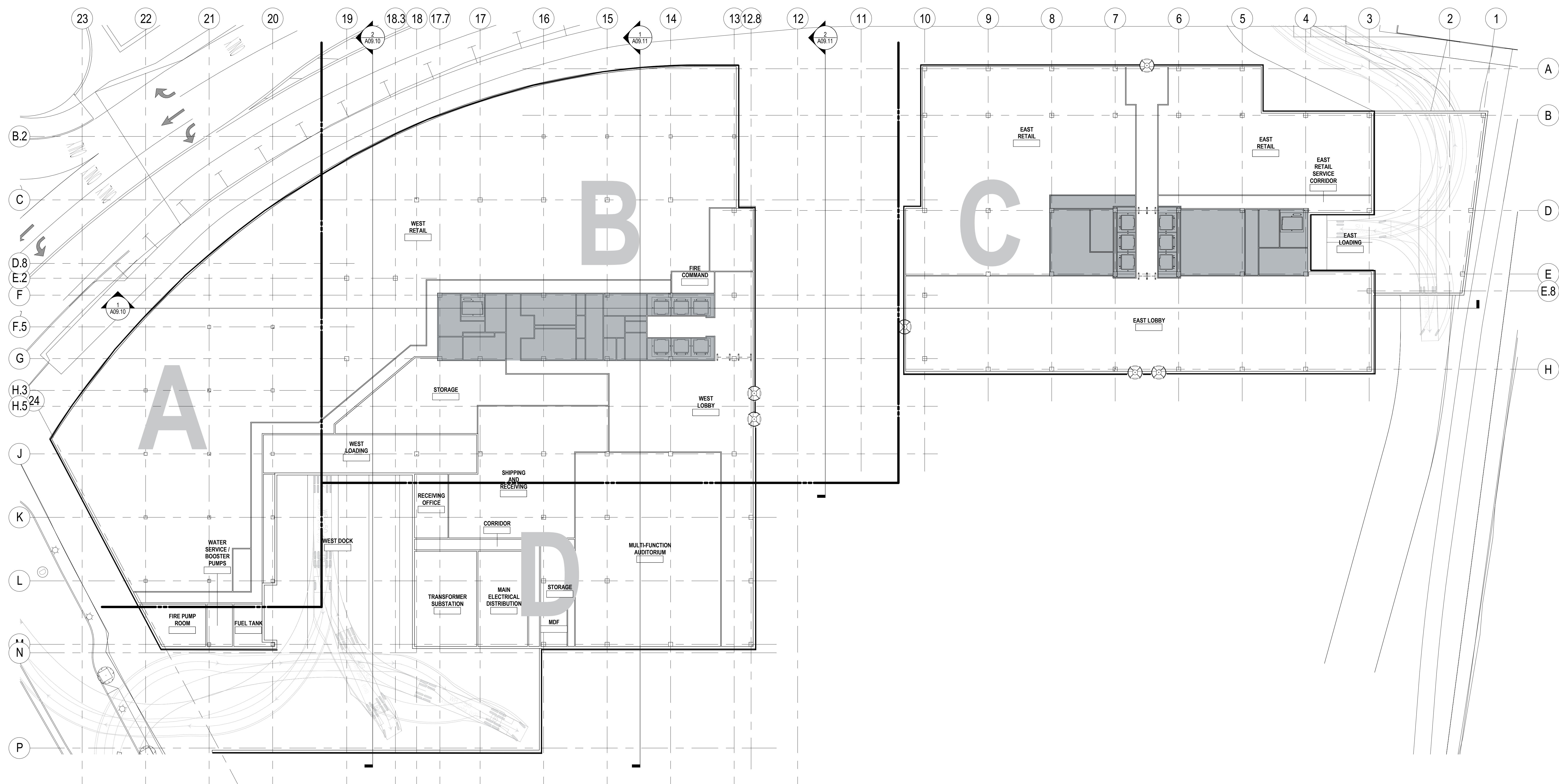
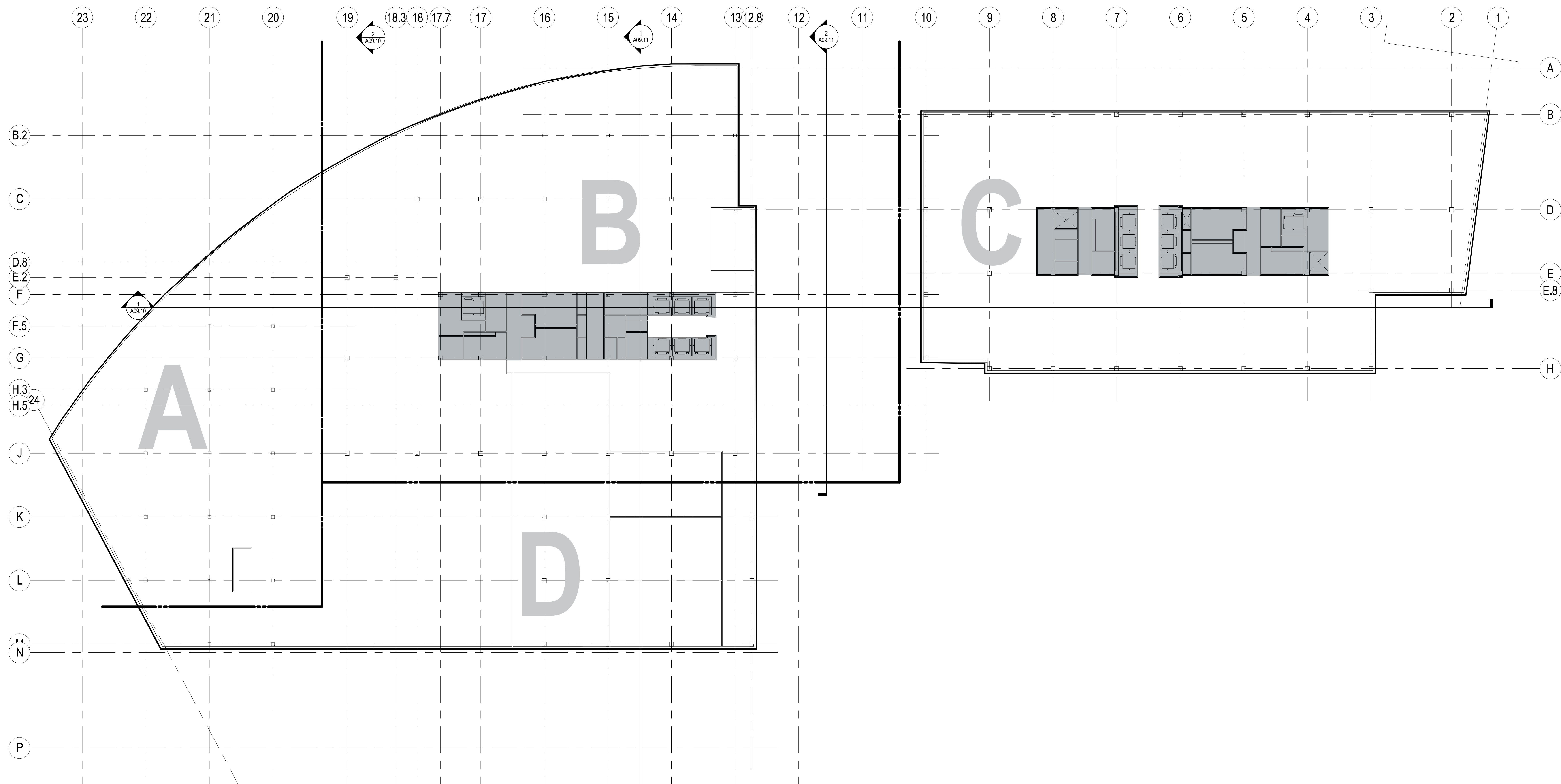


OFFICE/RETAIL FLOOR PLANS

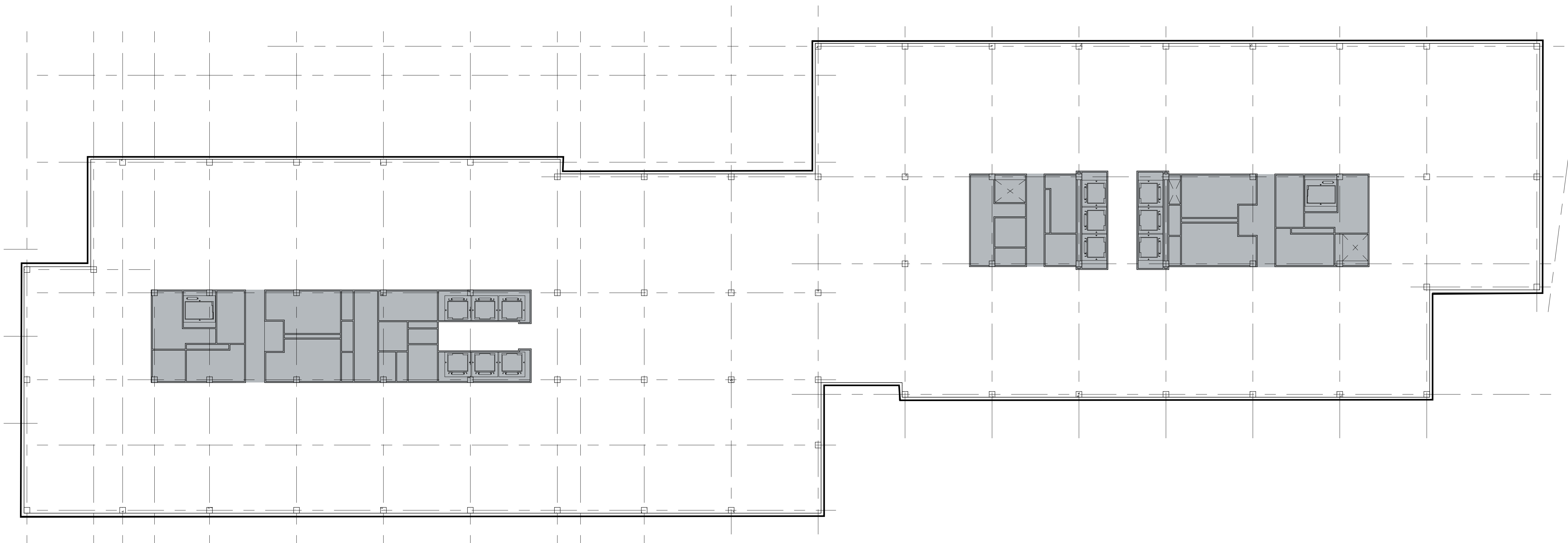


OFFICE/RETAIL FLOOR PLANS

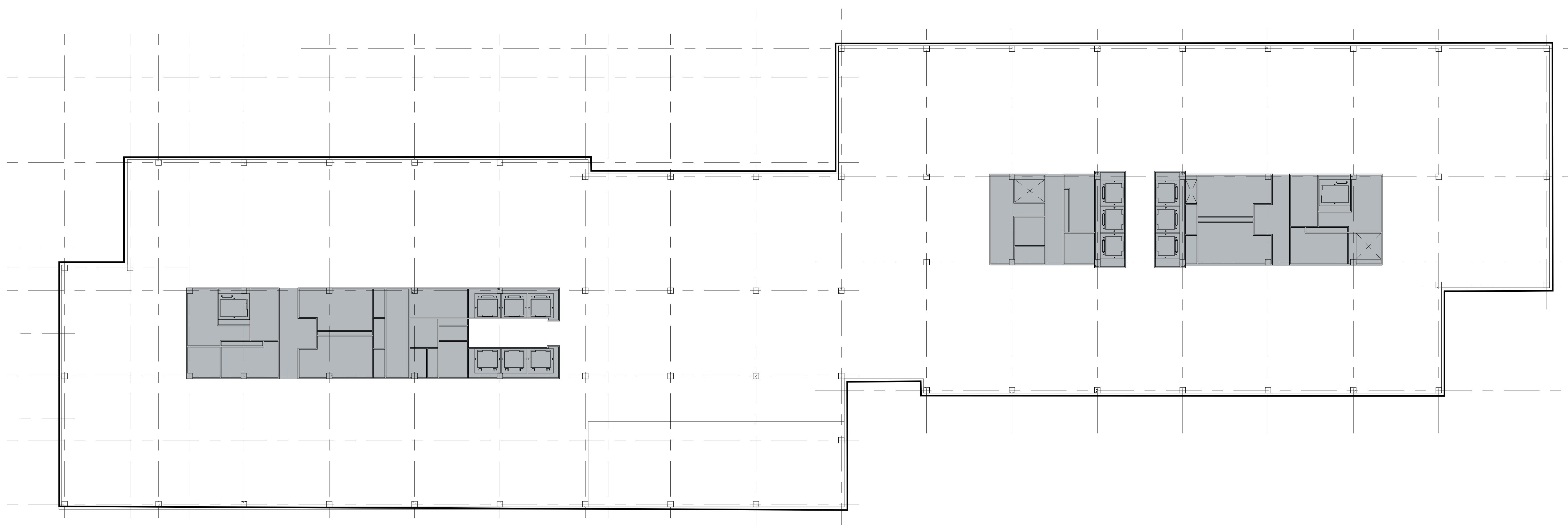


2nd FLOOR PLAN
1"=20'-0"

OFFICE FLOOR PLANS

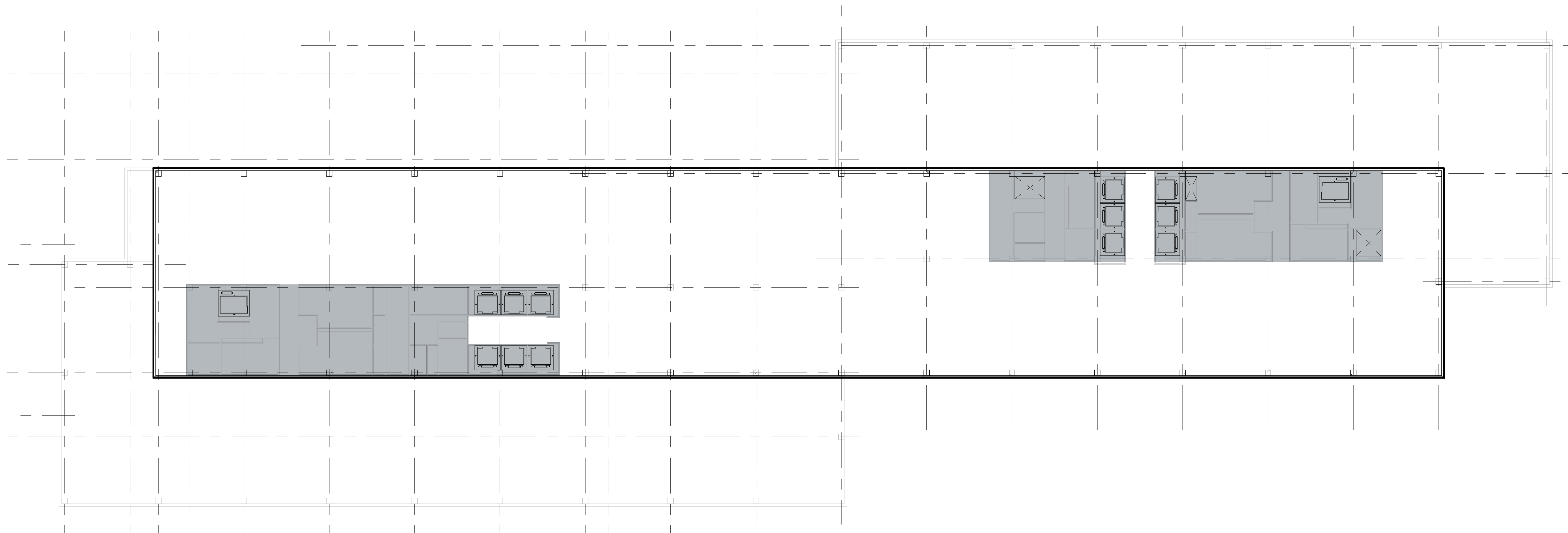


TYPICAL OFFICE FLOOR PLAN (LEVEL 5)
1"=20'-0"

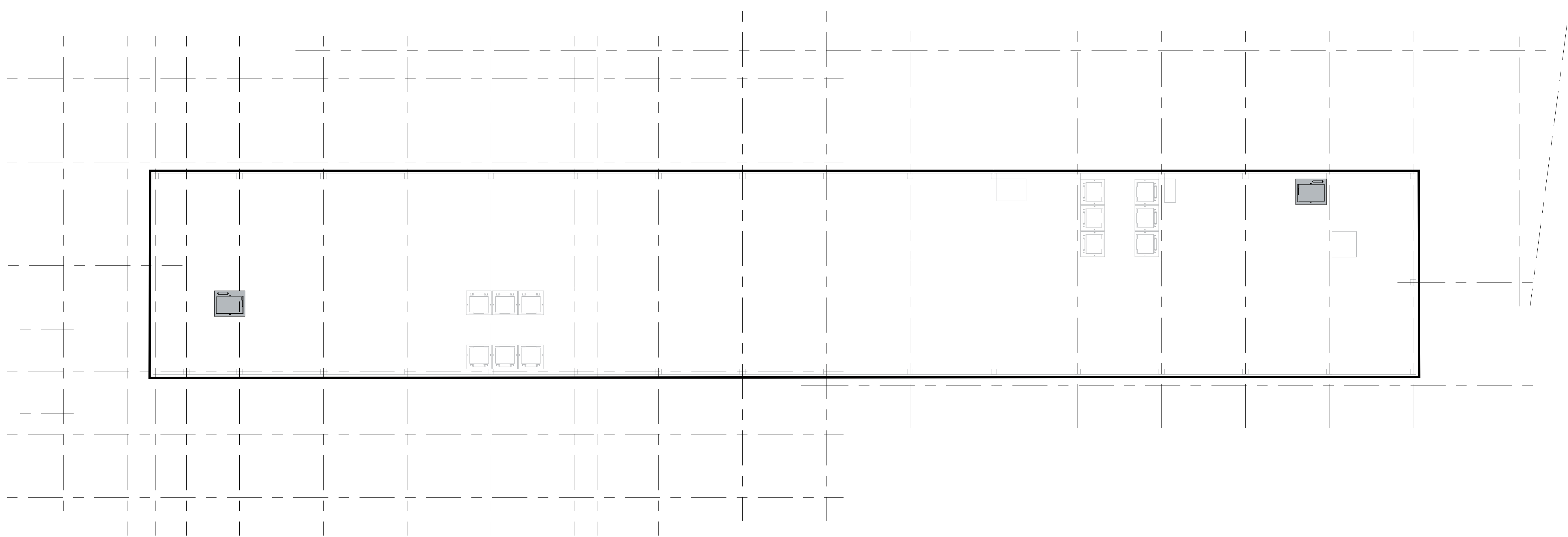


TYPICAL OFFICE FLOOR PLAN (LEVEL 4)
1"=20'-0"

OFFICE FLOOR PLANS

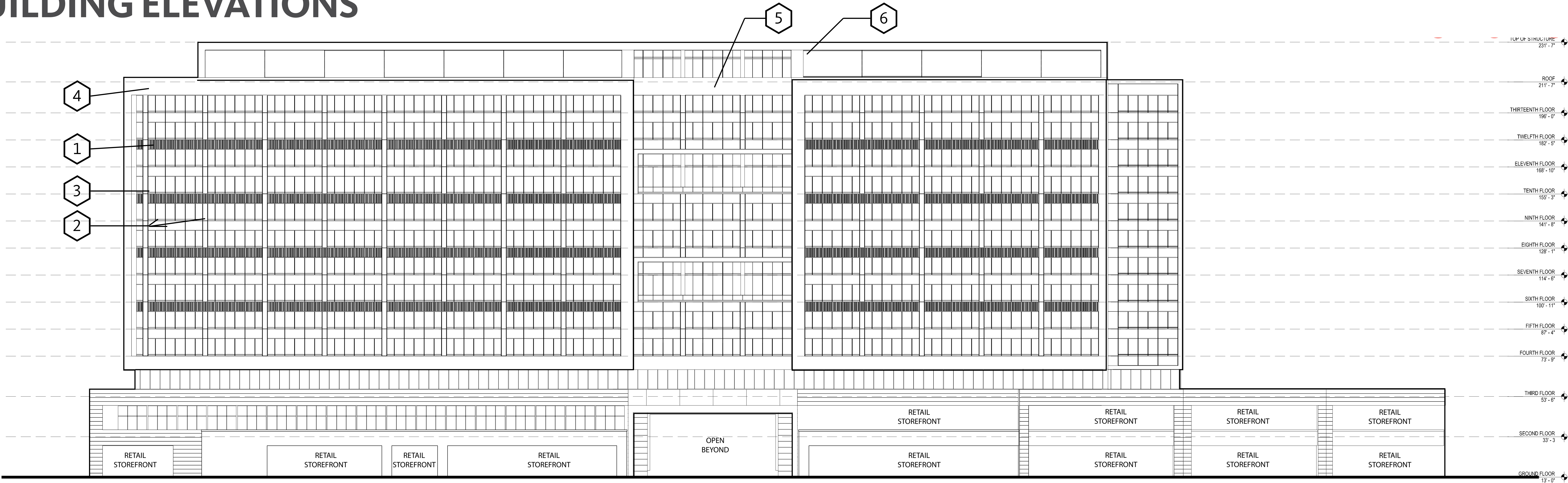


PENTHOUSE LEVEL PLAN (LEVEL 13)
1"=20'-0"



HIGH ROOF PLAN
1"=20'-0"

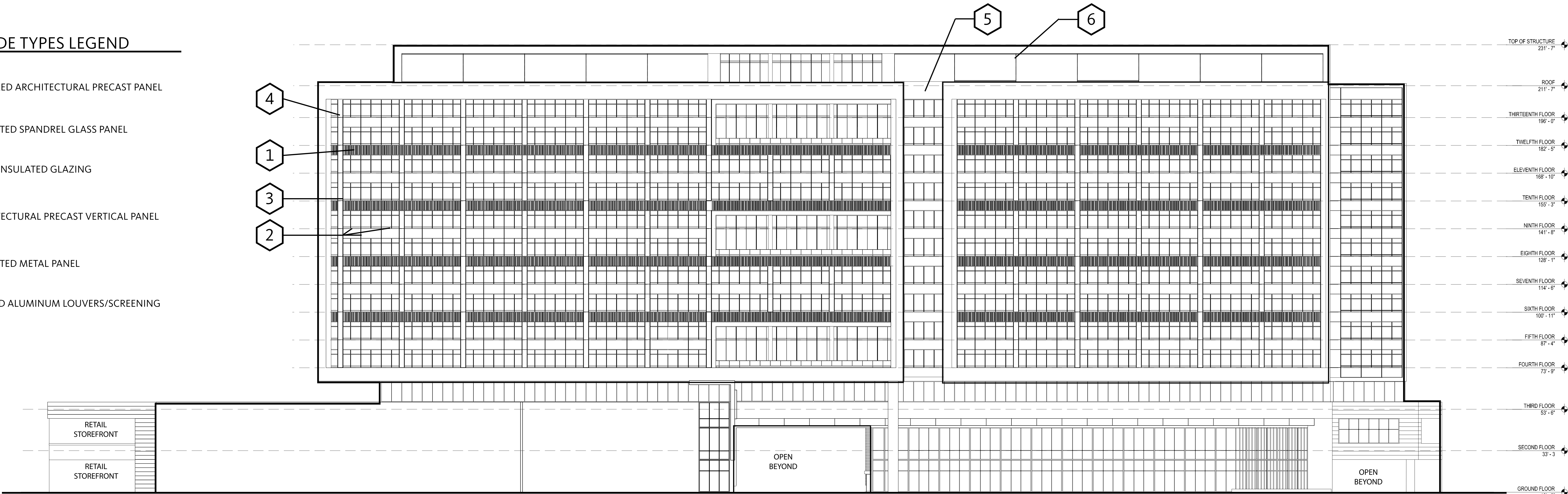
BUILDING ELEVATIONS



NORTH ELEVATION | 1"-16'-0"

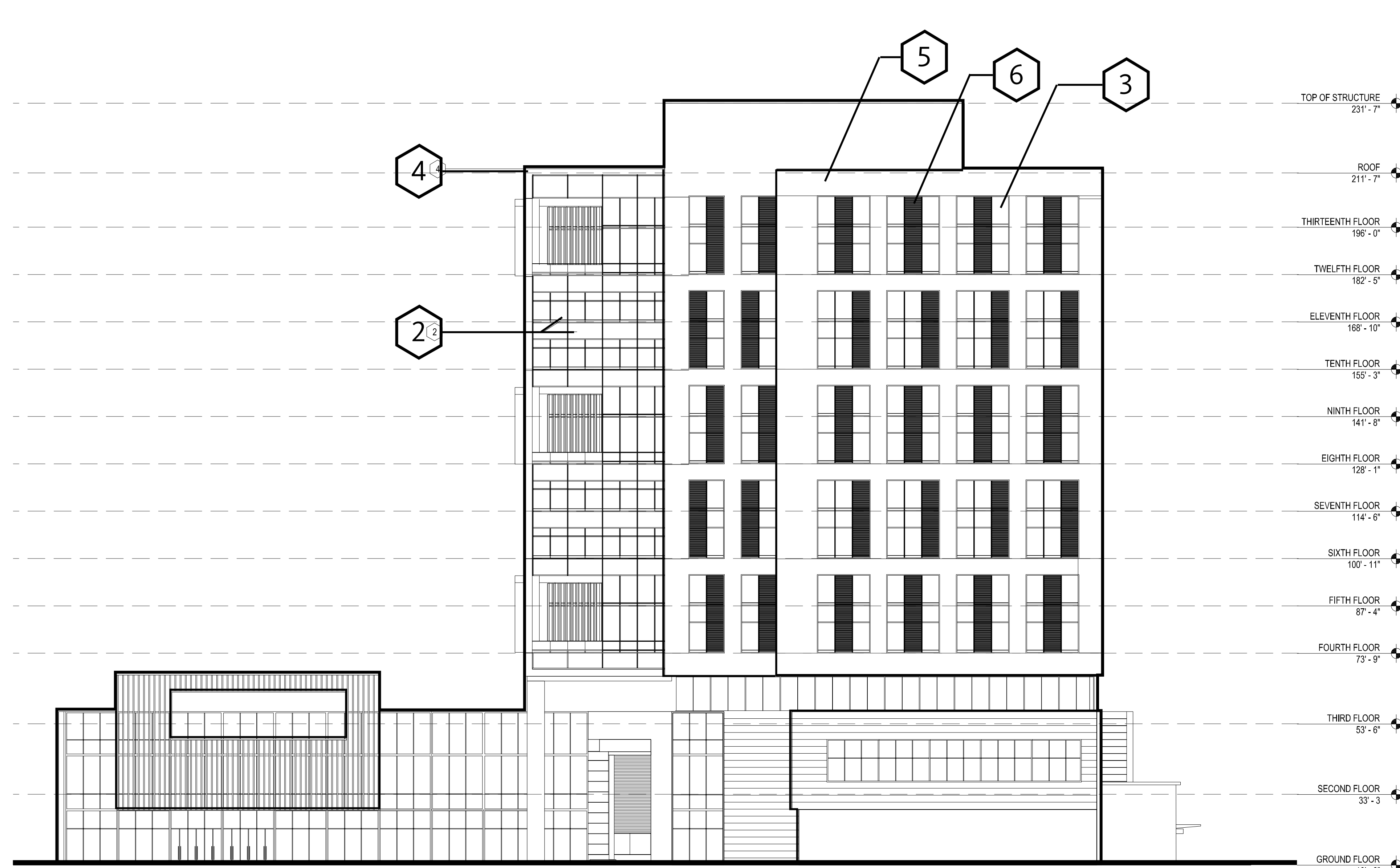
FACADE TYPES LEGEND

- 1 TEXTURED ARCHITECTURAL PRECAST PANEL
- 2 INSULATED SPANDREL GLASS PANEL
- 3 CLEAR INSULATED GLAZING
- 4 ARCHITECTURAL PRECAST VERTICAL PANEL
- 5 INSULATED METAL PANEL
- 6 PAINTED ALUMINUM LOUVERS/SCREENING

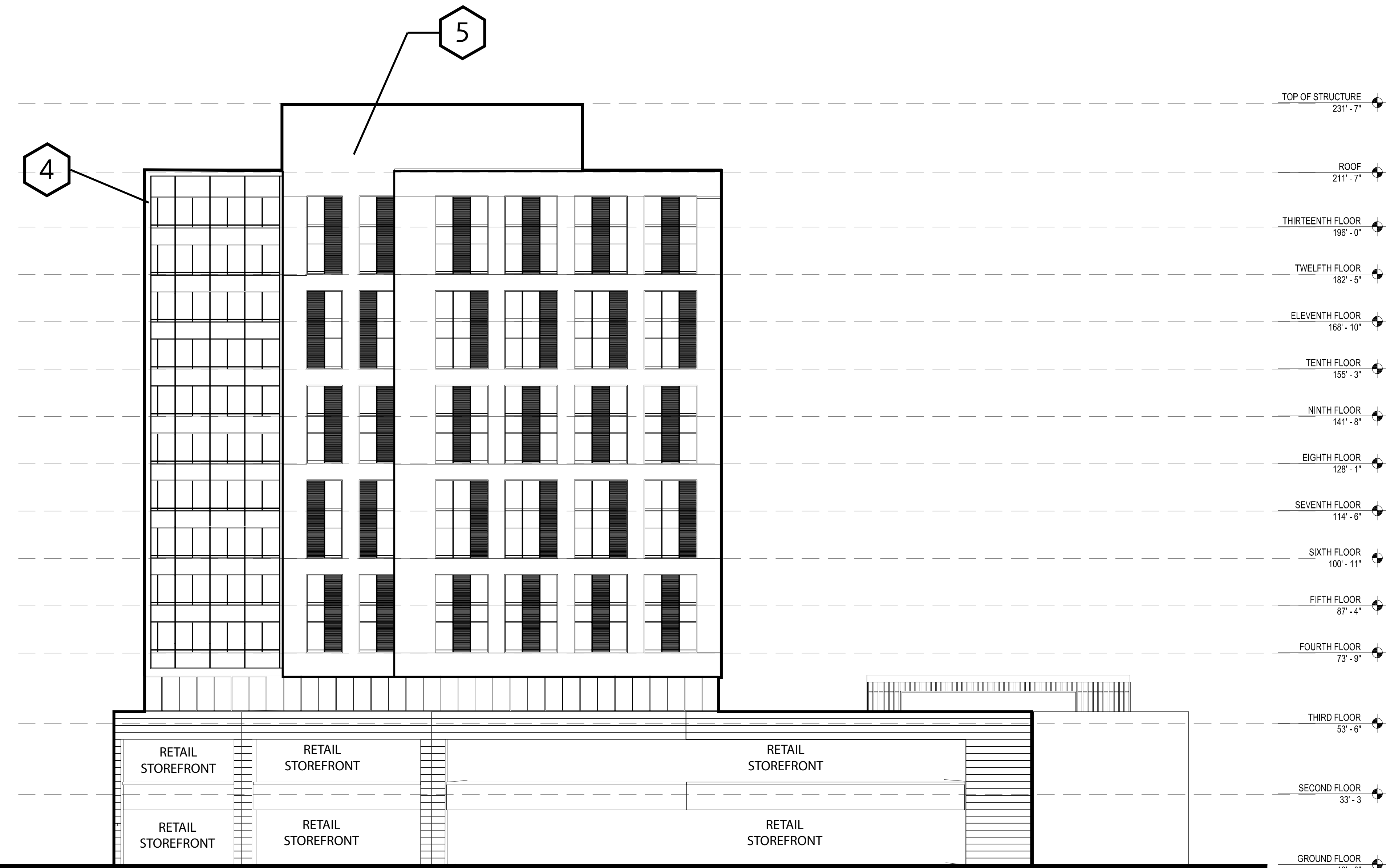


SOUTH ELEVATION | 1"-16'-0"

BUILDING ELEVATIONS



EAST ELEVATION | 1"-16'-0"

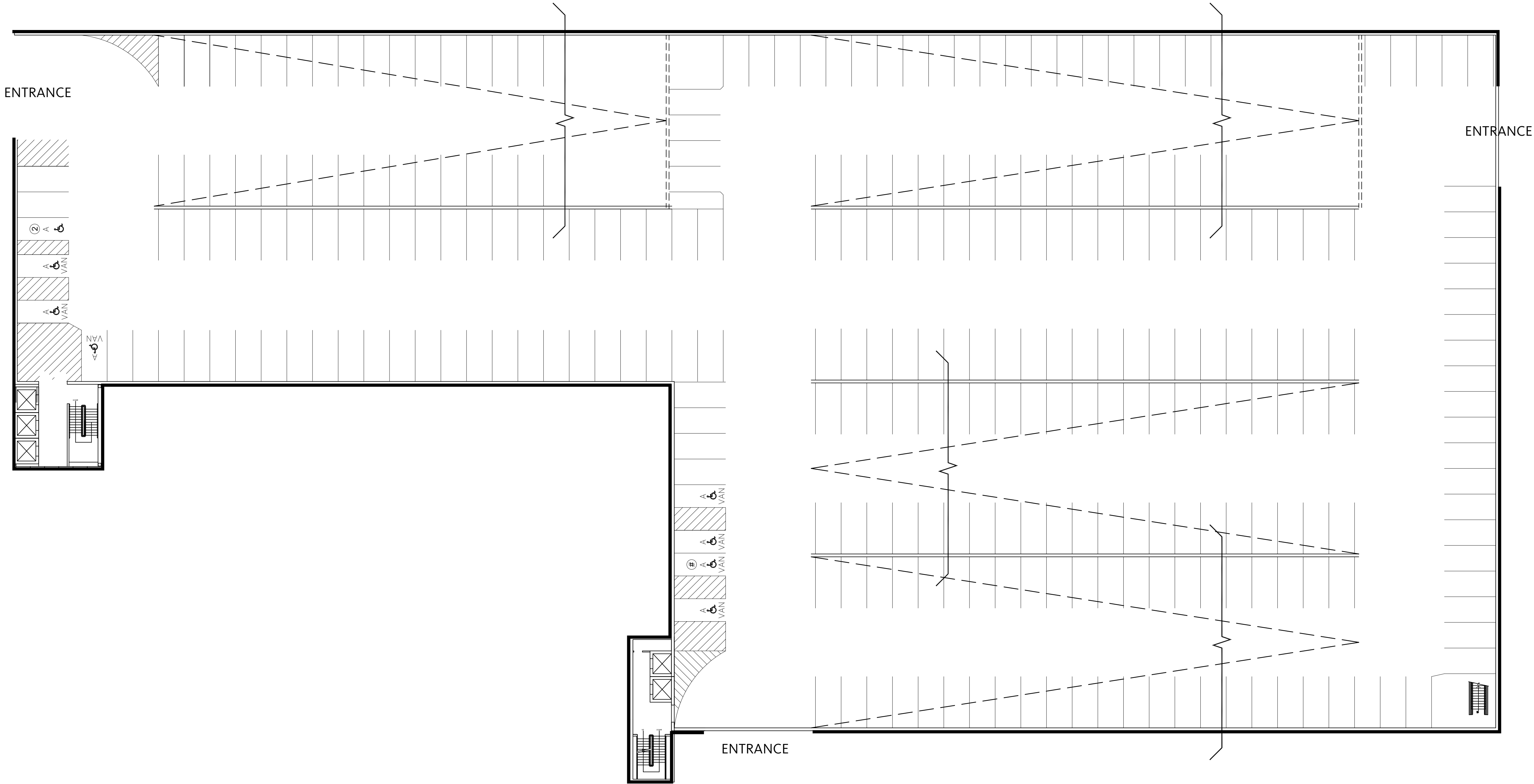


WEST ELEVATION | 1"-16'-0"

FACADE TYPES LEGEND

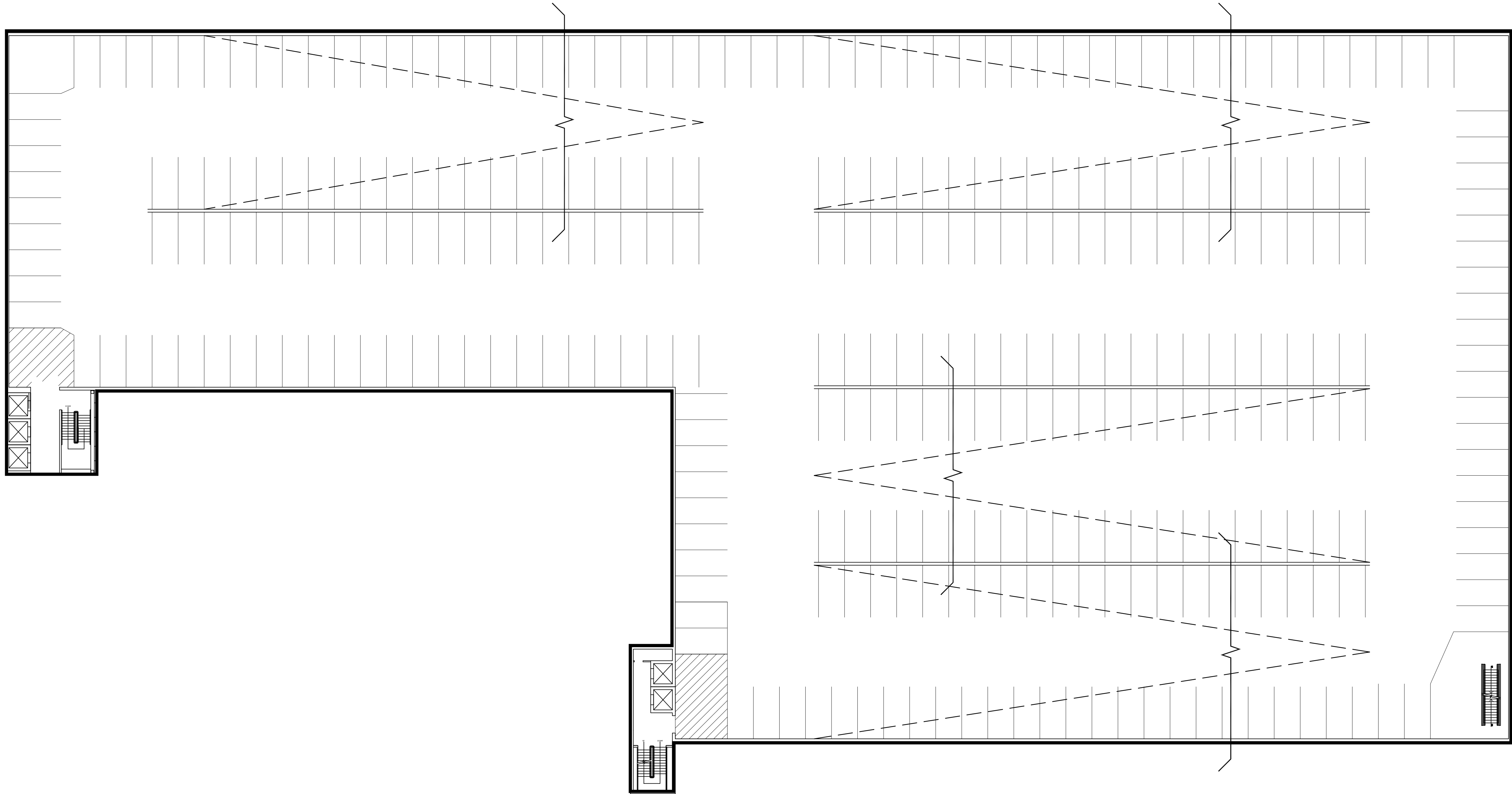
- 1 TEXTURED ARCHITECTURAL PRECAST PANEL
- 2 INSULATED SPANDREL GLASS PANEL
- 3 CLEAR INSULATED GLAZING
- 4 ARCHITECTURAL PRECAST VERTICAL PANEL
- 5 INSULATED METAL PANEL
- 6 PAINTED ALUMINUM LOUVERS/SCREENING

GARAGE FLOOR PLANS - PHASE A



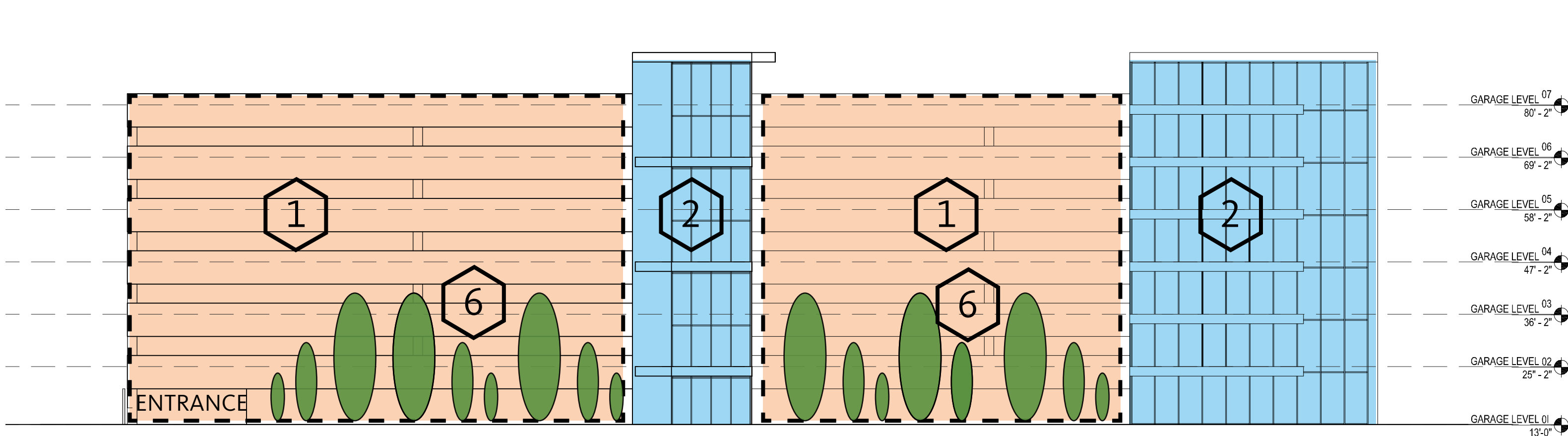
GROUND LEVEL PLAN | 1"-20'-0"

GARAGE FLOOR PLANS - PHASE A

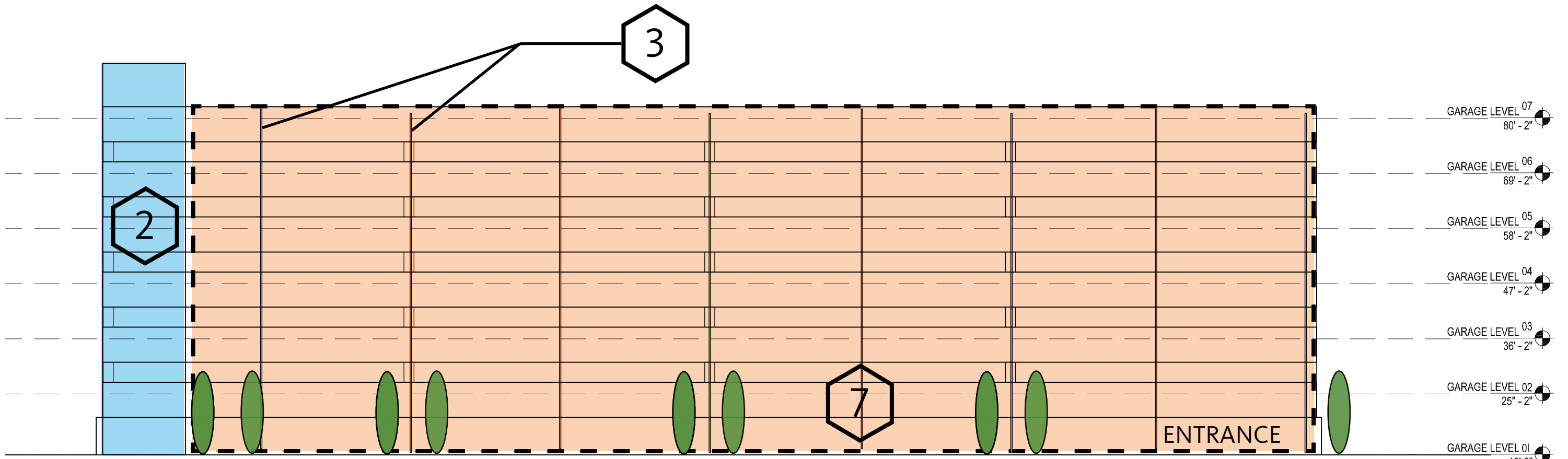


TYPICAL LEVEL PLAN | 1"-20'-0"

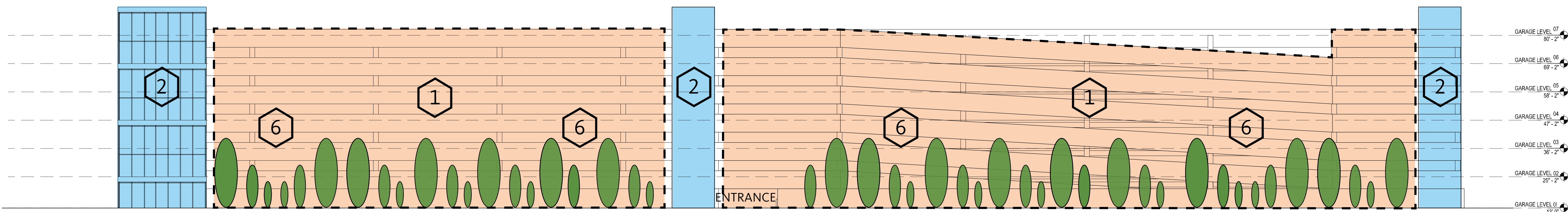
GARAGE ELEVATION DIAGRAMS - PHASE A



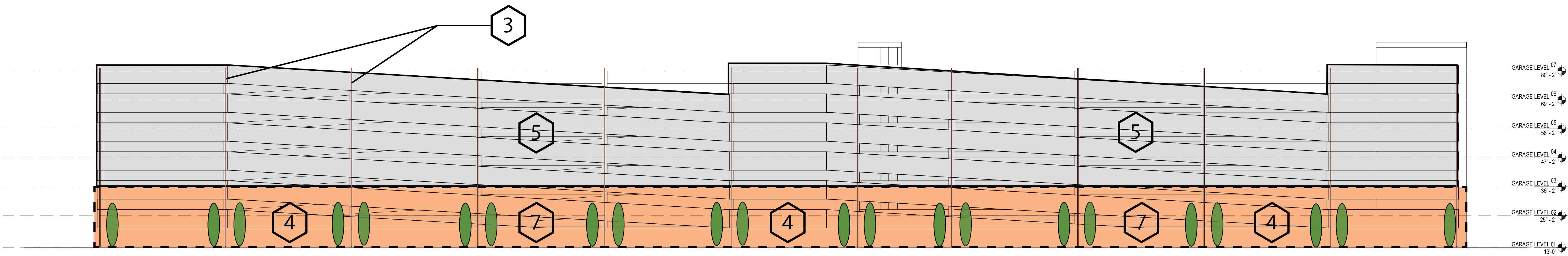
NORTH ELEVATION | 1"-20'-0"



SOUTH ELEVATION | 1"-20'-0"



WEST ELEVATION | 1"-20'-0"



EAST ELEVATION | 1"-20'-0"

FACADE TYPES LEGEND

- 1 FULL HEIGHT TRANSLUCENT METAL SCREENING ON PORTIONS OF FACADE
- 2 PREDOMINANTLY TRANSPARENT GLASS & CURTAINWALL STAIR ELEMENT
- 3 RHYTHMICALLY SPACED BLADE ELEMENTS: METAL SCREEN OR PRECAST
- 4 FULL HEIGHT TRANSLUCENT METAL SCREENING UP TO 2ND LEVEL
- 5 EXPOSED FINISHED PRE-CAST CONCRETE PANELS. COLOR/TEXTURE TO BE DETERMINED
- 6 INTENSELY LANDSCAPED AREA
- 7 LANDSCAPE ELEMENTS IN COORDINATION WITH PARKING AND FIRE ACCESS

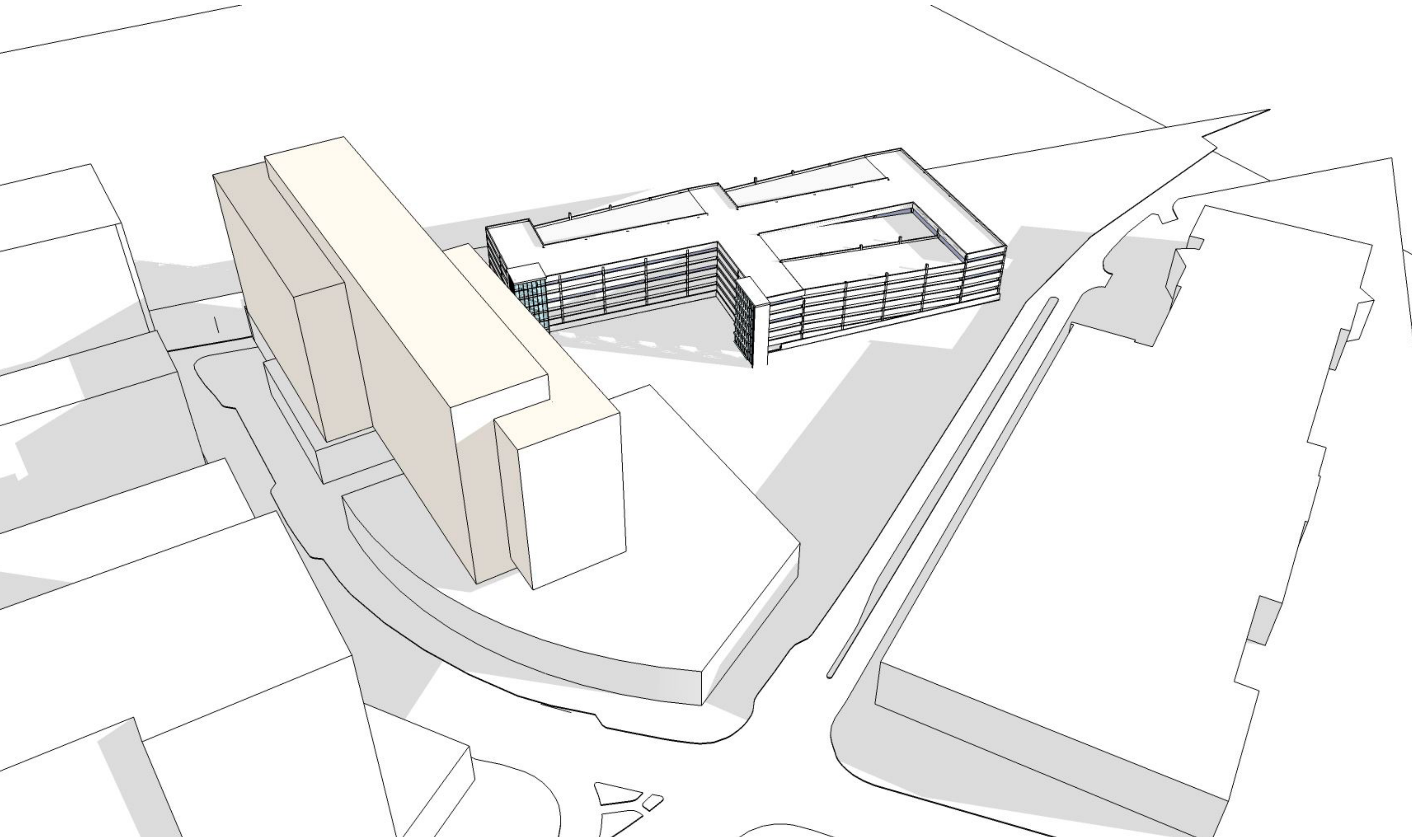
Illustrative Site Plan - Phase A



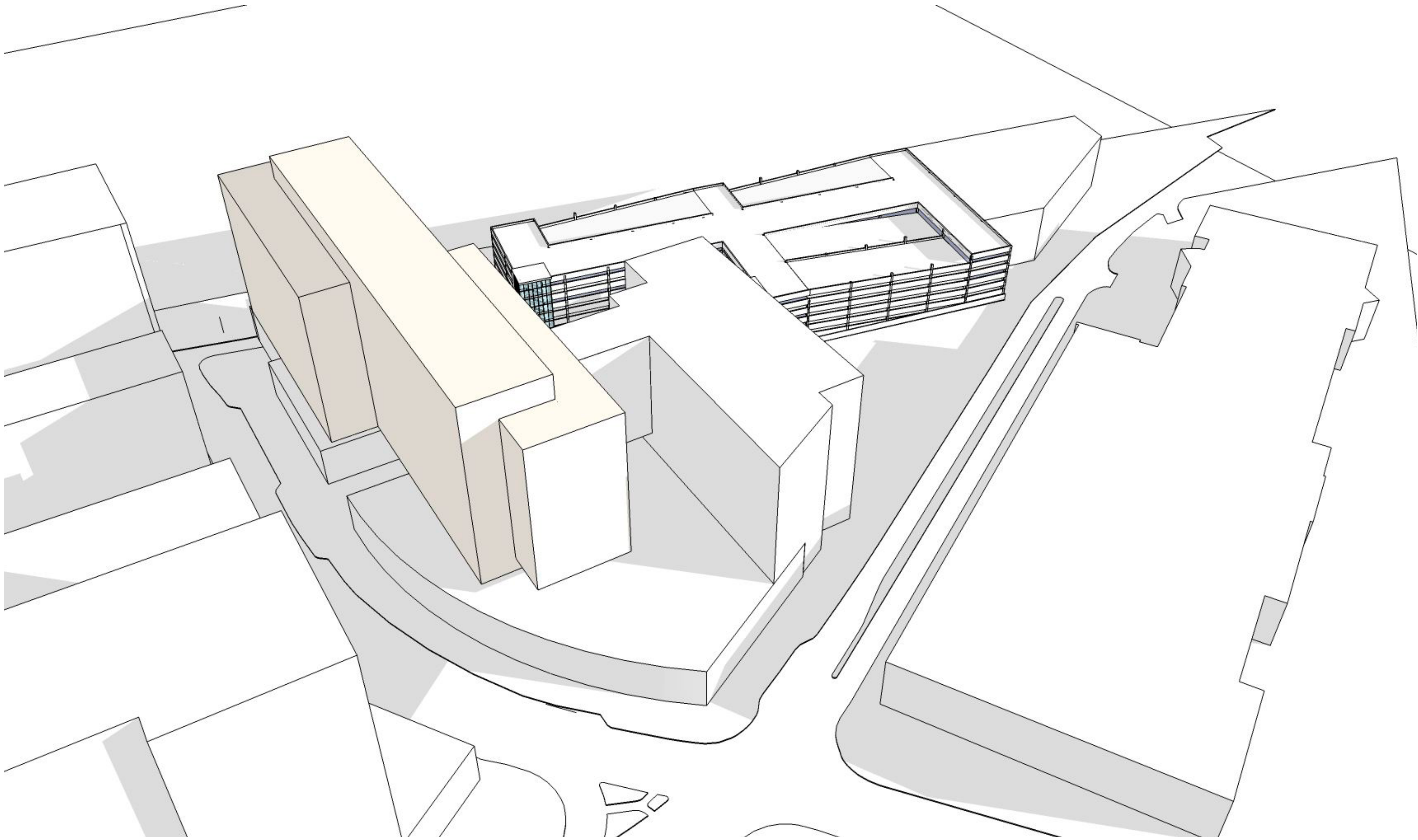
Illustrative Site Plan - Phase B



Perspective Views

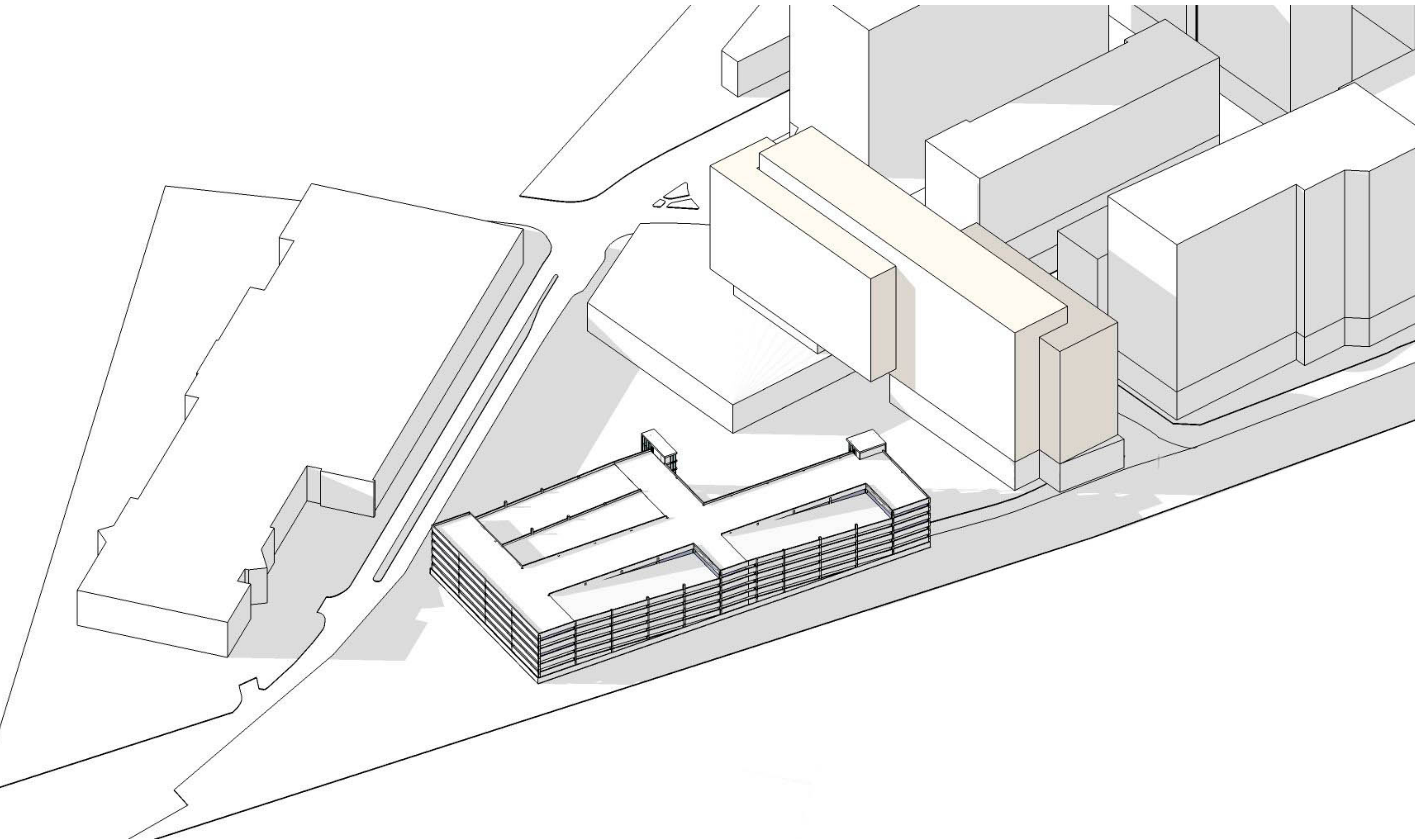


Northwest Perspective - Phase A

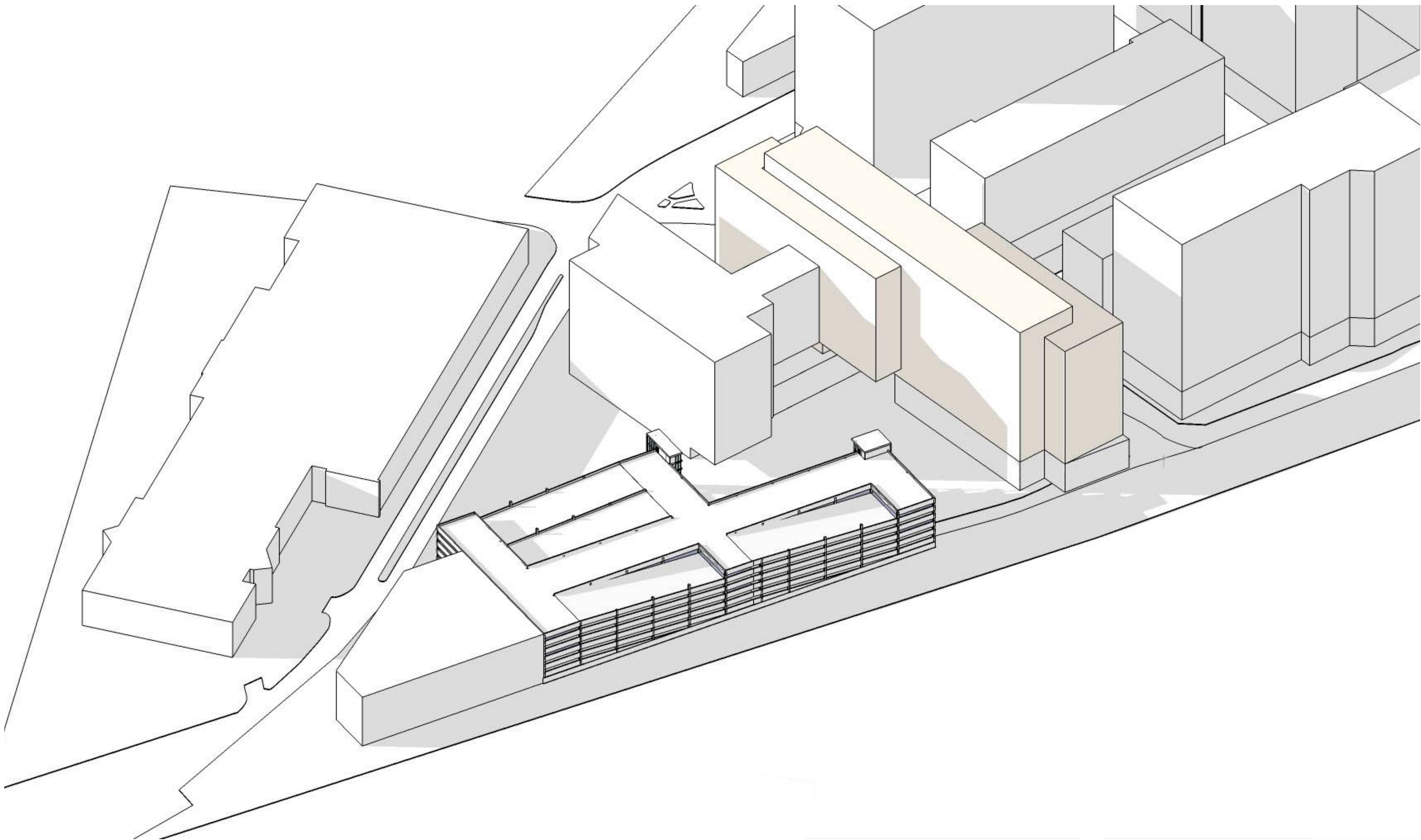


Northwest Perspective - Phase B

Perspective Views



Southeast Perspective - Phase A



Southeast Perspective - Phase B