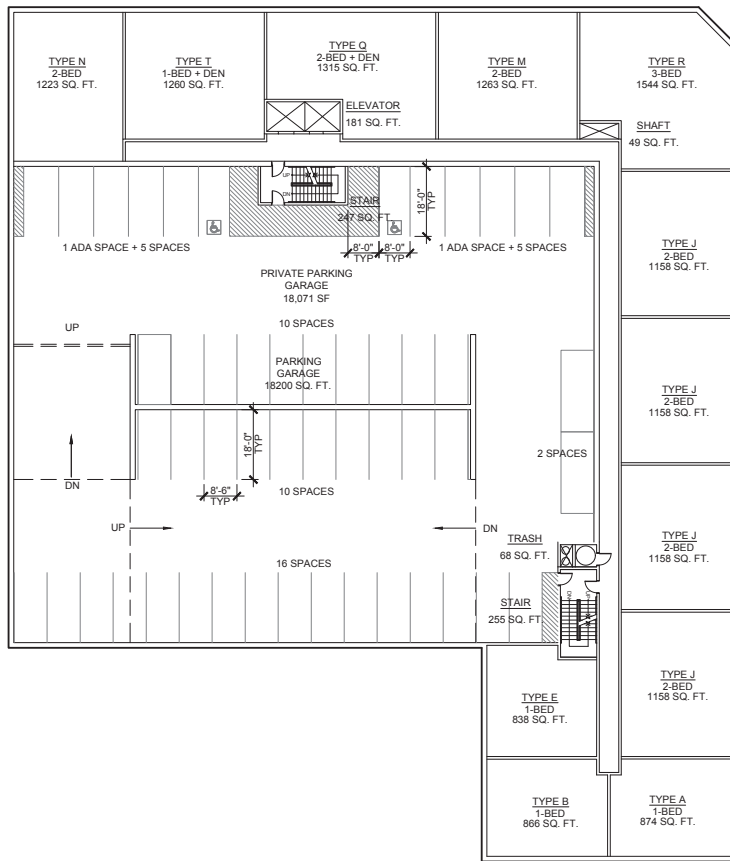


FIRST FLOOR PLAN

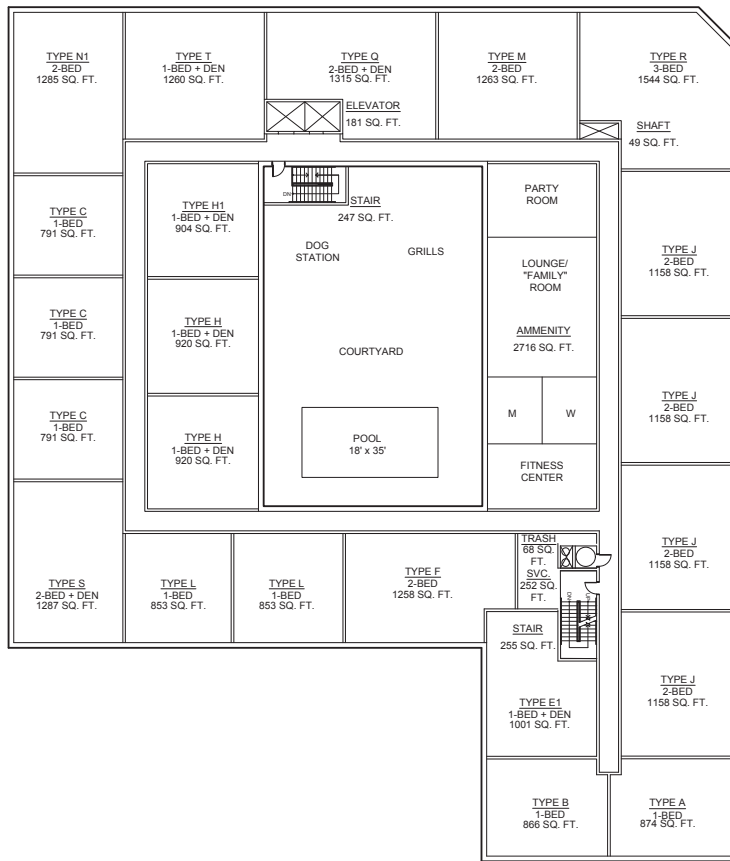
ZONING DATA	
Site Area	36,371.00
Zoning District	B-4 PUD
Actual FAR	3.10
Actual FAR SF	112,887
Units Provided	72
Parking Provided	115 + 5 ADA

PROJECT DATA			
First Floor	33,052	@ 1	33,052
Second & Third Floor	34,555	@ 2	69,110
Fourth & Fifth Floor	29,809	@ 2	59,618
TOTAL GROSS SF:	161,780		
TOTAL FAR Area:	112,887		
Leasable Commercial			14,190
Leasable Residential			77,248
Leasable Area			91,438
Total Area (less parking)			112,887
BUILDING EFFICIENCY:	81%		



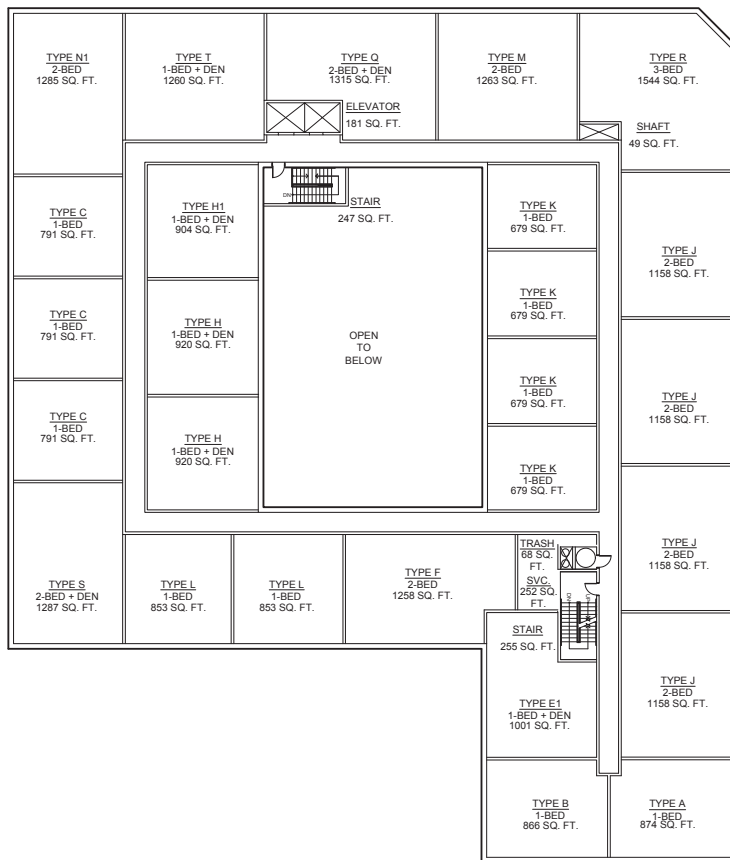
SECOND & THIRD FLOOR PLAN

UNIT DATA				Market Analysis Data		
				Actual %	Target %	Target SF
JR. 1-BED						
TYPE K:	4	UNITS @	679 SF			
	4		SF 2,716	6%	3-5%	650-659
1-BED						
TYPE A:	4	UNITS @	874 SF			
TYPE B:	4	UNITS @	866 SF			
TYPE C:	6	UNITS @	791 SF			
TYPE E:	2	UNITS @	838 SF			
TYPE L:	4	UNITS @	853 SF			
TYPE H:	4	UNITS @	920 SF			
TYPE H1:	2	UNITS @	904 SF			
	26		SF 22,282	36%	35%	763-781
1-BED + DEN						
Type E1	2	UNITS @	1,044 SF			
	2		SF 2,088	3%	15-16%	925-933
2-BED						
TYPE F:	2	UNITS @	1,258 SF			
TYPE J:	16	UNITS @	1,158 SF			
TYPE N:	2	UNITS @	1,223 SF			
TYPE N1:	2	UNITS @	1,285 SF			
TYPE M:	4	UNITS @	1,263 SF			
TYPE T:	4	UNITS @	1,260 SF			
TYPE S:	2	UNITS @	1,287 SF			
	32		SF 38,726	44%	40%	1,134-1,163
2-BED + DEN						
TYPE Q:	4	UNITS @	1,315 SF			
	4		SF 5,260	6%	3-5%	1,388-1,450
3-BED						
TYPE R:	4	UNITS @	1,544 SF			
	4		SF 6,176	6%	0%	1,394-1,506
TOTAL UNITS:						
TOTAL NET SF:						
AVERAGE UNIT SIZE SF:						



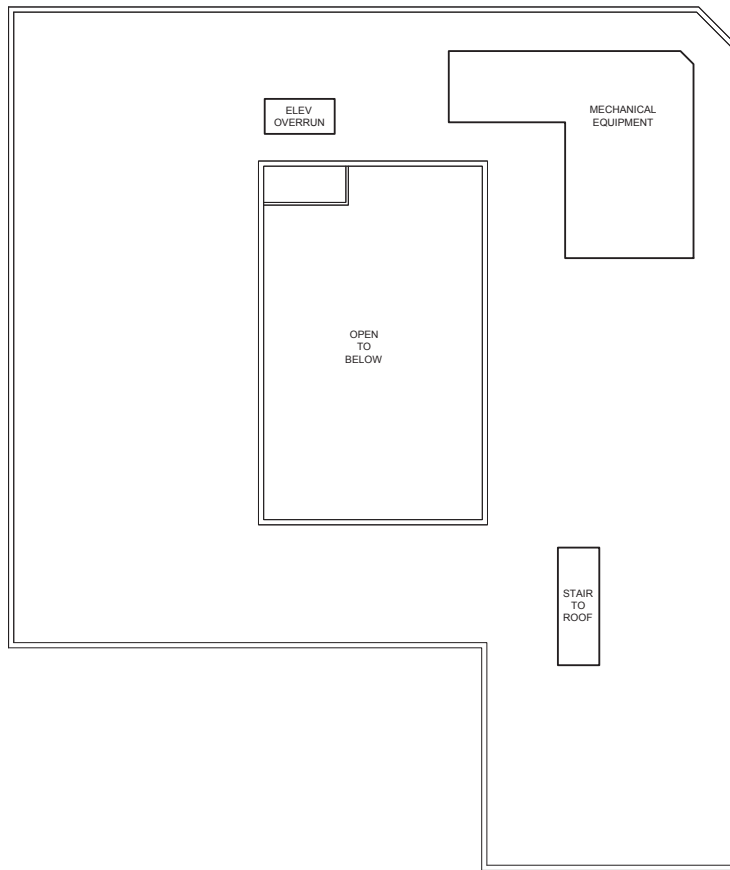
FOURTH FLOOR PLAN

MAIN STREET PROMENADE PHASE III
 NAPERVILLE, IL 60540



FIFTH FLOOR PLAN

MAIN STREET PROMENADE PHASE III
 NAPERVILLE, IL 60540



ROOF PLAN



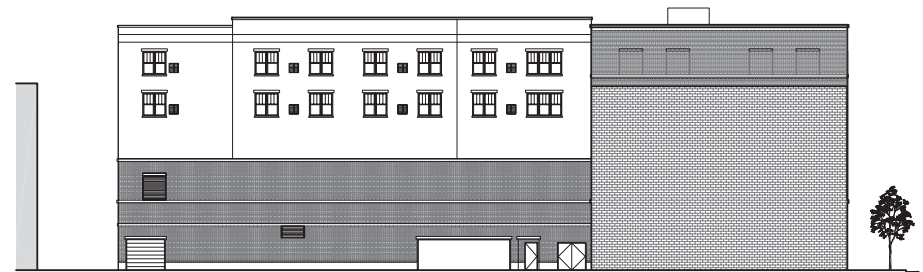
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

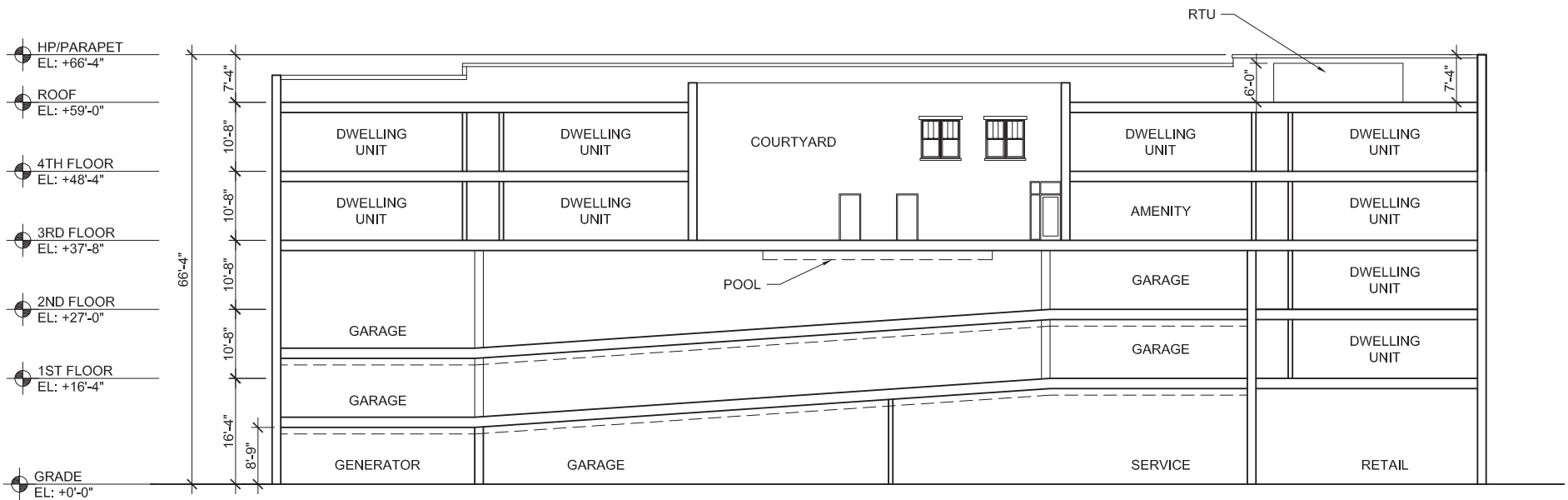


SOUTH ELEVATION

	Brick Area	Window / Grill Area	Stucco	Concrete	Hard Surface Area	% of Brick	% of Window
North	4789	3325	3104	0	7893	60.67%	29.64%
South	7262	819	3756	0	11018	65.91%	6.92%
East	6772	4859	2732	0	9504	71.25%	33.83%
West	6649	1950	5013	0	11662	57.01%	14.33%
NE Corner	842.5	103	0	0	842.5	100.00%	10.89%

BUILDING ELEVATIONS
MATERIAL CALCULATIONS

MAIN STREET PROMENADE PHASE III
NAPERVILLE, IL 60540



BUILDING SECTION

MAIN STREET PROMENADE PHASE III
NAPERVILLE, IL 60540