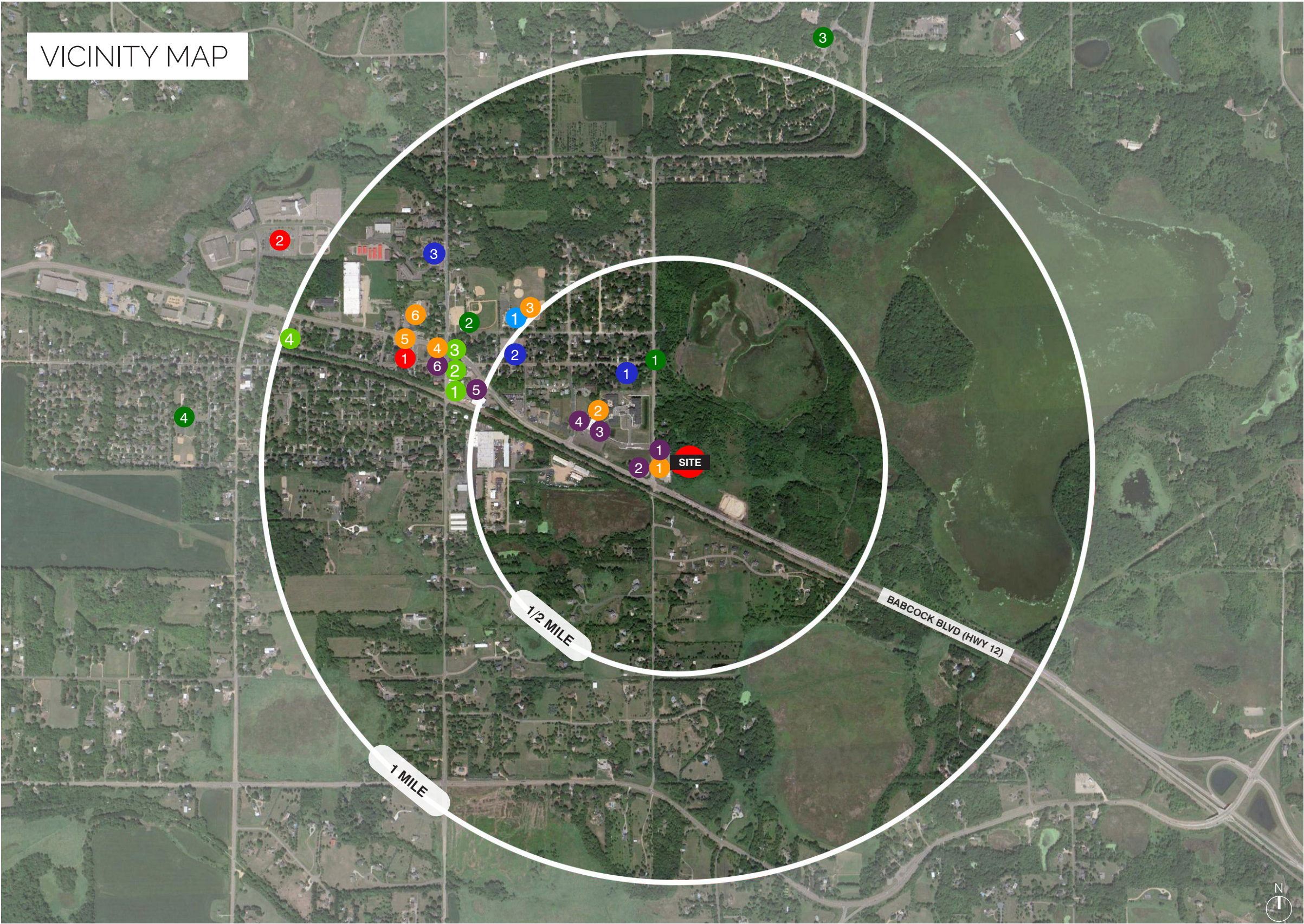


VICINITY MAP

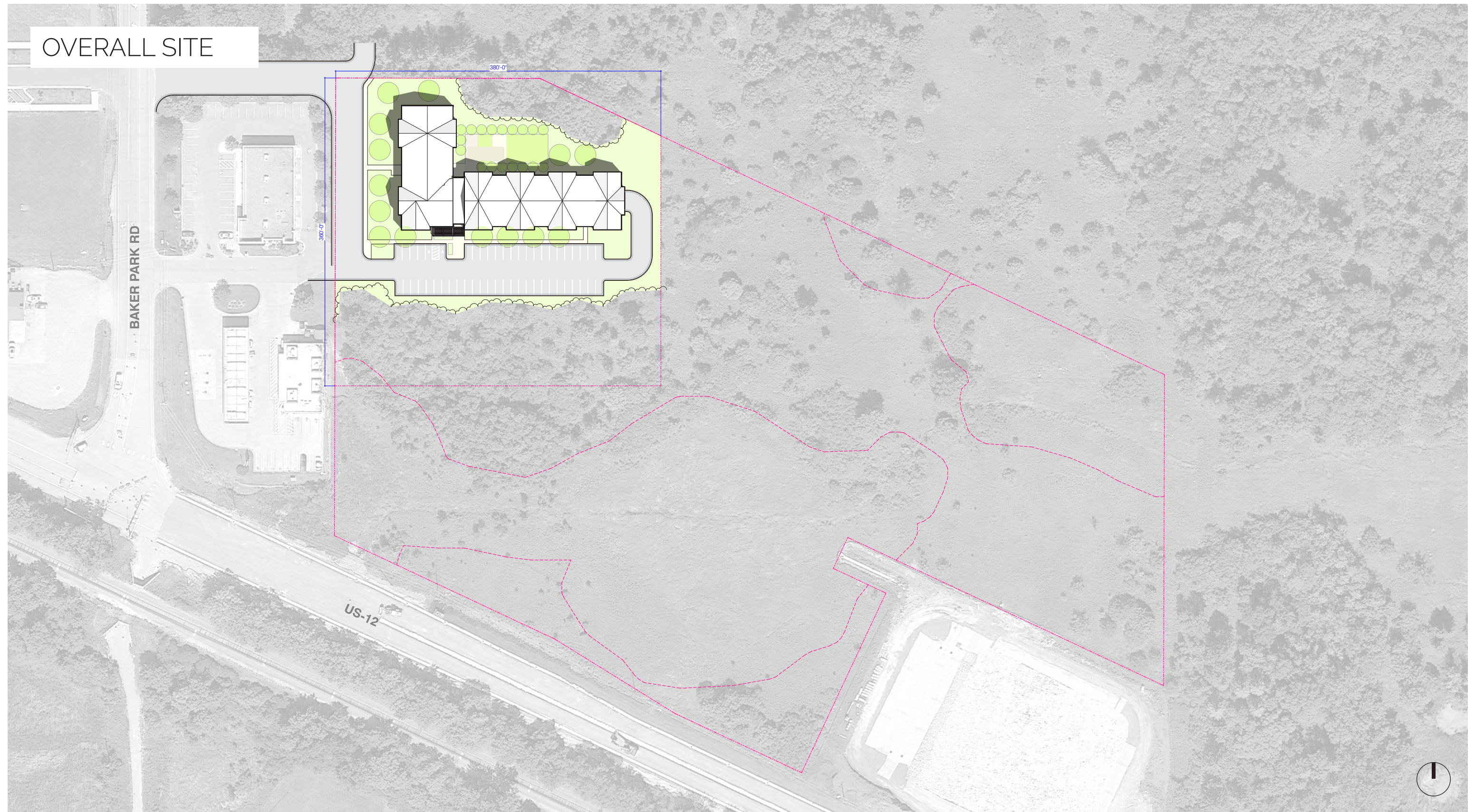


|                                         |      |
|-----------------------------------------|------|
| ● Parks                                 |      |
| 1. Baker Park Trailhead .....           | 0.25 |
| 2. Veterans Memorial Park .....         | 0.63 |
| 2. Baker Park Reserve.....              | 1.12 |
| 3. Rainbow Park .....                   | 1.16 |
| ● Education                             |      |
| 1. Orono Primary School.....            | 0.51 |
| ● Civic/Government Facilities           |      |
| 1. Independence Police Department ..... | 0.58 |
| 2. United States Postal Service .....   | 0.58 |
| 3. Maple Plain Library.....             | 0.59 |
| 4. Maple Plain Fire Department.....     | 0.98 |
| ● Health/Fitness                        |      |
| 1. FIT24 Club .....                     | 0.70 |
| 2. North Shore Gymnastics.....          | 1.11 |
| ● Places of Worship                     |      |
| 1. Maple Plain Adventist Church.....    | 0.25 |
| 2. Christ Lutheran .....                | 0.49 |
| 3. Maple Plain Community Church .....   | 0.80 |
| ● Food/Grocery                          |      |
| 1. Subway.....                          | 0.03 |
| 2. Monie's.....                         | 0.09 |
| 3. Fork Less.....                       | 0.21 |
| 4. Iron Exchange .....                  | 0.21 |
| 5. Blackwater Coffee & Cafe .....       | 0.52 |
| 6. McGarry's Pub .....                  | 0.60 |
| ● Other                                 |      |
| 1. Holiday Gas Station .....            | 0.03 |
| 2. M&M Wine & Spirits .....             | 0.22 |
| 3. Orono Discovery Center.....          | 0.51 |
| 4. Jessica Bortoni Art Studio.....      | 0.60 |
| 5. Little Munchkins Childcare .....     | 0.70 |
| 6. Farmhouse Flipped.....               | 0.72 |

# SITE LOCATION

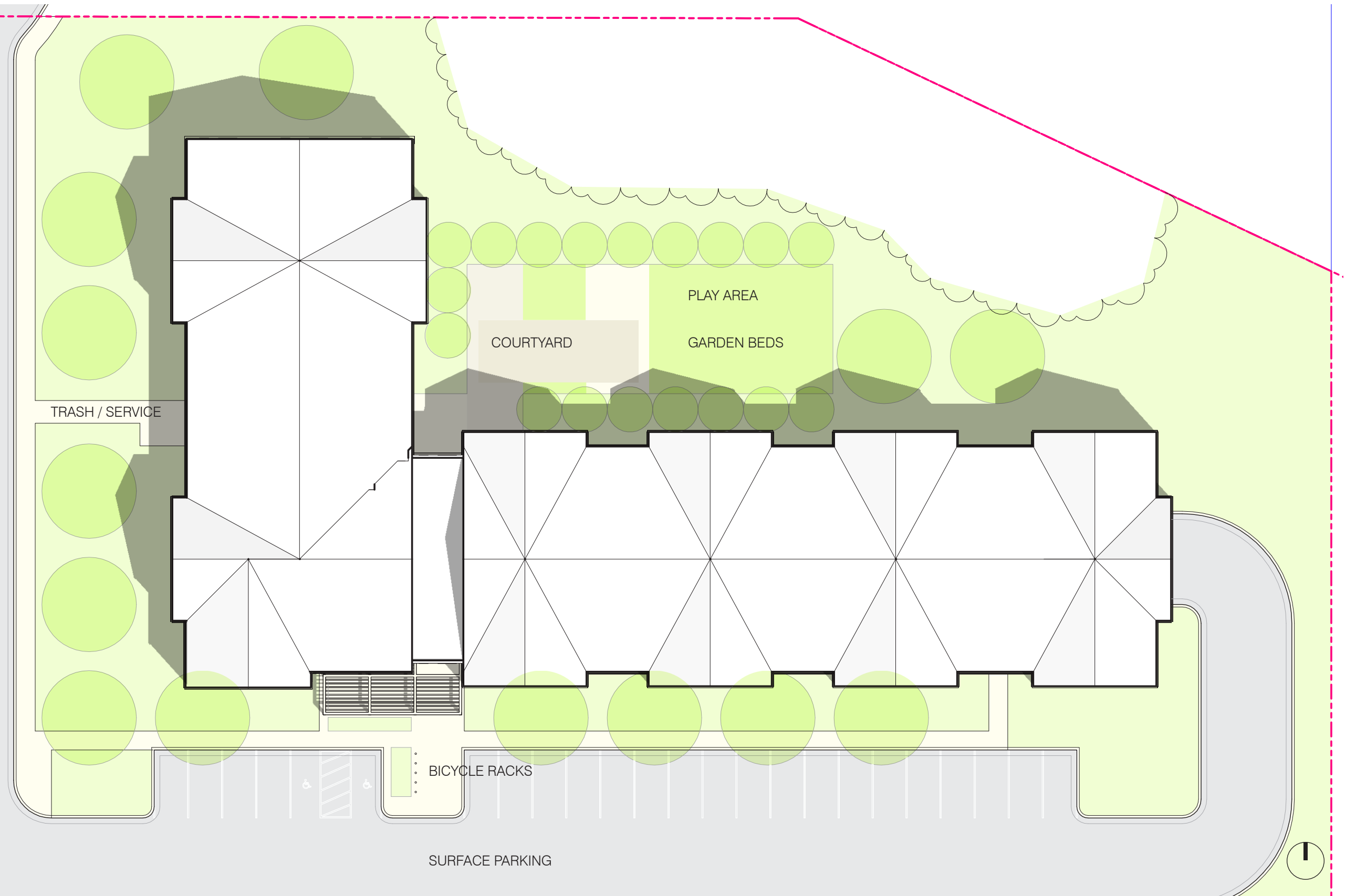


# OVERALL SITE

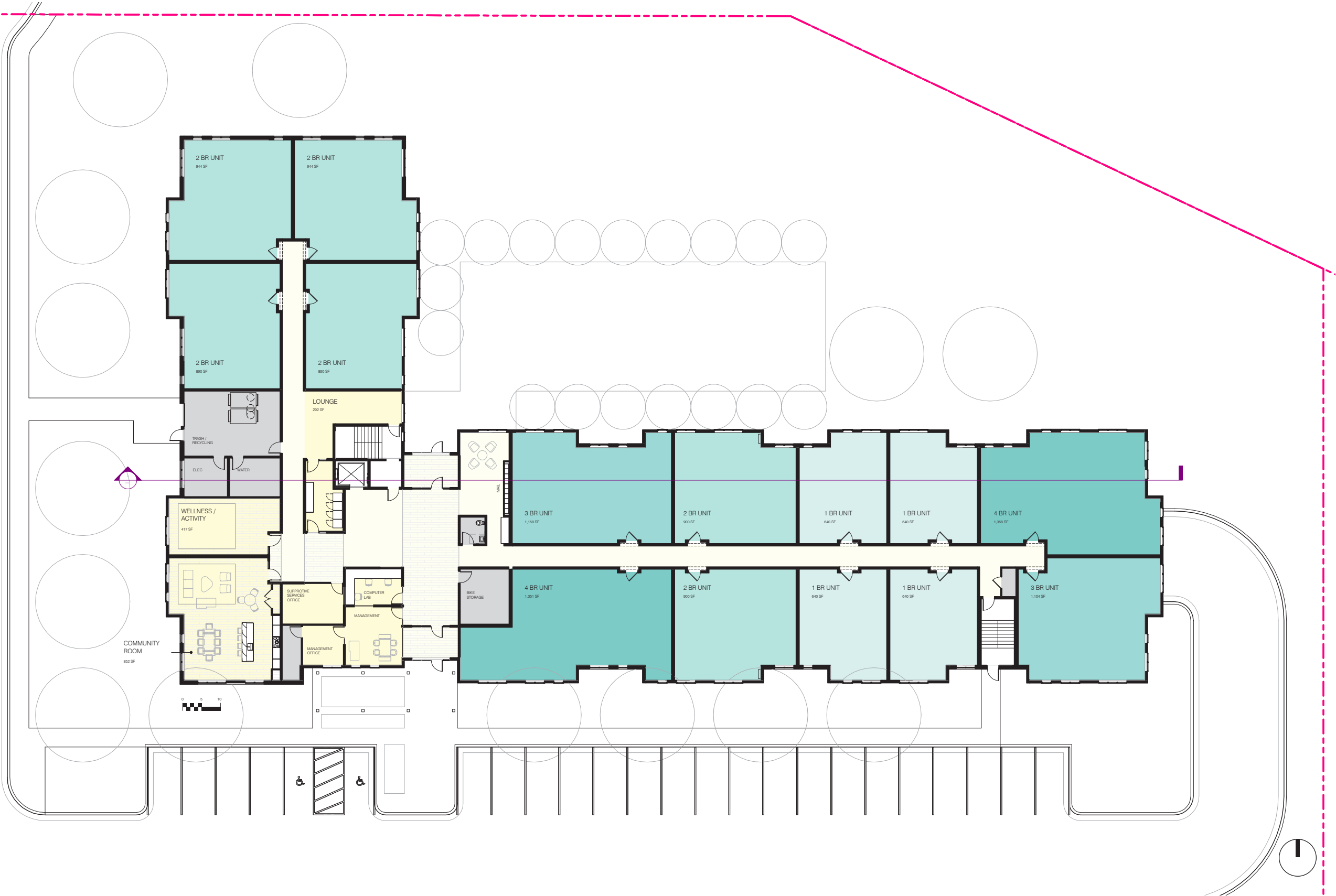


SITE PLAN

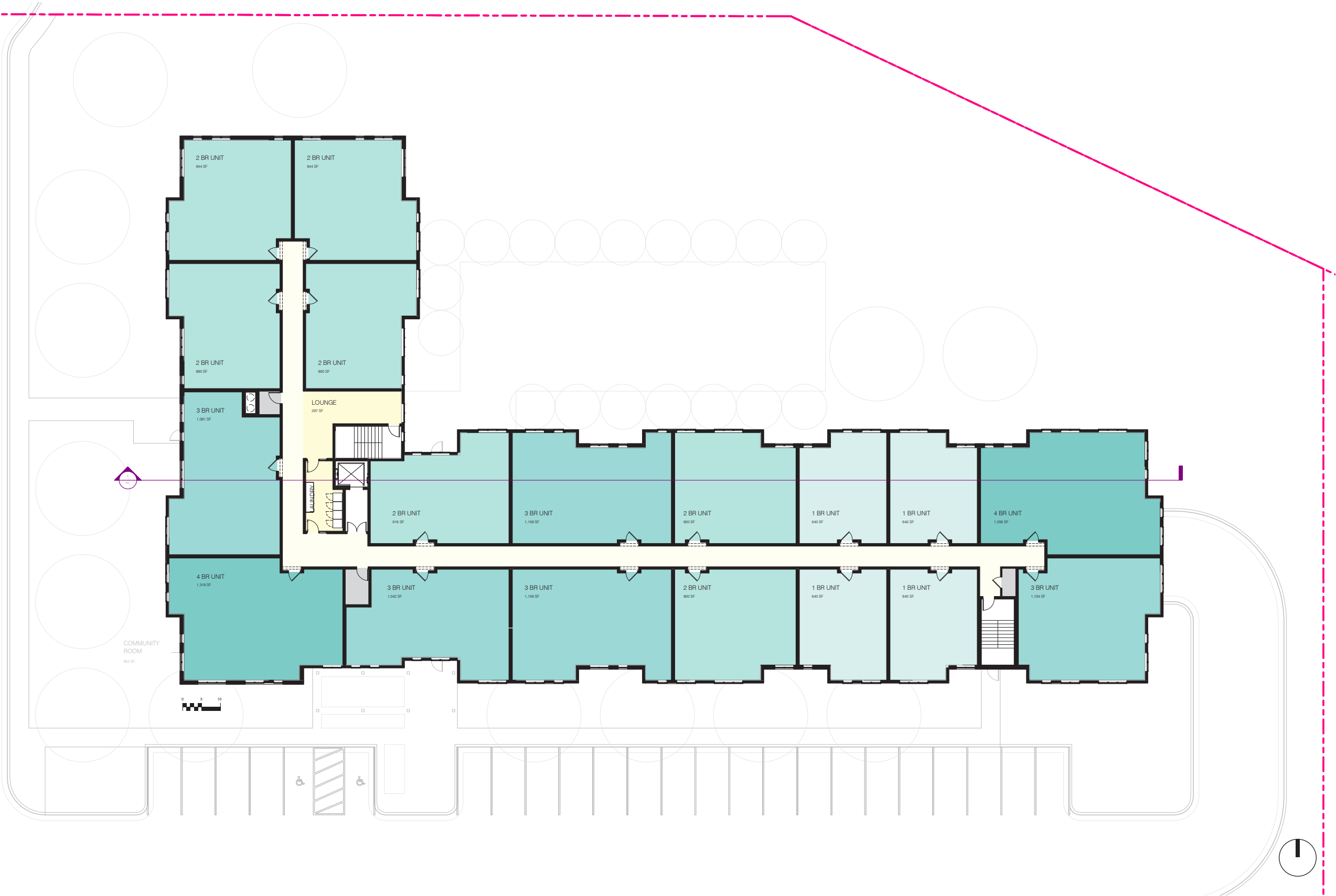
360'-0"



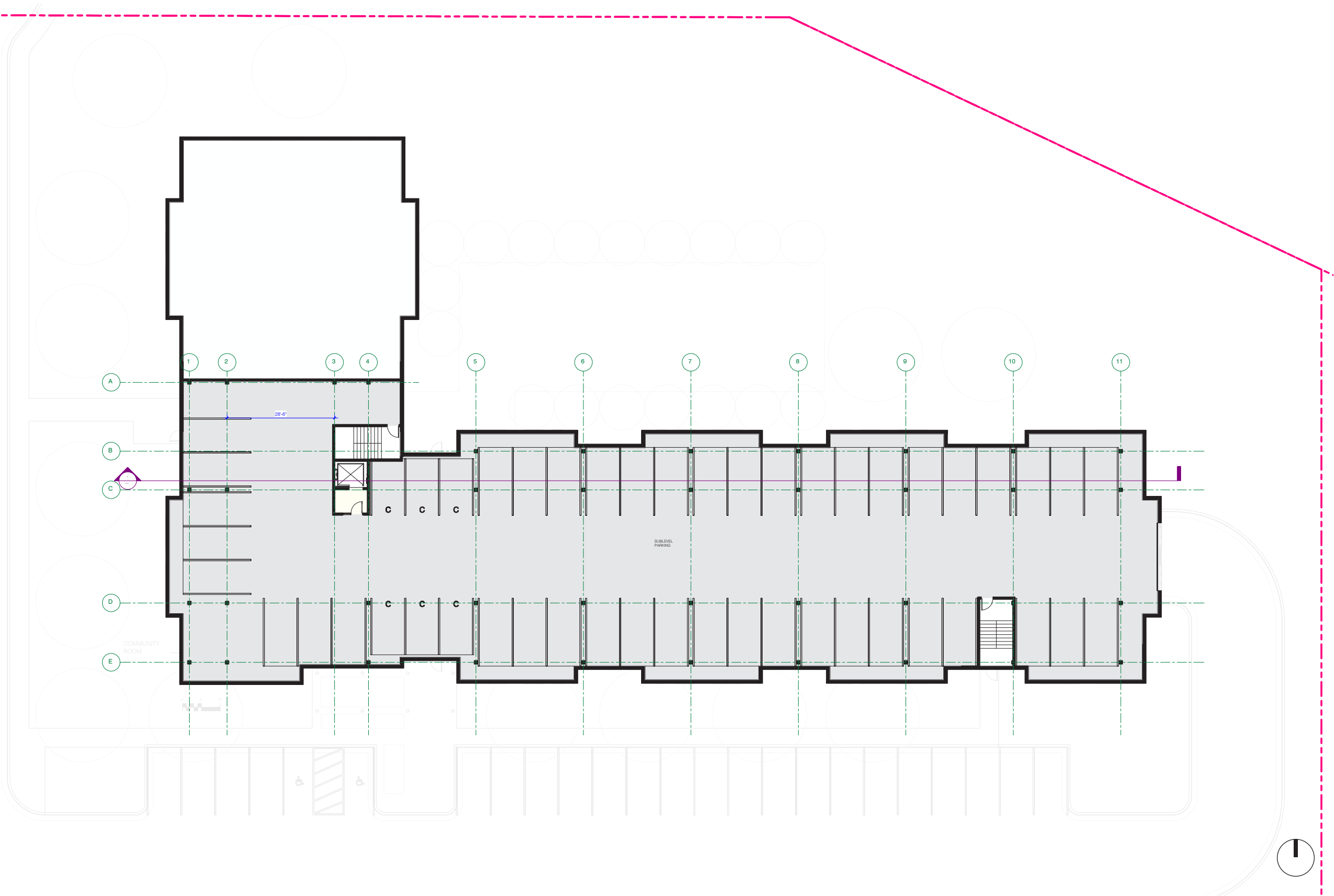
MAIN LEVEL



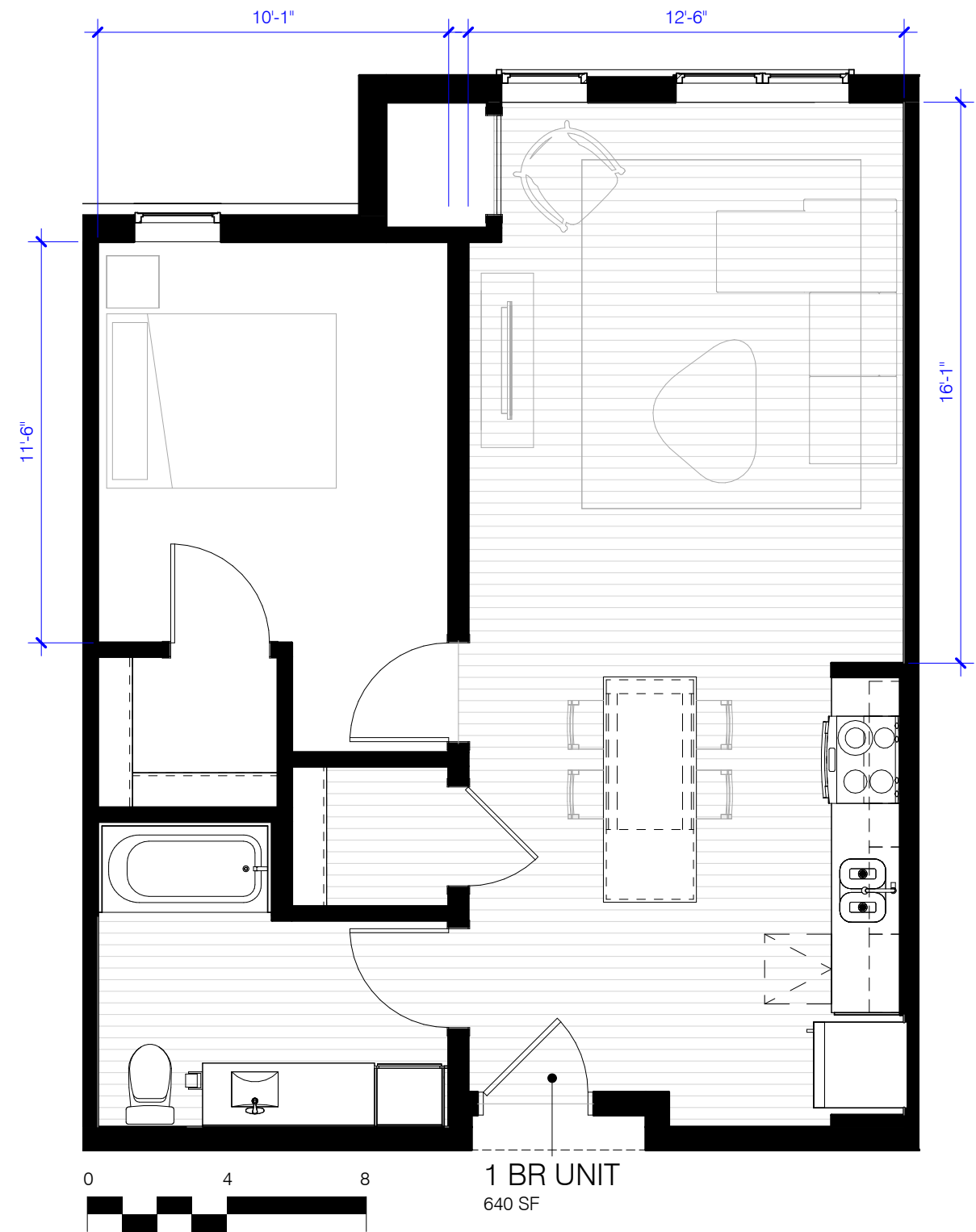
UPPER LEVELS



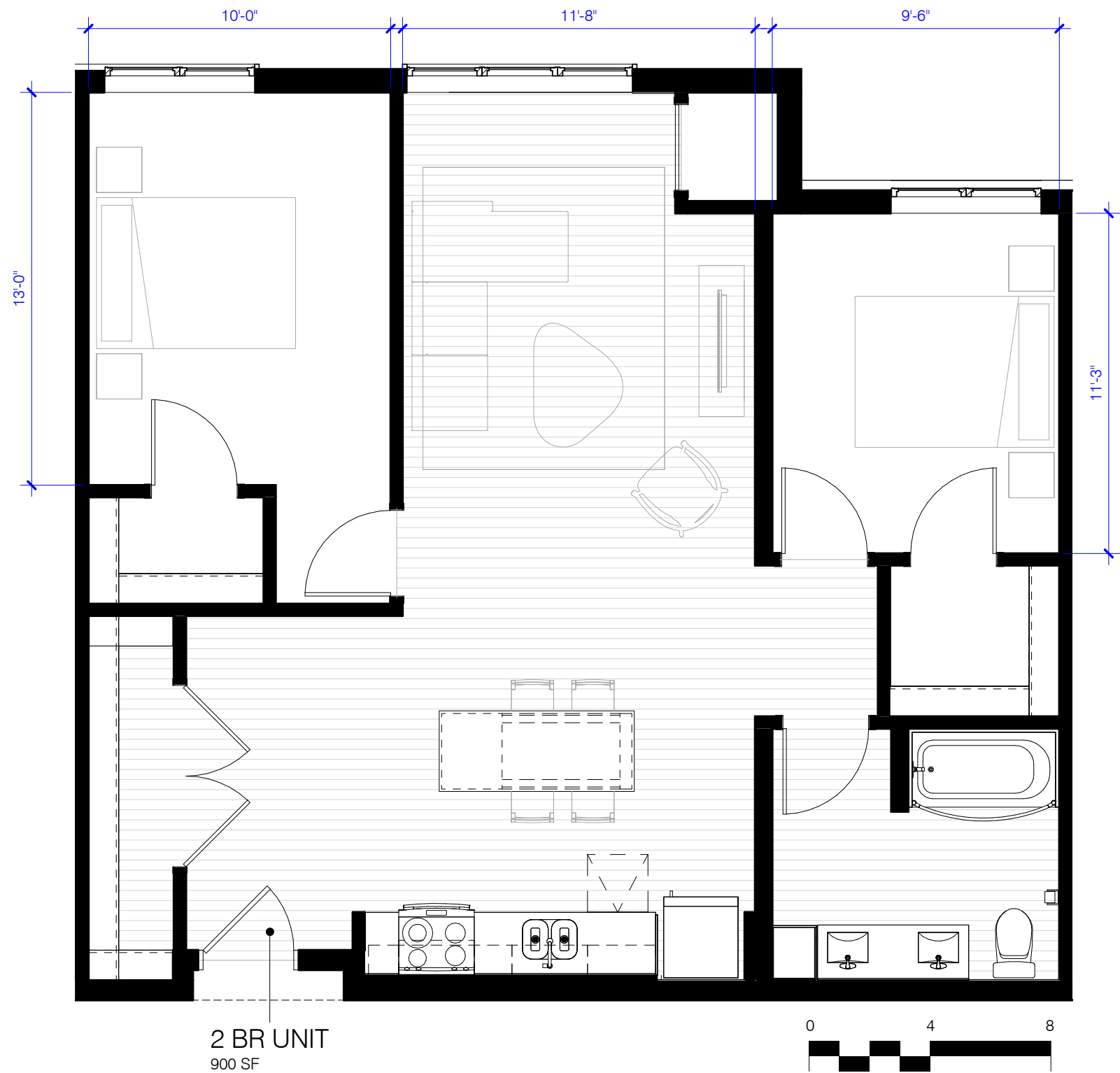
SUBLEVEL



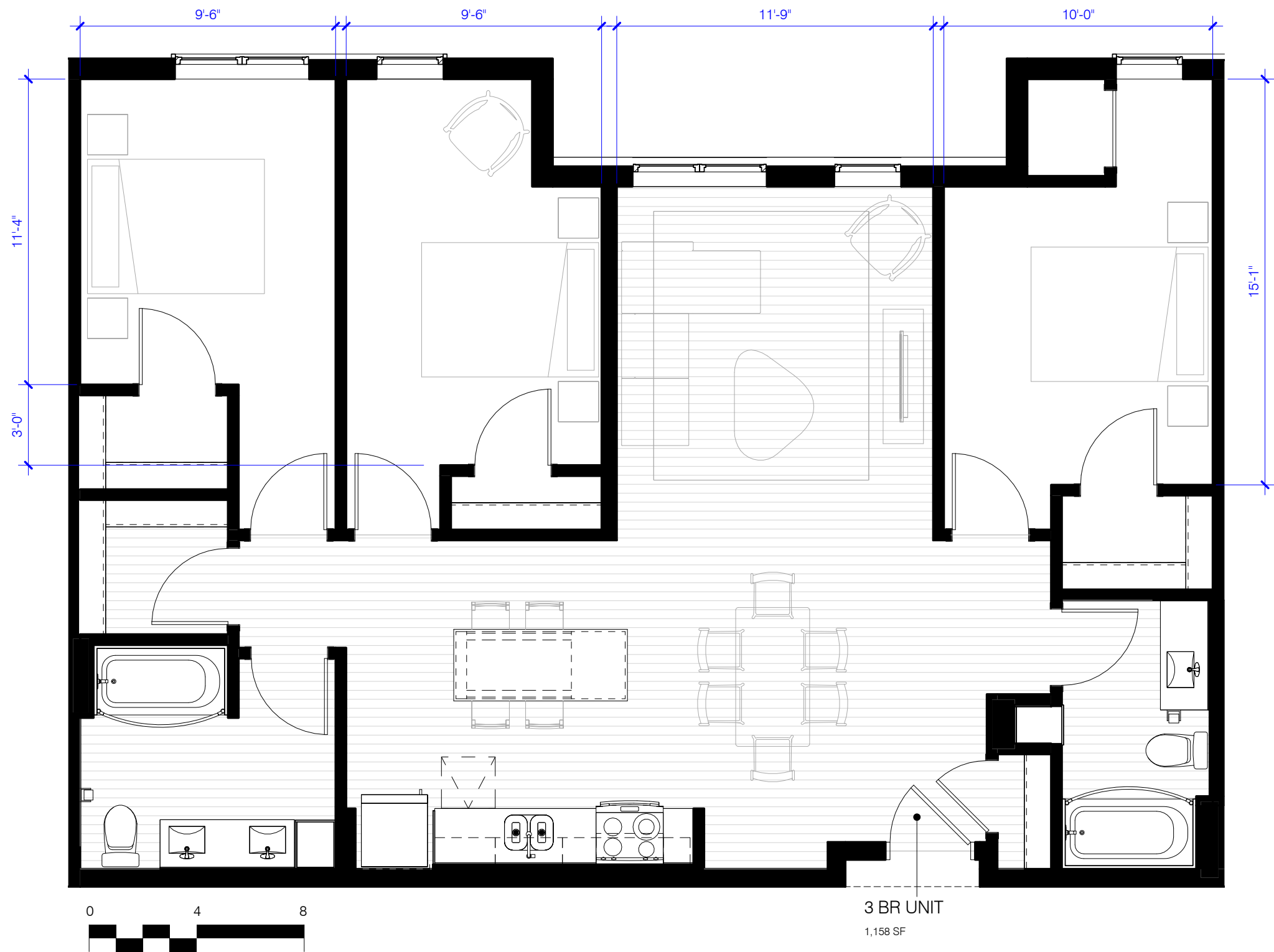
1BR UNIT PLAN



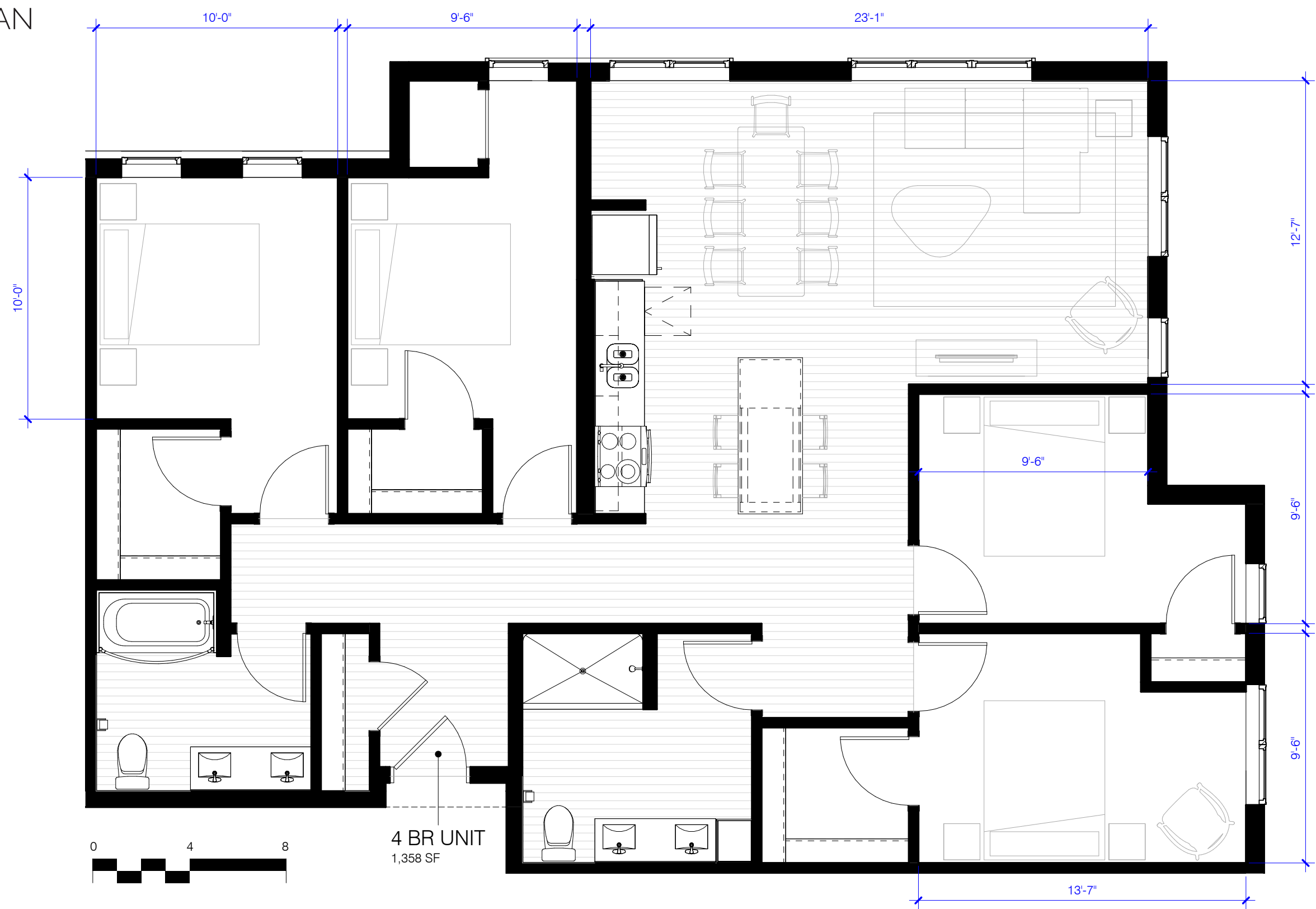
2BR UNIT PLAN



3BR UNIT PLAN



4BR UNIT PLAN



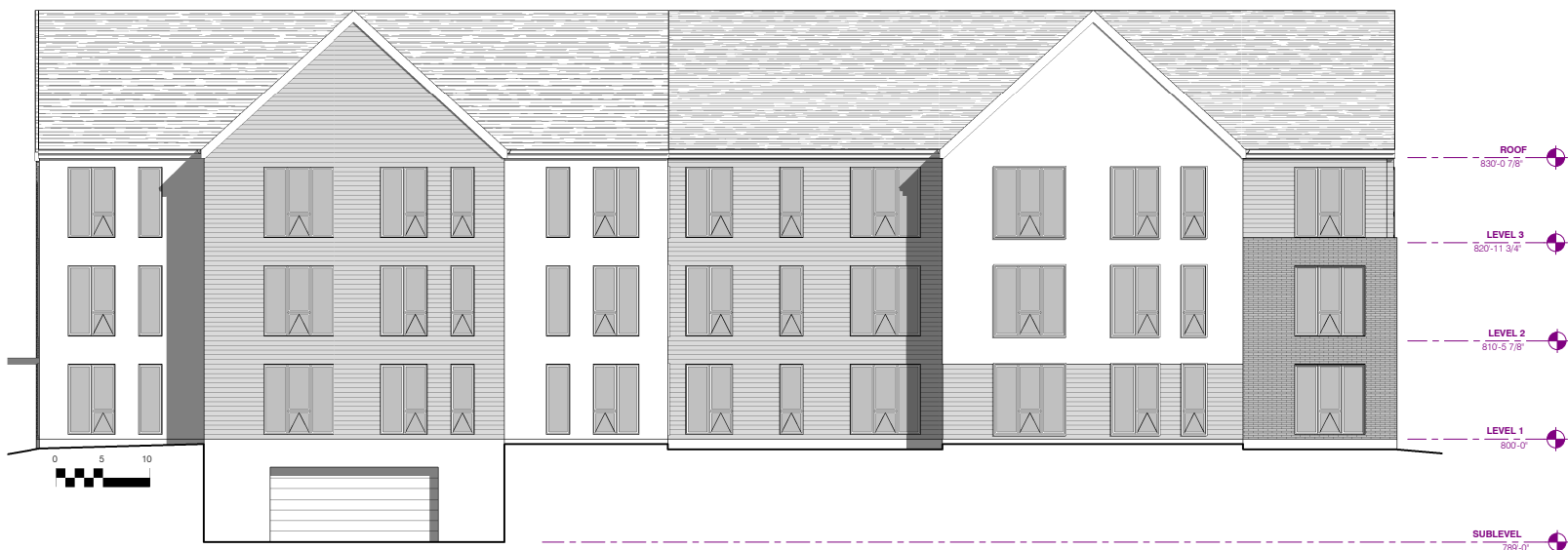
EXTERIOR RENDERING



EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS

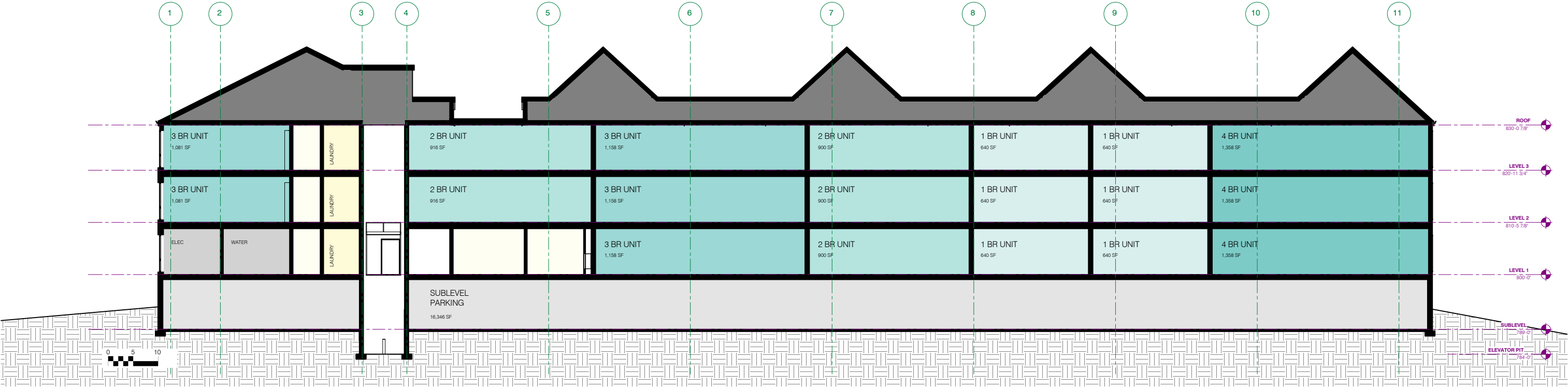


EAST ELEVATION



NORTH ELEVATION

BUILDING SECTION



DEVELOPMENT SUMMARY

| DESCRIPTION               | TOTAL              | PARKING               |                          |                       |                      | RESIDENTIAL               |                  |                |                   |                            |                         |
|---------------------------|--------------------|-----------------------|--------------------------|-----------------------|----------------------|---------------------------|------------------|----------------|-------------------|----------------------------|-------------------------|
|                           | Gross SF           | Parking GSF           | Structured Parking       | Surface Parking       | Total Parking        | Residential GSF           | Amenity          | NLSF           | Efficiency        | Residential Parking        | Residential Units       |
| S Sublevel parking        | 17,473             | 17,473                | 50                       |                       | 50                   |                           |                  |                |                   | 50                         |                         |
| 1 Lobby / Amenity / Units | 21,512             |                       |                          | 50                    | 50                   | 21,512                    | 3,000            | 13,000         | 60%               | 50                         | 14                      |
| 2 Units                   | 21,512             |                       |                          |                       |                      | 21,512                    |                  | 17,117         | 80%               |                            | 18                      |
| 3 Units                   | 21,512             |                       |                          |                       |                      | 21,512                    |                  | 17,117         | 80%               |                            | 18                      |
|                           | 82,009<br>Gross SF | 17,473<br>Parking GSF | 50<br>Structured Parking | 50<br>Surface Parking | 100<br>Total Parking | 64,536<br>Residential GSF | 3,000<br>Amenity | 47,234<br>NLSF | 73%<br>Efficiency | 100<br>Residential Parking | 50<br>Residential Units |

METRICS

|                                       |         |             |
|---------------------------------------|---------|-------------|
| Site SF                               | 131,987 | SF          |
| Site Acreage                          | 3.03    | Acres       |
| Dwelling Units                        | 50      | DU          |
| Dwelling Unit per Acre                | 17      | DU/Acre     |
|                                       |         |             |
| Residential Parking Ratio Per Unit    | 2.00    | Stalls/Unit |
| Residential Parking Ratio Per Bedroom | 1.14    | Stalls/Bed  |

RESIDENTIAL MIX

| Unit Type | Mix | Qty | Total Beds | Avg Unit NLSF | Total NLSF |
|-----------|-----|-----|------------|---------------|------------|
| 1 BR      | 24% | 12  | 12         | 640           | 7,682      |
| 2 BR      | 40% | 20  | 40         | 907           | 18,144     |
| 3 BR      | 24% | 12  | 36         | 1,112         | 13,349     |
| 4 BR      | 12% | 6   | 24         | 1,343         | 8,059      |
|           | 88% | 50  | 88         | 945           | 47,234     |