



REVISED  
Inclusionary Dwelling  
Unit  
Plan Application  
For Phase I SIP



2340, 2416, 2504 & 2507  
Winnebago Street  
Madison, WI 53704

September 20, 2006



REAL ESTATE INVESTMENTS  
103 N. HAMILTON STREET, MADISON WI 53703  
608-255-3976/FAX 255-1132  
www.mcgrathprojects.com

**VIA HAND DELIVERY**

September 20, 2006

Mr. Tim Parks  
City of Madison  
Madison Municipal Building  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

**Re: REVISED Union Corners Phase I  
Inclusionary Dwelling Unit Plan Application**

Dear Mr. Parks:

Enclosed please find the revised Inclusionary Dwelling Unit Plan Application and Land Use Restriction – Inclusionary Zoning submitted pursuant to your e-mail request of August 25, 2006. We are submitting these items in this form based on advice of counsel and the City's requirement based on the City's interpretation of recent court decisions concerning the applicability of the Inclusionary Zoning Ordinance to rental housing.

In the event that the rental component of the Inclusionary Ordinance is invalidated by the courts, the rental component of the enclosed Inclusionary Dwelling Unit Plan Application and the scope and terms of the Land Use Restriction – Inclusionary Zoning must be revisited in accordance with Section 13 of the Restriction such that the rental component may not be deemed applicable to the Union Corners development.

Sincerely,

A handwritten signature in black ink that reads "Todd R. McGrath".

Todd R. McGrath

cc: Barb Constans  
Katherine Noonan  
William F. White

Enclosures



## INCLUSIONARY DWELLING UNIT PLAN APPLICATION

Effective February 16, 2004, any new development plan for which a zoning map amendment is required or preliminary plat that proposes **ten (10) or more dwelling units** is required under Section 28.04 (25) of the Zoning Ordinance to provide no less than **15 percent of the units in the project as affordable** as defined in the above mentioned section.

**The following application form provides detailed information and checklists regarding the submittals required to accompany your review, and the development approval process. The application materials are to be attached to any ZONING APPLICATION or SUBDIVISION APPLICATION for any project that is required to comply with the City's Inclusionary Zoning Ordinance.**

If you have any questions about the *submittal requirements, application form or development approval process, or when you wish to schedule a required pre-application meeting (see below)*, please contact the Planning Unit at (608) 266-4635.

If you have questions about the *Inclusionary Zoning program itself, including questions about project financing, requests for waivers and post-approval compliance with the inclusionary zoning ordinance*, please contact the Community Development Block Grant (CDBG) Office at (608) 267-0740.

For your convenience, this form is available for download online at [www.cityofmadison.com](http://www.cityofmadison.com).

### **Prior to Submittal of an Application**

The applicant is **required** under the Inclusionary Zoning Program Policy and Protocols to meet twice with City staff prior to submitting an application for a project that includes inclusionary dwelling units. The first meeting is scheduled with staff from the Planning Unit, Zoning Administrator and Community Development Block Grant Office (CDBG) to discuss the proposed development and acquaint the applicant with the Inclusionary Zoning process. The second meeting is a discussion of the proposed project plan and draft Inclusionary Dwelling Unit Plan with the Interdepartmental Review Staff Team. A schedule of meeting dates and required meeting materials (if any) is available online at [www.cityofmadison.com](http://www.cityofmadison.com).

### **Contents of the Inclusionary Dwelling Unit Plan (IDUP)**

As part of any application for the approval of an Inclusionary Dwelling Unit Plan, the developer will provide the following materials. This list is intended to describe those components essential to an Inclusionary Dwelling Unit Plan, which would be submitted to accompany the Zoning or Subdivision Application. It should also be noted that depending on the type of development approval being requested, the level of detail for each of the items below might vary. For example, when the application submitted involves a preliminary plat or conventional zoning map amendments, the applicant will likely have insufficient information to fully comply with the submittal requirements related to the location, character and size of the proposed dwelling units at the time the project is granted land use approvals. In these cases, the inclusionary zoning requirements will require compliance by recording deed restrictions against the individual lots created through the subdivision (platting) process. The deed restrictions shall require compliance with the inclusionary zoning ordinance prior to the issuance of building permits. This procedure will be applied to any lot created through the subdivision and zoning process for which detailed building and Inclusionary Dwelling Unit Plans are not yet available.

Information required for a **complete** Inclusionary Dwelling Unit Plan will include the following items:

- **This form completed as it pertains to the developer's project, including:**
  1. The total number of inclusionary and market-rate dwelling units that will be constructed; and of that total, the number of rental inclusionary dwelling units and the number of owner-occupied inclusionary dwelling units.
  2. The breakdown of unit size by number of bedrooms.
  3. The projected sales and rental prices for the inclusionary dwelling units. (Note: the applicant/developer will need to indicate the target AMI level at the time of application in order to seek a range of appropriate incentives, but the specific sale prices won't be determined until the bedroom size is determined).

**CONTINUE →**

4. The incentives sought from the City for the construction of the inclusionary dwelling units. Additional information regarding the requested incentives may be provided in the written narrative.
- **A project narrative (if not included as part of a Zoning Application) that includes:**
    5. A statement describing the general character of the intended development.
    6. An identification of the current owner, the proposed developer, and any entity that has an option to purchase or contractual interest in the property that is the subject of the application. The application shall include an identification of all individuals and companies and proportionate share of interests in all corporations including, but not limited to, limited liability corporations, limited liability partnerships, etc. in a form acceptable to the Director of the Department of Planning and Development.
    7. A construction schedule indicating the approximate dates when construction of the project and each of its phases can be expected to begin and be completed, and within each phase the schedule for completion of the inclusionary dwelling units.
  - **Plans, drawn to scale that include:**
    8. A plan of the proposed project showing sufficient detail to make possible the evaluation of the approval criteria.
    9. The arrangement of buildings and their architectural character if not provided elsewhere in the submittal.
    10. The location and distribution of the inclusionary dwelling units throughout the development. The Inclusionary Dwelling Unit Plan shall designate the specific lots that are designated as the inclusionary dwelling unit lots. The developer may work with the Community Development Block Grant Office and Planning Unit to locate the inclusionary zoning lots in subsequent phases.
  - **In addition, the submittal shall include:**
    11. A general outline of the intended organizational structure, agreements, bylaws, provisions, deed restrictions or covenants for any proposed property owners', condominium or homeowners association, or any private provision for common services, areas or other facilities, and the continued protection of the development.

#### **Approval and Recording of the Inclusionary Dwelling Unit Plan**

Following pre-application meetings and the submittal of a completed application package, the application will be circulated to several City agencies, including staff from the Community Development Block Grant Office, who will review the Inclusionary Dwelling Unit Plan for compliance with the requirements of the Inclusionary Zoning program. Comments and recommendations on the IDUP will be incorporated into a report that discusses the merits of the overall project containing the inclusionary dwelling units. The report will also include any proposed conditions of approval and will be provided to the applicant **one week** prior to the scheduled Plan Commission meeting date.

The Plan Commission will review the Inclusionary Dwelling Unit Plan and other related materials at a duly noticed Plan Commission meeting and make its recommendations to the Common Council for approval by ordinance. The approval by the Plan Commission and Common Council will generally include conditions of approval that must be met prior to the final sign-off by City agencies. The conditions of approval attached to the project by the Plan Commission and Common Council shall be provided to the applicant in writing by the Planning Unit. The applicant is required to comply with the conditions of approval prior to requesting final sign-off on the plans by City agencies. Once the revised plans and all conditions of approval have been met, City agencies will sign off on the plans, after which the City's Zoning Administrator will record the approved IDUP at the Dane County Register of Deeds Office with any required deed restrictions, land use restriction agreements, ground leases, subdivision plats, certified survey maps, Planned Development District documents, or other documents required.

#### **Developer Responsibilities**

The applicant has certain responsibilities for implementing the provisions of the inclusionary zoning ordinance, including but not limited to construction and standards for inclusionary dwelling units, notification of availability of units to the City, marketing to target income groups, establishment of price points or rent levels and other changes to the Inclusionary Dwelling Unit Plan. These responsibilities shall be acknowledged and outlined in the Inclusionary Dwelling Unit Plan (IDUP) and Subdivision Improvement Contract that will be executed as part of every development that includes applicable dwelling units.

The City will monitor the construction phases of the overall development, including site visits by staff from the Building Inspection Unit and the Public Works Department to verify progress in accordance with the zoning requirements, the Inclusionary Dwelling Unit Plan, and the Subdivision Improvement Contract, where applicable. Phasing of the IDUP will be enforced through a deed restriction that prohibits transfer of ownership of parcels; the restriction will be released as proof of compliance is provided.

**CONTINUE →**

**PART 1 - DEVELOPMENT INFORMATION:**

**Project or Plat** Union Corners, LLC

**Project Address:** 2340, 2416, 2504 & 2507 Winnebago Street **Project Area (in acres):** 8.89

**Developer:** McGrath Associates, Inc. Representative: Lance T. McGrath, P.E.

Street Address: 103 North Hamilton Street City/State: Madison, WI Zip: 53703

Telephone: 608.255.3976 Fax: 608.255.1132 Email: lmcgrath@mcgrathprojects.com

**Agent, If Any:** N/A Company: \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**PART 2 - PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

| Residential Use | MARKET-RATE UNITS    |                       | INCLUSIONARY UNITS   |                       | Total Units | Acres |
|-----------------|----------------------|-----------------------|----------------------|-----------------------|-------------|-------|
|                 | Owner-Occupied Units | Renter-Occupied Units | Owner-Occupied Units | Renter-Occupied Units |             |       |
| Single-Family   |                      | 57                    |                      |                       |             |       |
| Duplexes        |                      |                       |                      |                       |             |       |
| Multi-Family    | 126                  | 57                    | 12                   | 6                     | 203         |       |
| <b>TOTAL</b>    | 126                  | 57                    | 12                   | 6                     | 203         |       |

**PART 3 - AFFORDABLE HOUSING DATA:**

| Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price |     |     |     |       |     |         |       |
|--|-----|-----|-----|-------|-----|---------|-------|
| <b>Owner-Occupied Units</b>  | 30% | 40% | 50% | 60%   | 70% | 80%     | Total |
| Number at Percent of AMI   |     |     |     |       |     | 14      | 14    |
| Anticipated Sale Price   |     |     |     |       |     | 113,940 |       |
| <b>Rental Units</b>  | 30% | 40% | 50% | 60%   | 70% | 80%     | Total |
| Number at Percent of AMI   |     |     |     | 6     |     |         | 6     |
| Maximum Monthly Rent Price   |     |     |     | \$715 |     |         |       |

**PART 4 - DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

|                                   | MARKET-RATE UNITS |        |         |         |              | INCLUSIONARY UNITS |        |         |         |              |
|-----------------------------------|-------------------|--------|---------|---------|--------------|--------------------|--------|---------|---------|--------------|
|                                   | Studio / Effcy    | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More Bdrms | Studio / Effcy     | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More Bdrms |
| <b>Owner-Occupied Units with:</b> |                   | 71     | 58      |         |              |                    | 6      | 6       |         |              |
| Minimum Floor Area:               |                   | 540    | 767     |         |              |                    | 540    | 767     |         |              |
| <b>Rental Units With:</b>         | 6                 | 33     | 24      |         |              | 3                  | 2      | 1       |         |              |
| Minimum Floor Area:               | 458               | 550    | 845     |         |              | 458                | 550    | 845     |         |              |

CONTINUE →

**PART 5 – INCENTIVES:** Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

| Incentive  | MAP | Incentive  | MAP |
|--|-----|--|-----|
| <input type="checkbox"/> Density Bonus (varies by project)                                   | 3   | <input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.  | 2   |
| <input checked="" type="checkbox"/> Parkland Development Fee Reduction                       | 1   | <input checked="" type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground. | 2   |
| <input type="checkbox"/> Parkland Dedication Reduction                                       | 1   | <input type="checkbox"/> Neighborhood Plan preparation assistance  | 1   |
| <input type="checkbox"/> Off-street Parking Reduction up to 25%                              | 1   | <input type="checkbox"/> Assistance obtaining housing funding information  | 1   |
| <input type="checkbox"/> Non-City provision of street tree planting                          | 1   |  |     |
| <input type="checkbox"/> One addl. story in Downtown Design Zones                            | 1   |  |     |
| <input type="checkbox"/> Residential parking permits in a PUD/PCD                            | 1   |  |     |
| <input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____ |     |  |     |

**PART 6 – WAIVER:** The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, **please mark this box**  and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

**PART 7 – APPLICANT’S DECLARATION:**

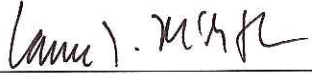
The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

| Standards for Inclusionary Dwelling Units (IDUs)                                | Will Comply | Will <u>not</u> comply | Additional comments |
|---|-------------|------------------------|---------------------|
| Exterior Appearance of IDUs are similar to Market rate.                         | x           |                        |                     |
| Proportion of <b>attached and detached</b> IDU units is similar to Market rate. | x           |                        |                     |
| Mix of IDUs by <b>bedroom size</b> is similar to market rate.                   | x           |                        |                     |

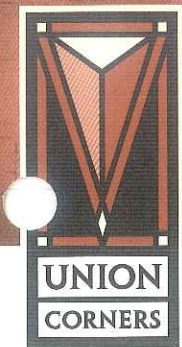
CONTINUE →

| Standards for Inclusionary Dwelling Units (IDUs) [continued]   | Will Comply | Will not comply | Additional comments  |
|--|-------------|-----------------|--|
| IDUs are dispersed throughout the project.   | x           |                 |  |
| IDUs are to be built in <b>phasing</b> similar to market rate.   | x           |                 |  |
| <b>Pricing</b> fits within Ordinance standards   | x           |                 |  |
| Developer offers security during <b>construction phase</b> in form of deed restriction.  | x           |                 |  |
| Developer offers <b>enforcement</b> for for-sale IDUs in form of option to purchase or for rental in form of deed restriction. | x           |                 |  |
| Developer describes marketing plan for IDUs.   | x           |                 |  |
| Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.                         | x           |                 |  |
| Terms of sale or rent.   | x           |                 |  |
|  | <b>Yes</b>  | <b>No</b>       | <b>Additional comments</b>   |
| Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.  |             |                 | The developer is exploring this opportunity.                                       |
| Developer has requested waiver for off-site or cash payment.   |             | x               |  |
| Developer has requested waiver for reduction of number of units.   | x           |                 | Reduction from 15% to 10% of the project for both owner occupied and rental units. |
| Other:   |             |                 |  |

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → July 27, 2006
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → July 27, 2006
- The applicant notified Alderperson Judy Olson of District 6 of this development proposal in writing on: → July 13, 2006
- The applicant also notified Dan Melton of the SASYNA neighborhood in writing on: → July 13, 2006
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

**Applicant Signature**  **Date** September 20, 2006

**Printed Name** Lance T. McGrath, P.E. **Phone** 608.255.3976



## A CAPITOL GATEWAY COMMUNITY

### UNION CORNERS INCLUSIONARY DWELLING UNIT PLAN APPLICATION FOR PHASE I SIP SUBMITTED SEPTEMBER 20, 2006

McGrath Associates, Inc. as developer and managing member of Union Corners, LLC has revised the Inclusionary Dwelling Unit Plan Application previously submitted on August 23, 2006. Revisions are summarized as follows:

- Pursuant to City Staff direction, we propose adding inclusionary zoning rental units in Building C comprised of 63 studio, one and two-bedroom multi-family apartment units.
- As a result of on-going project analysis and TIF negotiations, we propose reducing the number of inclusionary zoning condominium units from twenty-one (21) to fourteen (14) units. The reduction in the number of units reduces the IZ percentage from 15% to 10% of the project. A separate analysis showing the infeasibility of providing the required number of units is included in this application. Further reductions in the number of units may be required pending the result of McGrath Associates' continued TIF negotiations.
- The two (2) single family homes that are to be developed in partnership with Operation Fresh Start, Inc. have been removed from the subject IDUP Application. In the event the homes are included at a later date, McGrath Associates may change the number of inclusionary zoning units in either Building G or the French Battery Building.

The Phase I SIP includes an array of retail, office, and residential housing opportunities. McGrath Associates, Inc. as developer and managing member of Union Corners, LLC intends to provide a total of fourteen (14) inclusionary dwelling units for the 140 owner occupied residential units in Phase I. Owner occupied housing will be developed as follows:

- Building G – 124 one and two bedroom condominium housing units ranging in size from 540 square feet to 1,465 square feet. Twelve (12) inclusionary zoning units will be provided in Building G consisting of six (6) 540 SF one bedroom units, and six (6) 767 SF two bedroom units.
- French Battery Building – 16 residential units ranging in size from 1,027 square feet to 2,181 square feet. Two (2) inclusionary zoning units will be provided in the French Battery Building consisting of two (2) 1,027 SF two bedroom units.



All owner occupied units will be targeted to those at 80% of the AMI. Units will be dispersed throughout Building G and the French Battery Building and will be similar in size to market rate units. Inclusionary units will share in the common amenities of the condominium building and be full members of the condominium association paying the same condominium association fees. McGrath Associates has not selected finishes for either the market rate or IZ units at this time. It should be noted that one point of differentiation between the market rate and IZ units is that one (1) underground parking stall will only be included in the base unit price for the market rate units.

Rental dwelling units will be developed as follows:

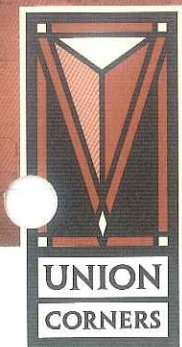
- Building C – 63 studio, one and two bedroom rental housing units ranging in size from 458 square feet to 1,434 square feet. Depending on applicable law pertaining to rental inclusionary zoning units, six (6) inclusionary zoning units will be provided in Building C consisting of three (3) 458 SF studio units, two (2) 549 SF one bedroom units, and one (1) 845 SF two bedroom unit.

As in the case of the owner occupied units, apartment finishes have not been selected at this time.

As the Inclusionary Zoning Ordinance continues to be amended, challenged in the courts, and otherwise evolve, McGrath Associates will continue to work with City Staff to develop IZ units that both comply with the ordinance and are financially feasible. With respect to the financial feasibility, the cost of developer provided IZ units cannot simply be “value engineered, but must be offset by financial incentives. Consequently, we have applied for the following incentives:

- TIF assistance;
- Parkland Development Fee Reduction; and
- Cash subsidy from Inclusionary Unit Reserve Fund of \$5,000 for up to 50% of on-site affordable units in a project with four or more stories and 75% of parking provided underground.

Since McGrath Associates’ TIF assistance request is subject to continuing negotiations, the number of IZ units may be further reduced to help make the project feasible. We are submitting this IDUP with the “old” application pending City Staff preparation of the “new” application.



## A CAPITOL GATEWAY COMMUNITY

### UNION CORNERS INCLUSIONARY ZONING WAIVER REQUEST

McGrath Associates, Inc. requests a reduction from 15% to 10% in the number of required inclusionary zoning (IZ) units at the first phase of the Union Corners development. Rather than providing twenty-one (21) IZ units at Building G and the French Battery Building, McGrath proposes a total of fourteen (14) owner occupied units with twelve (12) IZ units at Building G and two (2) units at the French Battery Building. Similarly, with respect to the sixty-three (63) unit apartment building, Building C, if the City of Madison's proposed repeal of the court action requires Union Corners to comply with the IZ Ordinance concerning rental, McGrath Associates proposes six (6) IZ apartment units rather than nine (9). The waiver request is based on the fact that providing the required number of inclusionary zoning units is financially infeasible.

With respect to the financial feasibility, the vast majority of the developer costs in providing IZ units cannot be offset by making the IZ units "cheaper". Hard construction costs are fixed, including: land, site preparation, infrastructure, building core/shell, HVAC, plumbing, etc. The only opportunity to reduce the cost of IZ is by making smaller IZ units and by reducing the interior finishes. However, cost savings must be countered by the fact that IZ units must be marketable and salable to buyers. McGrath Associates will make every effort to make IZ units salable and similar to market rate units.

The revenue cost differential between market rate and IZ units at Building G and the French Battery Building is **(\$1,297,760)** and **(\$211,562)**, respectively. McGrath Associates is unable to "value engineer" this **(\$1,509,322)** project gap. Consequently, we have applied for the following incentives:

- TIF assistance;
- Parkland Development Fee Reduction; and
- Cash subsidy from Inclusionary Unit Reserve Fund of \$5,000 for up to 50% of on-site affordable units in a project with four or more stories and 75% of parking provided underground.

McGrath Associates has submitted a TIF Application requesting \$4,950,000 in assistance. Given the extraordinary assemblage, demolition, infrastructure, and carrying costs, the \$4,950,000 TIF request, if approved, does not compensate for the significant lost revenue from providing inclusionary zoning dwelling units. The table on the following page illustrates the **(\$1,297,760)** in lost revenue from providing the required nineteen (19) inclusionary zoning units at Building G.

| At 15% of Total Units - Inclusionary Zoning Cost Differential |              |    |            |                |          |               |             |              |          |
|---|--------------|----|------------|----------------|----------|---------------|-------------|--------------|----------|
| Unit  | Unit Type    | IZ | # of Units | Unit Size (SF) | Price/SF | Average Price | Difference  | Total Amount | Total SF |
| G   | 1 Bed/1 Bath |    |            | 540            | \$290.0  | 156,600       |             |              |          |
| G   | 1 Bed/1 Bath | IZ | 7          | 540            | \$211.0  | 113,940       | \$ (42,660) | (298,620)    | 3,780    |
| K   | 2 Bed/1 Bath |    |            | 767            | \$270.0  | 207,090       |             |              |          |
| K   | 2 Bed/1 Bath | IZ | 7          | 767            | \$170.0  | 130,390       | \$ (76,700) | (536,900)    | 5,369    |
| L   | 2 Bed/1 Bath |    |            | 864            | \$265.0  | 228,960       |             |              |          |
| L   | 2 Bed/1 Bath | IZ | 5          | 864            | \$158.0  | 136,512       | \$ (92,448) | (462,240)    | 4,320    |
| Total   |              |    |            |                |          |               |             | (1,297,760)  | 13,469   |

The table below shows the (\$716,160) in lost revenue from providing twelve (12) inclusionary zoning units at Building G rather than nineteen (19).

| At 10% of Total Units - Inclusionary Zoning Cost Differential |              |    |            |                |          |               |             |              |          |
|---|--------------|----|------------|----------------|----------|---------------|-------------|--------------|----------|
| Unit  | Unit Type    | IZ | # of Units | Unit Size (SF) | Price/SF | Average Price | Difference  | Total Amount | Total SF |
| G   | 1 Bed/1 Bath |    |            | 540            | \$290.0  | 156,600       |             |              |          |
| G   | 1 Bed/1 Bath | IZ | 6          | 540            | \$211.0  | 113,940       | \$ (42,660) | (255,960)    | 3,240    |
| K   | 2 Bed/1 Bath |    |            | 767            | \$270.0  | 207,090       |             |              |          |
| K   | 2 Bed/1 Bath | IZ | 6          | 767            | \$170.0  | 130,390       | \$ (76,700) | (460,200)    | 4,602    |
| Total   |              |    |            |                |          |               |             | (716,160)    | 7,842    |

The effect of reducing the number of units from 17 to 12 is an increase in revenue of \$581,600.

With respect to the French Battery Building, at this time we propose two (2) IZ units, which is the same as proposed in McGrath's previous Inclusionary Dwelling Unit Plan Application of August 23, 2006.

With respect to the sixty-three (63) unit apartment called Building C, we propose reducing the number of IZ units from nine (9) to six (6) units. McGrath is currently in the process of bidding out the building's construction cost and conducting a market study to confirm market rate rents. Given the unanticipated August 25, 2006 notification that the City will require McGrath Associates to comply with a court ordered vacation of the IZ ordinance concerning rental units, we are not prepared to provide the required feasibility analysis. However, the analysis conducted for the condominium portion of the project causes us to request a partial waiver at this time.

McGrath Associates has requested more TIF assistance to compensate for the extraordinary costs incurred at the Union Corners development. Although negotiations are ongoing, it is unlikely that any TIF assistance above the \$4,950,000 applied for by the developer will be secured. Consequently, we request a waiver in the TIF requirement of providing 15% IZ units to 10% IZ units.

**UNION CORNERS IZ UNIT SALE PRICE CALCULATION**

**Unit Maximum Price Calculation**

|                                  | 1 Bed     | 1 Bed     | 2 Bed     | 2 Bed     |
|----------------------------------|-----------|-----------|-----------|-----------|
| Unit Type                        | 1 person  | 2 person  | 2 persons | 3 persons |
| Household Size                   | 1 person  | 2 person  | 2 persons | 3 persons |
| Unit Sale Price/SF               | \$ 187.96 | \$ 220.37 | \$ 153.85 | \$ 177.31 |
| Unit Size in square feet         | 540       | 540       | 767       | 767       |
| Sale Price                       | 101,500   | 119,000   | 118,000   | 136,000   |
| Loan-to-Value                    | 95%       | 95%       | 95%       | 95%       |
| Rate                             | 6.78%     | 6.78%     | 6.78%     | 6.78%     |
| Loan Amount                      | 96,425    | 113,050   | 112,100   | 129,200   |
| Principal + Interest             | 627.33    | 735.50    | 729.32    | 840.57    |
| Private Mortgage Insurance (PMI) | 33.75     | 39.57     | 39.24     | 45.22     |
| Real Estate Taxes                | 177.63    | 208.25    | 206.50    | 238.00    |
| Association Fees (estimated)     | 170.00    | 170.00    | 175.00    | 175.00    |
| Homeowners Insurance             | 18.00     | 18.00     | 22.00     | 22.00     |
| Total Monthly Payment            | 1,026.71  | 1,171.31  | 1,172.05  | 1,320.79  |
| Maximum Monthly Payment          | 1,025     | 1,171     | 1,171     | 1,318     |

**Maximum Payment Calculation**

|                                    | 1 person | 2 persons | 3 persons |
|------------------------------------|----------|-----------|-----------|
| Household Size                     | 1 person | 2 persons | 3 persons |
| 2006 Income Limit AMI @ 80% Median | 41,000   | 46,850    | 52,700    |
| Payment for Housing                | 30%      | 30%       | 30%       |
| Annual Payment                     | 12,300   | 14,055    | 15,810    |
| Maximum Monthly Payment            | 1,025    | 1,171     | 1,318     |

**Maximum Price Limit at 80% AMI Level**

|             | 80% AMI |
|-------------|---------|
| One Bedroom | 124,370 |
| Two Bedroom | 149,216 |

**IZ Unit Sale Price Summary**

|                                    | 1 Bed   | 1 Bed     | 2 Bed   | 2 Bed   |
|------------------------------------|---------|-----------|---------|---------|
| Unit Type                          | 1 Bed   | 1 Bed     | 2 Bed   | 2 Bed   |
| Unit Size in square feet           | 540     | 540       | 767     | 767     |
| Household Size                     | 1       | 2         | 2       | 3       |
| Number of IZ Units                 | 2       | 4         | 2       | 4       |
| Total by Unit Type                 | 203,000 | 476,000   | 236,000 | 544,000 |
| Average Sale Price by Unit Type    |         | 113,167   |         | 130,000 |
| Average Sale Price/SF by Unit Type |         | 209.57    |         | 169.49  |
| Total IZ Sale Price                |         | \$ 186.05 |         |         |

CITY OF MADISON, WISCONSIN  
 INCLUSIONARY DWELLING UNIT FOR-SALE MAXIMUM PRICE LIST

For building permits obtained during the period: July 1 – September 30, 2006  
 Interest Rate: 6.78%

To use this table, choose the number of bedrooms in the inclusionary dwelling unit, then select the Area Median Income level to locate the maximum price for this quarter.

|  |                           | Target AMI Level<br>established in Approved Inclusionary Dwelling Unit Plan |           |           |           |
|--|---------------------------|---|-----------|-----------|-----------|
|  |                           | 80%   | 70%       | 60%       | 50%       |
| <b>Number<br/>of<br/>Bedrooms<br/>in<br/>Inclusionary<br/>Dwelling</b> | <b>Efficiency</b>         | \$116,038   | \$101,478 | \$86,981  | \$72,484  |
|  | <b>One<br/>bedroom</b>    | \$124,370   | \$108,812 | \$93,267  | \$77,723  |
|  | <b>Two<br/>bedrooms</b>   | \$149,216   | \$130,614 | \$111,954 | \$93,295  |
|  | <b>Three<br/>bedrooms</b> | \$172,434   | \$150,929 | \$129,368 | \$107,806 |
|  | <b>Four<br/>bedrooms</b>  | \$192,254   | \$168,271 | \$144,233 | \$120,194 |

NOTE: These maximum prices should be reduced for particular projects based upon condominium or homeowner association fees.

Note also that the price of a particular inclusionary unit dwelling does not vary by the income of the actual individual household buyer. The price is set through the developer's inclusionary dwelling unit plan established through the land use review process.

A spreadsheet detailing the components of the formula used to calculate these maximum prices for the inclusionary units is available from the CDBG Office. Call 267.0740 or email us at [cdbg@cityofmadison.com](mailto:cdbg@cityofmadison.com).

**2006 INCOME LIMIT GUIDELINES**  
 AREA MEDIAN INCOME (MADISON, WI) - BY HOUSEHOLD SIZE

| Household Size | 2006 Area Median Income (100% Median) | 90% Median | <b>"Low and Moderate Income" (or "LMI")</b><br>Individuals or households whose annual income does not exceed 80% of the area median income. |            |             |             |            |             |
|----------------|---------------------------------------|------------|---|------------|-------------|-------------|------------|-------------|
|                |                                       |            | 80% Median*   | 70% Median | 60% Median* | 50% Median* | 40% Median | 30% Median* |
| 1 person       | \$51,200                              | \$46,080   | \$41,000  | \$35,840   | \$30,720    | \$25,600    | \$20,480   | \$15,350    |
| 2 persons      | \$58,600                              | \$52,740   | \$46,850  | \$41,020   | \$35,160    | \$29,300    | \$23,440   | \$17,550    |
| 3 persons      | \$65,900                              | \$59,310   | \$52,700  | \$46,130   | \$39,540    | \$32,950    | \$26,360   | \$19,750    |
| 4 persons      | \$73,200                              | \$65,880   | \$58,550  | \$51,240   | \$43,920    | \$36,600    | \$29,280   | \$21,950    |
| 5 persons      | \$79,100                              | \$71,190   | \$63,250  | \$55,370   | \$47,460    | \$39,550    | \$31,640   | \$23,700    |
| 6 persons      | \$84,900                              | \$76,410   | \$67,900  | \$59,430   | \$50,940    | \$42,450    | \$33,960   | \$25,450    |
| 7 persons      | \$90,800                              | \$81,720   | \$72,600  | \$63,560   | \$54,480    | \$45,400    | \$36,320   | \$27,250    |
| 8 persons      | \$96,600                              | \$86,940   | \$77,300  | \$67,620   | \$57,960    | \$48,300    | \$38,640   | \$29,000    |

\* The 30%, 50%, 60% and 80% figures are taken from HUD tables. They do not necessarily represent the precise mathematical percentage of the median income base of 100%. The additional percentage figures are provided for your convenience and are locally derived by formula from the 50% figure.

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(Rev. 03/30/2006)

**UNION CORNERS IZ RENTAL SCENARIO**

**Unit Maximum Price Calculation**

| Unit Type                | Efficiency | 1 Bedroom | 2 Bedroom |
|--------------------------|------------|-----------|-----------|
| Number of Units          | 4          | 3         | 2         |
| Unit Size in square feet | 458        | 550       | 845       |
| Unit Rent/SF             | \$ 1.56    | \$ 1.36   | \$ 1.06   |
| Unit Rent/Month          | \$ 714.48  | \$ 748.00 | \$ 895.70 |
| Maximum Monthly Payment  | \$ 715.00  | \$ 747.00 | \$ 898.00 |

**Maximum Payment Calculation**

| Unit Size                                    | Efficiency | 1 Bedroom | 2 Bedroom |
|--|------------|-----------|-----------|
| Max Rent at 60% AMI                          | \$ 768.00  | \$ 824.00 | \$ 989.00 |
| Less Expense Allowances:                     |            |           |           |
| Heat   | 28         | 40        | 50        |
| Hot Water                                    | -          | -         | -         |
| Cooking Fuel                                 | 5          | 8         | 9         |
| Lighting & Refrigeration                     | 8          | 17        | 20        |
| Water & Sewer - included in rent             | -          | -         | -         |
| Range  | 1          | 1         | 1         |
| Refrigerator                                 | 2          | 2         | 2         |
| Fixed Charge Natural Gas                     | 5          | 5         | 5         |
| Fixed Charge Electric                        | 4          | 4         | 4         |
| Maximum Rent less monthly expense allowances | \$ 715.00  | \$ 747.00 | \$ 898.00 |

**Unit Mix**

|                                      | Total Project |      | IZ |      |
|--------------------------------------|---------------|------|----|------|
| One Bedroom Units/Efficiency         | 39            | 62%  | 4  | 67%  |
| Two Bedroom Units                    | 24            | 38%  | 2  | 33%  |
| Total Dwelling Units                 | 63            | 100% | 6  | 100% |
| Required IZ Units at 15% of 63 Units |               |      | 9  |      |
| Proposed IZ Units at 10% of 63 Units |               |      | 6  |      |

| SCHEDULE OF MONTHLY ALLOWANCES      |                            |        |        |        |        |                |        |        |        |       |  |       |       |       |        |
|-------------------------------------|----------------------------|--------|--------|--------|--------|----------------|--------|--------|--------|-------|--|-------|-------|-------|--------|
| UTILITY SERVICE/APPLIANCE           | DUPLEX, FOURPLEX, ROWHOUSE |        |        |        |        | DETACHED UNITS |        |        |        |       | MULTI-UNIT STRUCTURE (MORE THAN 4 UNITS) |       |       |       |        |
|                                     | 1-BR                       | 2-BR   | 3-BR   | 4-BR   | 5-BR   | 2-BR           | 3-BR   | 4-BR   | 5-BR   | 0-BR  | 1-BR                                     | 2-BR  | 3-BR  | 4-BR  | 5-BR   |
| <b>HEAT</b>                         |                            |        |        |        |        |                |        |        |        |       |  |       |       |       |        |
| Oil                                 | 72.00                      | 100.00 | 106.00 | 115.00 | 129.00 | 117.00         | 126.00 | 136.00 | 148.00 | 47.00 | 65.00                                    | 86.00 | 89.00 | 96.00 | 106.00 |
| Natural Gas                         | 43.00                      | 59.00  | 61.00  | 68.00  | 78.00  | 69.00          | 73.00  | 78.00  | 89.00  | 28.00 | 40.00                                    | 50.00 | 54.00 | 57.00 | 68.00  |
| Electric                            | 44.00                      | 61.00  | 72.00  | 88.00  | 99.00  | 69.00          | 79.00  | 101.00 | 116.00 | 27.00 | 42.00                                    | 51.00 | 55.00 | 74.00 | 84.00  |
| <b>HOT WATER</b>                    |                            |        |        |        |        |                |        |        |        |       |  |       |       |       |        |
| Oil                                 | 29.00                      | 31.00  | 42.00  | 54.00  | 61.00  | 31.00          | 42.00  | 54.00  | 61.00  | 28.00 | 29.00                                    | 31.00 | 42.00 | 54.00 | 61.00  |
| Natural Gas                         | 17.00                      | 19.00  | 25.00  | 30.00  | 34.00  | 19.00          | 25.00  | 30.00  | 34.00  | 16.00 | 17.00                                    | 19.00 | 25.00 | 30.00 | 34.00  |
| Electric                            | 26.00                      | 37.00  | 43.00  | 54.00  | 63.00  | 37.00          | 43.00  | 54.00  | 62.00  | 24.00 | 26.00                                    | 37.00 | 43.00 | 54.00 | 63.00  |
| <b>COOKING FUEL</b>                 |                            |        |        |        |        |                |        |        |        |       |  |       |       |       |        |
| Natural Gas                         | 8.00                       | 9.00   | 10.00  | 12.00  | 14.00  | 9.00           | 10.00  | 12.00  | 14.00  | 5.00  | 8.00                                     | 9.00  | 10.00 | 12.00 | 14.00  |
| Electric                            | 7.00                       | 8.00   | 9.00   | 10.00  | 12.00  | 8.00           | 9.00   | 10.00  | 12.00  | 5.00  | 7.00                                     | 8.00  | 9.00  | 10.00 | 12.00  |
| <b>LIGHTING &amp; REFRIGERATION</b> |                            |        |        |        |        |                |        |        |        |       |  |       |       |       |        |
| Water & Sewer                       | 17.00                      | 20.00  | 25.00  | 32.00  | 36.00  | 20.00          | 25.00  | 32.00  | 36.00  | 8.00  | 17.00                                    | 20.00 | 25.00 | 32.00 | 36.00  |
| Appliances                          | 18.00                      | 23.00  | 28.00  | 35.00  | 40.00  | 23.00          | 28.00  | 35.00  | 40.00  | 13.00 | 18.00                                    | 23.00 | 28.00 | 35.00 | 40.00  |
| <b>FIXED CHARGES</b>                |                            |        |        |        |        |                |        |        |        |       |  |       |       |       |        |
| Range                               | 1.00                       | 1.00   | 1.00   | 1.00   | 1.00   | 1.00           | 1.00   | 1.00   | 1.00   | 1.00  | 1.00                                     | 1.00  | 1.00  | 1.00  | 1.00   |
| Refrigerator                        | 1.00                       | 2.00   | 2.00   | 2.00   | 2.00   | 2.00           | 2.00   | 2.00   | 2.00   | 2.00  | 2.00                                     | 2.00  | 2.00  | 2.00  | 2.00   |
| Natural Gas                         | 5.00                       | 5.00   | 5.00   | 5.00   | 5.00   | 5.00           | 5.00   | 5.00   | 5.00   | 5.00  | 5.00                                     | 5.00  | 5.00  | 5.00  | 5.00   |
| Electric                            | 4.00                       | 4.00   | 4.00   | 4.00   | 4.00   | 4.00           | 4.00   | 4.00   | 4.00   | 4.00  | 4.00                                     | 4.00  | 4.00  | 4.00  | 4.00   |

Based on information supplied by the CDA.

Effective 2/1/06



CITY OF MADISON WISCONSIN  
 RENTAL INCLUSIONARY DWELLING UNIT MAXIMUM RENT LIST

For inclusionary dwelling rental units in operation during the period:  
 January 1, 2006 to December 31, 2006

| <b>Target AMI Level</b><br>established in Approved<br>Inclusionary Dwelling<br>Unit Plan | <b>60%</b>  | <b>50%</b> | <b>40%</b> | <b>30%</b> |
|--|-------------|------------|------------|------------|
| <b>Number of Bedrooms in</b><br>Inclusionary Dwelling                                    |             |            |            |            |
| <b>Efficiency</b>  | \$768/month | \$640      | \$512      | \$384      |
| <b>One bedroom</b>   | \$824       | \$686      | \$549      | \$414      |
| <b>Two Bedrooms</b>  | \$989       | \$824      | \$659      | \$494      |
| <b>Three Bedrooms</b>  | \$1,142     | \$952      | \$762      | \$571      |
| <b>Four Bedrooms</b>   | \$1,274     | \$1,061    | \$849      | \$636      |

NOTE: These maximum rents must be reduced for particular projects based upon certain utility payments that are the responsibility of the tenant. See the table on utility allowances for details.

Note also that the rent level of a particular inclusionary unit dwelling does not vary by the income of the actual individual household renter. The AMI rent level is set through the developer's inclusionary dwelling unit plan established through the land use review process.

Finally, you will note that the rent levels have not changed from 2005, this is due to the fact that the HUD issued 50% AMI levels for all household sizes did not change from 2005.

More information on the determination of rent level and of income is available from the CDBG Office. Call 267.0740 or email us at [cdbg@cityofmadison.com](mailto:cdbg@cityofmadison.com).

**UNION CORNERS - BUILDING G**

**DRAFT**

**BUILDING G-1**

| Unit                     | Unit Description         | IZ | # of Units | Unit Size (SF) | Balcony Size (SF) | Total Unit (SF) | Total Balcony (SF) | Total Unit & Balcony (SF) | Price/SF | Total Price | Average Price |
|--------------------------|--------------------------|----|------------|----------------|-------------------|-----------------|--------------------|---------------------------|----------|-------------|---------------|
| Unit A                   | 2 Bed & Study/2 Bath     |    | 8          | 1,300          | 143               | 10,400          | 1,144              | 11,544                    | 265.00   | 2,756,000   | 344,500       |
| Unit B-1 (1st floor)     | 2 Bed/ 2-1/2 Bath        |    | 1          | 1,300          | 112               | 1,300           | 112                | 1,412                     | 265.00   | 344,500     | 344,500       |
| Unit B-2 (2nd-4th floor) | 2 Bed/ 2-1/2 Bath        |    | 3          | 1,465          | 112               | 4,395           | 336                | 4,731                     | 260.00   | 1,142,700   | 380,900       |
| Unit C                   | 2 Bed/ 2-1/2 Bath        |    | 4          | 1,247          | 143               | 4,988           | 572                | 5,560                     | 270.00   | 1,346,760   | 336,690       |
| Unit D                   | 1 Bed/ 1 Bath            |    | 8          | 676            | 0                 | 5,408           | -                  | 5,408                     | 290.00   | 1,568,320   | 196,040       |
| Unit E                   | 1 Bed & Study/1-1/2 Bath |    | 12         | 967            | 45                | 11,604          | 540                | 12,144                    | 280.00   | 3,249,120   | 270,760       |
| Unit K                   | 2 Bed/1 Bath             |    | 1          | 767            | 45                | 767             | 45                 | 812                       | 270.00   | 207,090     | 207,090       |
| Unit K                   | 2 Bed/1 Bath             | IZ | 3          | 767            | 45                | 2,301           | 135                | 2,436                     | 170.00   | 391,170     | 130,390       |
| Unit L                   | 2 Bed/1 Bath             |    | 2          | 864            | 0                 | 1,728           | -                  | 1,728                     | 265.00   | 457,920     | 228,960       |
| Unit L                   | 2 Bed/1 Bath             |    | 2          | 864            | 0                 | 1,728           | -                  | 1,728                     | 265.00   | 457,920     | 228,960       |
| TOTAL UNIT & SQUARE FEET |                          |    |            |                |                   |                 |                    |                           |          | 11,921,500  |               |

**BUILDING G-2**

| Unit                     | Unit Description         | IZ | # of Units | Unit Size (SF) | Balcony Size (SF) | Total Unit (SF) | Total Balcony (SF) | Total Unit & Balcony (SF) | Price/SF | Total Price | Average Price |
|--------------------------|--------------------------|----|------------|----------------|-------------------|-----------------|--------------------|---------------------------|----------|-------------|---------------|
| Unit A                   | 2 Bed & Study/2 Bath     |    | 8          | 1,300          | 143               | 10,400          | 1,144              | 11,544                    | 265.00   | 2,756,000   | 344,500       |
| Unit B-1 (1st floor)     | 2 Bed/ 2-1/2 Bath        |    | 1          | 1,300          | 112               | 1,300           | 112                | 1,412                     | 265.00   | 344,500     | 344,500       |
| Unit B-2 (2nd-4th floor) | 2 Bed/ 2-1/2 Bath        |    | 3          | 1,465          | 112               | 4,395           | 336                | 4,731                     | 260.00   | 1,142,700   | 380,900       |
| Unit C                   | 2 Bed/ 2-1/2 Bath        |    | 4          | 1,247          | 143               | 4,988           | 572                | 5,560                     | 270.00   | 1,346,760   | 336,690       |
| Unit D                   | 1 Bed/ 1 Bath            |    | 8          | 676            | 0                 | 5,408           | -                  | 5,408                     | 290.00   | 1,568,320   | 196,040       |
| Unit E                   | 1 Bed & Study/1-1/2 Bath |    | 12         | 967            | 45                | 11,604          | 540                | 12,144                    | 280.00   | 3,249,120   | 270,760       |
| Unit K                   | 2 Bed/1 Bath             |    | 1          | 767            | 45                | 767             | 45                 | 812                       | 270.00   | 207,090     | 207,090       |
| Unit K                   | 2 Bed/1 Bath             | IZ | 3          | 767            | 45                | 2,301           | 135                | 2,436                     | 170.00   | 391,170     | 130,390       |
| Unit L                   | 2 Bed/1 Bath             |    | 3          | 864            | 0                 | 2,592           | -                  | 2,592                     | 265.00   | 686,880     | 228,960       |
| Unit L                   | 2 Bed/1 Bath             |    | 1          | 864            | 0                 | 864             | -                  | 864                       | 265.00   | 228,960     | 228,960       |
| TOTAL UNIT & SQUARE FEET |                          |    |            |                |                   |                 |                    |                           |          | 11,921,500  |               |

**BUILDING G-3**

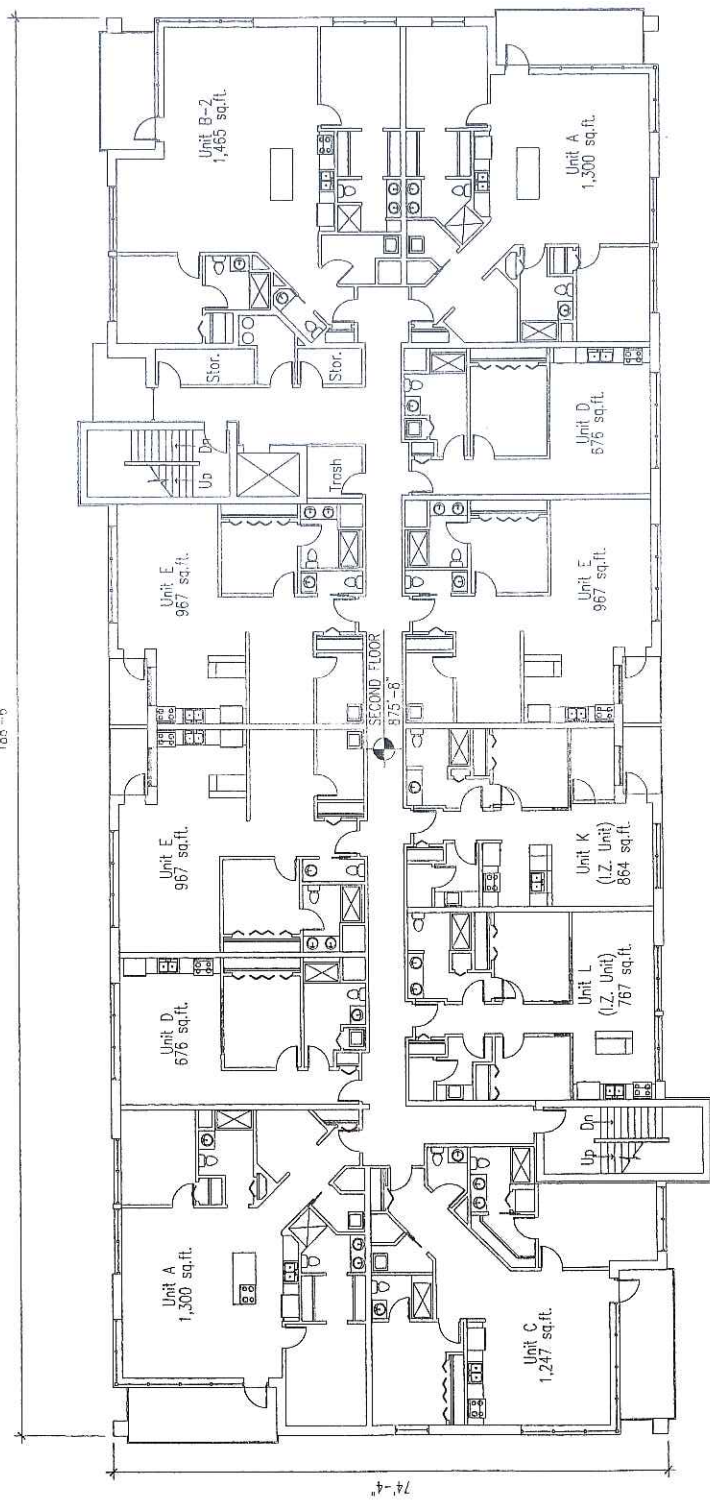
| Unit                     | Unit Description         | IZ | # of Units | Unit Size (SF) | Balcony Size (SF) | Total Unit (SF) | Total Balcony (SF) | Total Unit & Balcony (SF) | Price/SF | Total Price | Average Price |
|--------------------------|--------------------------|----|------------|----------------|-------------------|-----------------|--------------------|---------------------------|----------|-------------|---------------|
| Unit A                   | 2 Bed & Study/2 Bath     |    | 4          | 1,300          | 143               | 5,200           | 572                | 5,772                     | 265.00   | 1,378,000   | 344,500       |
| Unit B-3                 | 2 Bed & Study/2 Bath     |    | 4          | 1,300          | 112               | 5,200           | 448                | 5,648                     | 265.00   | 1,378,000   | 344,500       |
| Unit D                   | 1 Bed/ 1 Bath            |    | 5          | 676            | 0                 | 3,380           | -                  | 3,380                     | 290.00   | 980,200     | 196,040       |
| Unit E                   | 1 Bed & Study/1-1/2 Bath |    | 4          | 967            | 45                | 3,868           | 180                | 4,048                     | 285.00   | 1,102,380   | 275,595       |
| Unit F                   | 2 Bed/ 2 Bath            |    | 4          | 1,140          | 90                | 4,560           | 360                | 4,920                     | 275.00   | 1,254,000   | 313,500       |
| Unit G                   | 1 Bed or Studio/1 Bath   |    | 2          | 540            | 0                 | 1,080           | -                  | 1,080                     | 290.00   | 313,200     | 156,600       |
| Unit G                   | 1 Bed or Studio/1 Bath   | IZ | 6          | 540            | 0                 | 3,240           | -                  | 3,240                     | 211.00   | 683,640     | 113,940       |
| Unit H                   | 2 Bed/1 Bath             |    | 4          | 994            | 0                 | 3,976           | -                  | 3,976                     | 270.00   | 1,073,520   | 268,380       |
| Unit J                   | 2 Bed/2 Bath             |    | 3          | 1,026          | 97                | 3,078           | 291                | 3,369                     | 280.00   | 861,840     | 287,280       |
| TOTAL UNIT & SQUARE FEET |                          |    |            |                |                   |                 |                    |                           |          | 9,024,780   |               |

|                                      |  |  |            |            |  |                |              |                |                  |                      |                   |
|--------------------------------------|--|--|------------|------------|--|----------------|--------------|----------------|------------------|----------------------|-------------------|
| <b>PROJECT TOTALS</b>                |  |  | <b>124</b> | <b>990</b> |  | <b>122,820</b> | <b>7,619</b> | <b>130,439</b> | <b>\$ 267.61</b> | <b>\$ 32,867,780</b> | <b>\$ 265,063</b> |
| <b>RESIDENTIAL WITHOUT IZ TOTALS</b> |  |  | <b>112</b> |            |  | <b>114,978</b> | <b>7,349</b> | <b>122,597</b> | <b>\$ 273.11</b> | <b>\$ 31,401,800</b> |                   |
| <b>IZ TOTALS</b>                     |  |  |            |            |  | <b>7,842</b>   | <b>270</b>   | <b>7,842</b>   | <b>\$ 186.94</b> | <b>\$ 1,465,980</b>  | <b>\$ 122,165</b> |

9/18/2006 UC 654 Building G&F Matrix 06/14/06



185'-6"



74'-4"

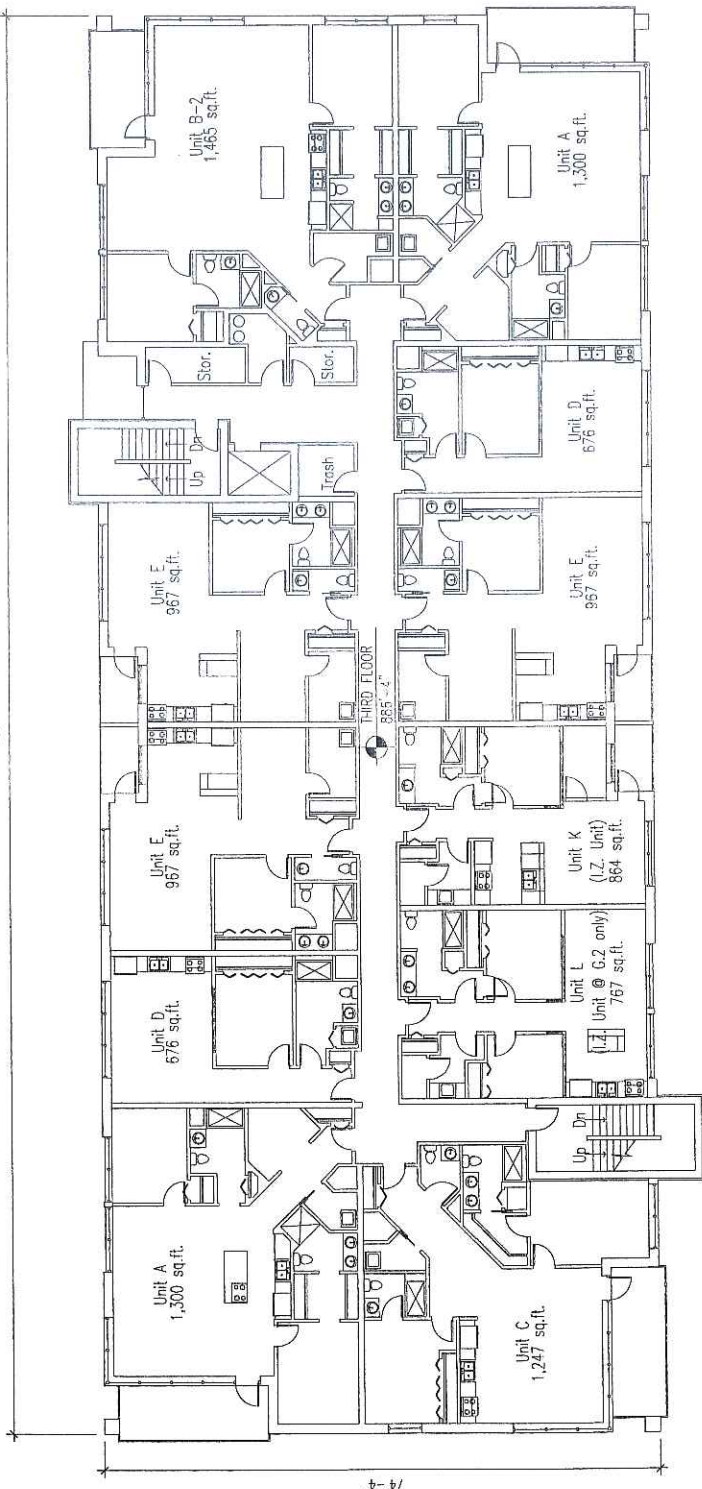
Scale: 1/16" = 1'-0"  
August 22, 2006

### Union Corners - Building G

Engineering Architecture  
Design Formworks, Inc.

Building G.1 Second Level - I.Z. Unit Locations (G.2 mirrored)  
EADP Project No. 061580.00

185'-6"



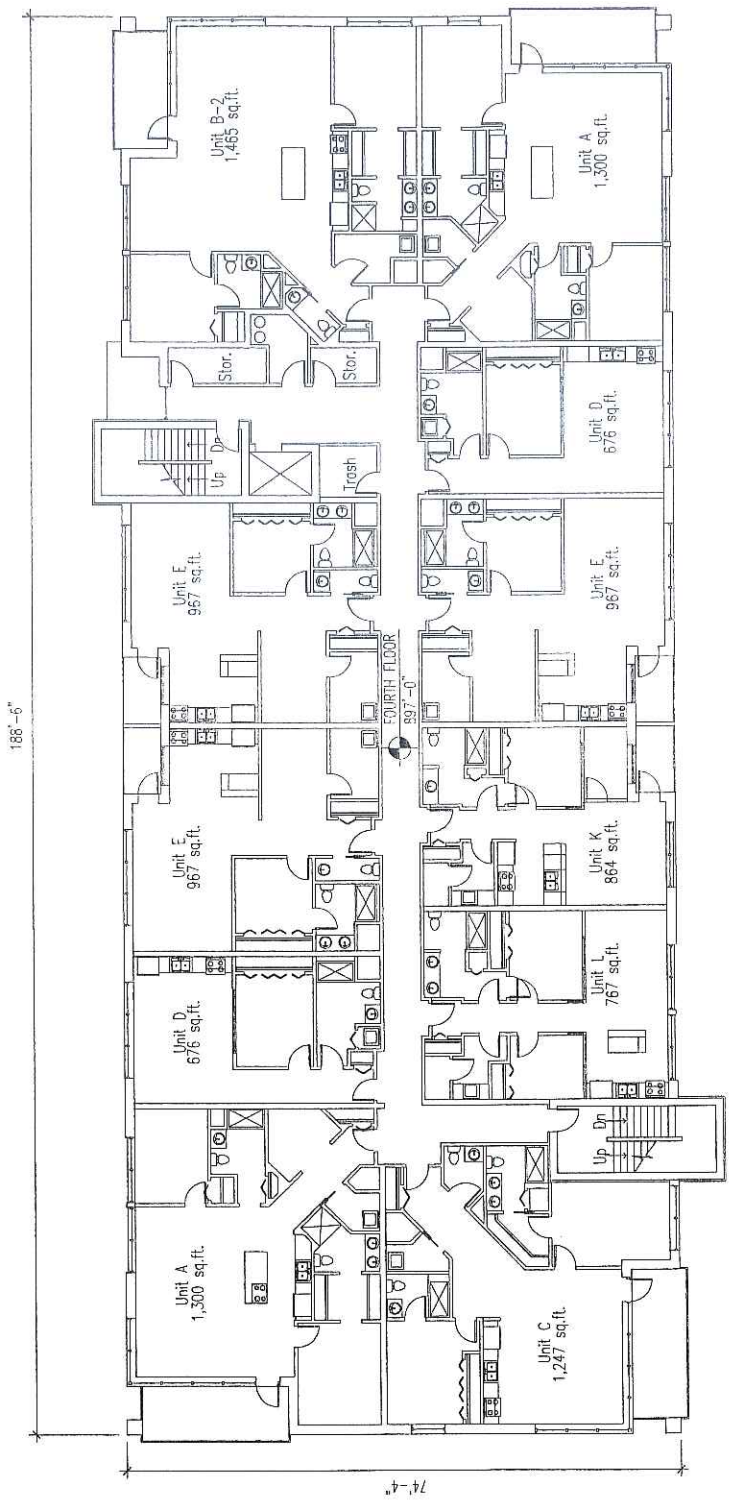
74'-4"

Scale: 1/16" = 1'-0"  
August 22, 2005

### Union Corners - Building G

Engineering Associates  
Union Corners, Inc.

Building G.1 Third Level - I.Z. Unit Locations (G.2 mirrored)  
EADP Project No. 061580.00



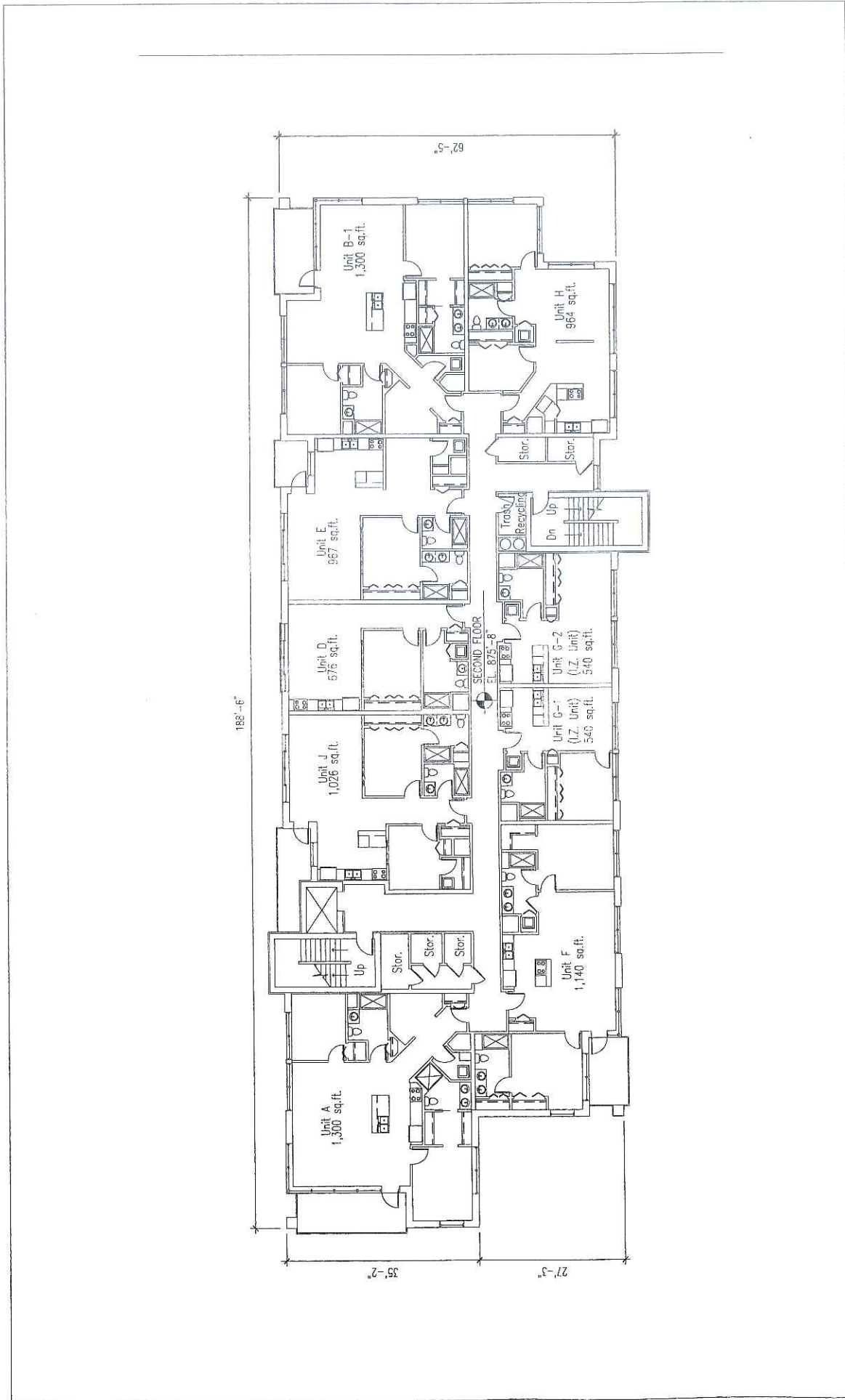
Scale: 1/16" = 1'-0"  
August 22, 2006

**Union Corners - Building G**

Engineering Associates  
  
 Inc.

Building G.1 Fourth Level - I.Z. Unit Locations (G.2 mirrored)  
 EADP Project No. 061580.00





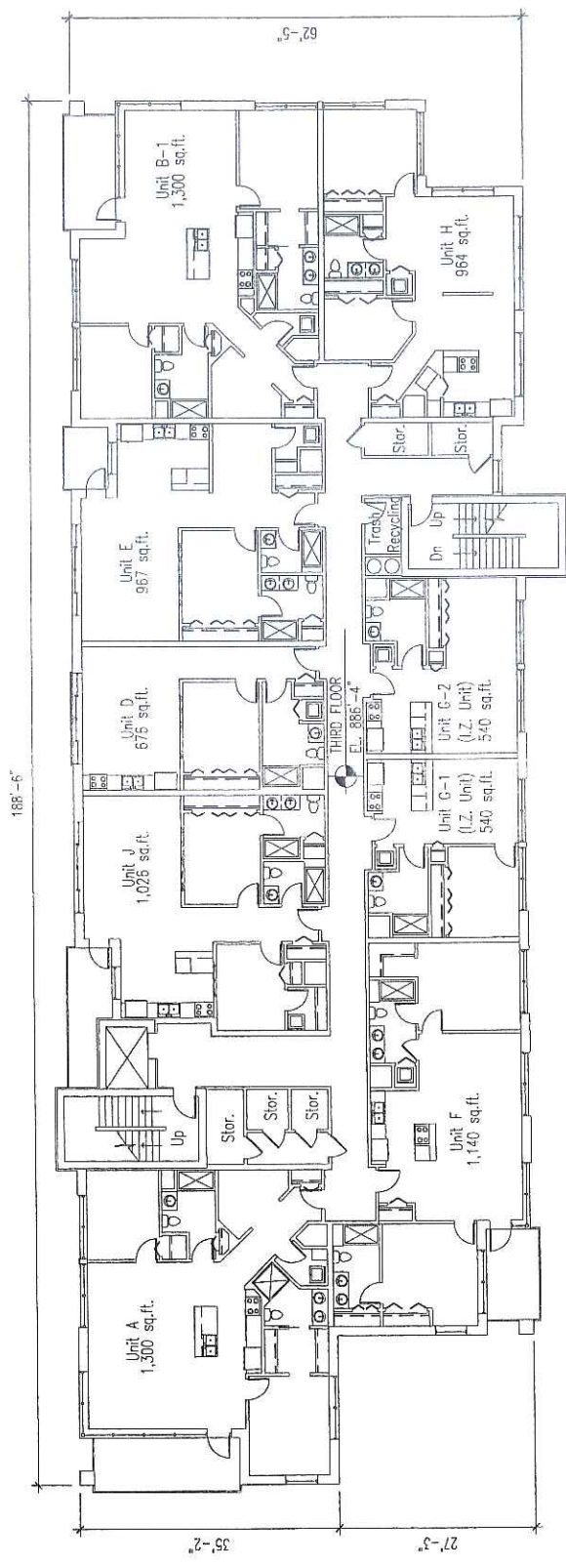
Scale: 1/16" = 1'-0"  
August 22, 2006

**Union Corners - Building G**

Engineers & Architects  
Haden Partners, Inc.

Building G.3 Second Level - I.Z. Unit Locations  
EADP Project No. 051580.00

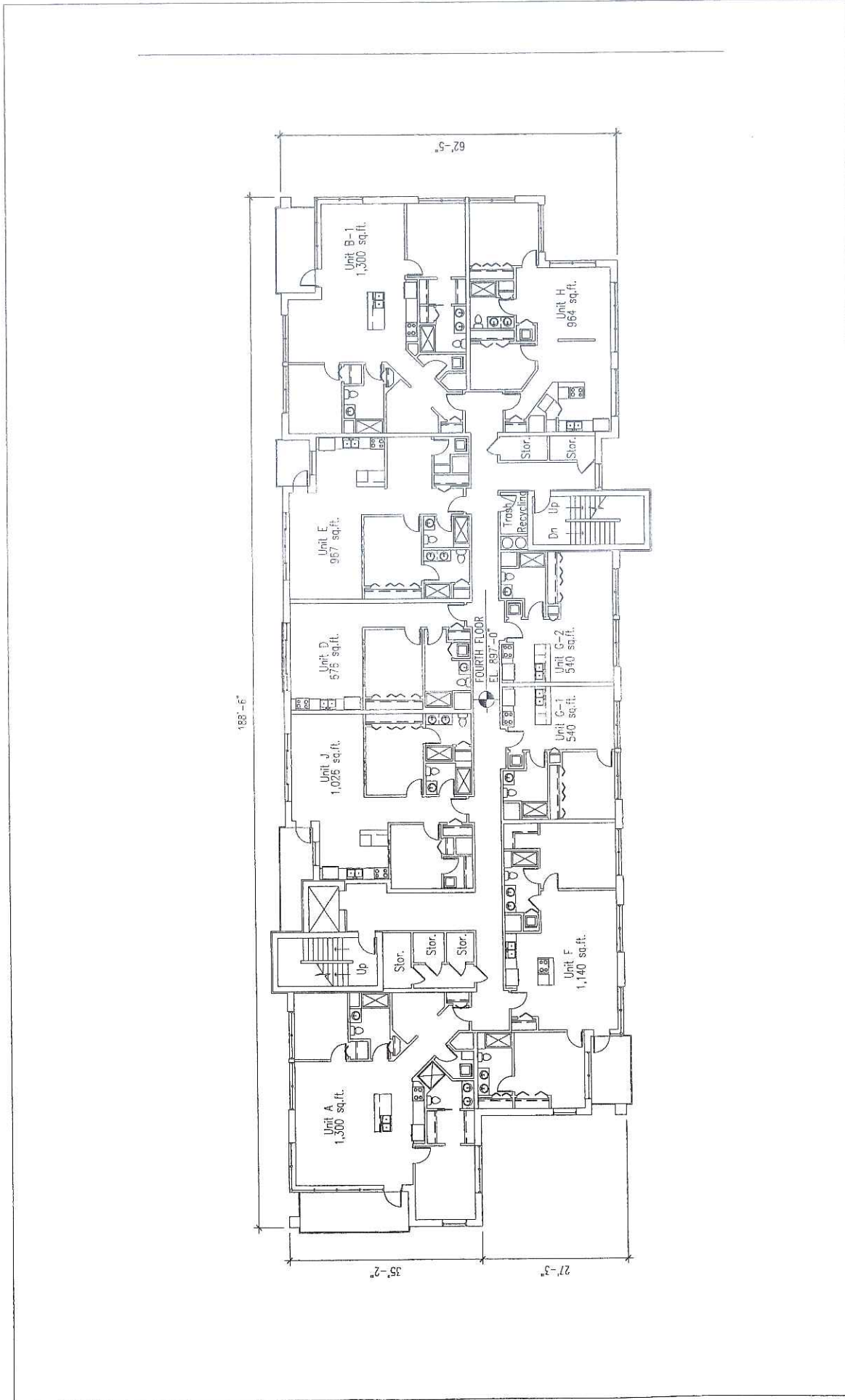




**Union Corners - Building G**

Building G.3 Third Level - I.Z. Unit Locations  
EADP Project No. 061800.01

Engineering Solutions  
Baker Partnership, Inc.



Scale: 1/8" = 1'-0"  
August 22, 2006

**Union Corners - Building G**

Engineering Architecture Design Partnership, Inc.

Building C.3 Fourth Level - 1Z, Unit Locations  
EADP Project No. 061950.00

# DRAFT

## UNION CORNERS - FRENCH BATTERY BUILDING

### Proposed First Floor Plan

| Unit                                | Unit Description | IZ | # of Units | Unit Size (SF) | Balcony Size (SF) | Total Unit (SF) | Total Balcony (SF) | Total Unit & Balcony (SF) | Price/SF | Total Price      | Average Price |
|-------------------------------------|------------------|----|------------|----------------|-------------------|-----------------|--------------------|---------------------------|----------|------------------|---------------|
| Unit 101                            | Up to 3 bedrooms |    | 1          | 388            | 0                 | 388             | -                  | 388                       | 200.00   | 77,600           | 77,600        |
| Unit 102                            | 2 bedrooms       |    | 1          | 1,608          | 0                 | 1,608           | -                  | 1,608                     | 200.00   | 321,600          | 321,600       |
| Unit 103                            | 2 bedrooms       |    | 1          | 1,105          | 0                 | 1,105           | -                  | 1,105                     | 200.00   | 221,000          | 221,000       |
| Unit 104                            | 2 bedrooms       |    | 1          | 1,057          | 0                 | 1,057           | -                  | 1,057                     | 200.00   | 211,400          | 211,400       |
| Unit 105                            | 2 bedrooms       |    | 1          | 1,057          | 0                 | 1,057           | -                  | 1,057                     | 200.00   | 211,400          | 211,400       |
| Unit 106                            | 2 bedrooms       |    | 1          | 1,178          | 0                 | 1,178           | -                  | 1,178                     | 200.00   | 235,600          | 235,600       |
| Unit 107                            | 2 bedrooms       |    | 1          | 1,178          | 0                 | 1,178           | -                  | 1,178                     | 200.00   | 235,600          | 235,600       |
| Unit 108                            | Up to 3 bedrooms |    | 1          | 2,220          | 0                 | 2,220           | -                  | 2,220                     | 200.00   | 444,000          | 444,000       |
| <b>TOTAL UNIT &amp; SQUARE FEET</b> |                  |    |            |                |                   |                 |                    |                           |          | <b>1,958,200</b> |               |

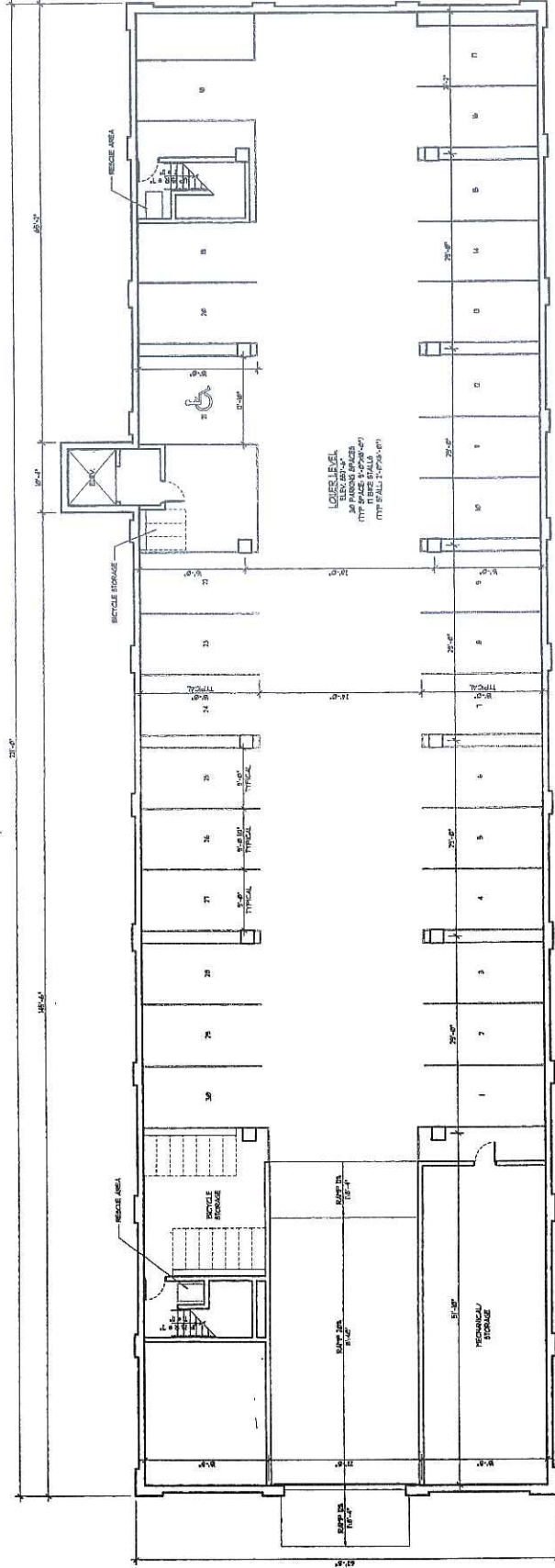
### Proposed Second Floor Plan

| Unit                                | Unit Description | IZ | # of Units | Unit Size (SF) | Balcony Size (SF) | Total Unit (SF) | Total Balcony (SF) | Total Unit & Balcony (SF) | Price/SF | Total Price      | Average Price |
|-------------------------------------|------------------|----|------------|----------------|-------------------|-----------------|--------------------|---------------------------|----------|------------------|---------------|
| Unit 201                            | Up to 3 bedrooms |    | 1          | 2,136          | 0                 | 2,136           | -                  | 2,136                     | 260.00   | 555,360          | 555,360       |
| Unit 202                            | 2 bedrooms       | IZ | 1          | 1,027          | 0                 | 1,027           | -                  | 1,027                     | 177.00   | 181,779          | 181,779       |
| Unit 203                            | 2 bedrooms       |    | 1          | 1,027          | 0                 | 1,027           | -                  | 1,027                     | 280.00   | 287,560          | 287,560       |
| Unit 204                            | 2 bedrooms       |    | 1          | 1,048          | 0                 | 1,048           | -                  | 1,048                     | 280.00   | 293,440          | 293,440       |
| Unit 205                            | 2 bedrooms       |    | 1          | 1,048          | 0                 | 1,048           | -                  | 1,048                     | 280.00   | 293,440          | 293,440       |
| Unit 206                            | 2 bedrooms       |    | 1          | 1,172          | 0                 | 1,172           | -                  | 1,172                     | 275.00   | 322,300          | 322,300       |
| Unit 207                            | 2 bedrooms       |    | 1          | 1,692          | 0                 | 1,692           | -                  | 1,692                     | 260.00   | 439,920          | 439,920       |
| Unit 208                            | Up to 3 bedrooms |    | 1          | 2,181          | 0                 | 2,181           | -                  | 2,181                     | 260.00   | 567,060          | 567,060       |
| <b>TOTAL UNIT &amp; SQUARE FEET</b> |                  |    |            |                |                   |                 |                    |                           |          | <b>2,940,859</b> |               |

### Proposed Third Floor Plan

| Unit                                | Unit Description | IZ | # of Units | Unit Size (SF) | Balcony Size (SF) | Total Unit (SF) | Total Balcony (SF) | Total Unit & Balcony (SF) | Price/SF | Total Price      | Average Price |
|-------------------------------------|------------------|----|------------|----------------|-------------------|-----------------|--------------------|---------------------------|----------|------------------|---------------|
| Unit 301                            | Up to 3 bedrooms |    | 1          | 2,136          | 0                 | 2,136           | -                  | 2,136                     | 260.00   | 555,360          | 555,360       |
| Unit 302                            | 2 bedrooms       | 1  | 1          | 1,027          | 0                 | 1,027           | -                  | 1,027                     | 177.00   | 181,779          | 181,779       |
| Unit 303                            | 2 bedrooms       |    | 1          | 1,027          | 0                 | 1,027           | -                  | 1,027                     | 280.00   | 287,560          | 287,560       |
| Unit 304                            | 2 bedrooms       |    | 1          | 1,048          | 0                 | 1,048           | -                  | 1,048                     | 280.00   | 293,440          | 293,440       |
| Unit 305                            | 2 bedrooms       |    | 1          | 1,048          | 0                 | 1,048           | -                  | 1,048                     | 280.00   | 293,440          | 293,440       |
| Unit 306                            | 2 bedrooms       |    | 1          | 1,172          | 0                 | 1,172           | -                  | 1,172                     | 275.00   | 322,300          | 322,300       |
| Unit 307                            | 2 bedrooms       |    | 1          | 1,692          | 0                 | 1,692           | -                  | 1,692                     | 260.00   | 439,920          | 439,920       |
| Unit 308                            | Up to 3 bedrooms |    | 1          | 2,181          | 0                 | 2,181           | -                  | 2,181                     | 260.00   | 567,060          | 567,060       |
| <b>TOTAL UNIT &amp; SQUARE FEET</b> |                  |    |            |                |                   |                 |                    |                           |          | <b>2,940,859</b> |               |

|                                      |  |  |           |              |  |               |  |               |                  |                  |                |
|--------------------------------------|--|--|-----------|--------------|--|---------------|--|---------------|------------------|------------------|----------------|
| <b>PROJECT TOTALS</b>                |  |  | <b>24</b> |              |  | <b>32,453</b> |  | <b>32,453</b> | <b>\$ 241.58</b> | <b>7,839,918</b> |                |
| <b>COMMERCIAL TOTALS</b>             |  |  | <b>8</b>  |              |  | <b>9,791</b>  |  | <b>9,791</b>  | <b>\$ 200.00</b> | <b>1,958,200</b> | <b>244,775</b> |
| <b>RESIDENTIAL TOTALS</b>            |  |  | <b>16</b> |              |  | <b>22,662</b> |  | <b>22,662</b> | <b>\$ 259.54</b> | <b>5,881,718</b> | <b>367,607</b> |
| <b>RESIDENTIAL WITHOUT IZ TOTALS</b> |  |  | <b>14</b> |              |  | <b>20,608</b> |  | <b>20,608</b> | <b>\$ 267.77</b> | <b>5,518,160</b> | <b>394,154</b> |
| <b>IZ TOTALS</b>                     |  |  | <b>2</b>  | <b>1,027</b> |  | <b>2,054</b>  |  | <b>2,054</b>  | <b>\$ 177.00</b> | <b>363,558</b>   | <b>181,779</b> |



SIP SUBMITTAL



**MCGRATH**  
*Architects*  
REAL ESTATE INVESTMENTS

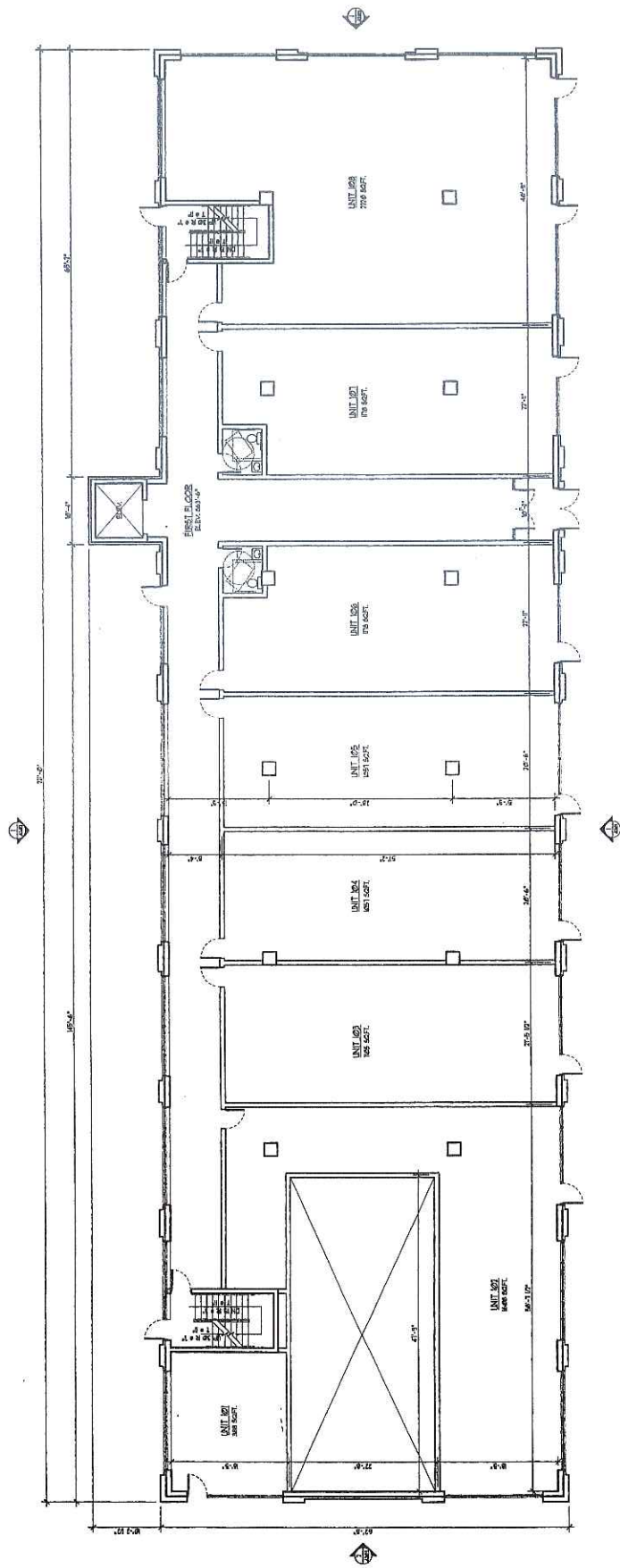
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**PROPOSED LOWER LEVEL PLAN**

SUBMITTAL DATE: 09/23/2008  
PLAN COMMISSION

SHEET NUMBER:  
**FB-A100**

ARCHITECT:  
**ARCHITECTURE | CSG, INC.**  
100 W. WASHINGTON STREET  
MUSKOGEE, WISCONSIN 53233 800/231-4402





SIP SUBMITTAL



**MCGRATH**  
*Shawmut*  
 REAL ESTATE INVESTMENTS

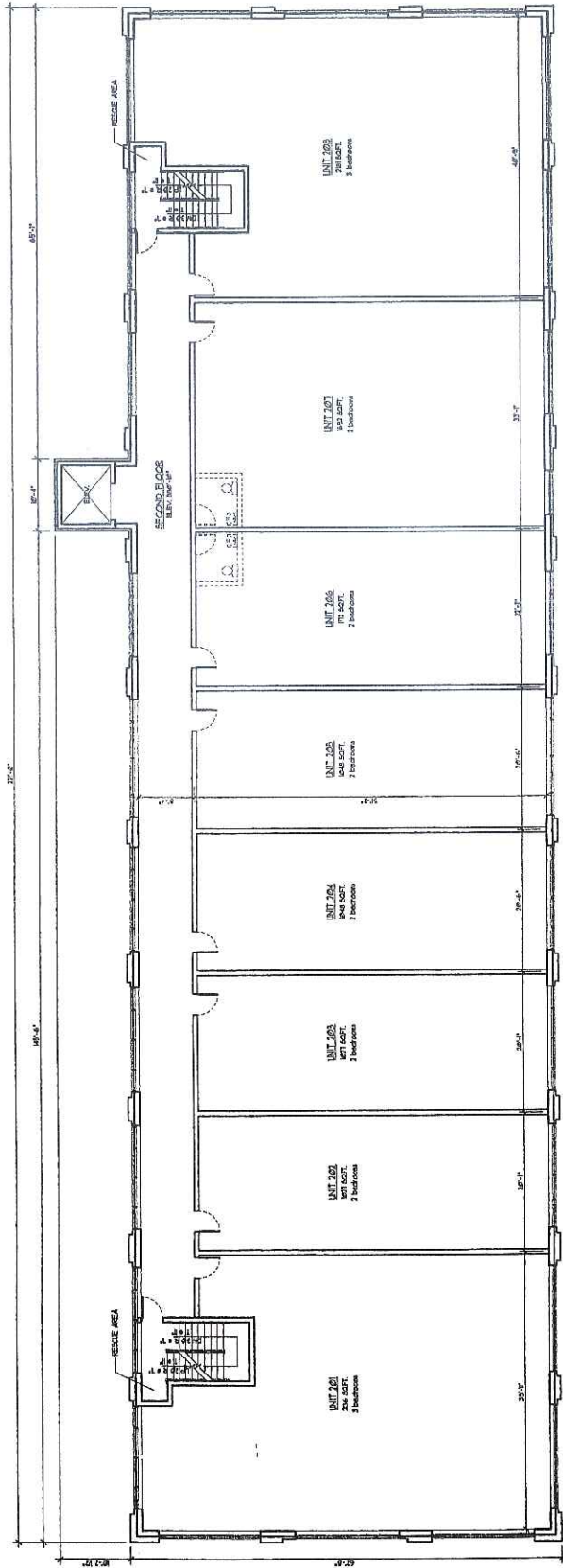
SHEET TITLE  
**PROPOSED FIRST FLOOR PLAN**

SUBMITTAL DATE: 08/21/2006  
 PLAN COMMISSION

SHEET NUMBER:  
**FB-A101**

ARCHITECT:  
**ARCHITECTURE | CSG, INC.**  
 107 N. WASHINGTON STREET  
 MADISON, WISCONSIN 53703 608/231-4422





**SIP SUBMITTAL**

**MCGRATH**  
*McGrath*  
REAL ESTATE INVESTMENTS

**UNION CORNERS**

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**PROPOSED 2ND/  
3RD FLOOR PLAN**

**FB-A102**

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SHEET TITLE: PROPOSED 2ND/  
3RD FLOOR PLAN

SHEET NUMBER: FB-A102

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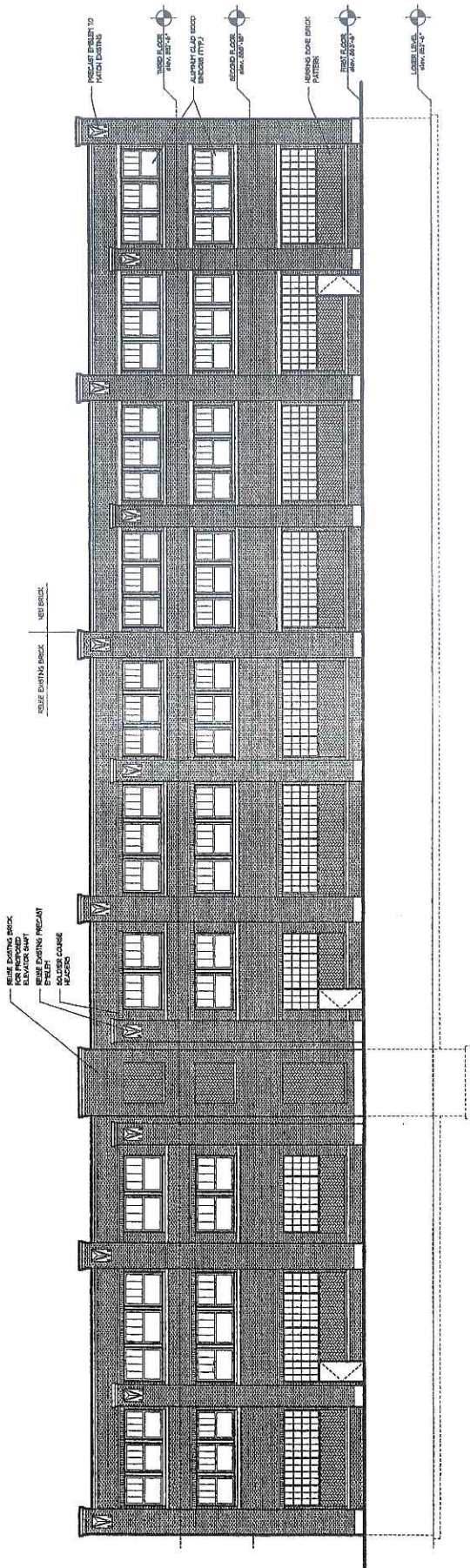
SUBMITTAL DATE: 0823 | 2008      PLAN COMMISSION

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ARCHITECT: ARCHITECTURE | CSG, INC.  
107 N. WASHINGTON STREET  
MUSKOGEE, W. VIRGINIA 26041-1403

ARCHITECT: ARCHITECTURE | CSG, INC.  
107 N. WASHINGTON STREET  
MUSKOGEE, W. VIRGINIA 26041-1403





REUSE EXISTING BRICK AND TRIM AS MUCH AS POSSIBLE IN THE ORIGINAL BUILDING. DETAILS AND MATERIALS IN NEW BUILDING SHOULD BE SIMILAR TO EXISTING.

SIP SUBMITTAL



REAL ESTATE INVESTMENTS



SUBMITTAL DATE: 08/23 / 2008  
PLAN COMMISSION

SHEET TITLE: REAR EXTERIOR ELEVATION

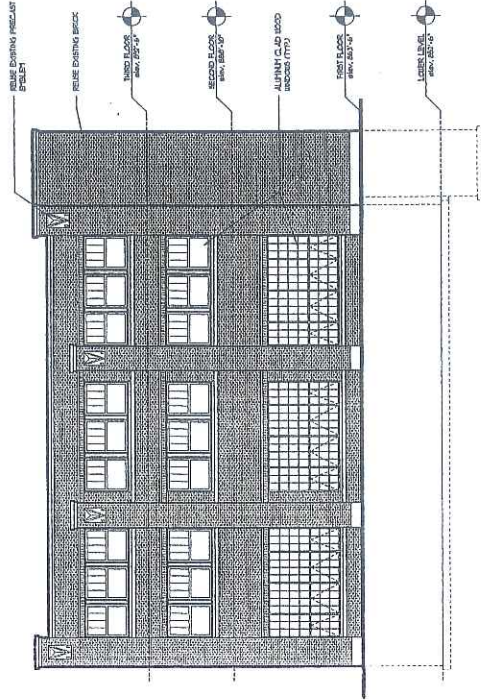
ARCHITECT: ARCHAECTURE | CSG, INC.  
107 N. WILSON STREET  
MOBILE, AL 36688-1000

SHEET NUMBER: FB-A202

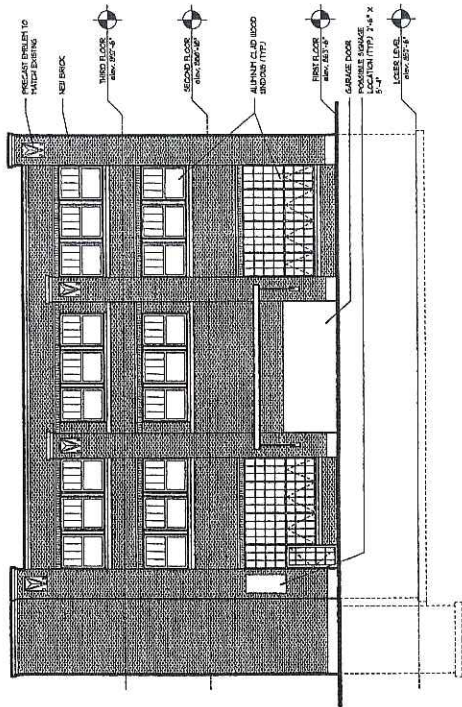


REAR EXTERIOR ELEVATION





REUSE EXISTING BRICK AND TRIM AS MUCH AS POSSIBLE IN THE ORIGINAL BUILDING. DETAILS AND MATERIALS IN NEW BUILDING PARTS TO BE SIMILAR TO EXISTING.



REUSE EXISTING BRICK AND TRIM AS MUCH AS POSSIBLE IN THE ORIGINAL BUILDING. DETAILS AND MATERIALS IN NEW BUILDING PARTS TO BE SIMILAR TO EXISTING.

SIP SUBMITTAL



**MCGRATH**  
*Associates*  
REAL ESTATE INVESTMENTS

SHEET TITLE  
**6TH & 5TH STREET ELEVATIONS**

SUBMITTAL DATE: 08/23/2008  
PLAN COMMISSION:

ARCHITECT:  
**ARCHITECTURE | CSG, INC.**  
100 N. HARRISON AVENUE  
MADISON, WI 53702 608/251-4402

SHEET NUMBER  
**FB-A203**

6TH STREET ELEVATION  
1/4" = 1'-0"

5TH STREET ELEVATION  
1/4" = 1'-0"

**UNION CORNERS - BUILDING C**

**DRAFT**

**Proposed Second Floor**

| Unit                     | Unit Description | IZ | # of Units | Unit Size (SF) | Balcony Size (SF) | Total Unit (SF) | Total Balcony (SF) | Total Unit & Balcony (SF) | Price/SF | Total Price | Average Price |   |        |
|--------------------------|------------------|----|------------|----------------|-------------------|-----------------|--------------------|---------------------------|----------|-------------|---------------|---|--------|
| Unit A-1                 | Studio           | 2  | 2          | 458            | -                 | 916             | -                  | 916                       | -        | -           | -             |   |        |
| Unit A-2                 | 1 Bed/ 1 Bath    | 1  | 4          | 549            | -                 | 2,196           | -                  | 2,196                     | -        | -           | -             |   |        |
| Unit A-3                 | 1 Bed/ 1 Bath    |    | 1          | 656            | -                 | 656             | -                  | 656                       | -        | -           | -             |   |        |
| Unit A-4                 | 1 Bed/ 1 Bath    |    | 1          | 715            | -                 | 715             | -                  | 715                       | -        | -           | -             |   |        |
| Unit A-5                 | 1 Bed/ 1 Bath    |    | 1          | 754            | -                 | 754             | -                  | 754                       | -        | -           | -             |   |        |
| Unit A-6                 | 2 Bed/ 1 Bath    | 1  | 4          | 845            | -                 | 3,380           | -                  | 3,380                     | -        | -           | -             |   |        |
| Unit A-7                 | 2 Bed/ 1 Bath    |    | 1          | 919            | -                 | 919             | -                  | 919                       | -        | -           | -             |   |        |
| Unit B-1                 | 2 Bed/ 2 Bath    |    | 1          | 940            | -                 | 940             | -                  | 940                       | -        | -           | -             |   |        |
| Unit B-2                 | 2 Bed/ 2 Bath    |    | 1          | 1,095          | -                 | 1,095           | -                  | 1,095                     | -        | -           | -             |   |        |
| Unit B-3                 | 2 Bed/ 2 Bath    |    | 1          | 1,032          | -                 | 1,032           | -                  | 1,032                     | -        | -           | -             |   |        |
| Unit B-4                 | 2 Bed/ 2 Bath    |    | 1          | 1,135          | -                 | 1,135           | -                  | 1,135                     | -        | -           | -             |   |        |
| Unit B-5                 | 2 Bed/ 2 Bath    |    | 1          | 1,193          | -                 | 1,193           | -                  | 1,193                     | -        | -           | -             |   |        |
| Unit B-6                 | 2 Bed/ 2 Bath    |    | 1          | 1,240          | -                 | 1,240           | -                  | 1,240                     | -        | -           | -             |   |        |
| Unit B-7                 | 2 Bed/ 2 Bath    |    | 1          | 1,312          | -                 | 1,312           | -                  | 1,312                     | -        | -           | -             |   |        |
| Unit B-8                 | 2 Bed/ 2 Bath    |    | 1          | 1,434          | -                 | 1,434           | -                  | 1,434                     | -        | -           | -             |   |        |
| TOTAL UNIT & SQUARE FEET |                  |    |            |                |                   |                 |                    |                           |          | 21          | 16,290        | - | 16,290 |

**Proposed Third Floor**

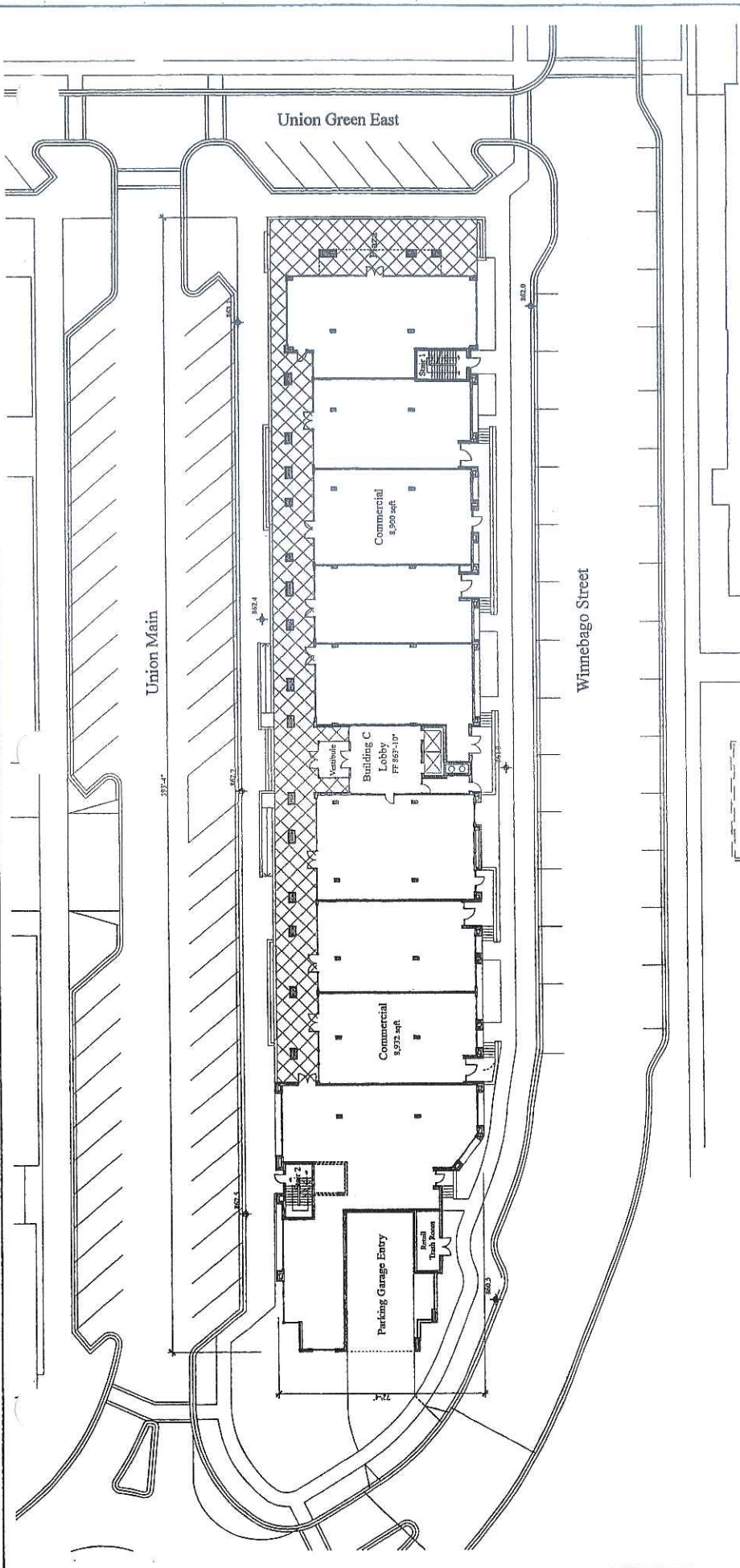
| Unit                     | Unit Description | IZ | # of Units | Unit Size (SF) | Balcony Size (SF) | Total Unit (SF) | Total Balcony (SF) | Total Unit & Balcony (SF) | Price/SF | Total Price | Average Price |   |        |
|--------------------------|------------------|----|------------|----------------|-------------------|-----------------|--------------------|---------------------------|----------|-------------|---------------|---|--------|
| Unit A-1                 | Studio           | 1  | 2          | 458            | -                 | 916             | -                  | 916                       | -        | -           | -             |   |        |
| Unit A-2                 | 1 Bed/ 1 Bath    | 1  | 4          | 549            | -                 | 2,196           | -                  | 2,196                     | -        | -           | -             |   |        |
| Unit A-3                 | 1 Bed/ 1 Bath    |    | 1          | 656            | -                 | 656             | -                  | 656                       | -        | -           | -             |   |        |
| Unit A-4                 | 1 Bed/ 1 Bath    |    | 1          | 715            | -                 | 715             | -                  | 715                       | -        | -           | -             |   |        |
| Unit A-5                 | 1 Bed/ 1 Bath    |    | 1          | 754            | -                 | 754             | -                  | 754                       | -        | -           | -             |   |        |
| Unit A-6                 | 2 Bed/ 1 Bath    |    | 4          | 845            | -                 | 3,380           | -                  | 3,380                     | -        | -           | -             |   |        |
| Unit A-7                 | 2 Bed/ 1 Bath    |    | 1          | 919            | -                 | 919             | -                  | 919                       | -        | -           | -             |   |        |
| Unit B-1                 | 2 Bed/ 2 Bath    |    | 1          | 940            | -                 | 940             | -                  | 940                       | -        | -           | -             |   |        |
| Unit B-2                 | 2 Bed/ 2 Bath    |    | 1          | 1,095          | -                 | 1,095           | -                  | 1,095                     | -        | -           | -             |   |        |
| Unit B-3                 | 2 Bed/ 2 Bath    |    | 1          | 1,032          | -                 | 1,032           | -                  | 1,032                     | -        | -           | -             |   |        |
| Unit B-4                 | 2 Bed/ 2 Bath    |    | 1          | 1,135          | -                 | 1,135           | -                  | 1,135                     | -        | -           | -             |   |        |
| Unit B-5                 | 2 Bed/ 2 Bath    |    | 1          | 1,193          | -                 | 1,193           | -                  | 1,193                     | -        | -           | -             |   |        |
| Unit B-6                 | 2 Bed/ 2 Bath    |    | 1          | 1,240          | -                 | 1,240           | -                  | 1,240                     | -        | -           | -             |   |        |
| Unit B-7                 | 2 Bed/ 2 Bath    |    | 1          | 1,312          | -                 | 1,312           | -                  | 1,312                     | -        | -           | -             |   |        |
| Unit B-8                 | 2 Bed/ 2 Bath    |    | 1          | 1,434          | -                 | 1,434           | -                  | 1,434                     | -        | -           | -             |   |        |
| TOTAL UNIT & SQUARE FEET |                  |    |            |                |                   |                 |                    |                           |          | 21          | 16,290        | - | 16,290 |

**Proposed Second Floor**

| Unit                     | Unit Description | IZ | # of Units | Unit Size (SF) | Balcony Size (SF) | Total Unit (SF) | Total Balcony (SF) | Total Unit & Balcony (SF) | Price/SF | Total Price | Average Price |   |        |
|--------------------------|------------------|----|------------|----------------|-------------------|-----------------|--------------------|---------------------------|----------|-------------|---------------|---|--------|
| Unit A-1                 | Studio           | 2  | 2          | 458            | -                 | 916             | -                  | 916                       | -        | -           | -             |   |        |
| Unit A-2                 | 1 Bed/ 1 Bath    | 1  | 4          | 549            | -                 | 2,196           | -                  | 2,196                     | -        | -           | -             |   |        |
| Unit A-3                 | 1 Bed/ 1 Bath    |    | 1          | 656            | -                 | 656             | -                  | 656                       | -        | -           | -             |   |        |
| Unit A-4                 | 1 Bed/ 1 Bath    |    | 1          | 715            | -                 | 715             | -                  | 715                       | -        | -           | -             |   |        |
| Unit A-5                 | 1 Bed/ 1 Bath    |    | 1          | 754            | -                 | 754             | -                  | 754                       | -        | -           | -             |   |        |
| Unit A-6                 | 2 Bed/ 1 Bath    | 1  | 4          | 845            | -                 | 3,380           | -                  | 3,380                     | -        | -           | -             |   |        |
| Unit A-7                 | 2 Bed/ 1 Bath    |    | 1          | 919            | -                 | 919             | -                  | 919                       | -        | -           | -             |   |        |
| Unit B-1                 | 2 Bed/ 2 Bath    |    | 1          | 940            | -                 | 940             | -                  | 940                       | -        | -           | -             |   |        |
| Unit B-2                 | 2 Bed/ 2 Bath    |    | 1          | 1,095          | -                 | 1,095           | -                  | 1,095                     | -        | -           | -             |   |        |
| Unit B-3                 | 2 Bed/ 2 Bath    |    | 1          | 1,032          | -                 | 1,032           | -                  | 1,032                     | -        | -           | -             |   |        |
| Unit B-4                 | 2 Bed/ 2 Bath    |    | 1          | 1,135          | -                 | 1,135           | -                  | 1,135                     | -        | -           | -             |   |        |
| Unit B-5                 | 2 Bed/ 2 Bath    |    | 1          | 1,193          | -                 | 1,193           | -                  | 1,193                     | -        | -           | -             |   |        |
| Unit B-6                 | 2 Bed/ 2 Bath    |    | 1          | 1,240          | -                 | 1,240           | -                  | 1,240                     | -        | -           | -             |   |        |
| Unit B-7                 | 2 Bed/ 2 Bath    |    | 1          | 1,312          | -                 | 1,312           | -                  | 1,312                     | -        | -           | -             |   |        |
| Unit B-8                 | 2 Bed/ 2 Bath    |    | 1          | 1,434          | -                 | 1,434           | -                  | 1,434                     | -        | -           | -             |   |        |
| TOTAL UNIT & SQUARE FEET |                  |    |            |                |                   |                 |                    |                           |          | 21          | 16,290        | - | 16,290 |

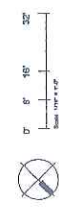
**PROJECT TOTALS**

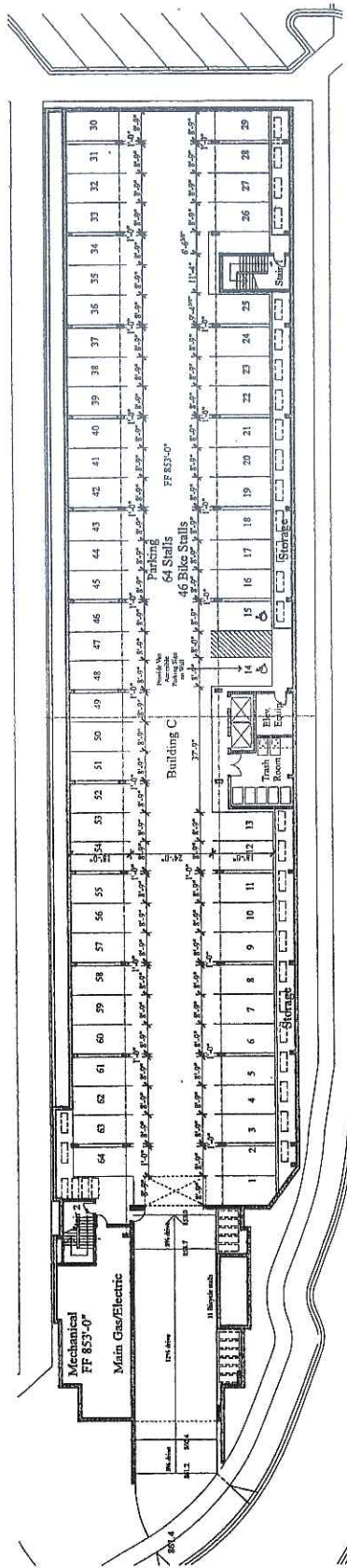
|                               |         |  |
|-------------------------------|---------|--|
| COMMERCIAL TOTALS             | 63      |  |
| RESIDENTIAL TOTALS            | Floor 1 |  |
| RESIDENTIAL WITHOUT IZ TOTALS | 63      |  |
| IZ TOTALS                     | 57      |  |
|                               | 6       |  |



1st Level Plan

|   |                 |
|---|-----------------|
| <b>SIP SUBMITTAL</b>  |                 |
| <b>MCGRATH</b><br><i>Associates</i>   |                 |
| REAL ESTATE INVESTMENTS   |                 |
| SUBMITTAL DATE<br>08/23 / 2009  | PLAN COMMISSION |
| SHEET TITLE<br><b>First Level Plan</b>  |                 |
| SHEET NUMBER<br><b>C-A101</b>   |                 |
| SGN+A<br>STANSON GERMANY HONEMAKER + ASSOCIATES, INC.<br>1000 West 10th Street, Suite 105<br>Fargo, ND 58102<br>Telephone: (701) 783-4466 |                 |





Parking Level Plan



2nd Level Plan

**SIP SUBMITTAL**



**McGRATH**  
*Associates*

REAL ESTATE INVESTMENTS  
PLAN COMMISSION

0823 | 2006

**UNION**  
**CORN**

SHEET TITLE  
**Parking Level Plan  
Second Level Plan**

SHEET NUMBER  
**C-A102**

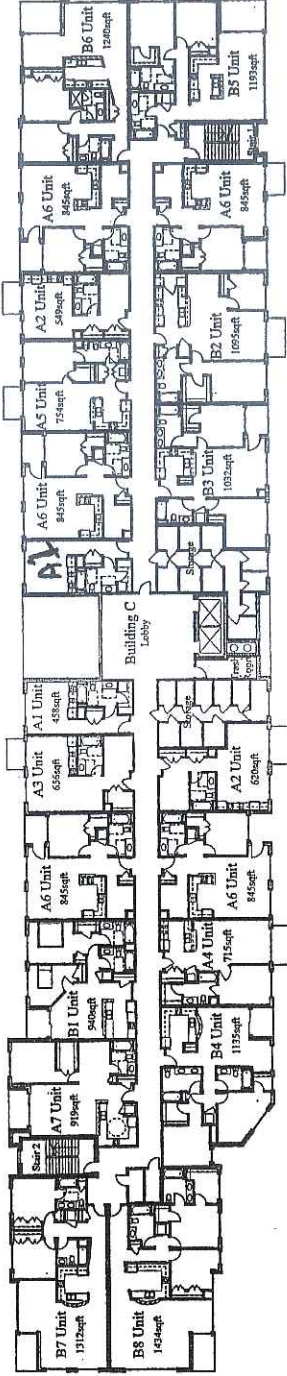
SGN+A

110 West Duval Street, Suite 505  
Tallahassee, Florida 32304  
Phone: (904) 622-4444

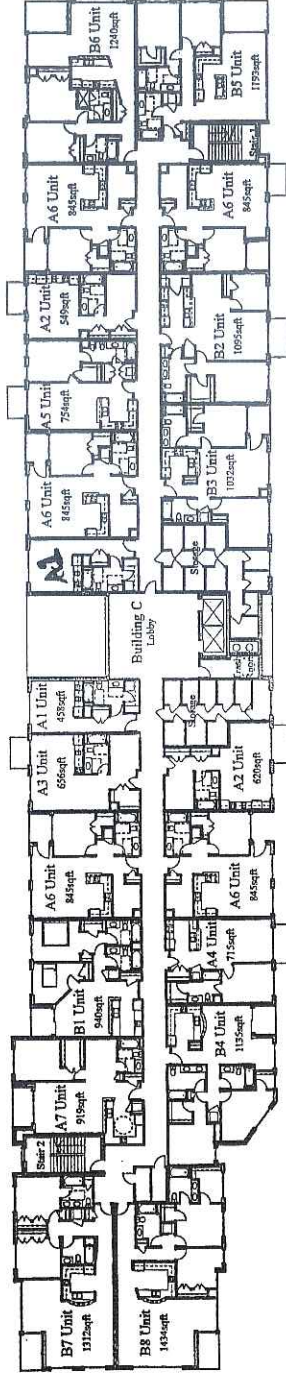
Scale: 1/8" = 1'-0"

0' 6" 12" 24"





3rd Level Plan



4th Level Plan

**SIP SUBMITTAL**

**MCGRATH**  
*Associates*

REAL ESTATE INVESTMENTS

DATE: 08/21/2008

PLAN COMMISSION

**UNION CORNER**

SHEET TITLE:  
Third Level Plan  
Fourth Level Plan

SHEET NUMBER:  
**C-A103**

SGN+A  
STANSON GENERAL MANAGER + ASSOCIATES, INC.  
100 West Duval Street, Suite 505  
Tallahassee, Florida 32301-2466

