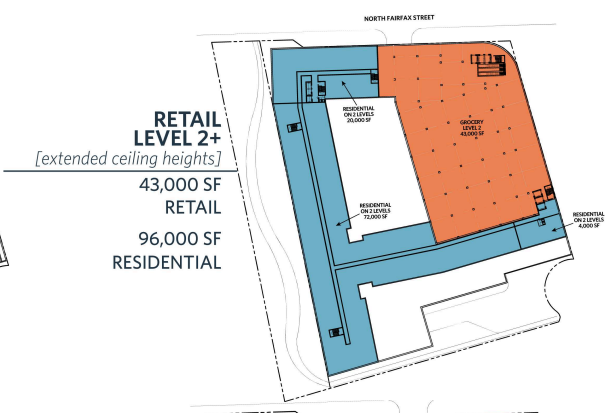


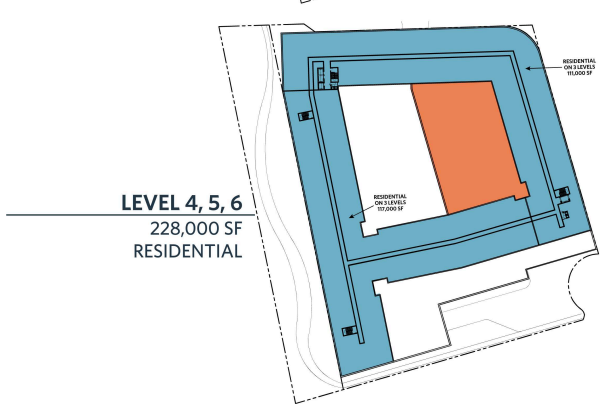
RETAIL & RESIDENTIAL



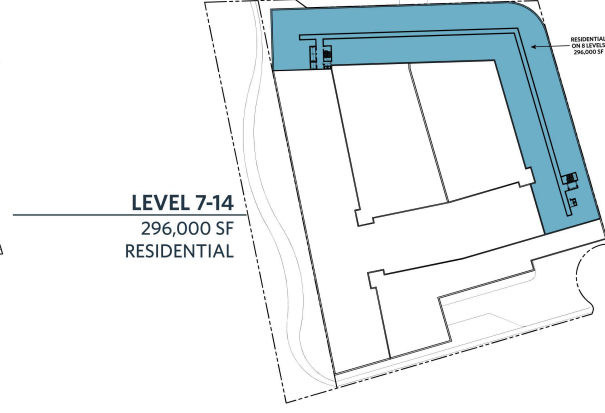
**PARKING/RETAIL
LEVEL 1**
[at grade]
12,500 SF
RETAIL
7,000 SF
RESIDENTIAL



**RETAIL
LEVEL 2+**
[extended ceiling heights]
43,000 SF
RETAIL
96,000 SF
RESIDENTIAL



LEVEL 4, 5, 6
228,000 SF
RESIDENTIAL



LEVEL 7-14
296,000 SF
RESIDENTIAL