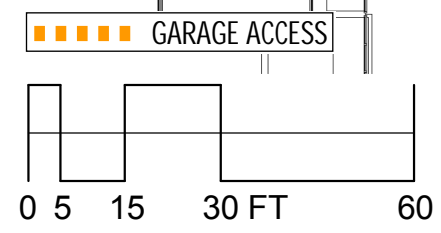
ECKINGTON YARDS WEST | 1ST FLOOR PLANS





- UNIT TYPE**
- 1-BR
 - 2-BR|1-BA
 - 2-LVL|A1
 - 2-LVL|B1
 - 2-LVL|D1
 - 2-LVL|H1
 - 2-LVL|J1
 - 2-LVL|K1
 - 2-LVL|L1
 - 2-LVL|M1
 - 3-BR|2-BA
 - LOADING

Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.



ECKINGTON YARDS EAST | 1ST FLOOR PLANS



VIEW OF HARRY THOMAS WAY, NE ALLEY CURB CUT



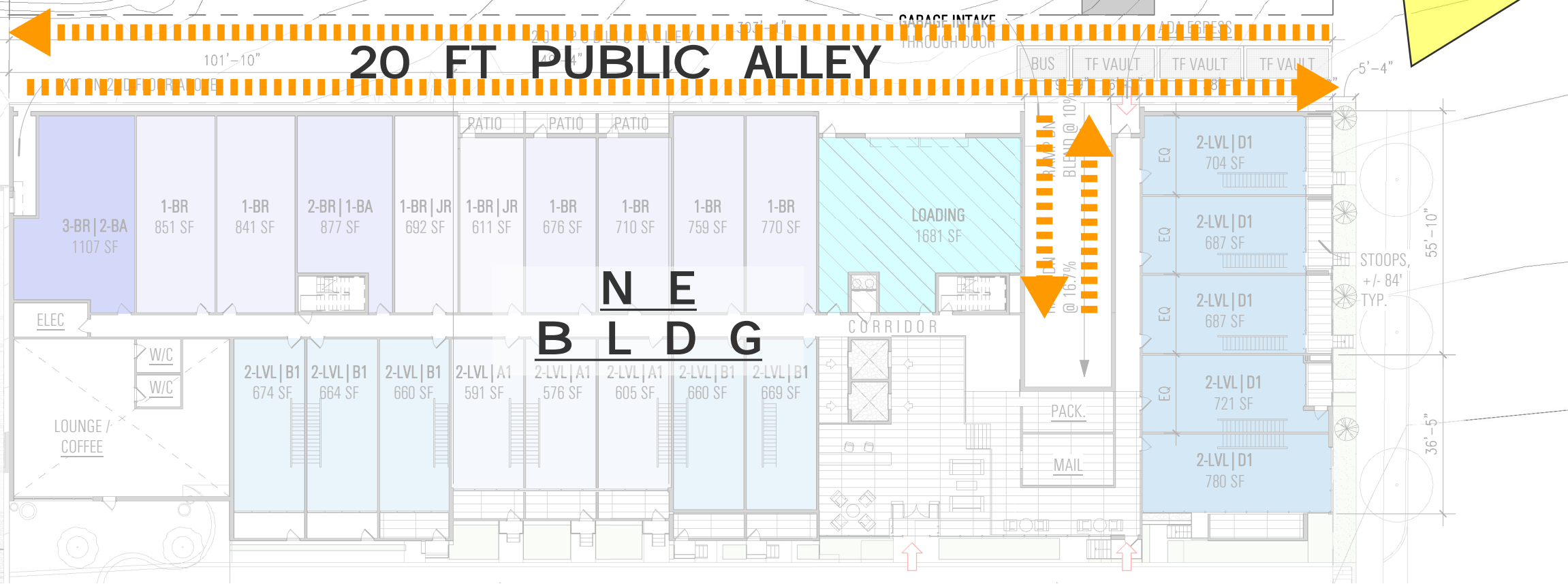
NEIGHBORING CONDOS ALONG R STREET

HARRY THOMAS WAY, NE

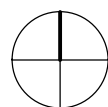
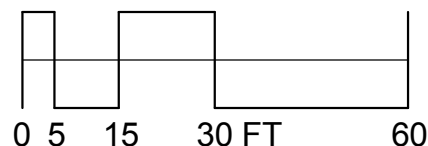
20 FT PUBLIC ALLEY

N W BLDG

N E BLDG



GARAGE ACCESS

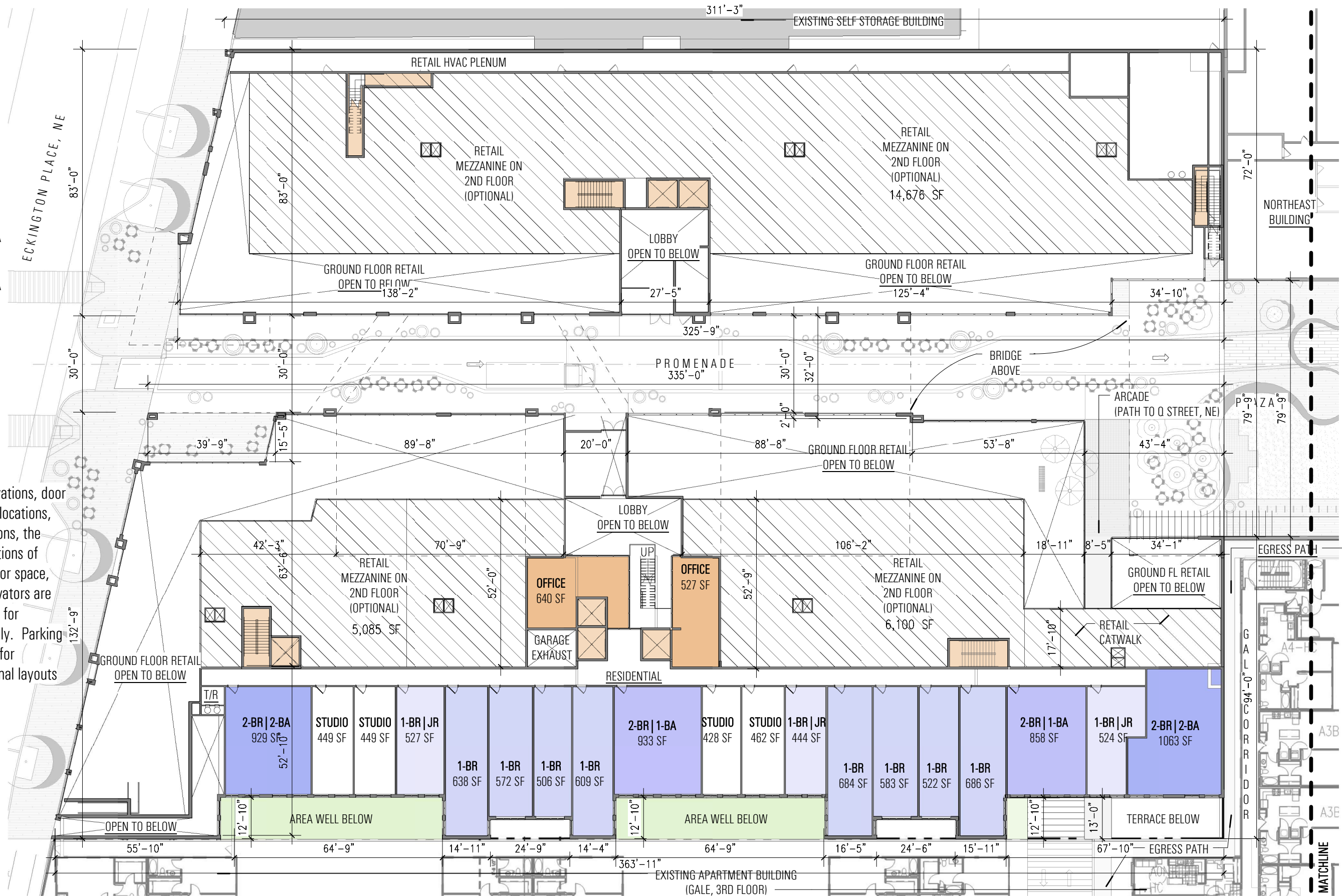


ECKINGTON YARDS EAST | 1ST FLOOR PLANS @ ALLEY GARAGE ENTRY

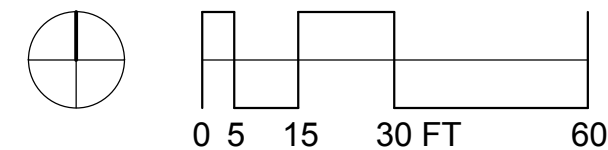
LEGEND

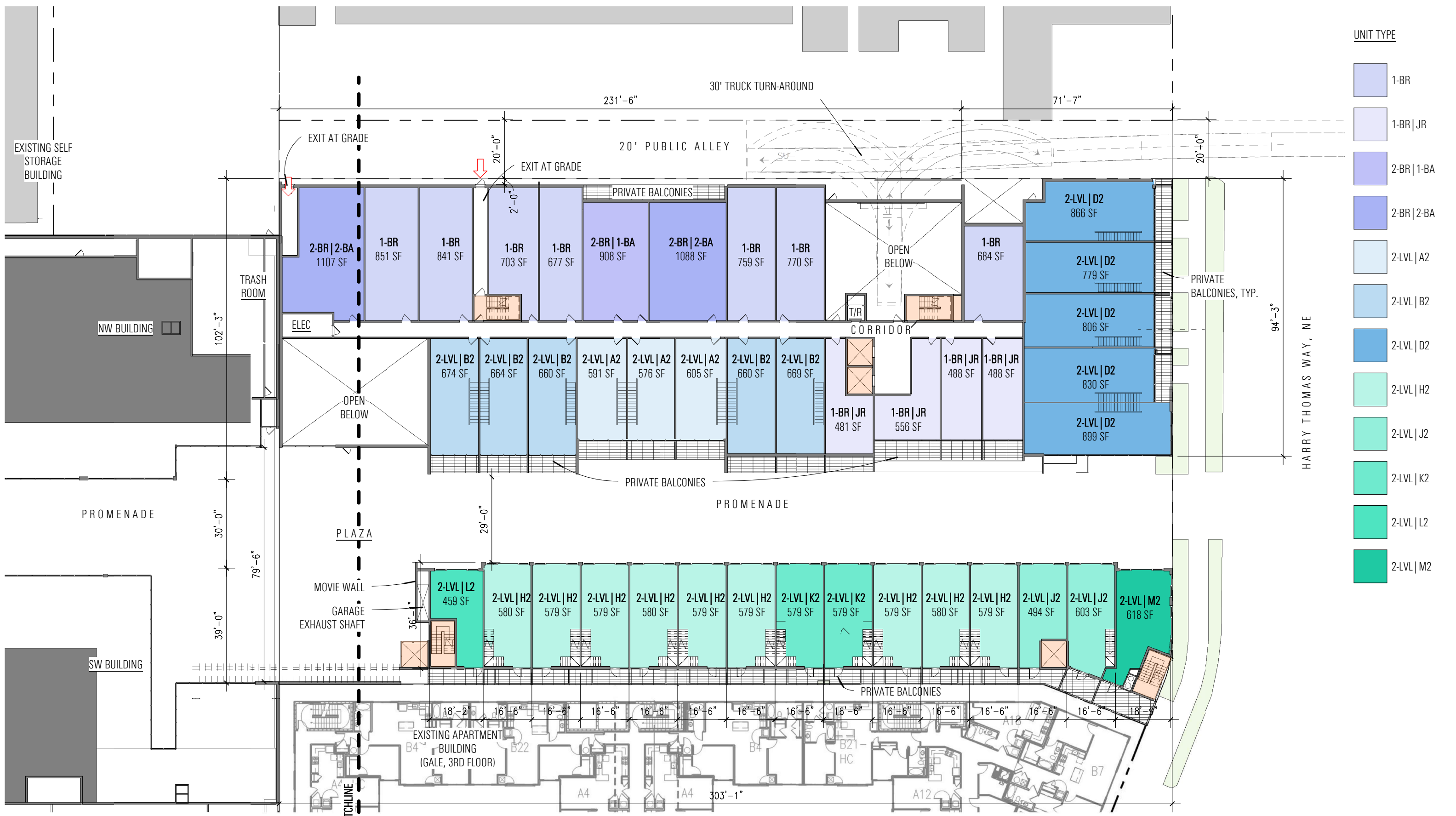
- CORE
- 1-BR
- 1-BR | JR
- 2-BR | 1-BA
- 2-BR | 2-BA
- OFFICE

Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.

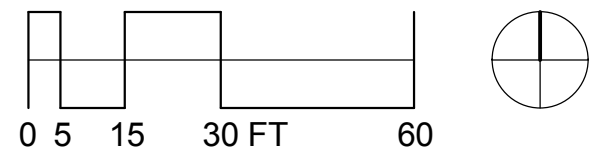


ECKINGTON YARDS WEST | 2ND FLOOR PLANS





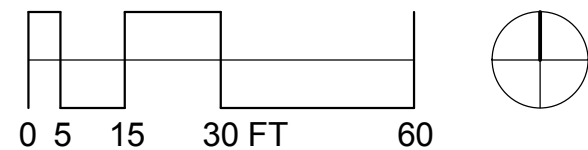
Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.



ECKINGTON YARDS EAST | 2ND FLOOR PLANS



- UNIT TYPE**
- 1-BR
 - 1-BR | JR
 - 2-BR | 1-BA
 - 2-BR | 2-BA
 - 2-LVL | H1
 - 2-LVL | J1
 - 2-LVL | L1
 - 2-LVL | M1
 - 3-BR | 2-BA



Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.

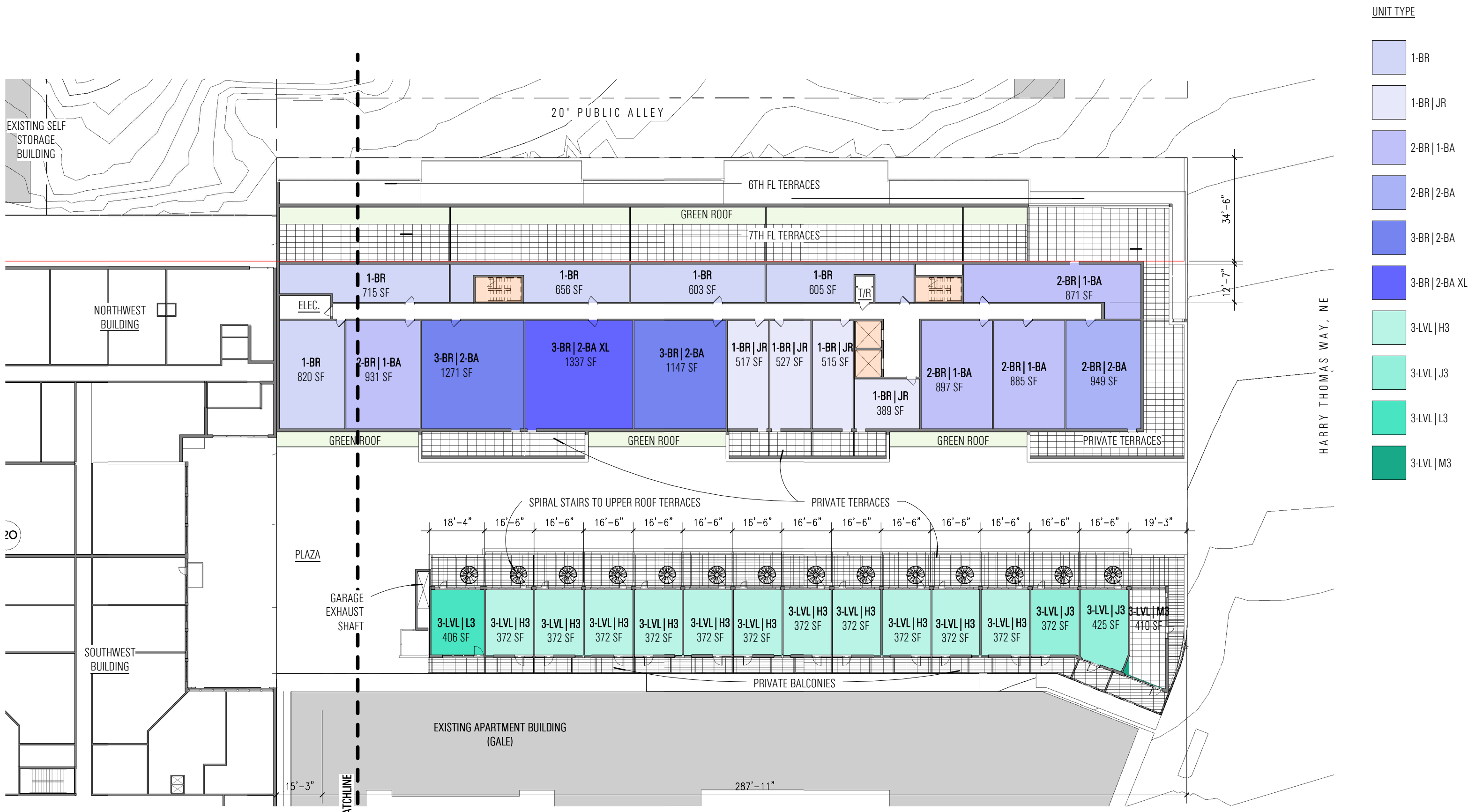
ECKINGTON YARDS EAST | 3RD FLOOR PLANS



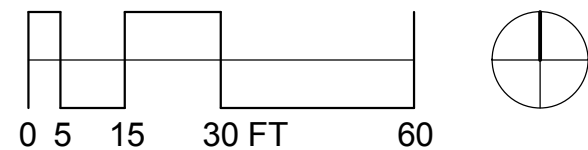
- UNIT TYPE**
- 1-BR
 - 1-BR|JR
 - 2-BR|1-BA
 - 2-BR|2-BA
 - 2-LVL|H1
 - 3-BR|2-BA
 - 3-BR|2-BA XL
 - 3-LVL|H1
 - 3-LVL|J1
 - 3-LVL|L1
 - 3-LVL|M1

Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.

ECKINGTON YARDS EAST | 5TH FLOOR PLANS

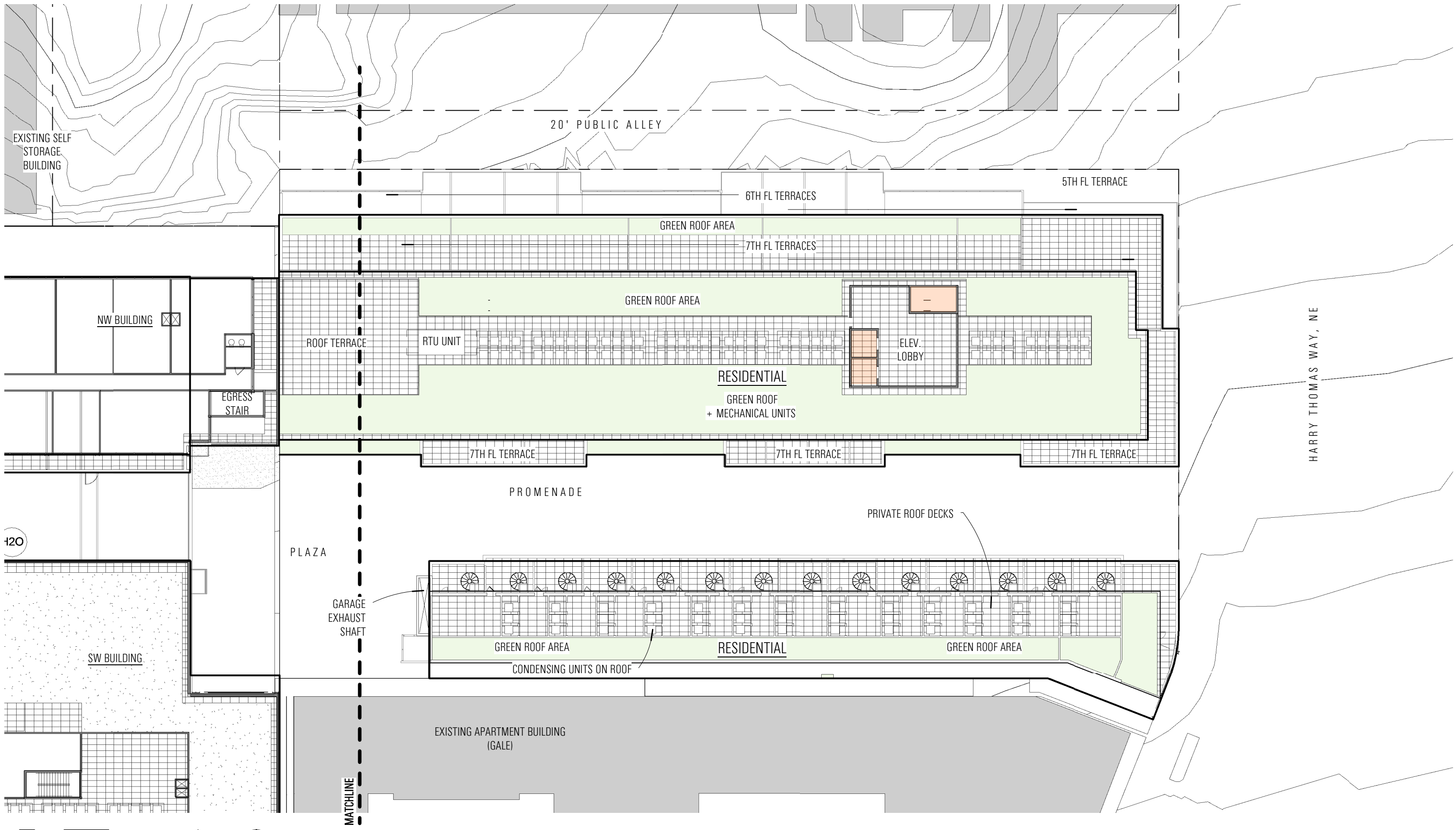


- UNIT TYPE**
- 1-BR
 - 1-BR|JR
 - 2-BR|1-BA
 - 2-BR|2-BA
 - 3-BR|2-BA
 - 3-BR|2-BA XL
 - 3-LVL|H3
 - 3-LVL|J3
 - 3-LVL|L3
 - 3-LVL|M3

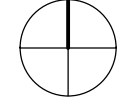
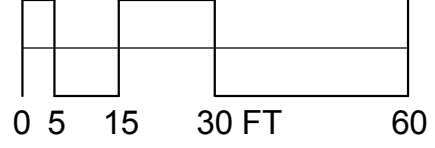


Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.

ECKINGTON YARDS EAST | 7TH FLOOR PLANS

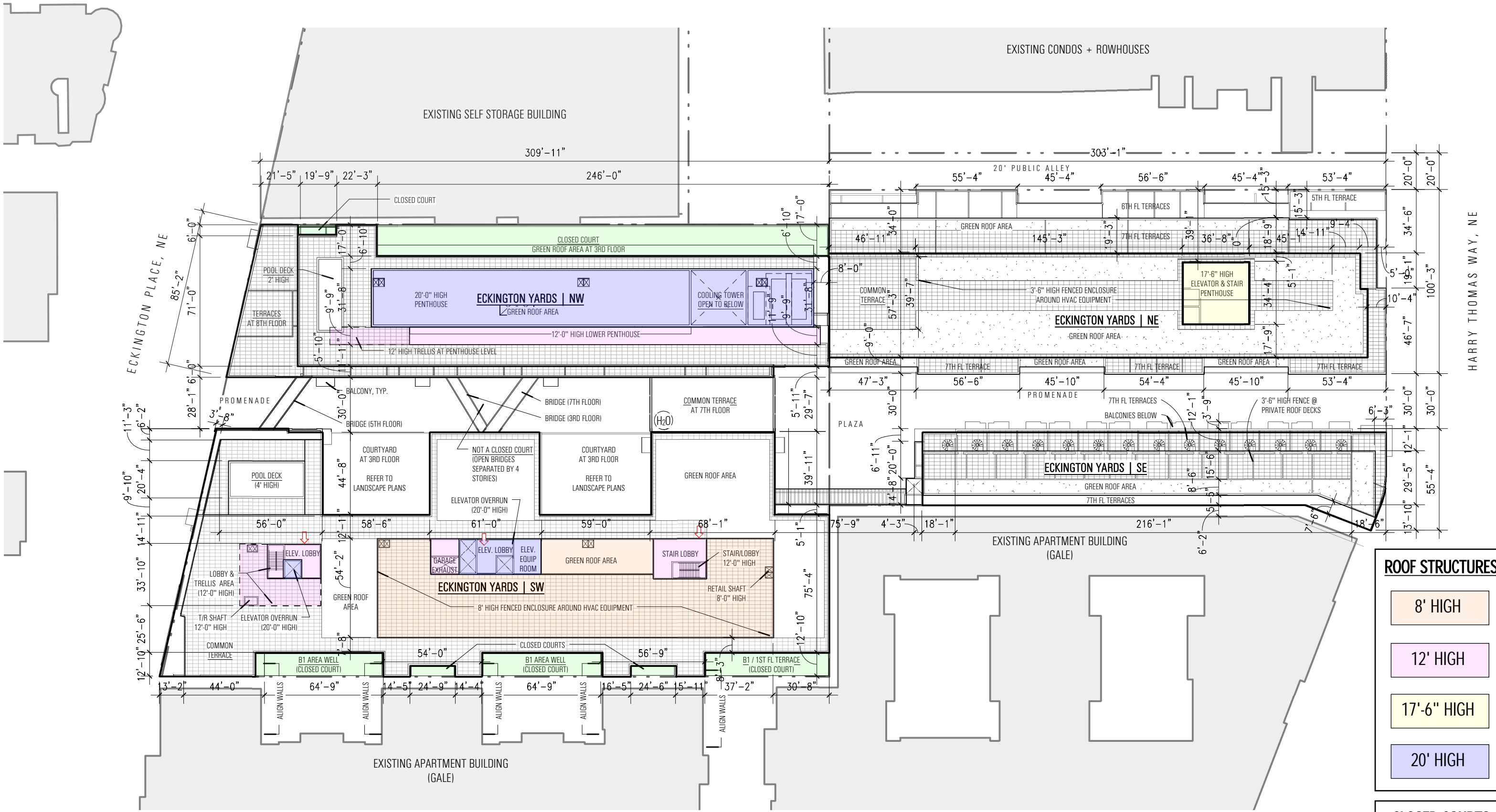


120



Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.

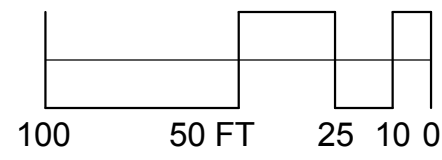
ECKINGTON YARDS EAST | ROOF PLANS



ROOF STRUCTURES

- 8' HIGH
- 12' HIGH
- 17'-6" HIGH
- 20' HIGH

CLOSED COURTS



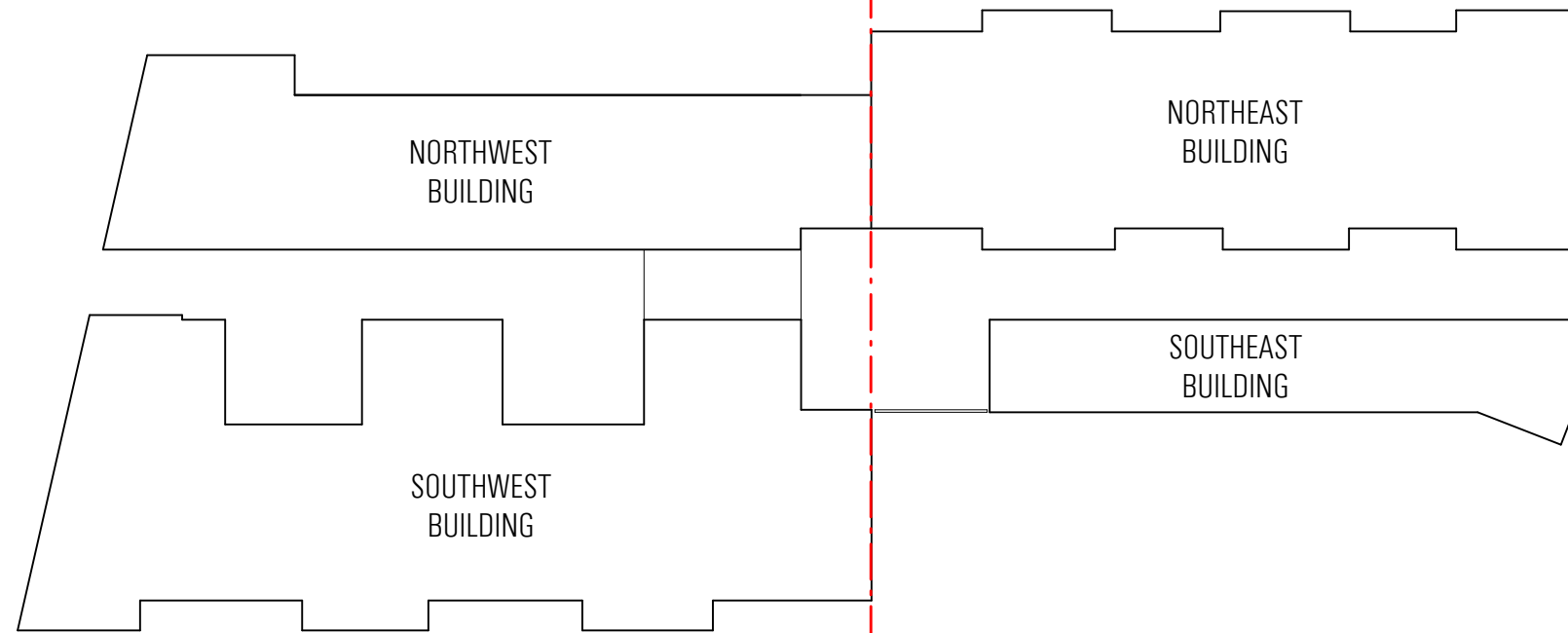
UNIT DEMISING WALLS APPROXIMATE AND SUBJECT TO CHANGE

Note: The exterior elevations, door and window sizes and locations, interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. Parking space layout is shown for illustrative purposes, final layouts may vary.

ROOF PLAN DIAGRAM

PHASE A

PHASE B

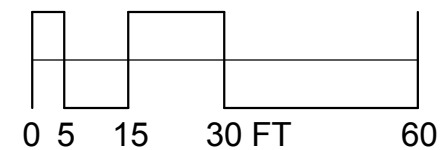
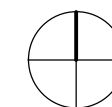


Eckington Place EY NW	
Resi GSF (includes PH+Mezz)	181,254
Retail GSF	38,055
No. of residential units	176
Building Type	Concrete
Height (measuring point to Top of roof)	Max 102'
Stories above grade	10 + PH (retail = 2 stories)
Eckington Place EY SW	
Resi GSF (incl. all B-1 units)	222,199
Retail GSF	39,129
No. of residential units	292
Building Type	Stick over podium
Height (measuring point to Top of roof)	Max 75'
Stories	7 (retail = 2 stories)

Eckington Yards West Totals	
Resi GSF (incl. non-FAR area)	403,453
Retail GSF	77,184
No. of residential units	468
Parking spaces	187
Garage Area (GSF)	67,871

Harry Thomas Way EY NE	
Resi GSF (includes PH+Mezz)	175,050
Retail GSF	0
No. of residential units	182
Building Type	Stick over podium
Height (measuring point to Top of roof)	Max 75'
Stories above grade	7
Harry Thomas Way EY SE	
Resi GSF (incl. all B-1 units)	61,780
Retail GSF	0
No. of residential units	45
Building Type	Stick over podium
Height (measuring point to Top of roof)	Max 75'
Stories	7

Eckington Yards East Totals	
Resi GSF (incl. non-FAR area)	236,830
Retail GSF	0
No. of residential units	227
Parking spaces	144
Garage Area (GSF)	52,333



PHASING PLANS