

SECTION 3

DESIGN PROPOSAL

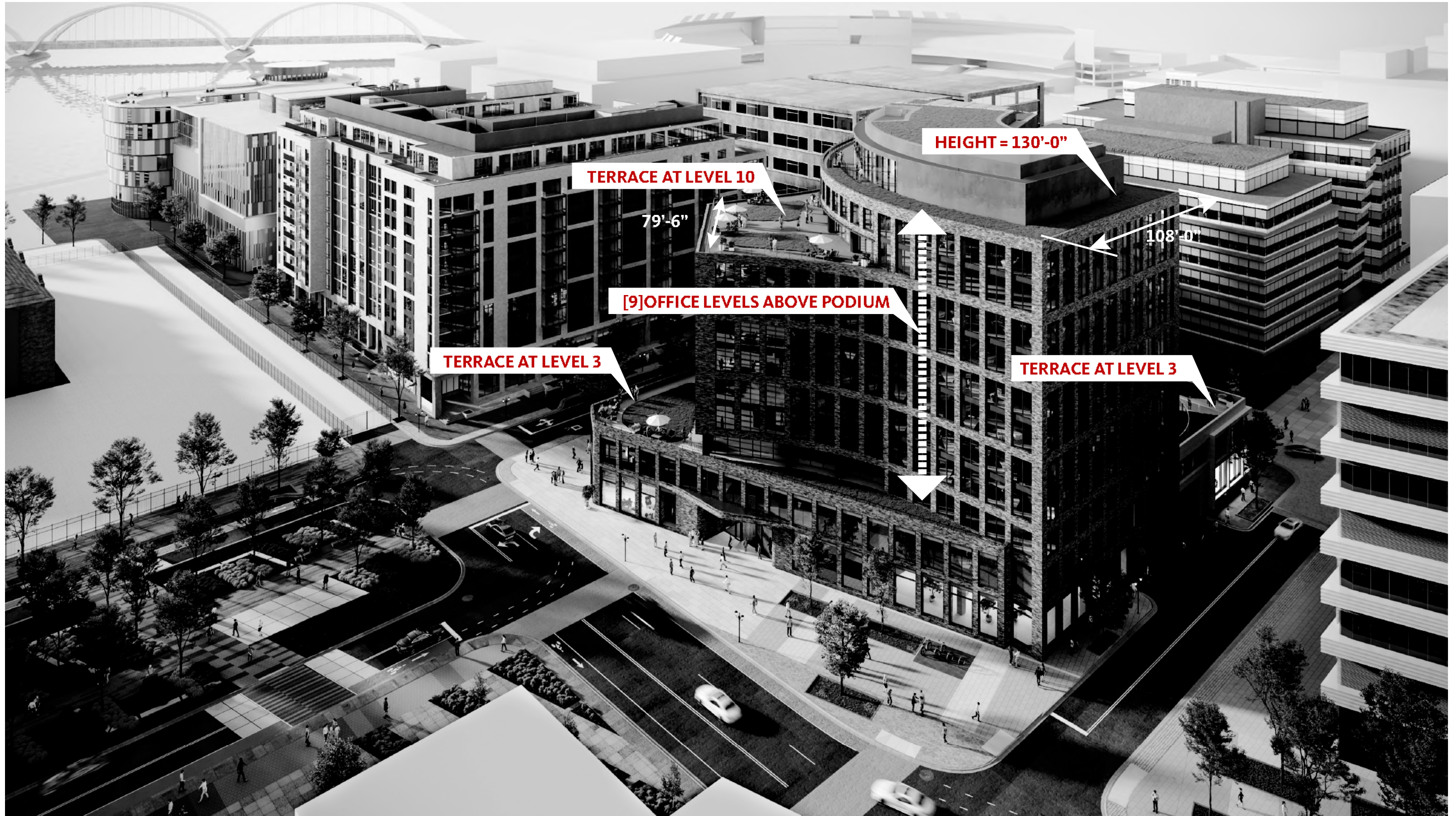
Site Overview and Plans

Aerial - View Towards Southeast



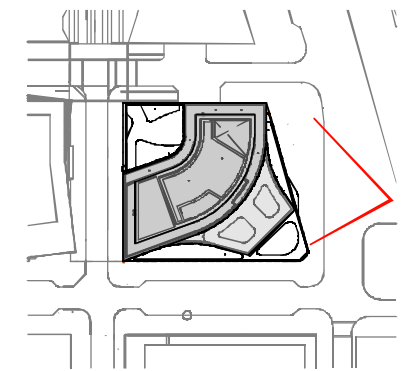
ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.

Building Massing



ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.

Perspective - Looking West



Perspective - Tingey Square - Looking Northwest

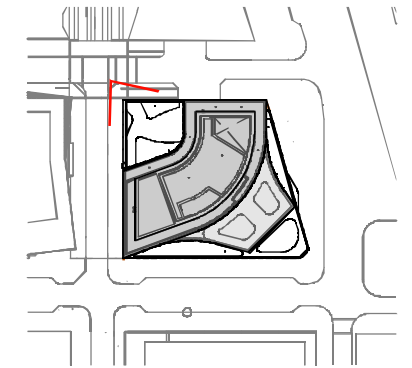


ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.

Perspective - New Jersey Avenue - Looking Southwest



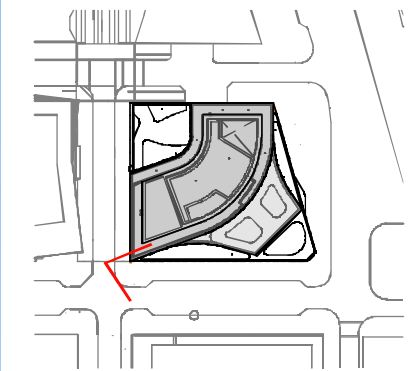
Perspective - Quander St - Looking Southeast



NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

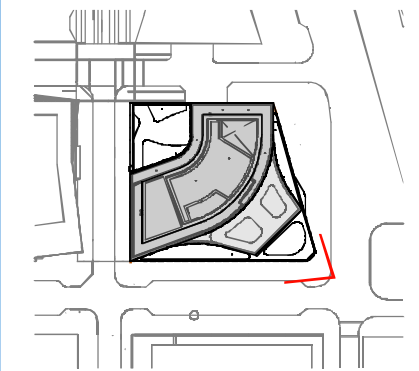
Perspective - N St - Looking East



NOTES:

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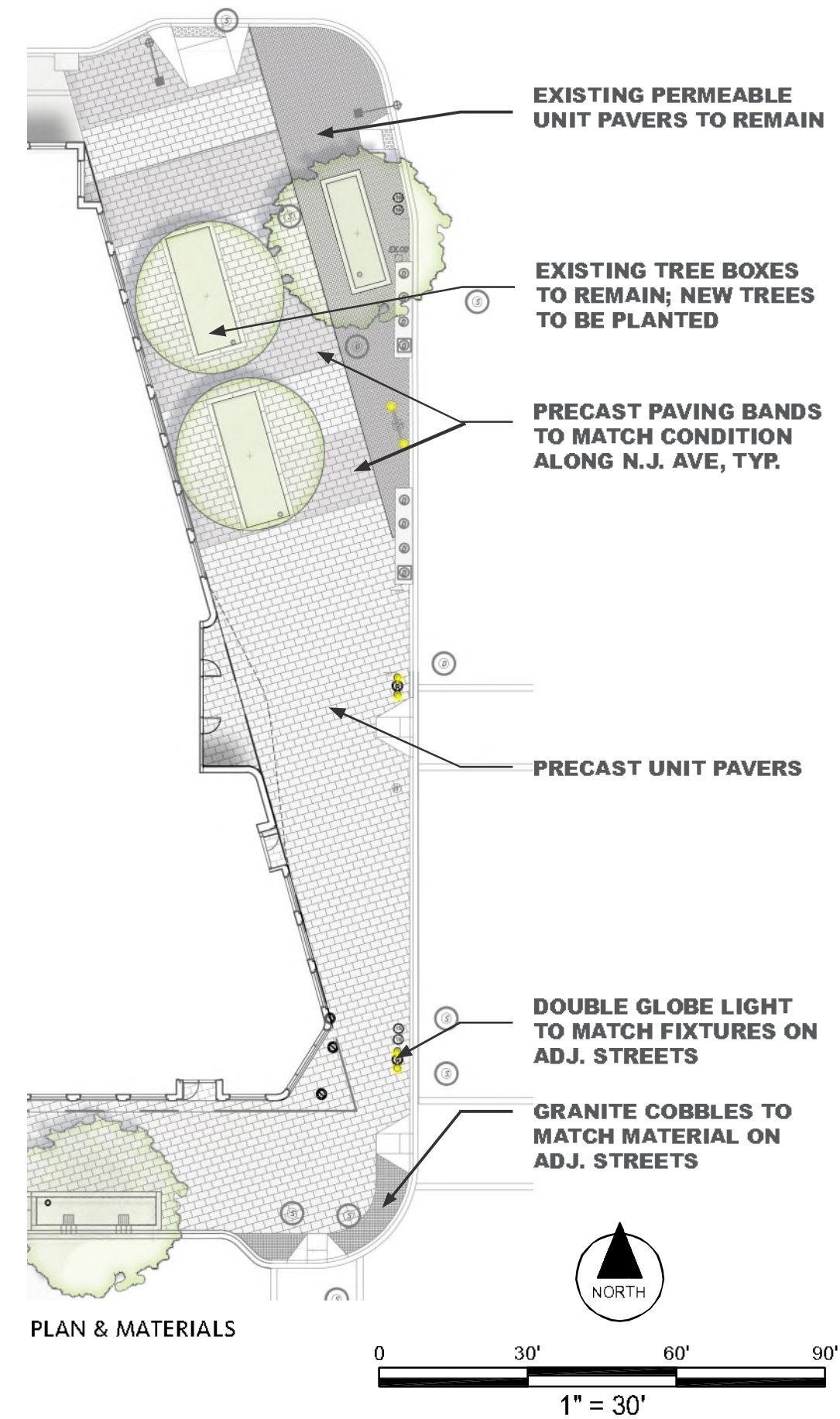
Perspective - N St - Looking Northwest



NOTES:

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Landscape - Ground Floor Entry at New Jersey Avenue



NOTES:

QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS, AWNINGS, AND SIGNAGE SUBJECT TO CHANGE UPON TENANT BUILD-OUT. STREETScape DETAILS ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DETAIL OF STREETScape IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFIRMED WITH APPLICABLE DESIGN AND PERMITTING STANDARDS