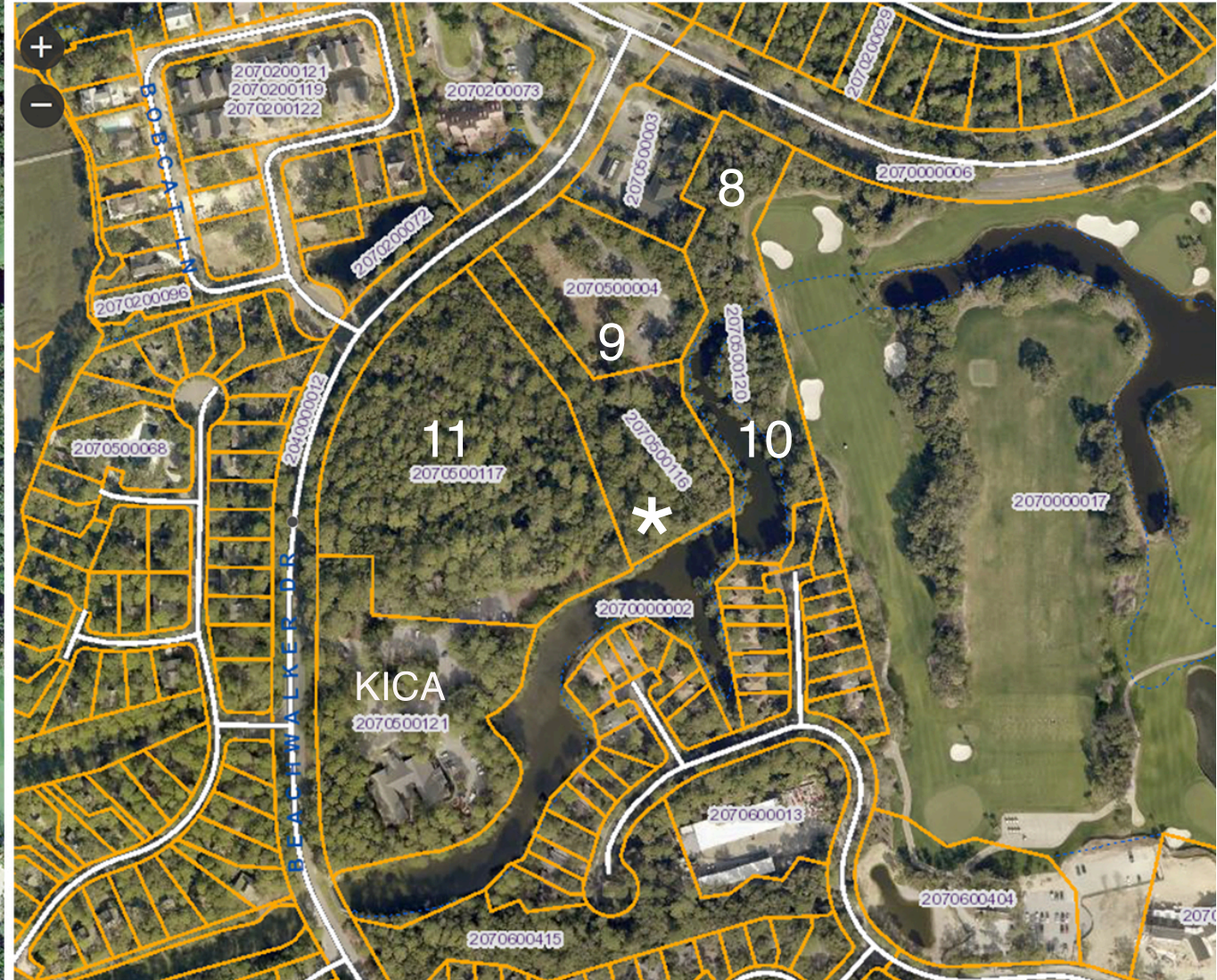
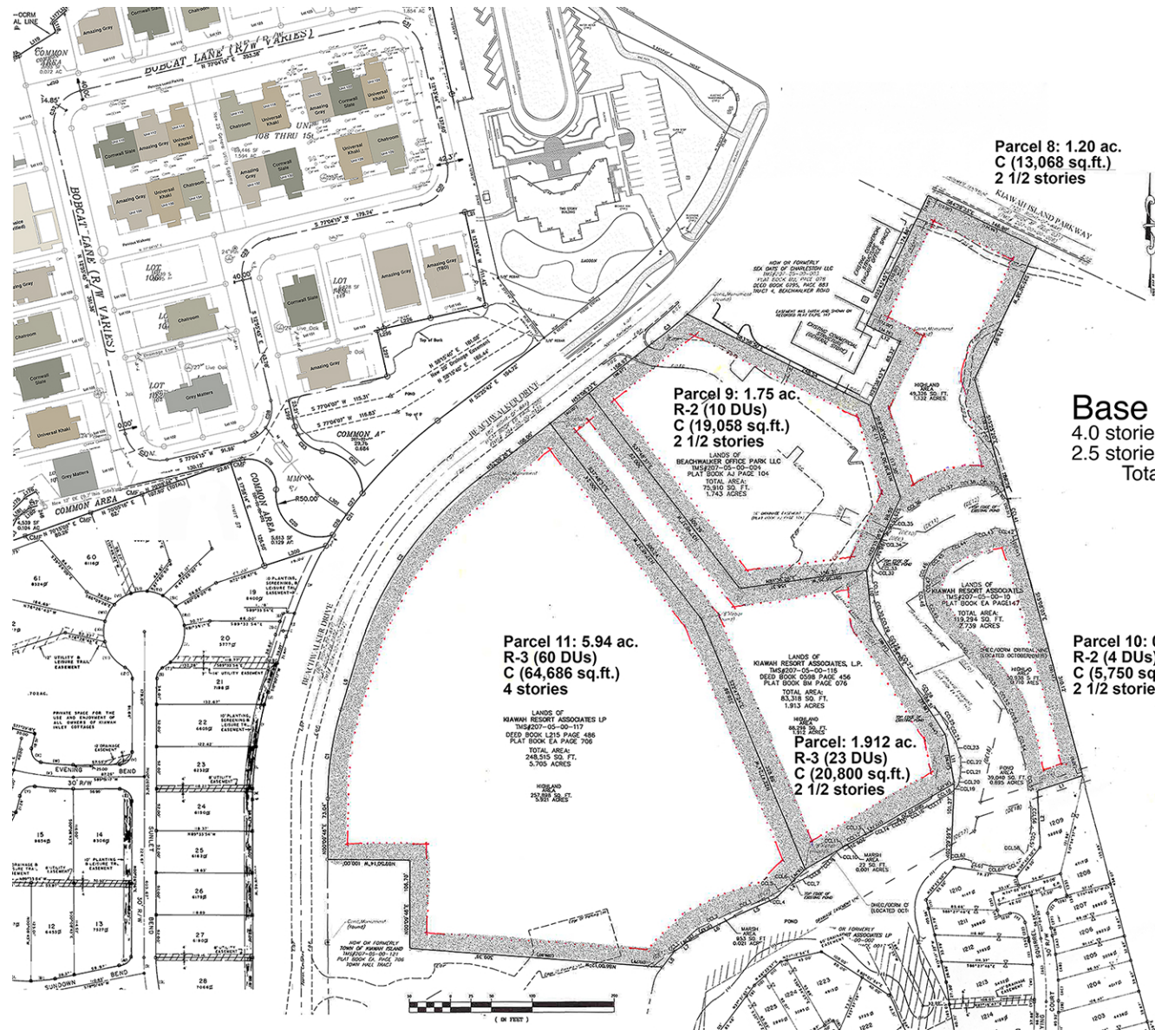


Aerial Context

| Parcel | Use | Acres | R-DUs | C-sq.ft. |
|--------------|-------|--------------|-----------|----------------|
| 8 | C | 1.20 | | 13,068 |
| 9 | R-2,C | 1.75 | 10 | 19,058 |
| 10 | R-2,C | .66 | 4 | 5,750 |
| 11 | R-3,C | 5.94 | 60 | 64,686 |
| * | R-3,C | 1.91 | 23 | 20,800 |
| Total | | 11.46 | 97 | 123,362 |



Parcels Context



**Parcel 8: 1.20 ac.
C (13,068 sq.ft.)
2 1/2 stories**

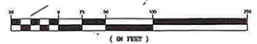
**Parcel 9: 1.75 ac.
R-2 (10 DUs)
C (19,058 sq.ft.)
2 1/2 stories**

Base Entitlements
4.0 stories: 60 DUs
2.5 stories: 37
Total: 97 DUs

**Parcel 11: 5.94 ac.
R-3 (60 DUs)
C (64,686 sq.ft.)
4 stories**

**Parcel: 1.912 ac.
R-3 (23 DUs)
C (20,800 sq.ft.)
2 1/2 stories**

**Parcel 10: 0.66 ac.
R-2 (4 DUs)
C (5,750 sq.ft.)
2 1/2 stories**





**Alt. 1
Base Entitlements**

4.0 stories: 56 DUs
2.5 stories: 34
Total: 90 DUs

* Control gate

Notation Disclaimer:
This graphic exhibit is a test planning study of potential site organization and is not represented as a final plan. This study is subject to revisions based upon changes in regulatory standards, market conditions and financial assessment.



**Alt. 2A
Consolidated Plat**

4.0 stories: 56 DUs
2.5 stories: 35
Total: 91 DUs

* Control gate

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**Alt. 1
Base Entitlements**

4.0 stories: 56 DUs
2.5 stories: 34
Total: 90 DUs

* Control gate

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**Alt. 2B
Consolidated Plat**

* 4.0 stories: 56 DUs
2.5 stories: 35
Total: 91 DUs

* Control gate

* Notation:
Revise existing R-3 multifamily standard of no more than 7 DUs per building to allow for 8 DUs per building

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