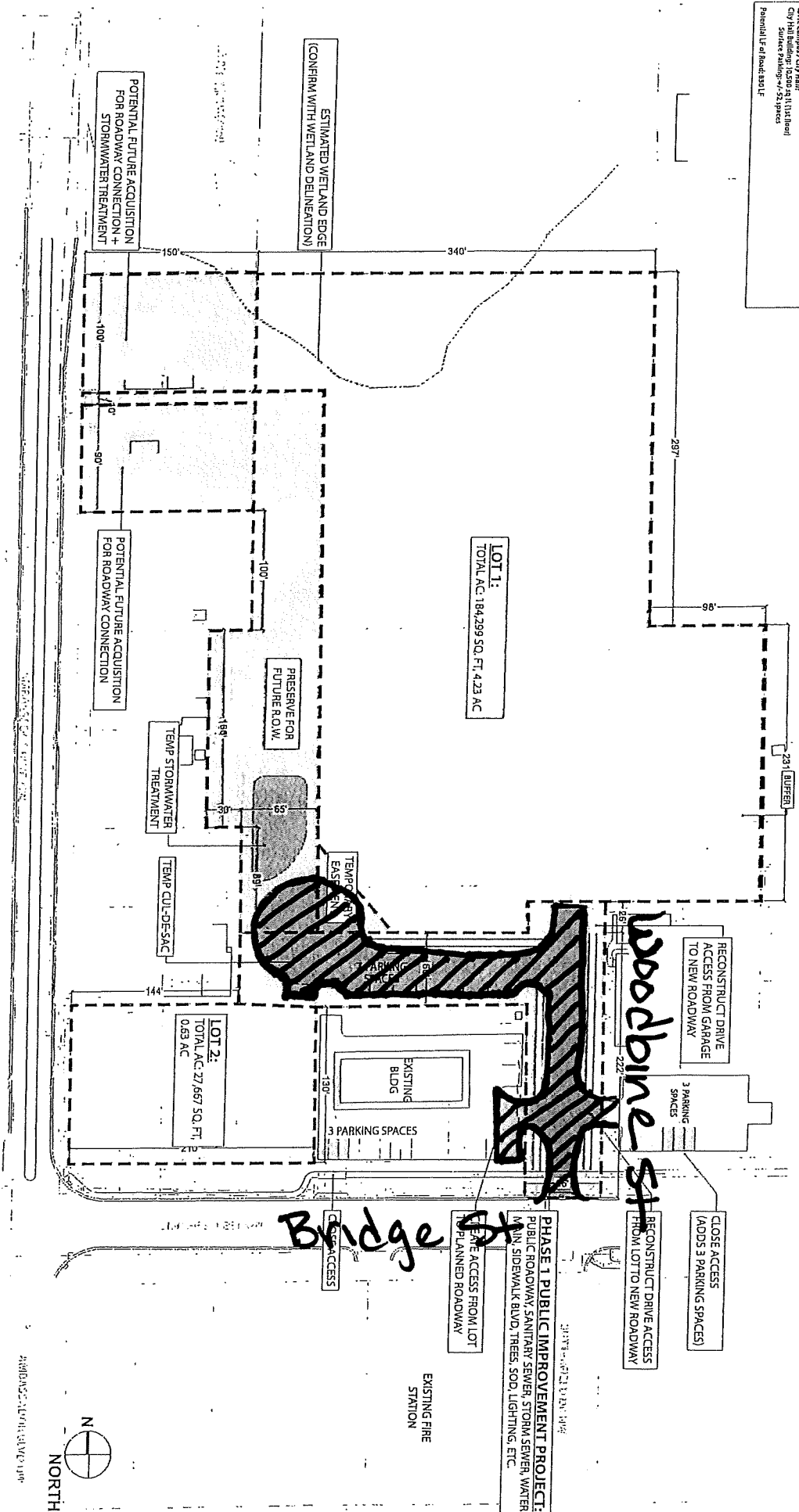


PHASE 2 DEVELOPMENT PROPOSAL SUMMARY:
 Acquisition of bridge structure
 Reconstruction of bridge structure
 Underground parking: 42 spaces
 Surface parking: 42 spaces
 Total: 84 spaces
 Commercial building: 1,000 sq ft
 Potential UZ of Road: 4-1,000 UZ of roadway
 Total Acquisition of AC (1st sidewalk): 256,173 sq ft, 67.9 AC
 Civil Company/ City Hall
 City Hall Building: 10,500 sq ft, 11.1 AC
 Surface parking: 4-52 spaces
 Potential UZ of Road: 4-1,000 UZ of roadway

INSPIRE CREATE ENDURE



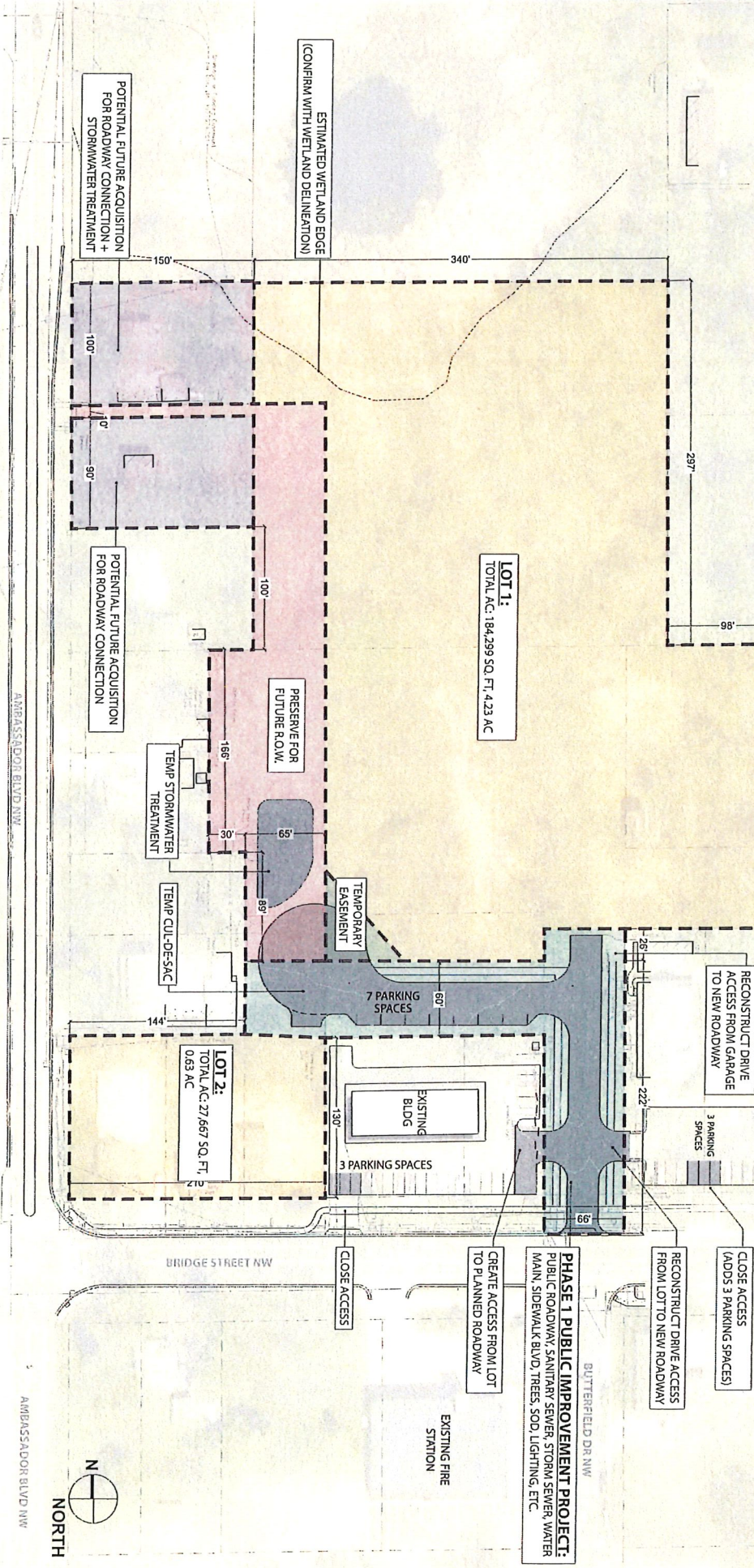
PHASE 1 PUBLIC IMPROVEMENT PROJECT:
 PUBLIC ROADWAY, SANITARY SEWER, STORM SEWER, WATER MAIN, SIDEWALK, BLVD, TREES, SOD, LIGHTING, ETC.

Bridge St

Woodbine St

PHASE 2 DEVELOPMENT PROPOSAL SUMMARY:

North side of Bridge Street:
 Residential Building: 1st floor 23,000 sq ft (background parking)
 City Hall Building: 10,000 sq ft (1st floor)
 City Hall Parking: 170 spaces (Surface parking) + 42 spaces
 Townhomes: 1,000 sq ft x 8
 Commercial Building: 8,200 sq ft
 Surface Parking: ~4-24 spaces
 Potential U of Road: ~1,980 U of roadway
 Total Acquisition of A/C for storm: 306,173 sq ft, 6.79 AC
City Campus / City Hall:
 City Hall Building: 10,000 sq ft (1st floor)
 Surface Parking: ~4-52 spaces
 Potential U of Road: 880 U



PHASE 1 PUBLIC IMPROVEMENT PROJECT:
 PUBLIC ROADWAY, SANITARY SEWER, STORM SEWER, WATER MAIN, SIDEWALK BLVD, TREES, SOD, LIGHTING, ETC.

INSPIRE CREATE ENDURE.



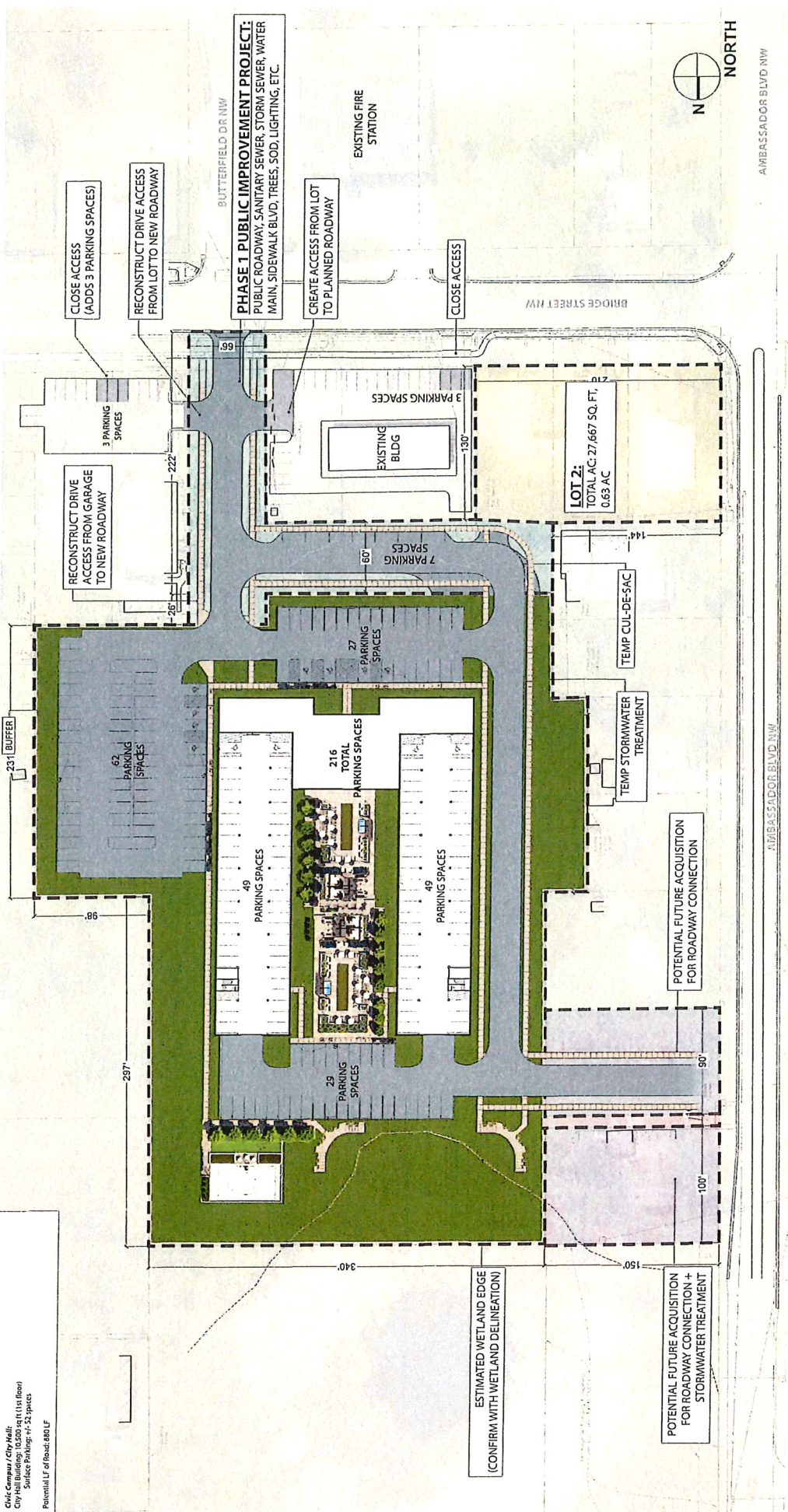
AMBASSADOR BLVD NW

AMBASSADOR BLVD NW

BUTTERFIELD DR NW

BRIDGE STREET NW

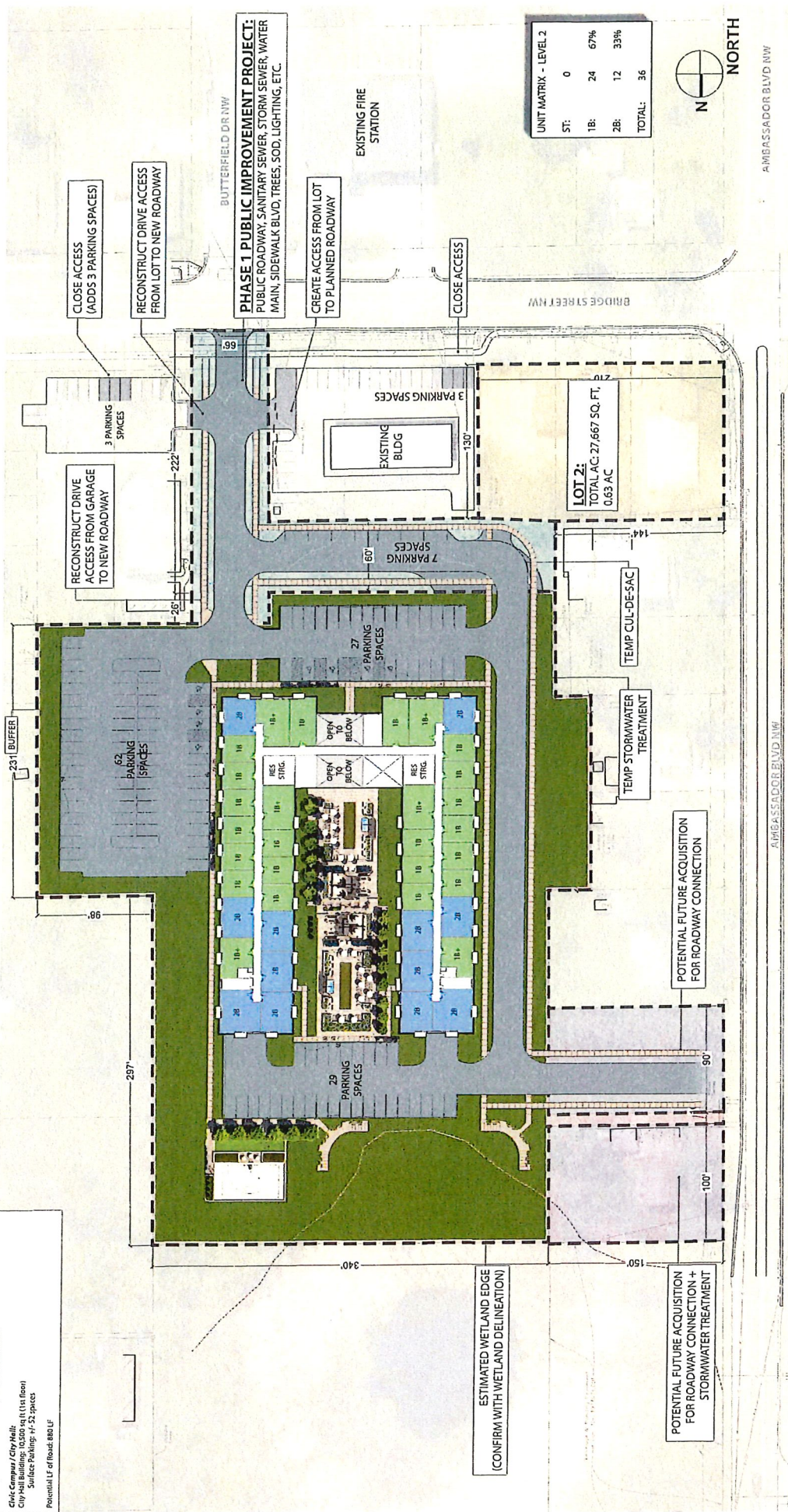
PHASE 2 DEVELOPMENT PROPOSAL SUMMARY:
Northside of Bridge Street:
 Total Building: 1st floor 21,600 sq ft (underground parking)
 Total Building: 2nd floor 21,600 sq ft (underground parking)
 Underground parking: +/- 100 spaces, Surface parking: +/- 82 spaces
 Townhomes: 1,000 sq ft x 8
 Commercial Buildings: 8,200 sq ft
 Surface Parking: +/- 24 spaces
 Potential LF of Road: +/- 1,000 LF of roadway
 Total Acquisition of AC (as shown): 296,173 sq ft (6.79 AC)
Chick Canyon / City Hall:
 City Hall Building: 10,500 sq ft (1st floor)
 Surface Parking: +/- 52 spaces
 Potential LF of Road: 880 LF



INSPIRE. CREATE. ENDURE.



PHASE 2 DEVELOPMENT PROPOSAL SUMMARY:
North Side of Bridge Street:
 Residential Building: 1st floor 21,800 sq ft (underground parking)
 Underground parking: +/- 106 spaces, Surface parking: +/- 82 spaces
 Townhomes: 1,000 sq ft (1 x 8)
 Commercial Buildings: 8,200 sq ft
 Surface parking: +/- 41 spaces
 Potential LF of Road: +/- 1,000 LF of roadway
 Total Acquisition of AC (as shown): 286,173 sq ft (6.77 AC)
City Campus / City Hall:
 City Hall: 111,111 sq ft (11.11 floor)
 Surface parking: +/- 52 spaces
 Potential LF of Road: 800 LF



PHASE 1 PUBLIC IMPROVEMENT PROJECT:
 PUBLIC ROADWAY, SANITARY SEWER, STORM SEWER, WATER MAIN, SIDEWALK BLVD, TREES, SOD, LIGHTING, ETC.

UNIT MATRIX - LEVEL 2

ST:	0	67%	33%
1B:	24	67%	33%
2B:	12		
TOTAL:	36		



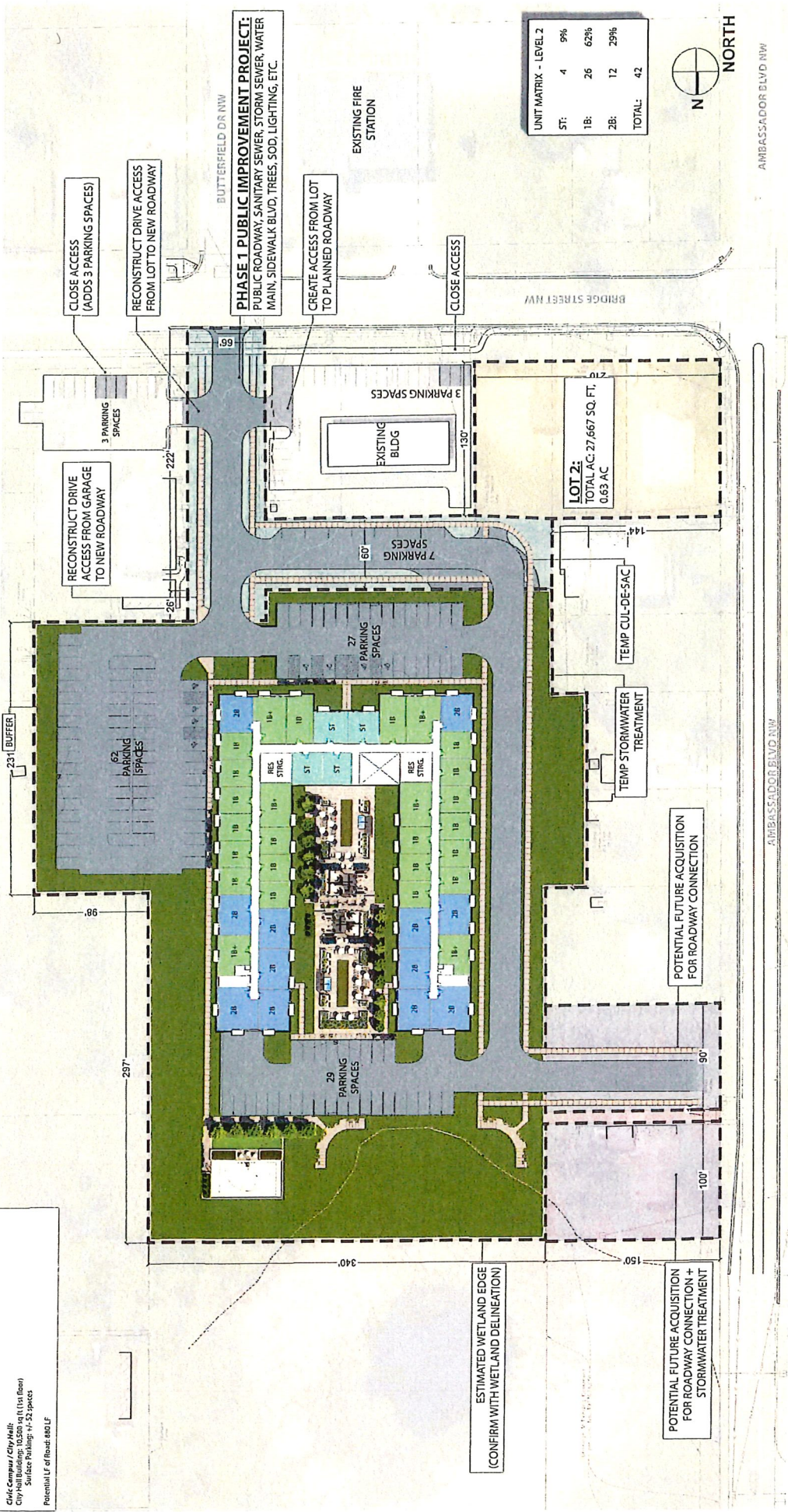
AMBASSADOR BLVD NW

AMBASSADOR BLVD NW

INSPIRE. CREATE. ENDURE.

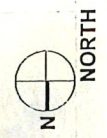


PHASE 2 DEVELOPMENT PROPOSAL SUMMARY:
North-side of Bridge Street:
 Residential Buildings: 1st floor: 3,000 sq ft (underground parking)
 Underground parking: +1, -100 spaces; Surface parking: +1, -81 spaces
 Townhomes: 1,000 sq ft x 8
 Commercial Buildings: 8,300 sq ft
 Surface Parking: +1, -24 spaces
 Potential LF of road: +1, -1,000 LF of roadway
 Total Acquisition of AC (as shown): 296,173 sq ft (6.79 AC)
East-Side of City Block:
 City Block Buildings: 10,000 sq ft (1st floor)
 Surface Parking: +1, -52 spaces
 Potential LF of road: 880 LF



UNIT MATRIX - LEVEL 2

ST:	4	9%
1B:	26	62%
2B:	12	29%
TOTAL:	42	

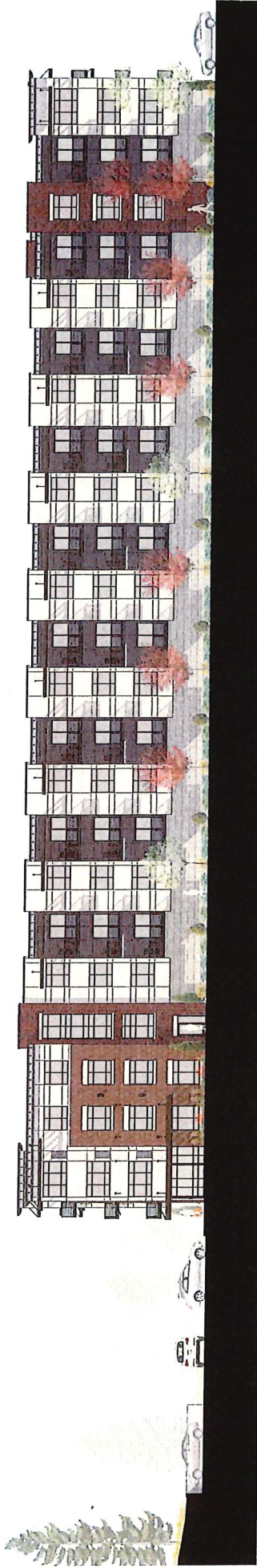


INSPIRE. CREATE. ENDURE.





INSPIRE. CREATE. ENDURE.



INSPIRE. CREATE. ENDURE.