

Updated Analysis of
Evanston Civic
Center Alternatives

February 15, 2006

U.S. Equities Realty

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<u>Civic Center Scenarios and Estimated Costs</u>		<u>Development Schemes and Estimated Revenue</u>		<u>Net Cost</u>
Scenario 1 - Build New Civic Center on NU Site		Scheme A - 120 Condos, 32 Townhomes		
Land Assembly	5,390,000 ¹	Land Sale Revenue	\$12,675,000	
Construction	22,323,161 ^{2,3}	NPV of TIF Property Tax Increment	\$25,387,299	
Parking (115 spaces)	4,025,000 ⁴	Real Estate Tax Impact	0	
FF&E (\$15 per sf)	1,350,000		<u>38,062,299</u>	<u>(4,067,538)</u>
Move Costs (\$2.50 per sf)	225,000			
Demo of Existing Civic Center	661,200 ⁵			
	<u>33,974,361</u>			
Scenario 2 - Build New Civic Center on Library Site		Scheme A - 120 Condos, 32 Townhomes		
Land Assembly	0	Land Sale Revenue	\$12,675,000	
Construction	22,715,210 ²	NPV of TIF Property Tax Increment	\$25,387,299	
Parking (44 spaces)	1,540,000 ⁶	Real Estate Tax Impact	0	
FF&E (\$15 per sf)	1,350,000		<u>38,062,299</u>	<u>(11,570,889)</u>
Move Costs (\$2.50 per sf)	225,000			
Demo of Existing Civic Center	661,200 ⁵			
	<u>26,491,410</u>			
Scenario 3 - Build New Civic Center in Golub Building		Scheme A - 120 Condos, 32 Townhomes		
Purchase Price	17,928,273	Land Sale Revenue	\$12,675,000	
Construction (\$70 per sf)	9,034,720	NPV of TIF Property Tax Increment	\$28,563,419	
Parking (90 spaces) inc. in purchase price		Real Estate Tax Impact	(\$13,357,272)	
FF&E (\$15 per sf)	1,350,000		<u>\$27,881,147</u>	<u>1,318,046</u>
Move Costs (\$2.50 per sf)	225,000			
Demo of Existing Civic Center	661,200 ⁵			
	<u>29,199,193</u>			
Scenario 4 - Build New Civic Center On-Site		Scheme B - 72 Condos, 32 Townhomes		
Land Assembly	0	Land Sale Revenue	\$9,165,000	
Construction	21,923,161 ²	NPV of TIF Property Tax Increment	\$18,356,970	
Parking (300 spaces)	10,500,000 ⁷	Real Estate Tax Impact	0	
FF&E (\$15 per sf)	1,350,000		<u>\$27,521,970</u>	<u>7,137,391</u>
Move Costs (\$2.50 per sf)	225,000			
Demo of Existing Civic Center	661,200 ⁵			
	<u>34,659,361</u>			
Scenario 5 - Rehab and Partial Rebuild		Scheme C - 48 Condos, 32 Townhomes		
Land Assembly	0	Land Sale Revenue	\$7,410,000	
Temp. Relocation of Civic Center	3,150,000 ⁸	NPV of TIF Property Tax Increment	\$14,841,806	
Demo of 1909 Portion of Building	231,000 ⁹	Real Estate Tax Impact	0	
Construction Costs	19,927,401 ¹⁰		<u>\$22,251,806</u>	<u>8,706,596</u>
FF&E (\$15 per sf)	1,350,000			
Parking (300 Spaces)	6,300,000 ¹¹			
	<u>30,958,401</u>			

Notes and Assumptions
Evanston Civic Center Alternatives - Estimated Costs and Revenue



- ¹ Represents appraised value plus a 10% premium
- ² Based on U of C Press building with adjustments and escalation (see next page for detail)
- ³ Includes a \$400,000 allowance for environmental work
- ⁴ 115 spaces at \$35,000 per space for one level of underground parking
- ⁵ Demo costs estimated at \$5.00 per square foot plus \$1.00 per sf for abatement, applied to 107,000 sf plus 3,200 sf boiler
- ⁶ 44 spaces at \$35,000 per space for one level of underground parking; site area = 19,000 sf, at 450 sf per space = 44 spaces
- ⁷ 300 spaces at \$35,000 per space for parking structure supporting Civic Center building above
- ⁸ Assumes 18 months in 90,000 sf of temporary space at \$20 per sf per year, plus two moves at 2.50 per sf each
- ⁹ Demo and abatement costs estimated at \$6.00 per sf plus 1.00 per sf for protection and logistics related to remaining building
- ¹⁰ Based on Clune estimate for rehab costs, and U of C Press Building for new construction (see next page for detail)
- ¹¹ 300 spaces at \$25,000 per space for parking structure supporting only 16,000 sf one-story building (Council Chamber) above

Evanston Civic Center



New Construction Cost Estimates¹ (Scenarios 1, 2, 4)

New 90,000 sf Bldg. (based on U. of C. Press)	20,123,454	
Adjustments	576,144	Increase of 30% in precast and glass and glazing costs for additional façade surface area in Civic Center v. Press Building.
	249,464	Premium costs of 10% in precast and glass and glazing costs to go from precast façade to brick.
	118,793	Double the Press Building's temporary heating costs for masonry façade work in the winter.
	261,344	Double the Press Building's line item costs for asphalt, site concrete, and landscaping.
	593,963	Premium costs for New Council Chamber; escalated for inflation from 2003 allowance of \$500,000.
TOTAL	21,923,161	Equivalent of \$244 per sf
NU Site Adjustments	400,000	Allowance for environmental work
TOTAL NU SITE SCENARIO	22,323,161	
Library Site Adjustments	1,053,393	Increase of 5% in square footage due to mid-rise construction & increase vertical transportation and mechanical distribution
	(261,344)	Delete asphalt, site concrete, and landscaping premium from above for small site
TOTAL LIBRARY SITE SCENARIO	22,715,210	
Civic Center Site Adjustments	0	
TOTAL CIVIC CENTER SITE SCENARIO	21,923,161	

¹ Construction cost escalation factors: 1.0234 ENR Chicago Building Cost Index for 2003
 1.0643 ENR Chicago Building Cost Index for 2004
 1.06 Estimate for 2005
 1.06 Estimate for 2006



Rehab of Office Space Construction Cost Estimate (Scenario 3)

Interior Demolition	1,129,340	at \$10 per sf
Interior Construction and Finishes	7,905,380	at \$70 per sf

TOTAL REHAB ESTIMATE	9,034,720
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Partial Rehab and Rebuild of Civic Center Construction Cost Estimate¹ (Scenario 5)

Clune Rehab Estimate (net relocation costs) applied to 74,000/107,000 square feet	14,171,948	
New Construction at \$244/sf applied to 16,000 sf, plus plus 10% premium for slightly increased unit costs	4,294,400	New construction cost is the equivalent to the costs used in the above scenarios
Adjustments	803,248	Premium for required roofing work -- not included in Clune's number -- estimated by BCI (roofing contractor). Pro rated to 74,000 sf/107,000 sf.
	42,948	Premium costs of 10% in precast and glass and glazing line items to go from precast façade to brick, pro rated at 16,000 sf / 90,000 sf of new construction.
	20,894	Double the Press Building's temporary heating costs for masonry façade work in the winter, pro rated at 16,000 sf / 90,000 sf of new construction.
	593,963	Premium costs for New Council Chamber.
<hr/>		
TOTAL REHAB and REBUILD ESTIMATE	19,927,401	

¹ Construction cost escalation factors:

1.0234	ENR Chicago Building Cost Index for 2003
1.0643	ENR Chicago Building Cost Index for 2004
1.06	Estimate for 2005
1.06	Estimate for 2006

**Estimated Value of Current Civic Center Site
Scheme A - New Civic Center Built Off-Site**



A	B	C	D	E	F	G	H	I	J	K
Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	120	1500	\$325	\$487,500	\$58,500,000	15.0%	\$8,775,000	2%	\$1,170,000	
Townhomes	32	2500	\$325	\$812,500	\$26,000,000	15.0%	\$3,900,000	2%	\$520,000	
TOTALS							\$12,675,000		\$1,690,000	\$25,387,299 ¹ \$28,563,419 ²

Sensitivity at sale price - \$350 per sf

Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	120	1500	\$350	\$525,000	\$63,000,000	15.0%	\$9,450,000	2%	\$1,260,000	
Townhomes	32	2500	\$350	\$875,000	\$28,000,000	15.0%	\$4,200,000	2%	\$560,000	
TOTALS							\$13,650,000		\$1,820,000	\$27,340,168 ¹ \$30,760,605 ²

¹ Based on NU or Library site relocation timeline
² Based on Golub building relocation timeline

Net change with sensitivity	\$1,952,869	¹
Net change with sensitivity	\$2,197,186	²



**Estimated Value of Current Civic Center Site
Scheme B - New Civic Center Built On-Site**



A	B	C	D	E	F	G	H	I	J	K
Unit Type	Unit No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	72	1500	\$325	\$487,500	\$35,100,000	15.0%	\$5,265,000	2%	\$702,000	
Townhomes	32	2500	\$325	\$812,500	\$26,000,000	15.0%	\$3,900,000	2%	\$520,000	
TOTALS							\$9,165,000		\$1,222,000	\$18,356,970

Sensitivity at sale price - \$350 per sf

Unit Type	Unit No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	72	1500	\$350	\$525,000	\$37,800,000	15.0%	\$5,670,000	2%	\$756,000	
Townhomes	32	2500	\$350	\$875,000	\$28,000,000	15.0%	\$4,200,000	2%	\$560,000	
TOTALS							\$9,870,000		\$1,316,000	\$19,769,045

Net change with sensitivity **\$1,412,075**



**Estimated Value of Current Civic Center Site
Scheme C - Rehab and Partial Rebuild of Civic Center On-Site**

A	B	C	D	E	F	G	H	I	J	K
Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	48	1500	\$325	\$487,500	\$23,400,000	15.0%	\$3,510,000	2%	\$468,000	
Townhomes	32	2500	\$325	\$812,500	\$26,000,000	15.0%	\$3,900,000	2%	\$520,000	
TOTALS							\$7,410,000		\$988,000	\$14,841,806

Sensitivity at sale price - \$350 per sf

Unit Type	No.	Unit Size (sf)	Price per Square Foot	Price per Unit [C x D]	Total Value of all Units [B x E]	% of Unit Price Attributable to Land	Estimated Land Cost [E x F]	Real Estate Taxes as a % of Unit Value	Estimated Real Estate Taxes / Year [F x I]	PV of Estimated TIF Increment
Condos	48	1500	\$350	\$525,000	\$25,200,000	15.0%	\$3,780,000	2%	\$504,000	
Townhomes	32	2500	\$350	\$875,000	\$28,000,000	15.0%	\$4,200,000	2%	\$560,000	
TOTALS							\$7,980,000		\$1,064,000	\$15,983,483

Net change with sensitivity \$1,141,677





Estimated Property Tax Increment Projections

Evanston Civic Center Site

	TIF Property Tax Increment		TIF Year	1	2	3	4								
	Net Present Value							Levy Year	2006	2007	2008	2009	2010	2011	2012
	Discount Rate = 5%	Discount Rate = 6%													
Scheme A (NU and Library)	\$25,387,298.96	\$22,245,788.44													
<i>Sensitivity @\$350/sf</i>	\$27,340,168.11	\$23,957,002.94													
Scheme A (Golub)	\$28,563,418.99	\$25,318,130.65													
<i>Sensitivity @\$350/sf</i>	\$30,760,605.07	\$27,265,679.16													
Scheme B	\$18,356,970.02	\$16,085,416.26													
<i>Sensitivity @\$350/sf</i>	\$19,769,044.63	\$17,322,755.97													
Scheme C	\$14,841,805.55	\$13,005,230.17													
<i>Sensitivity @\$350/sf</i>	\$15,983,482.90	\$14,005,632.49													

2.5% escalation per annum, applied at each triennial reassessment

Golub Property Lost Taxes*	\$13,357,271.51	\$11,980,393.09	0	759,727	759,727	759,727	816,707	816,707
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* 2004 taxes for 1629 Orrington = 201,669; 2004 taxes for 1603 & 1611 Orrington = 2,048,069, a building in which 27.4% of the space will be occupied by the Civic Center, with taxes pro-rated as such with a 10% deduction for a lower assessment for lower level and basement space. Taxes escalated by 2.5% per annum at each triennial reassessment.

5	6	7	8	9	10	11	12	13	14	15	16	17
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1,953,006	2,099,482	2,099,482	2,099,482	2,256,943	2,256,943	2,256,943	2,426,214	2,426,214	2,426,214	2,608,180	2,608,180	2,608,180
2,103,238	2,260,980	2,260,980	2,260,980	2,430,554	2,430,554	2,430,554	2,612,845	2,612,845	2,612,845	2,808,809	2,808,809	2,808,809
1,953,006	2,099,482	2,099,482	2,099,482	2,256,943	2,256,943	2,256,943	2,426,214	2,426,214	2,426,214	2,608,180	2,608,180	2,608,180
2,103,238	2,260,980	2,260,980	2,260,980	2,430,554	2,430,554	2,430,554	2,612,845	2,612,845	2,612,845	2,808,809	2,808,809	2,808,809
1,412,174	1,518,087	1,518,087	1,518,087	1,631,943	1,631,943	1,631,943	1,754,339	1,754,339	1,754,339	1,885,914	1,885,914	1,885,914
1,520,803	1,634,863	1,634,863	1,634,863	1,757,477	1,757,477	1,757,477	1,889,288	1,889,288	1,889,288	2,030,985	2,030,985	2,030,985
1,141,758	1,227,389	1,227,389	1,227,389	1,319,444	1,319,444	1,319,444	1,418,402	1,418,402	1,418,402	1,524,782	1,524,782	1,524,782
1,229,585	1,321,804	1,321,804	1,321,804	1,420,939	1,420,939	1,420,939	1,527,510	1,527,510	1,527,510	1,642,073	1,642,073	1,642,073
816,707	877,960	877,960	877,960	943,807	943,807	943,807	1,014,592	1,014,592	1,014,592	1,090,686	1,090,686	1,090,686

18	19	20	21	22	23	24	
2025	2026	2027	2028	2029	2030	2031	
2026	2027	2028	2029	2030	2031	2032	TOTAL
2,803,793	2,803,793	2,803,793	3,014,078	3,014,078	3,014,078	3,240,133	<u>52,772,211</u>
3,019,469	3,019,469	3,019,469	3,245,930	3,245,930	3,245,930	3,489,374	<u>56,831,611</u>
2,803,793	2,803,793	2,803,793	3,014,078	3,014,078	3,014,078	3,240,133	<u>56,541,967</u>
3,019,469	3,019,469	3,019,469	3,245,930	3,245,930	3,245,930	3,489,374	<u>60,891,349</u>
2,027,358	2,027,358	2,027,358	2,179,410	2,179,410	2,179,410	2,342,866	<u>38,158,368</u>
2,183,309	2,183,309	2,183,309	2,347,057	2,347,057	2,347,057	2,523,086	<u>41,093,627</u>
1,639,141	1,639,141	1,639,141	1,762,076	1,762,076	1,762,076	1,894,232	<u>30,851,446</u>
1,765,228	1,765,228	1,765,228	1,897,620	1,897,620	1,897,620	2,039,942	<u>33,224,634</u>
1,172,488	1,172,488	1,172,488	1,260,424	1,260,424	1,260,424	1,354,956	<u>24,404,400</u>

Assumed Timeline for Property Tax Increment Projections

	Scheme A NU and Library	Scheme A Golub	Scheme B	Scheme C
TIF District Established	2007	2007	2007	2007
Civic Center Construction / Rehab Begins	1st Qtr 2008	1st Qtr 2007	1st Qtr 2008	1st Qtr 2008
Civic Center Construction / Rehab Completed	3rd Qtr 2009	3rd Qtr 2007	3rd Qtr 2009	3rd Qtr 2009
Existing Civic Center Demolition Completed	4th Qtr 2009	4th Qtr 2007	4th Qtr 2009	NA
New Residential Construction Completed	1st Qtr 2011	1st Qtr 2009	1st Qtr 2011	1st Qtr 2011
First Year of Property Tax Generation	2012	2010	2012	2012

NagleHartrayDankerKaganMcKayPenney



phone 312.425.1000
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30 West Monroe Street
Chicago, Illinois 60603

February 13, 2006

Re: Evanston Civic Center NHDKM #2003.00.10

Ms. Yolando Valle
U.S. Equities Realty, Inc.
20 North Michigan Avenue
Chicago, Illinois 60602

Dear Ms. Valle:

Enclosed is our study fitting an approximately 80,000 square foot Evanston Civic Center to the existing City-owned parking lot east of the Evanston Public Library. In the absence of specific site dimensions, we scaled the existing parking lot to set some parameters for planning. As a result, this study is very conceptual in nature.

The summary of areas includes "Useable Area" per your request. These areas are based on conceptual planning and should be considered maximum possible useable areas. Actual useable area will vary.

Based on our experience programming and designing village hall facilities, we believe a study such as this does not present a complete picture for evaluating whether a site is suitable for a new Civic Center. An important goal in constructing new village hall facilities is to better serve the citizenry. Public access to particular areas such as meeting/council rooms, billing clerks, building permitting and community development departments affects the perception of the service provided. This usually leads to one of two planning concepts:

Planning Concept #1: Meeting rooms and the Finance, Building and Community Development departments (and Health if it is in the same building) are all accessible by the public from the main entry lobby. This approach requires a relatively large footprint because these tend to be large departments. We have tried to address this in the enclosed study by making the first and second floors larger.

Planning Concept #2: Locate selected representatives (billing clerks, permitting staff, etc.) from of the above noted departments together with meeting rooms on the first floor where they are easily accessible to the public. This approach is "customer friendly", but separates selected staff from their departments. This approach may be better suited for the site next to the Library because it is relatively small.

A vertical organization for village hall functions resulting from a relatively small floor plate tends to limit interaction between departments, which may impact public service. It is only possible to test these issues with a defined program. We recommend defining the program through a space needs analysis to gain a better understanding of public service, interdepartmental interactions, and to confirm the size of the proposed building. Adding program requirements to the study of available sites will lend credibility to these studies and better insure the City will end up with a facility that is functional and supported by its citizens. Please contact me if you have any questions.

Sincerely,

Donald McKay, AIA
Principal

Enclosure (1)

Evanston Civic Center Site Design Guidelines

Community Concerns → Facts

Design Impact

Maximize green space.

Existing green space is an important neighborhood amenity.
The community will accept taller buildings to maximize green space.

Preserve the existing public park and, if possible, expand it.
Building lot coverage shall not exceed 40%, exclusive of the existing park area.
A 75-foot maximum building height is acceptable if it results in the preservation of green space.

Preserve mature trees.

Preservation of existing mature trees will help mitigate the impact of new development on the neighborhood.
Other green space goals will be achieved as a by-product of preserving selected trees.

City to work with the developer to identify and preserve existing healthy trees without unduly restricting development of the site.

Preserve public access to green space.

The neighborhood currently uses all green space on the civic center block.
Public access to green space is typically constrained by private development.

Create a new, two-way public north-south street with parallel parking on both sides along the east edge of the park. The road shall connect Leonard Place to Simpson Street.
Create public pedestrian "green" connections between Ridge Avenue and the existing public park.

Preserve building setback along Ridge Avenue.

The civic center setback along Ridge Avenue is unusually large (between 90 and 100 feet), but it is appropriate to the building's height (78 feet to the ridge) and to its civic function.
A shorter building could be located closer to Ridge Avenue with similar effect.

The average setback of all buildings along Ridge Avenue shall be not less than 60 feet.
Building setbacks along Ridge Avenue shall be as indicated on the *Design Guidelines Site Plan* and subject to the conditions of other *Guidelines*.

Minimize the affect of new development to the existing neighborhood.

Ridge Avenue divides multi-family housing to the east from single-family housing to the west.
The site is currently zoned R4, which requires 2500 square feet per dwelling unit.

Building entries shall be oriented towards streets.
Site access shall be limited to Asbury Avenue, Simpson Street and the new north-south street.

Reflect existing buiding setbacks and heights.

The civic center block abuts R1, R3, R4 and R5 zoning districts.
Inappropriate building setbacks or heights will negatively affect the character of the existing neighborhood.

Setbacks and heights for buildings facing Leonard Place, Asbury Avenue and Simpson Street shall be as indicated on the *Design Guidelines Site Plan* and subject to the conditions of other *Guidelines*.

Control the design process to insure that new architecture fits the neighborhood.

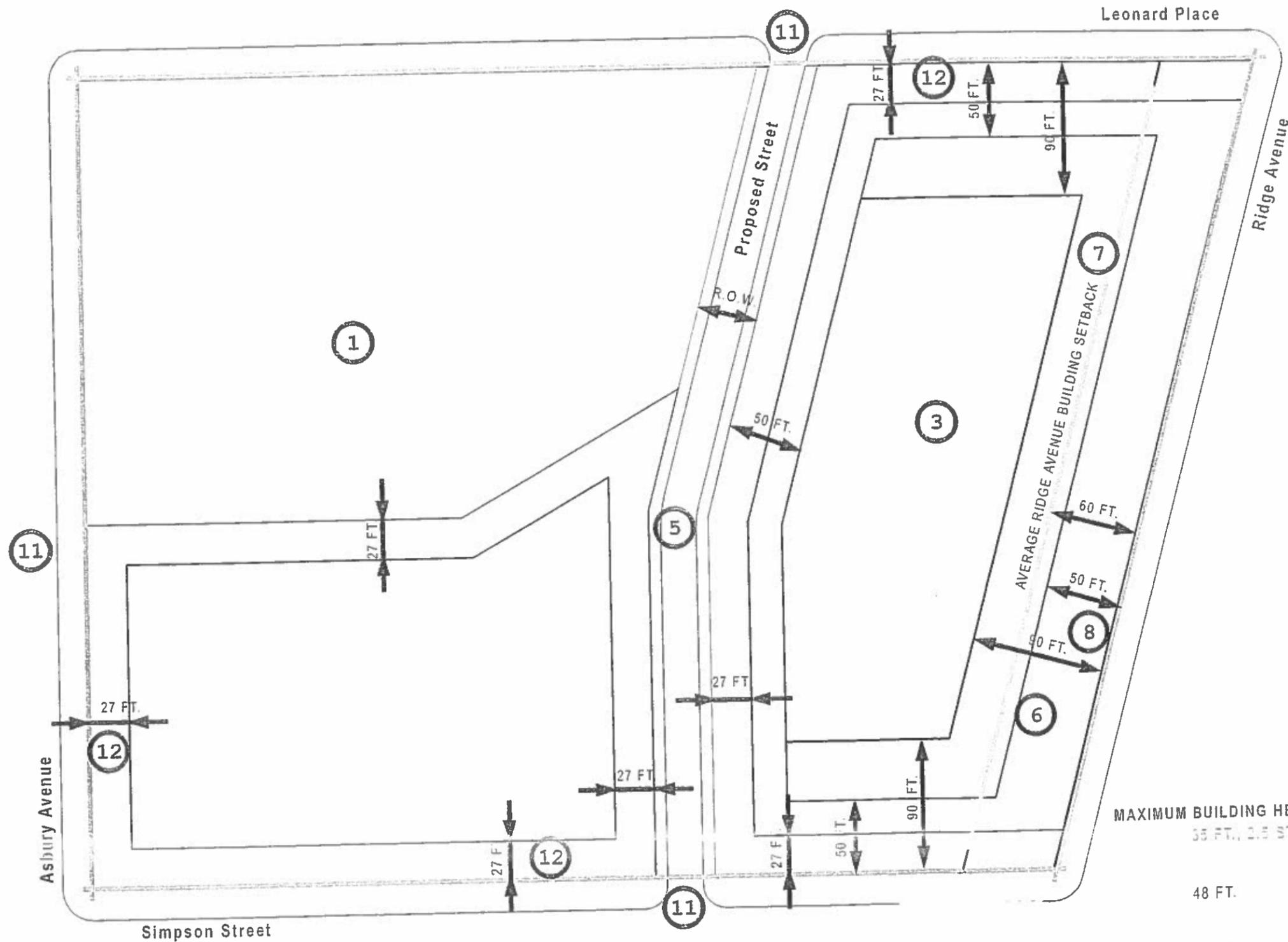
Other recently designed and constructed multi-family projects have negatively affected their neighborhoods.

Architectural forms and materials shall reflect existing neighborhood architecture.
Design shall be subject to the City's Planned Development process.

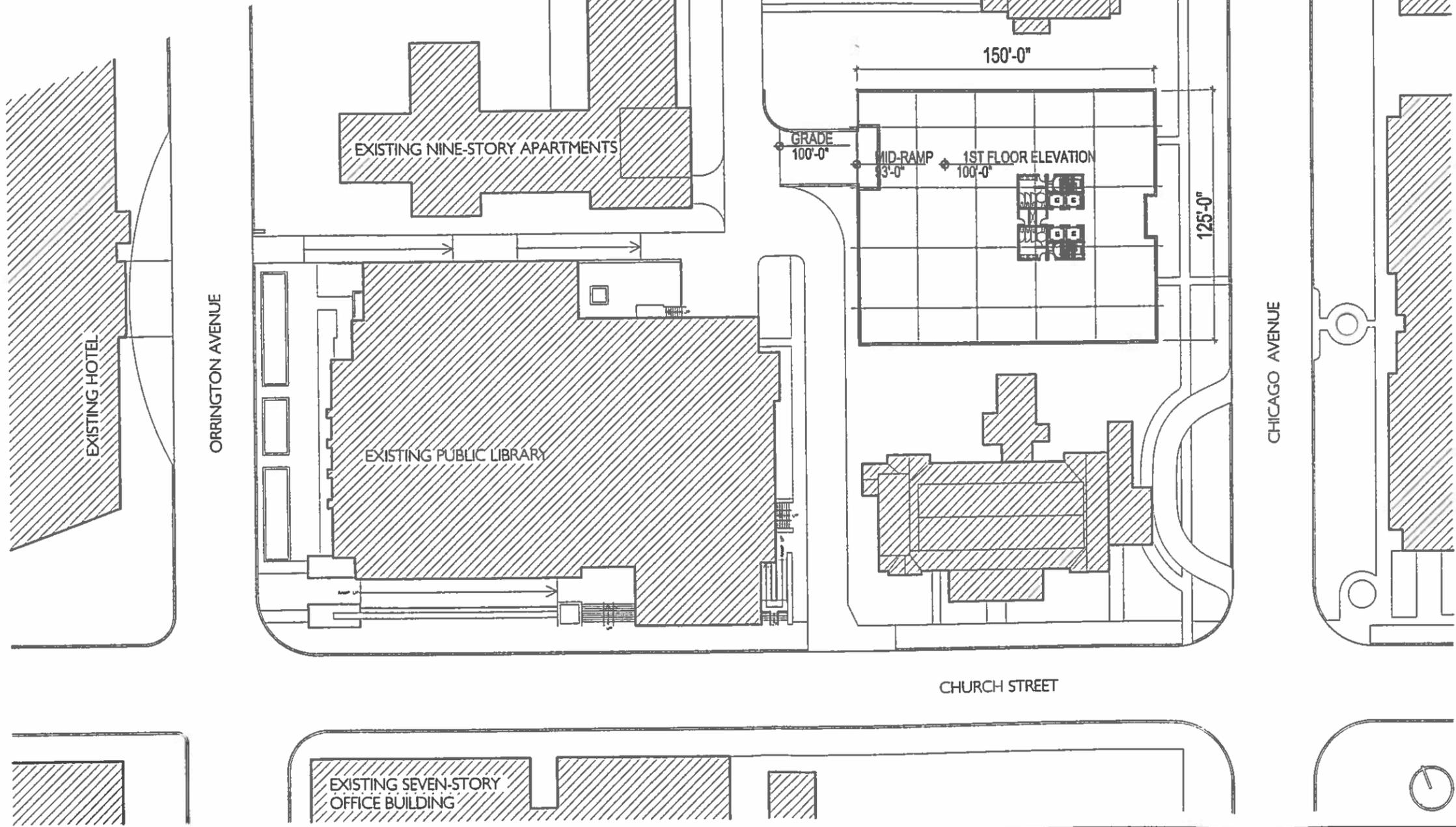
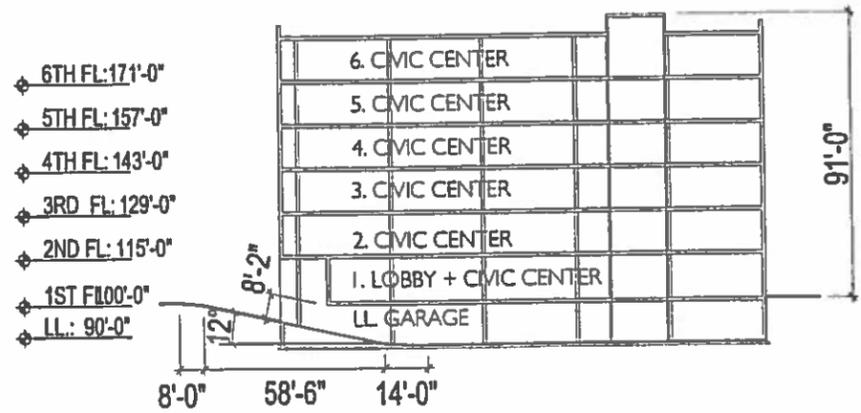
The City of Evanston has defined a number of goals to guide new development on the Civic Center site. The Goals listed in these guidelines are the result of several meetings the Evanston Civic Center Committee, which is comprised of aldermen, held with local residents.

The most successful design will be the one that best achieves these Goals. The *Guidelines* listed here and illustrated on the *Design Guidelines Site Plan* are intended help potential developers understand what the community views as minimum requirements to achieve these goals.

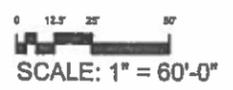
Evanston Civic Center Site Design Guidelines

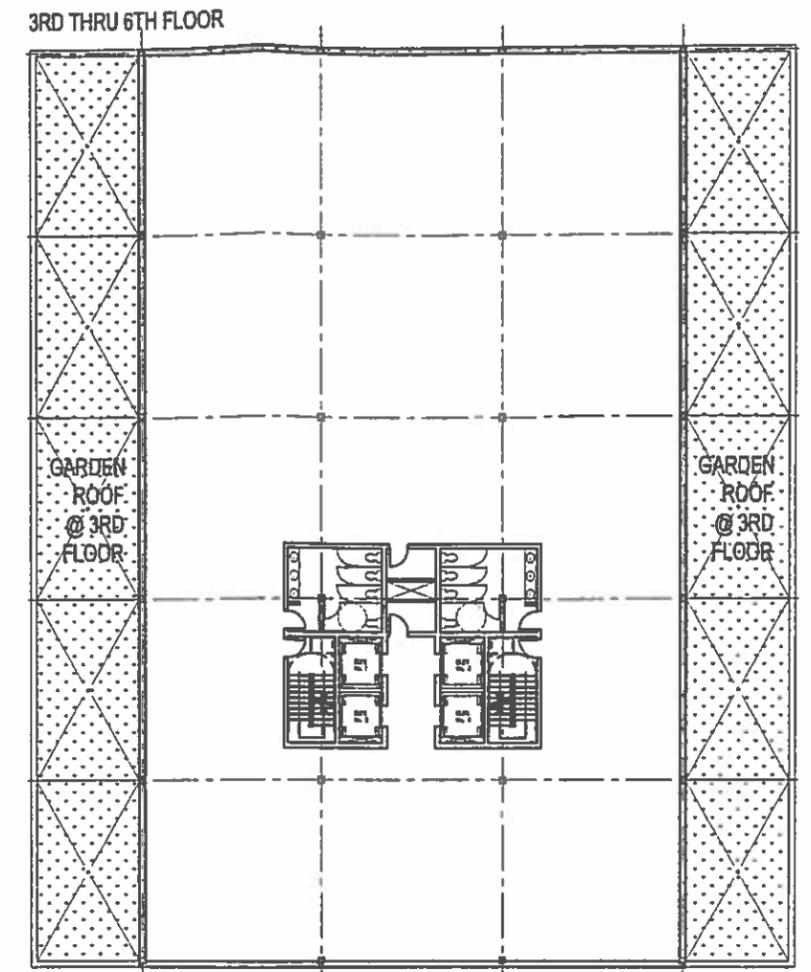
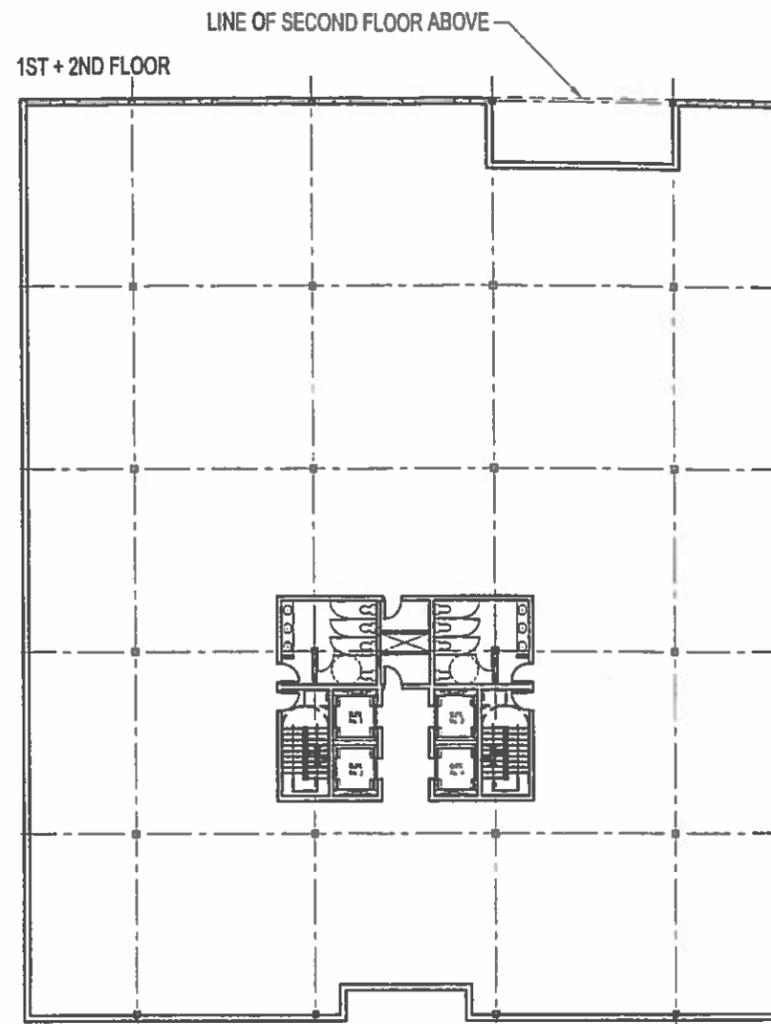
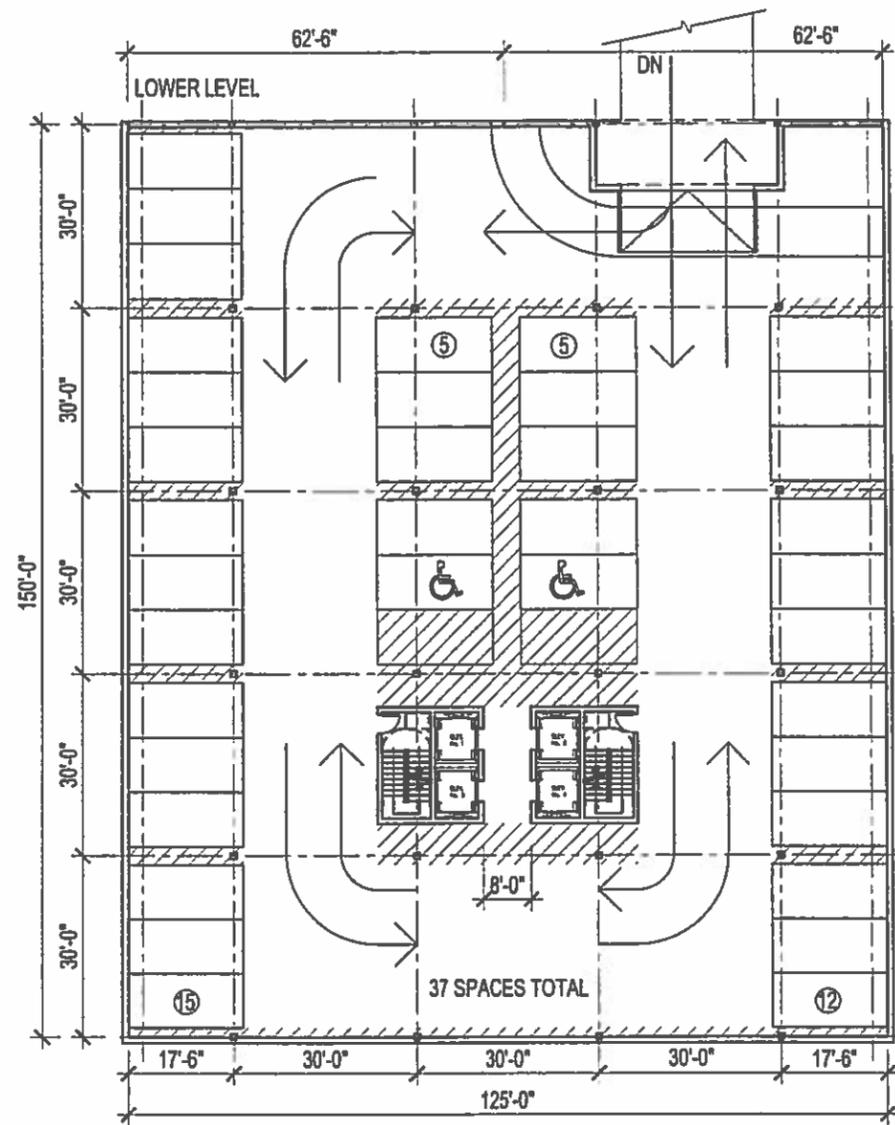


- 1 Preserve the existing public park and, if possible, expand it.
- 2 Building lot coverage shall not exceed 40%, exclusive of the existing park area.
- 3 Building height shall not exceed 75 feet, subject to the conditions of other *Guidelines*.
- 4 Work with the City to identify and preserve healthy mature trees.
- 5 Create a new, two-way public north-south street with parallel parking on both sides along the east edge of the park. The road shall connect Leonard Place to Simpson Street.
- 6 Create public pedestrian "green" connections between Ridge Avenue and the existing public park.
- 7 The average setback of all buildings along Ridge Avenue shall be not less than 60 feet.
- 8 Building setbacks along Ridge Avenue shall be as indicated on this site plan and subject to the conditions of other *Guidelines*.
- 9 Building entries shall be oriented towards streets.
- 10 Site access shall be limited to Asbury Avenue, Simpson Street and the new north-south street.
- 11 Setbacks and heights for buildings facing Leonard Place, Asbury Avenue and Simpson Street shall be as indicated on the *Design Guidelines Site Plan* and subject to the conditions of other *Guidelines*.
- 12 Architectural forms and materials shall reflect existing neighborhood architecture.
- 13 Design shall be subject to the City's Planned Development process.

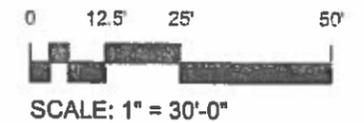
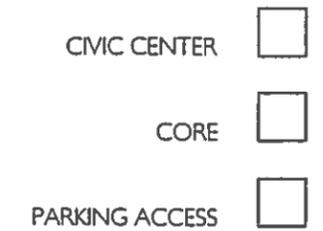
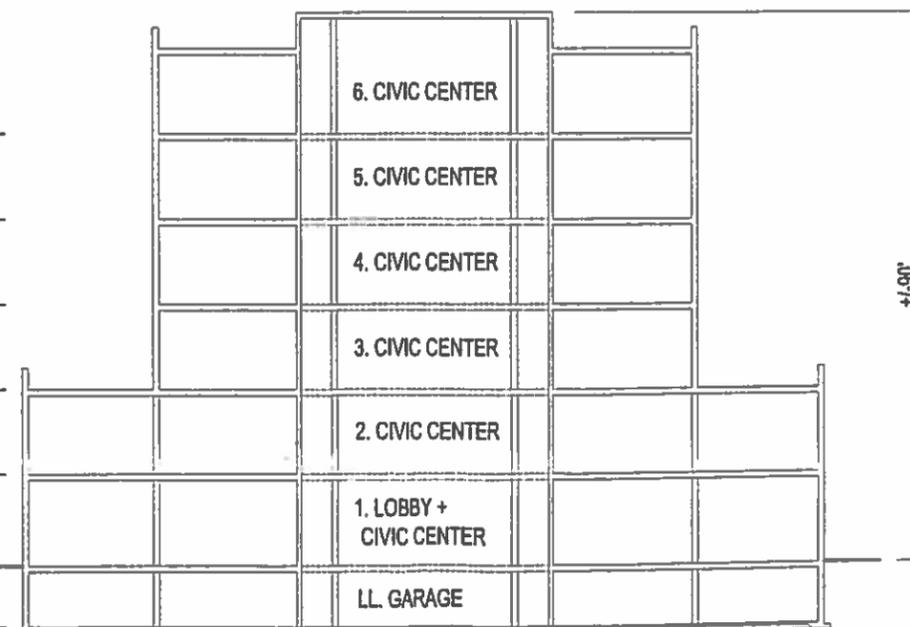
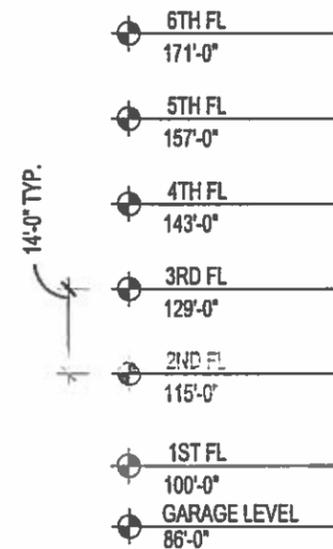


SITE PLAN





FLOOR	GROSS AREA IN SQ. FT.	USEABLE AREA IN SQ. FT.
GARAGE	19,000 SF	NA
1	18,500 SF	15,500 SF
2	19,000 SF	16,000 SF
3	13,500 SF	11,500 SF
4	13,500 SF	11,500 SF
5	13,500 SF	11,500 SF
6	13,500 SF	11,500 SF
TOTAL	110,500 GROSS SF	77,500 USEABLE SF



FLOOR PLANS