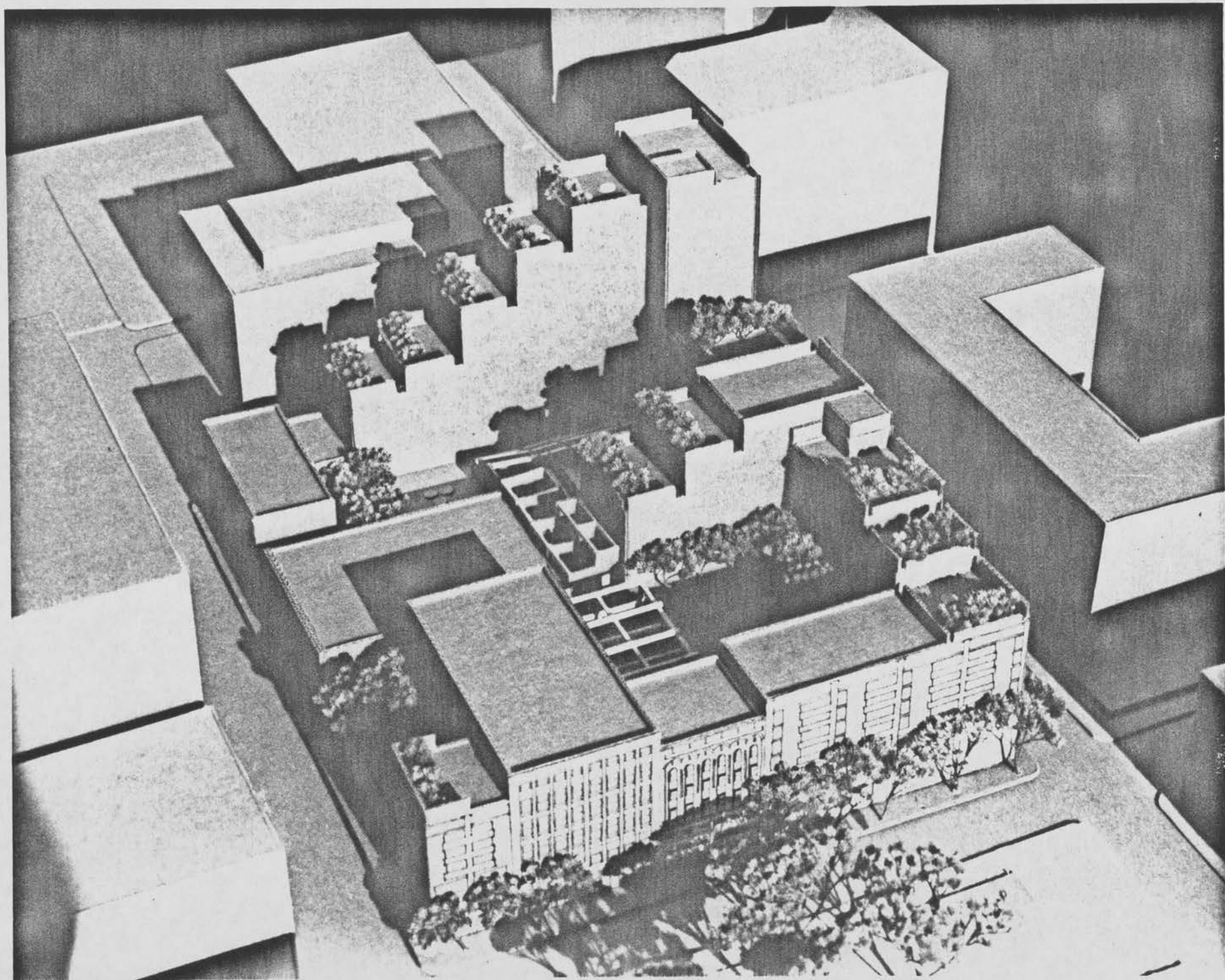


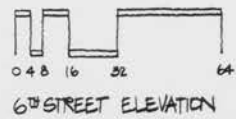


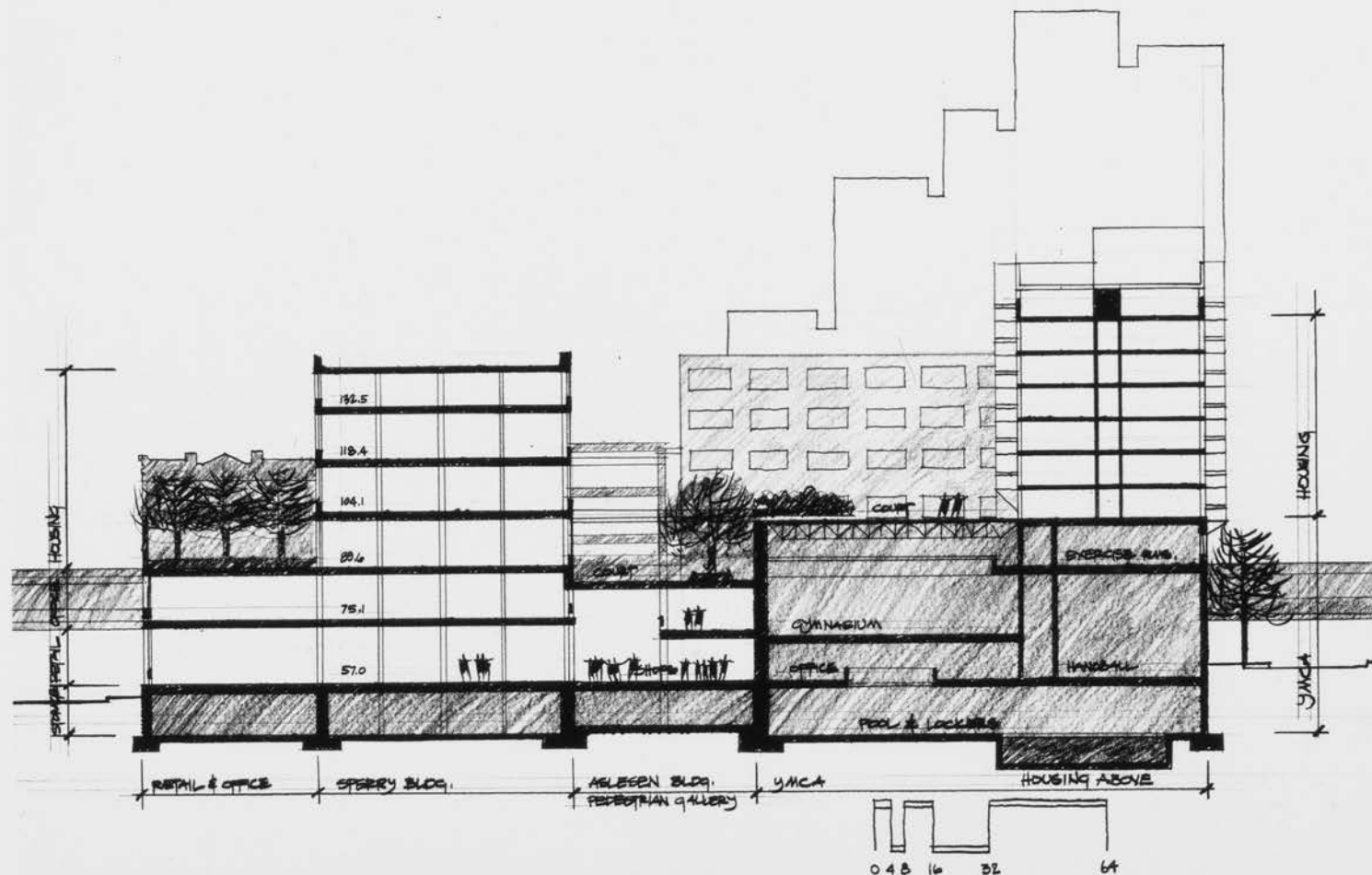
Lowertown Redevelopment Corporation: Corporate records

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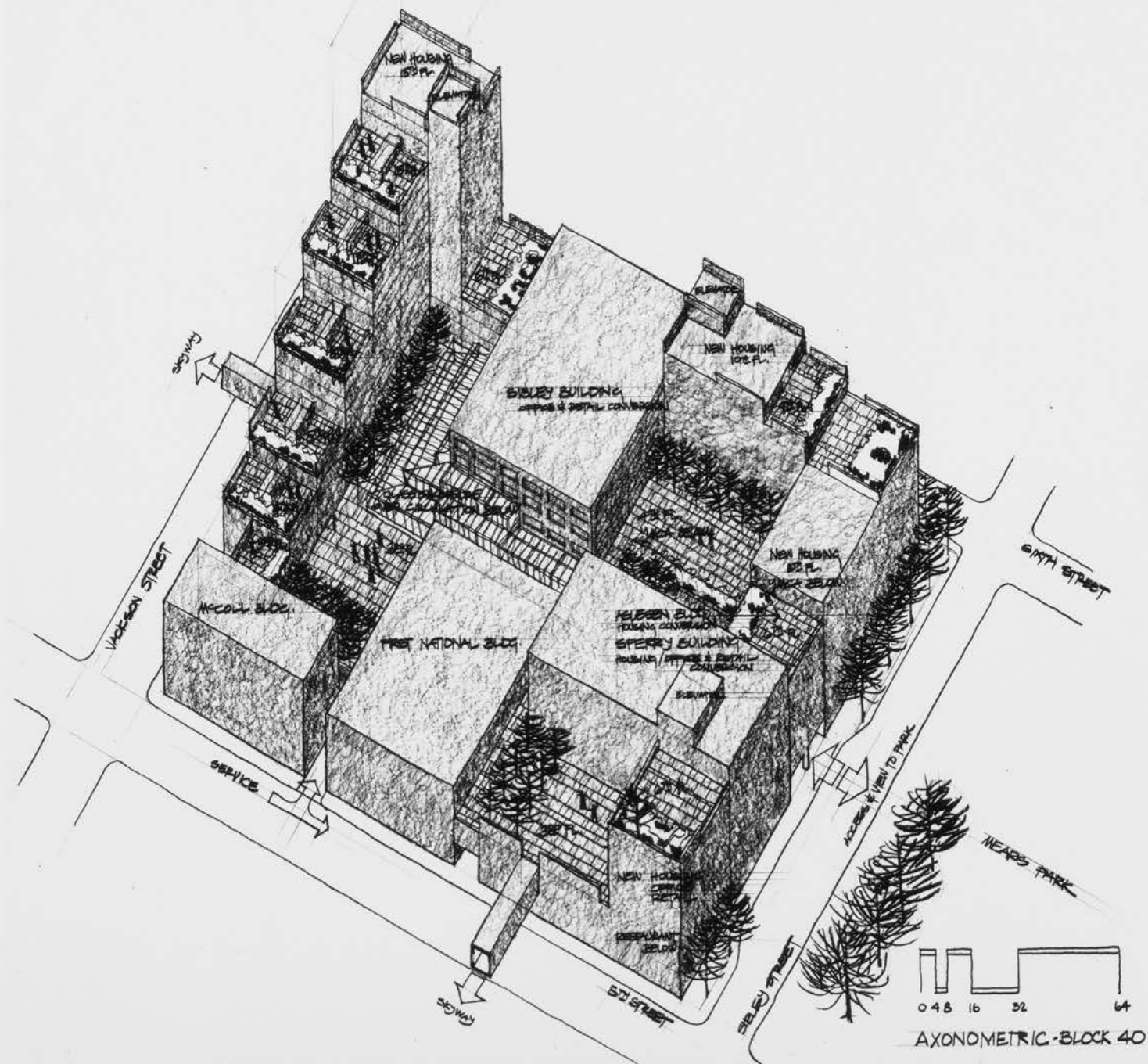
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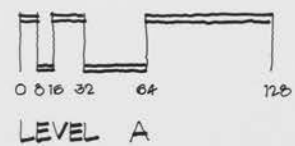
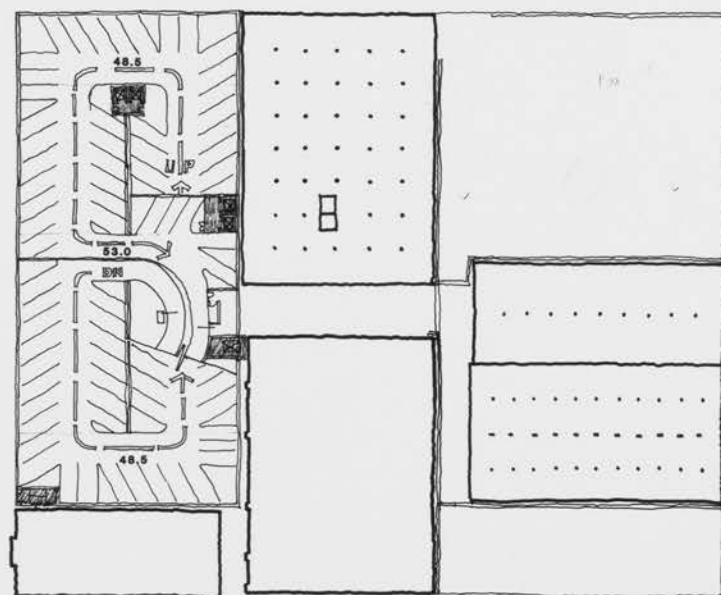


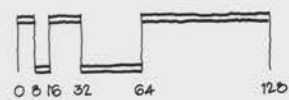
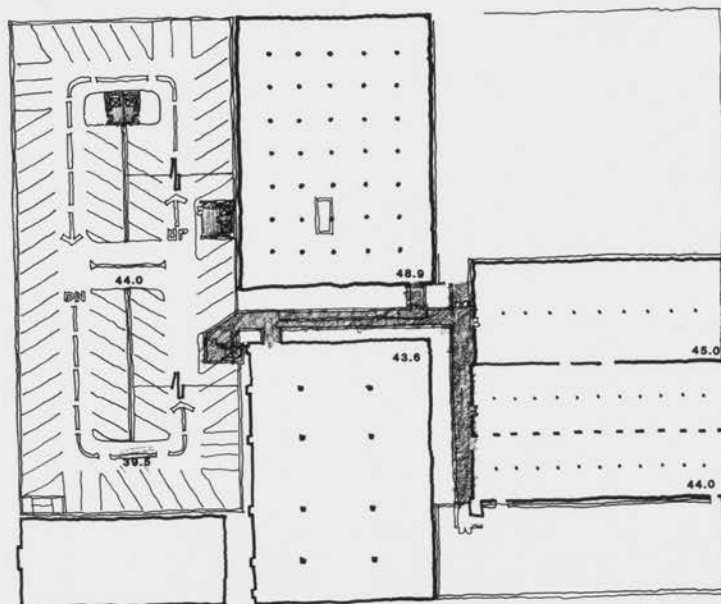




TRANSVERSE SECTION

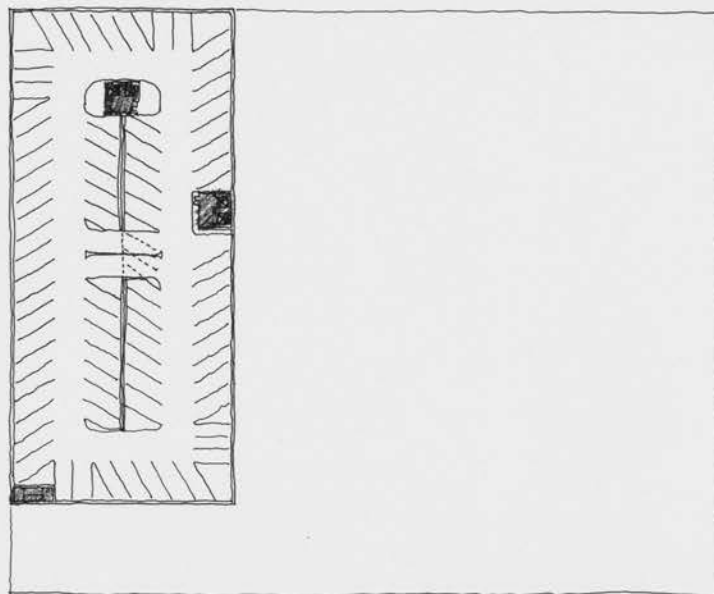






LEVEL - B BASEMENT



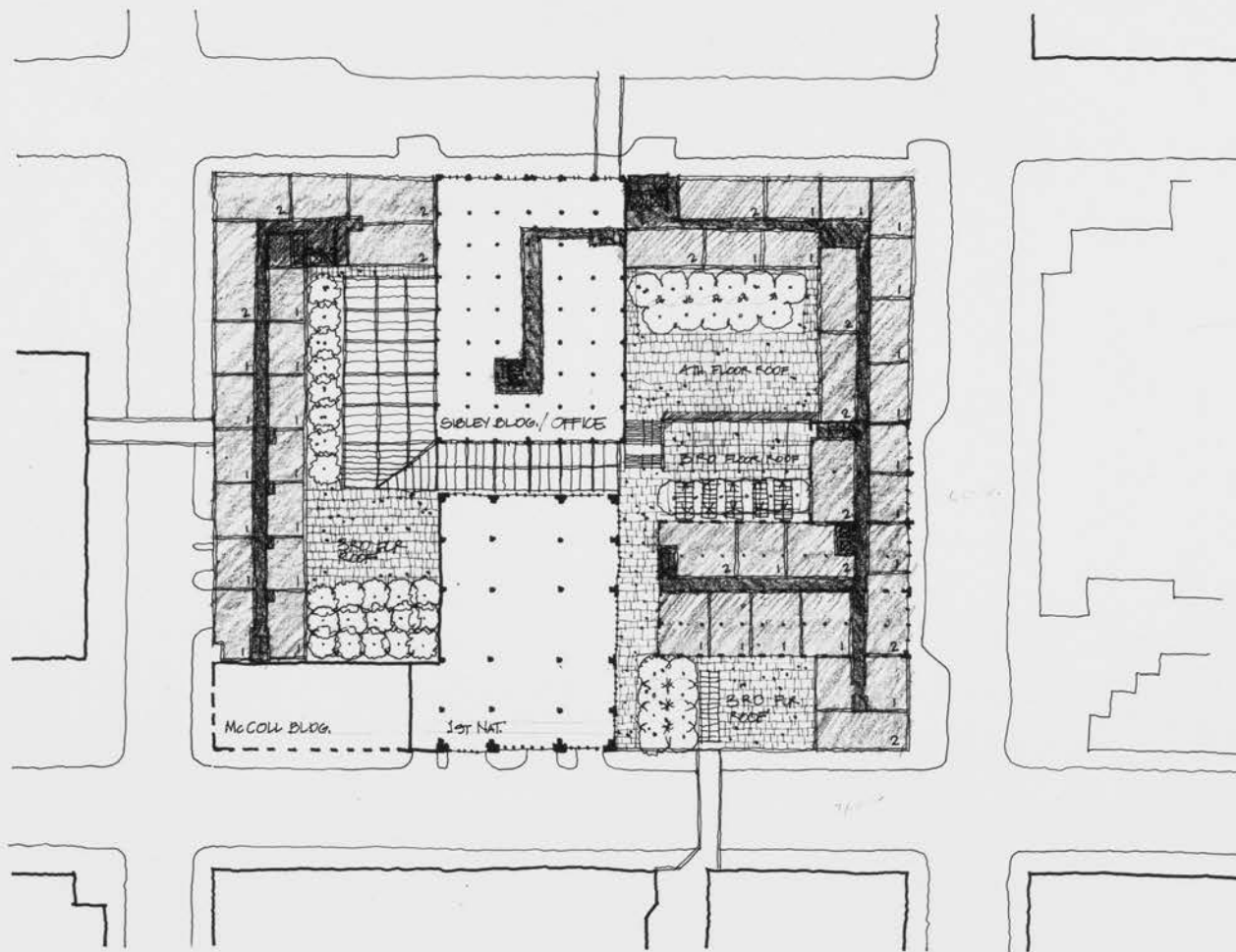


LEVEL:	ELEV:	# CARS
A	53.0	14
B (BASE MT)	44.0	75
C	35.0	75
D	26.0	70
E	17.0	51
TOTAL		323 CARS



LEVEL-C, D & E

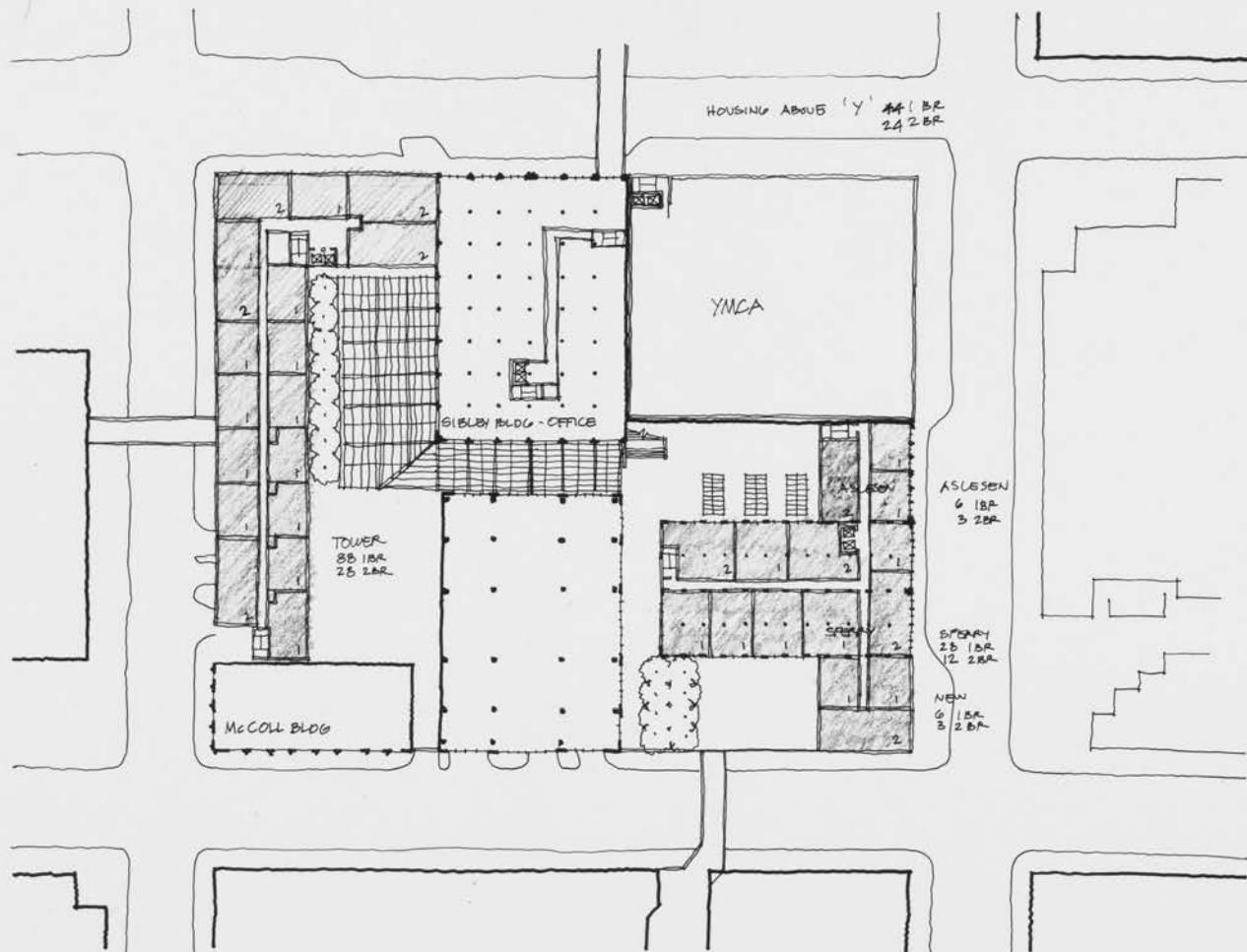




	GROSS	NET	EFF. %
OFFICE	13,000	11,500	88
FLA 8			
TOTAL	65,000	57,500	



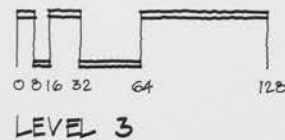
LEVEL 4/TYPICAL HOUSING

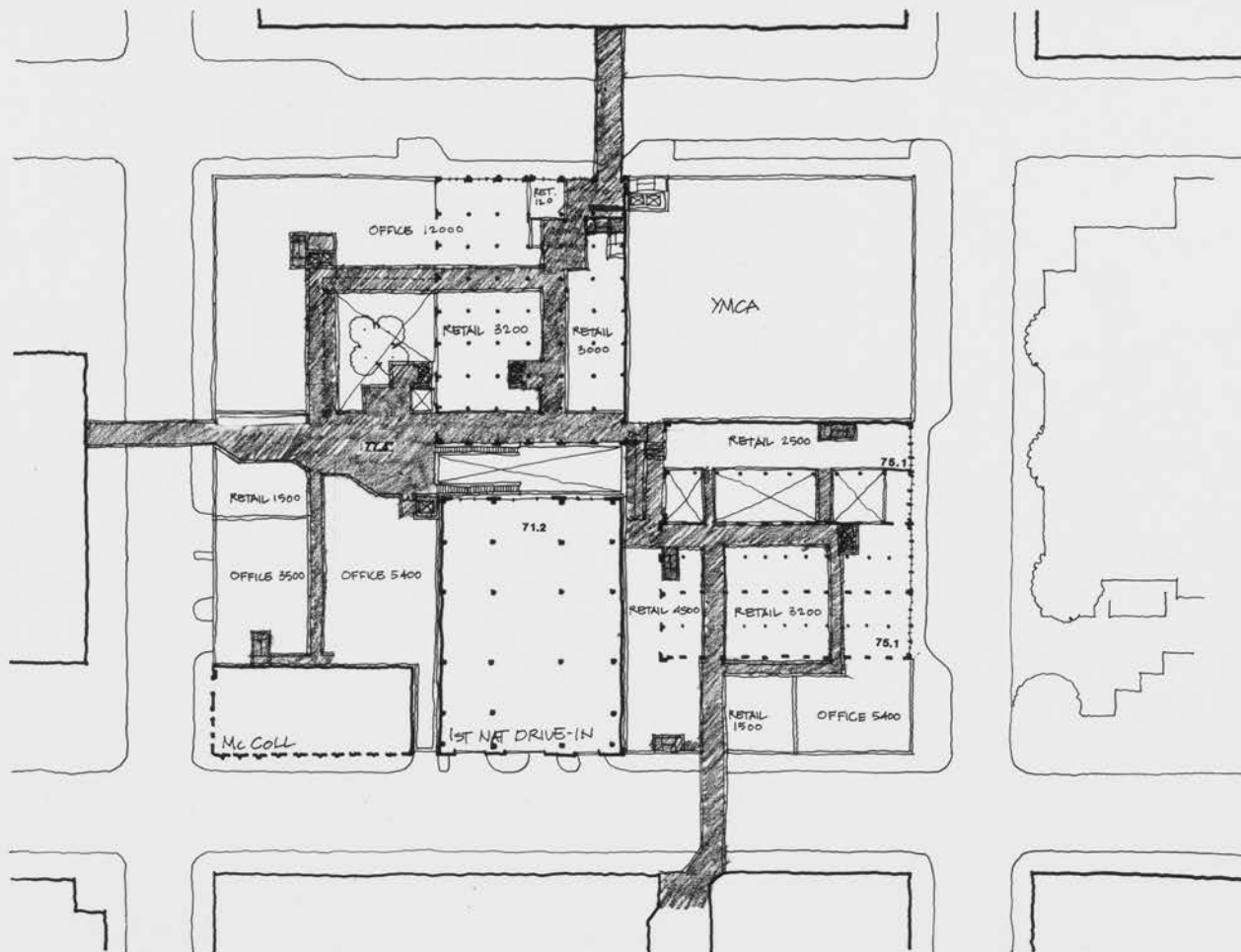


HOUSING UNITS BY LEVEL

LEVEL	1BR	2BR	AREA: GROSS
1	0	0	1730
2	0	0	1730
3	31	13	
4	31	13	
5	30	13	
6	24	11	
7	14	6	
8	11	4	
9	9	4	
10	6	2	
11	6	2	
12	6	2	
13	4	2	
14	2	2	
15	2	2	
16	2	2	
17			
TOTAL	180 + 70	258 UNITS	

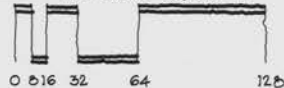
	GROSS	NET	EFF. %
OFFICE (SIBLEY BLDG.)	13,000	11,500	88%
X 5' (BLDG.)	65,000	57,500	88%



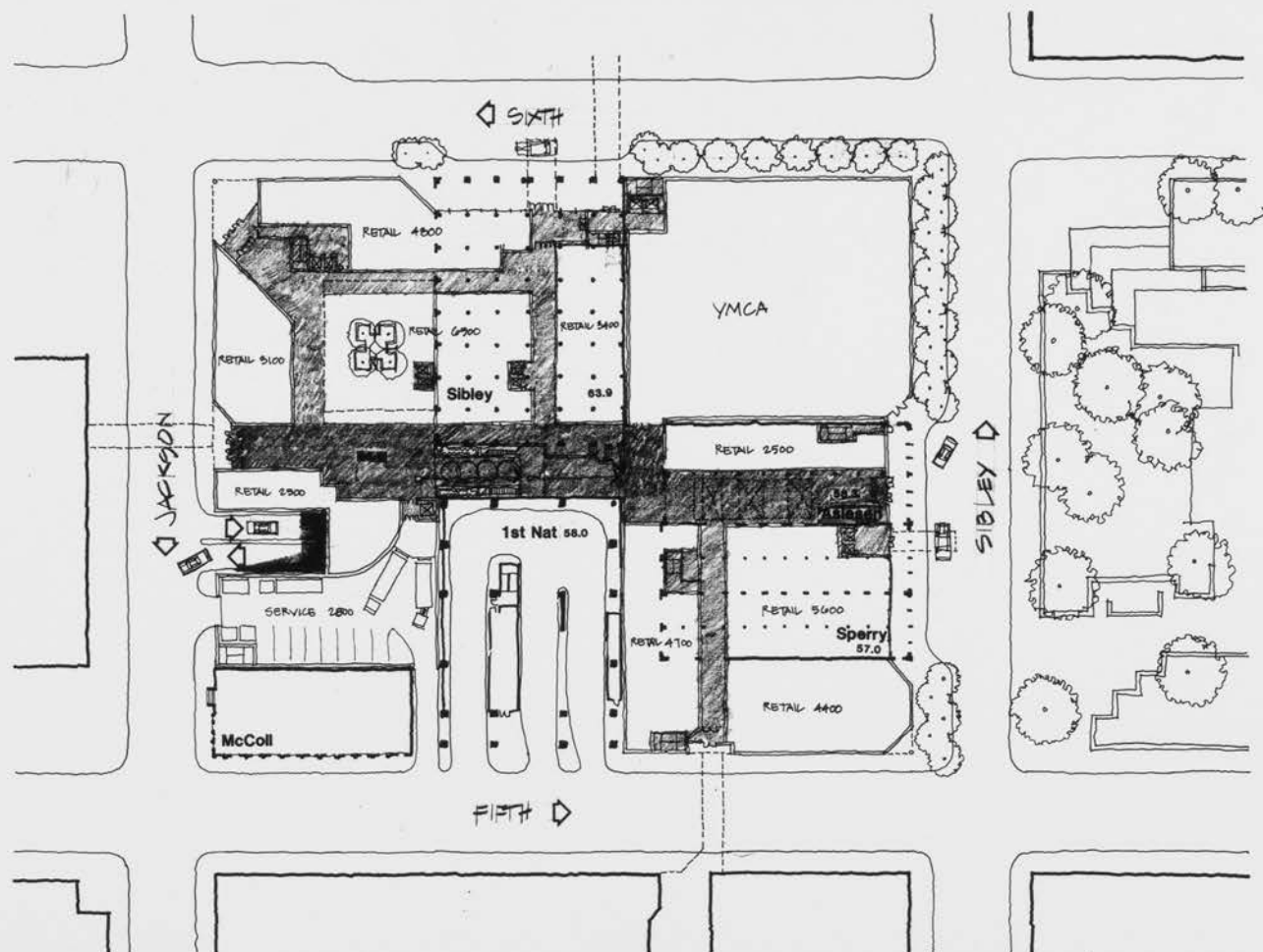


AREA	GROSS	NET	EFF. %
OFFICE	40,000	26,300	65%
RETAIL	30,000	20,000	66%
HOLDING	1,730		
YMCA	18,000		

TOTAL NET	RETAIL	60,000	3.1
NET OFFICE		84,000	3.1



LEVEL 2 - SKYWAY



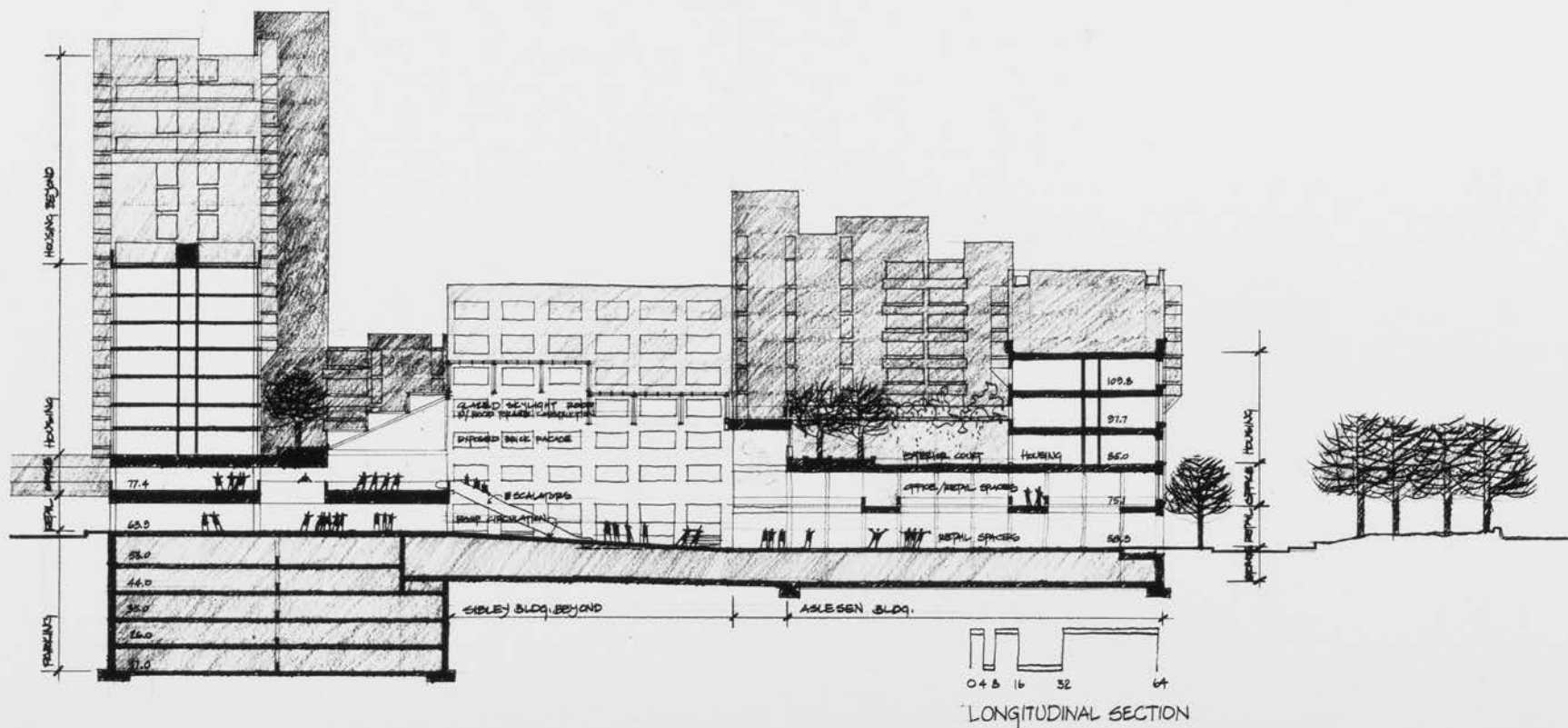
TOTAL SITE AREA: 89,730 (EXCL. McCull & BANK)

	GROSS	NET	EFF. %
OFFICE	—	—	—
* RETAIL	64,000	40,900	63%
HOUSING	1730	—	—
YMCA	18,000	—	—

#INCLUDING SERVICE

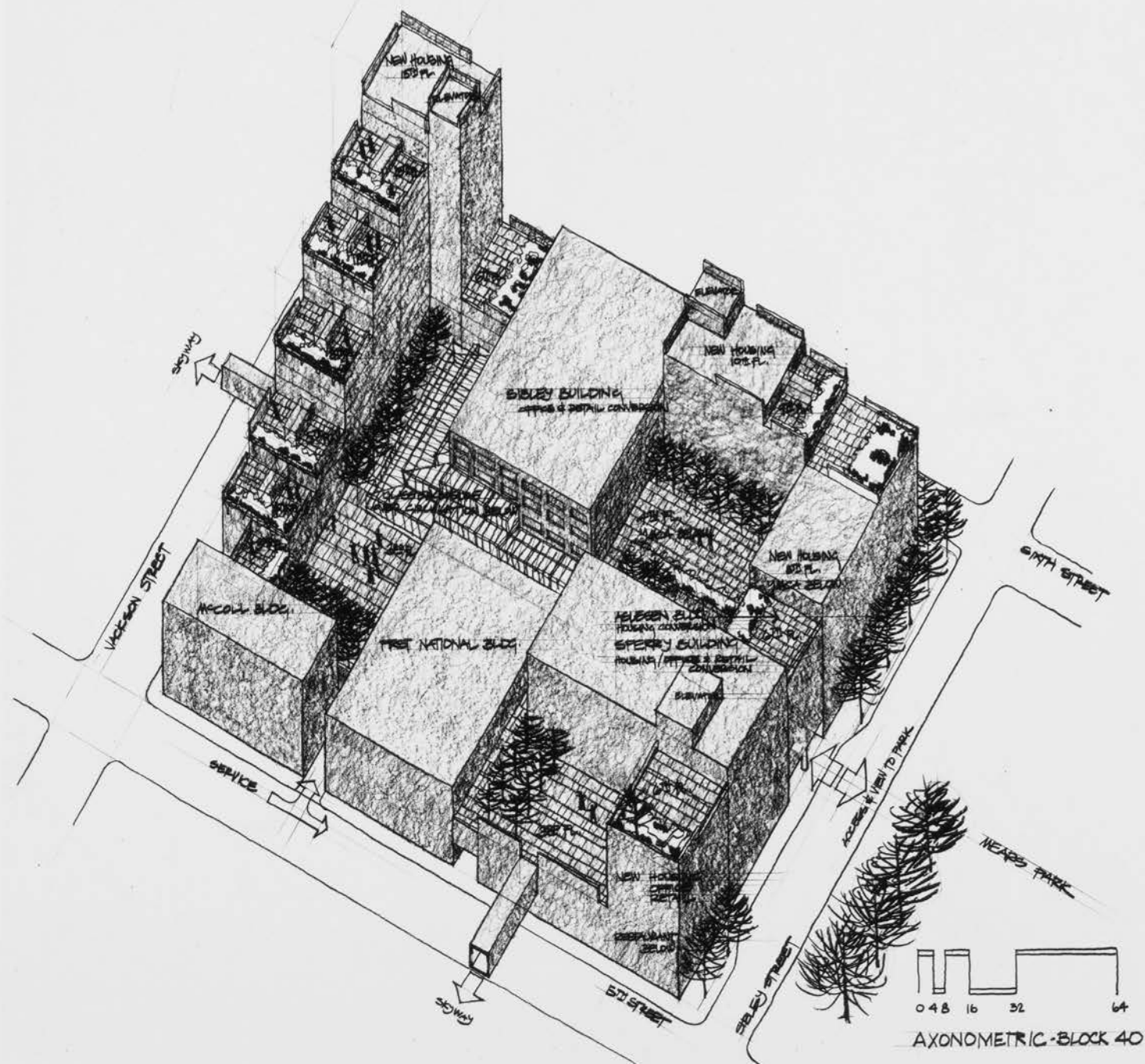


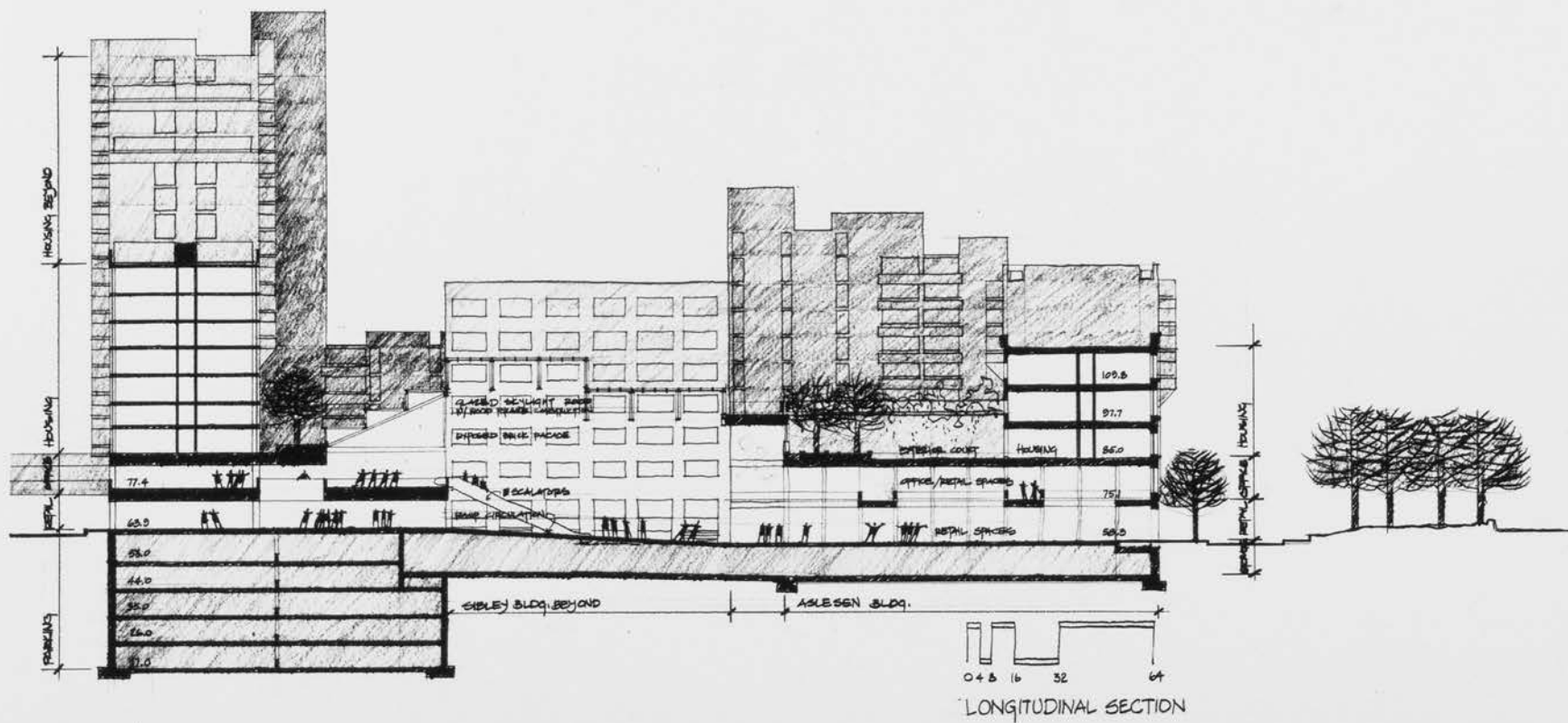
LEVEL 1 - GRADE

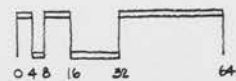




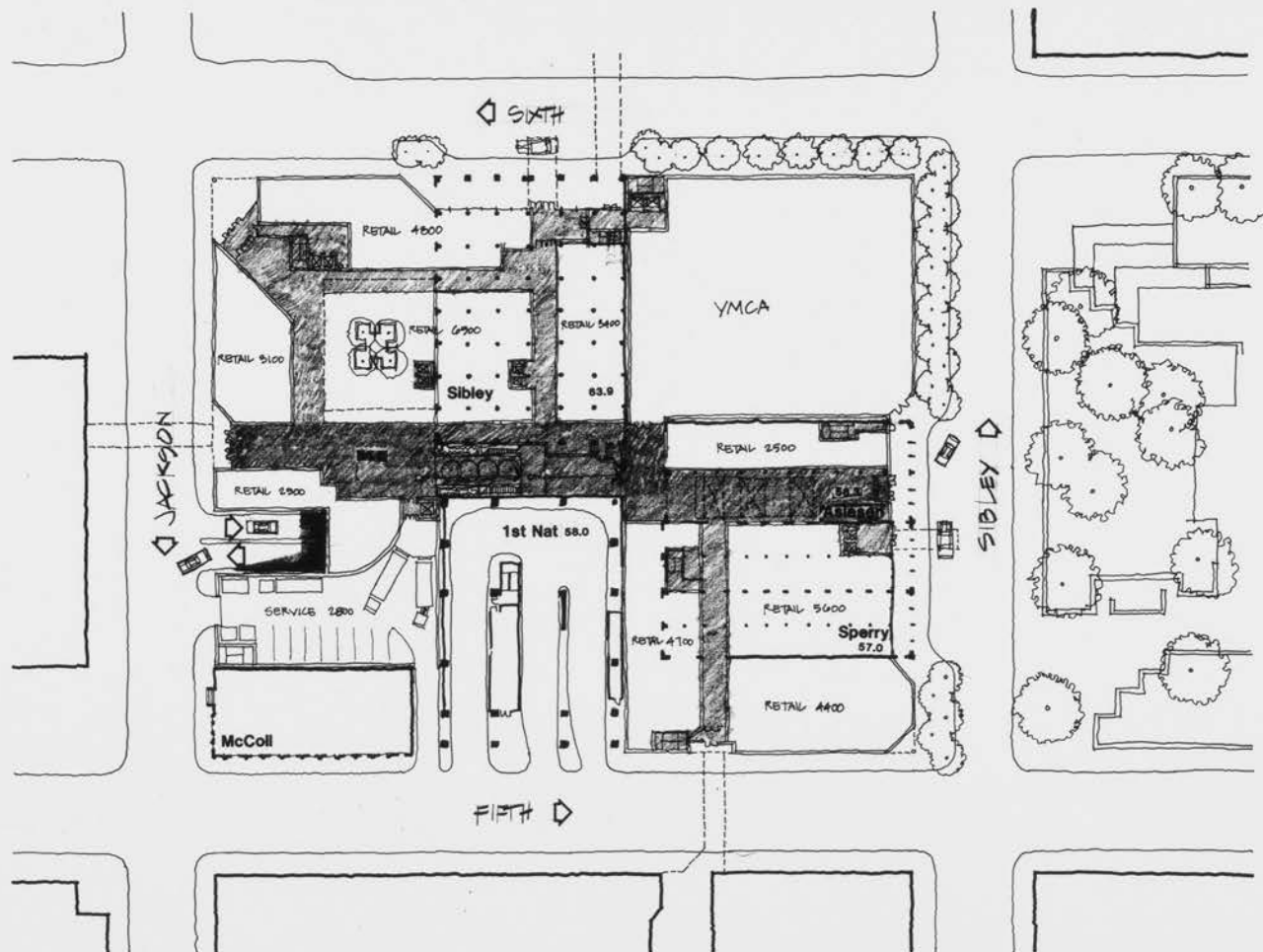
SIBLEY STREET ELEVATION







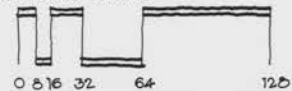
6th STREET ELEVATION



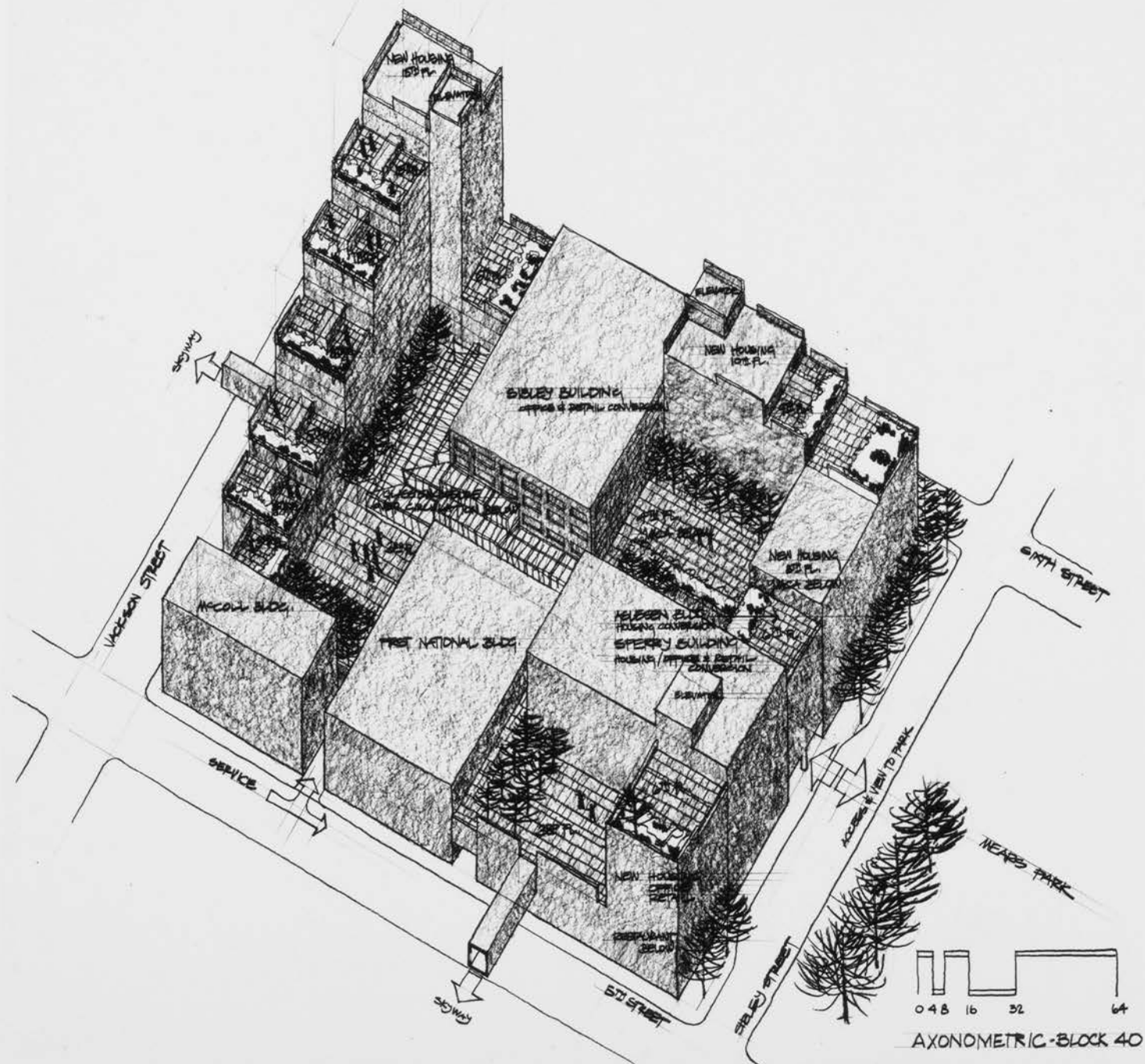
TOTAL SITE AREA: 89,730 (EXCL. McColl & BANK)

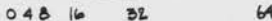
	GAUSS	NET	EFF. %
OFFICE	—	—	—
* RETAIL	68,000	40,300	63%
HOUSING	1730	—	—
YMCA	18,800	—	—

#INCLUDING SERVICE

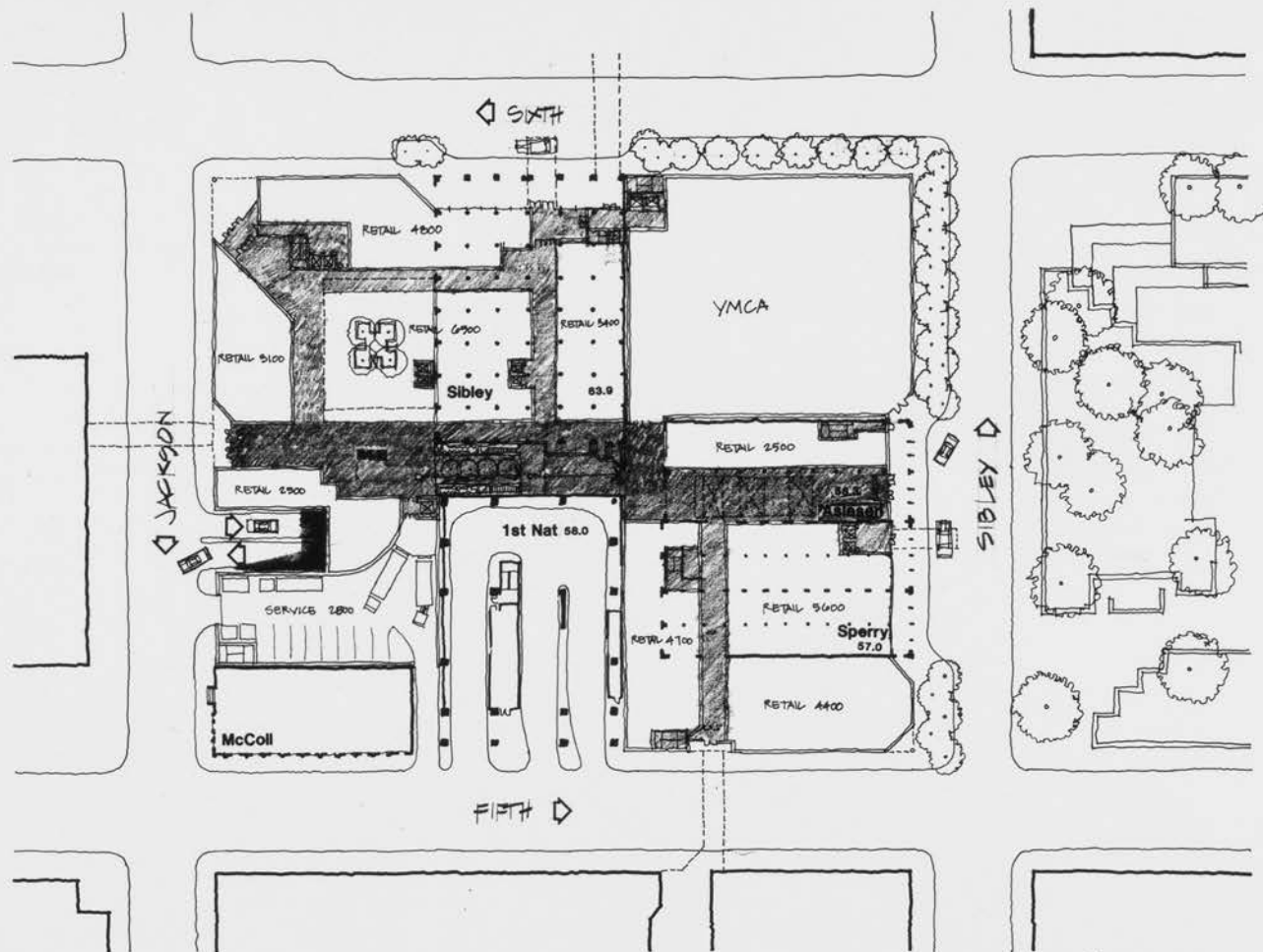


LEVEL 1 - GRADE





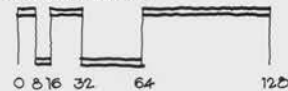
TRANSVERSE SECTION



TOTAL SITE AREA: 89,730 (EXCL. McColl & BANK)

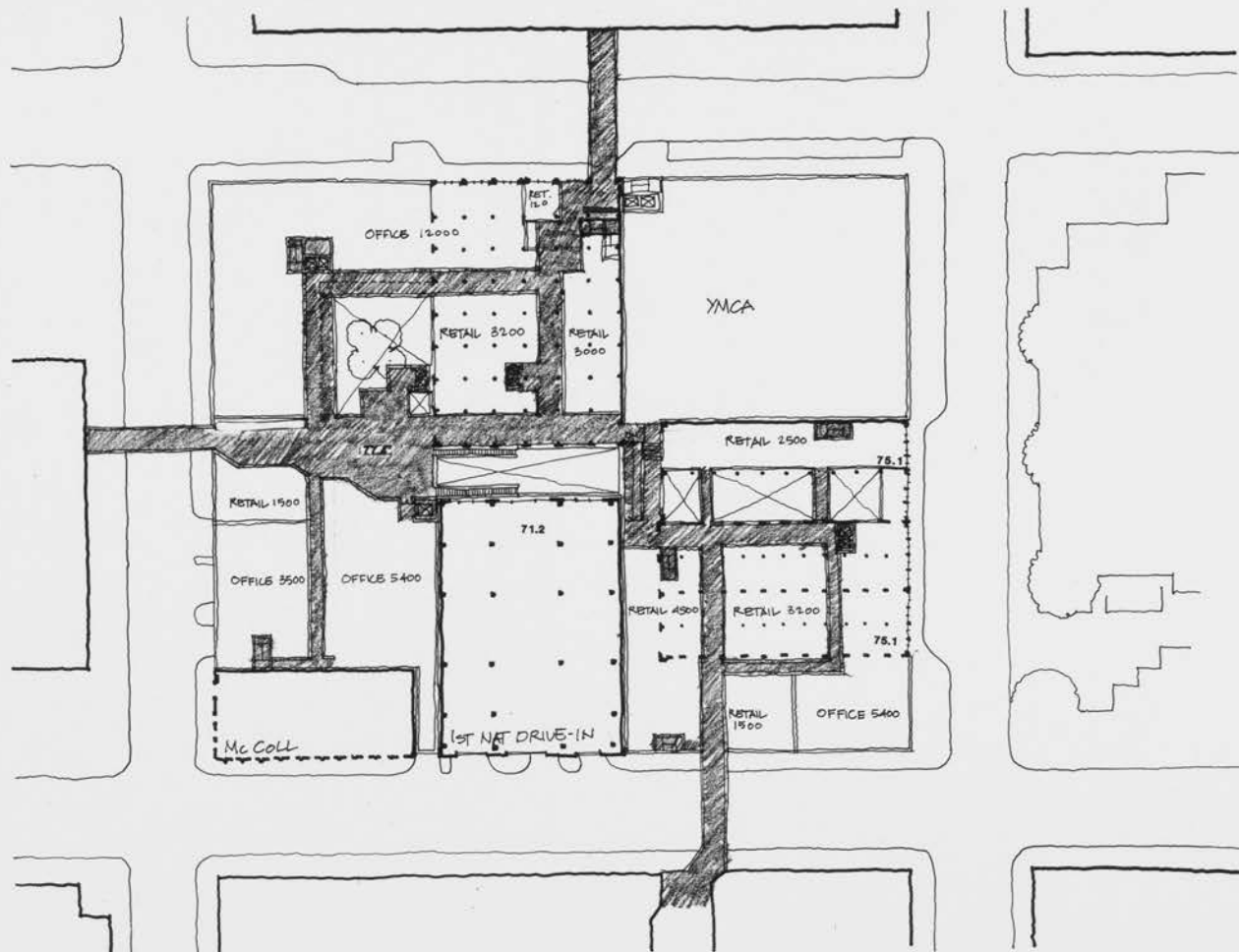
	GROSS	NET	EFF. %
OFFICE	—	—	—
* RETAIL	64,000	40,300	63%
HOUSING	1730	—	—
YMCA	11,000	—	—

#INCLUDING SERVICE



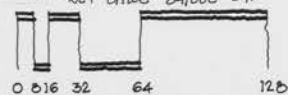
LEVEL 1 - GRADE





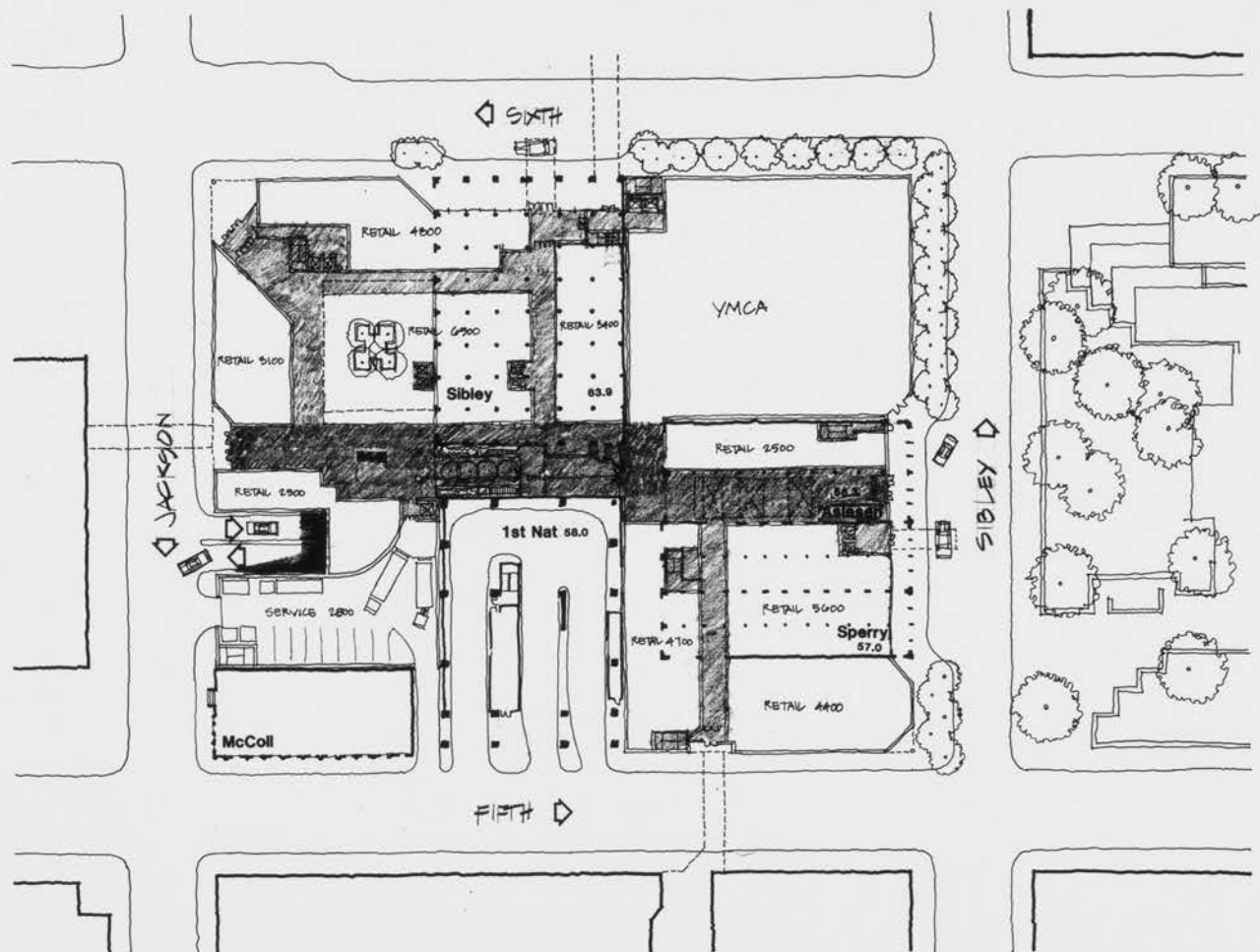
AREA	GROSS	NET	EFF. %
OFFICE	40,000	24,300	65%
RETAIL	30,000	20,000	66%
HOUSING	1,730		
YMCA	18,000		

TOTAL NET	60,000	S.F.
NET OFFICE	84,000	S.F.



LEVEL 2 - SKYWAY

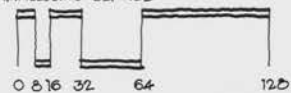




TOTAL SITE AREA: 89,730 (EXCL. McColl + BANK)

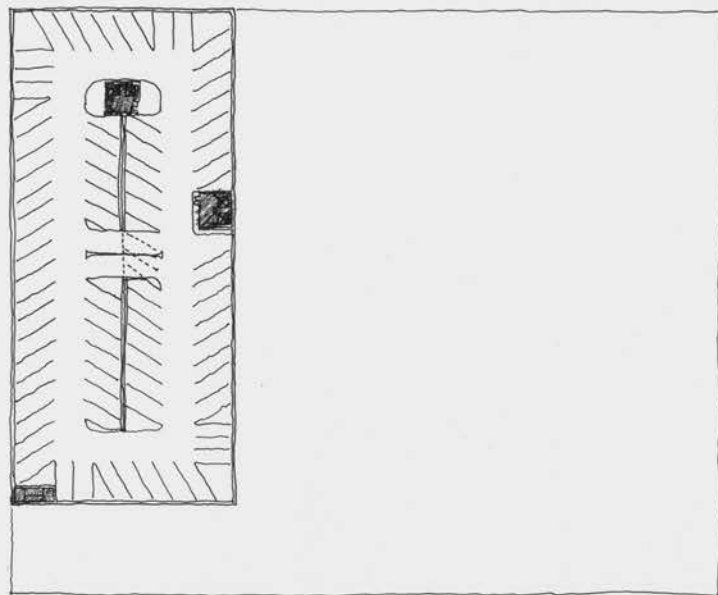
	GROSS	NET	EFF. %
OFFICE	—	—	—
* RETAIL	64,000	40,300	63%
HOUSING	1730	—	—
YMCA	10,000	—	—

#INCLUDING SERVICE

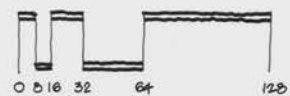


LEVEL 1 - GRADE



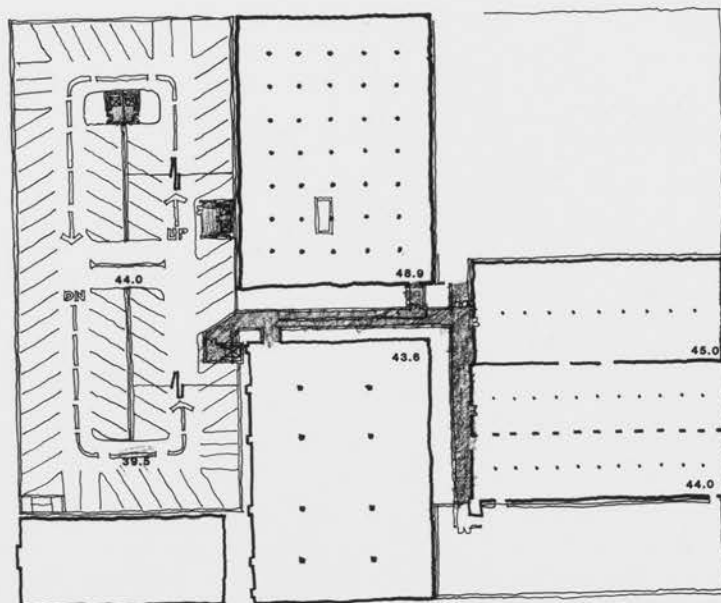


LEVEL:	ELEV:	# CARS
A	53.0	14
B (BEEHIVE)	44.0	75
C	35.0	79
D	26.0	78
E	17.0	51
TOTAL		323 CARS



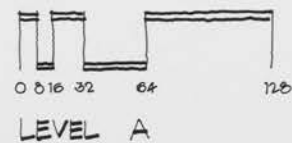
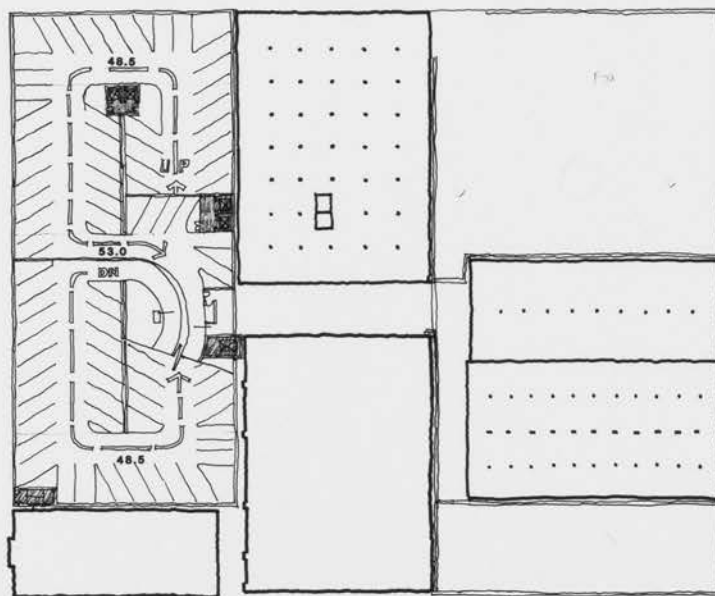
LEVEL-C, D & E

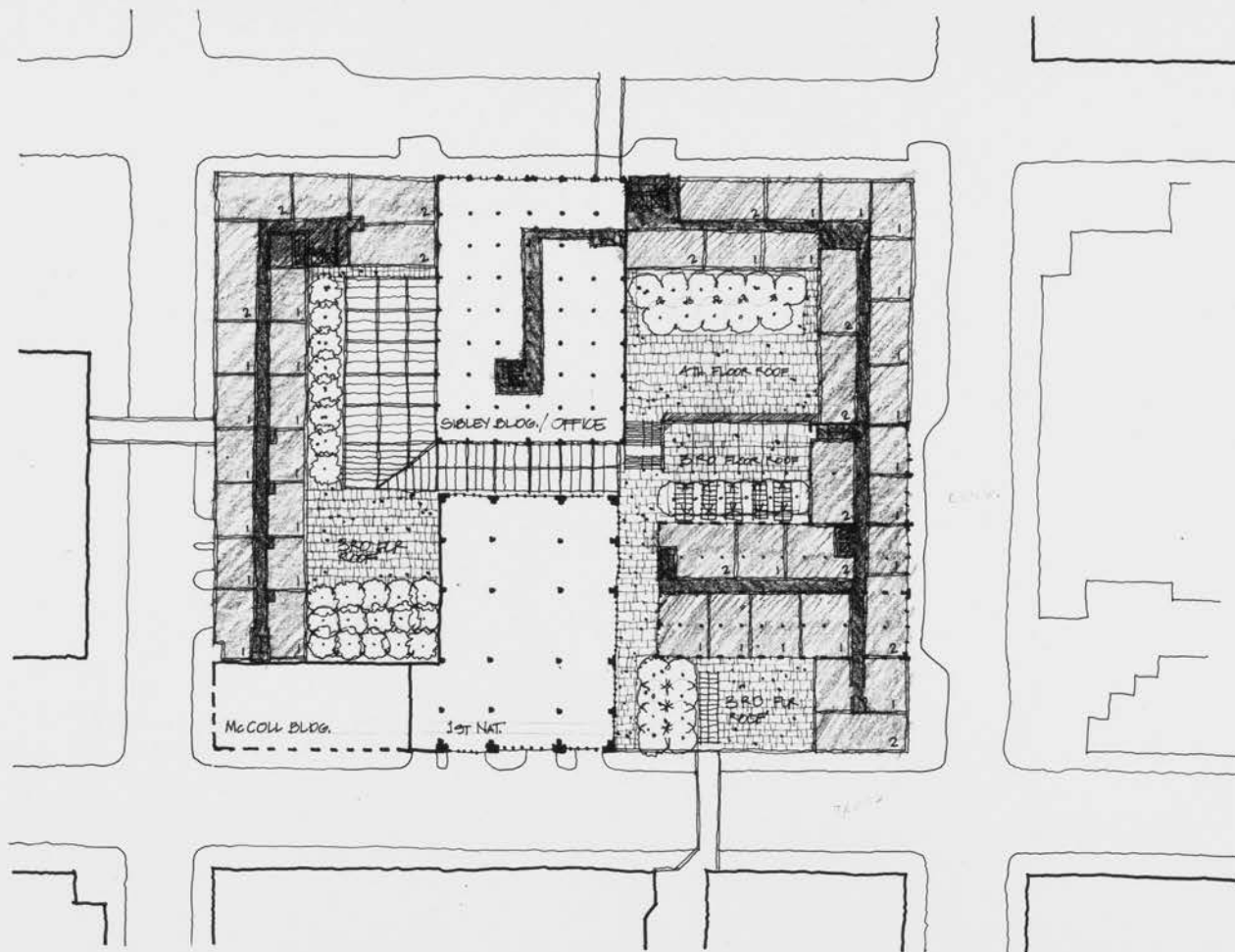




LEVEL - B BASEMENT



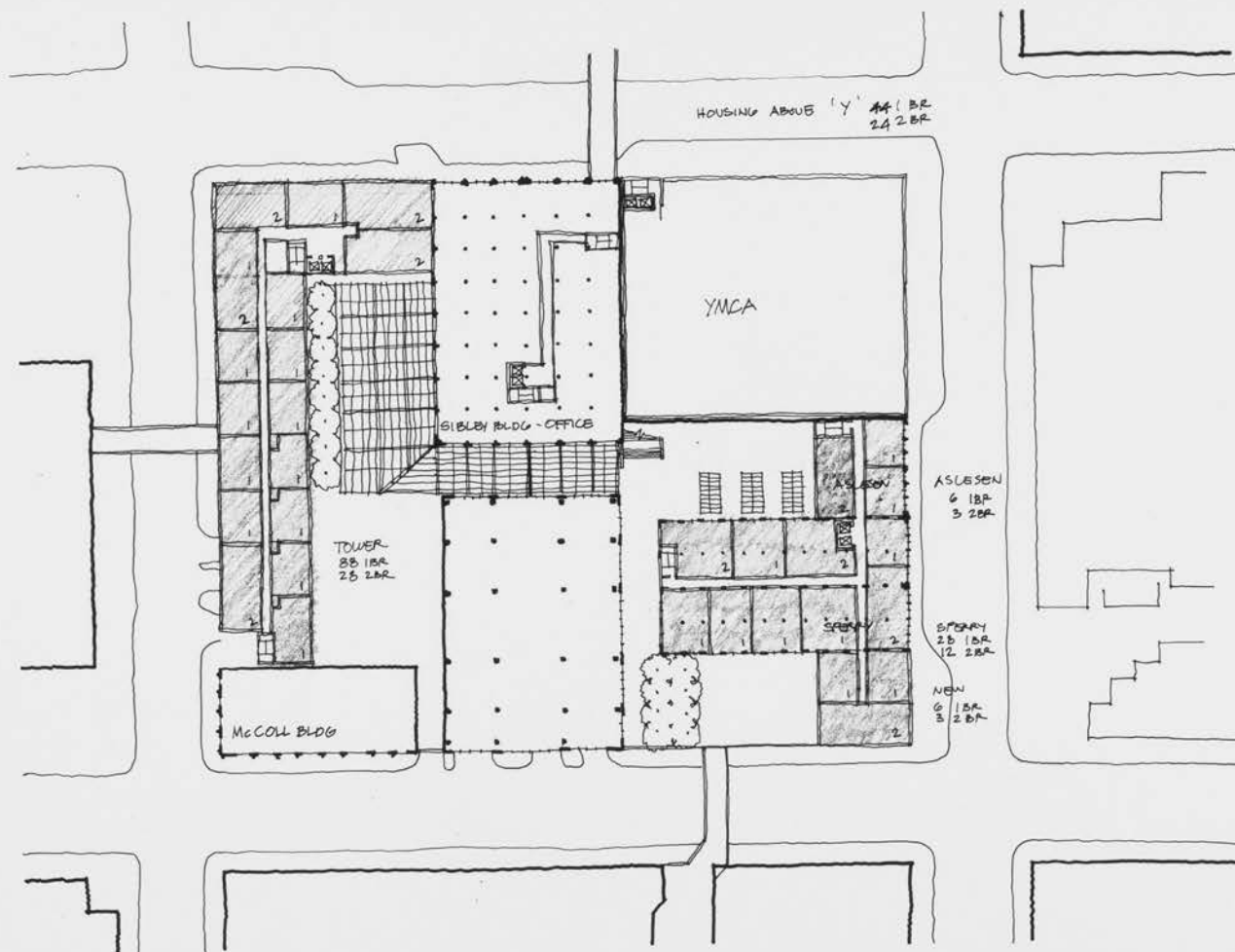




	GROSS	NET	BFF. %
OFFICE	13,000	11,500	88
TOTAL	66,000	51,500	



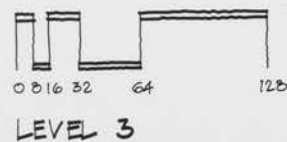
LEVEL 4/TYPICAL HOUSING

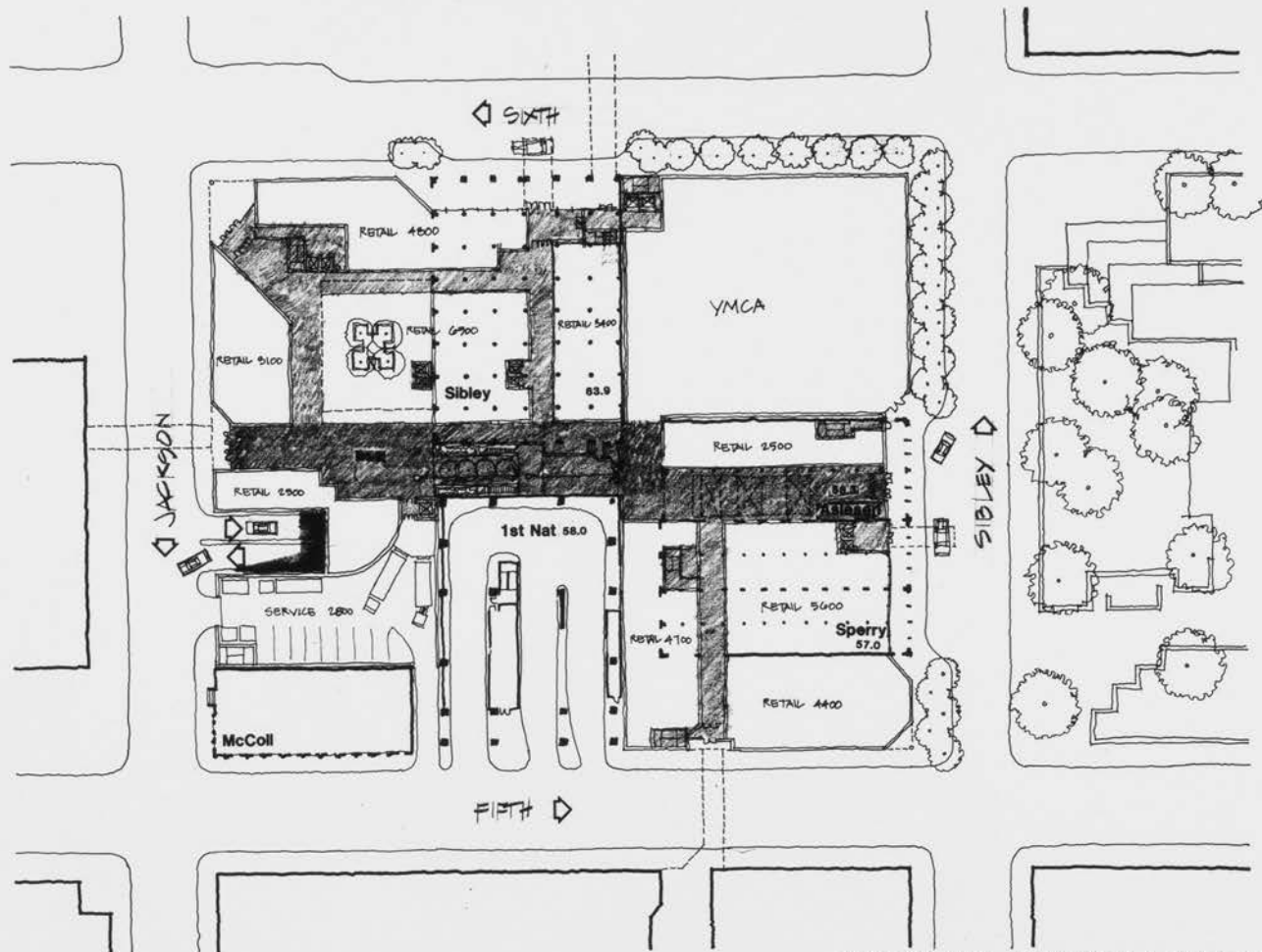


HOUSING UNITS BY LEVEL

LEVEL	1BR	2BR	AREA: GROSS
1	0	0	1730
2	0	0	1730
3	31	13	
4	31	13	
5	30	13	
6	24	11	
7	16	6	
8	11	4	
9	9	4	
10	6	2	
11	6	2	
12	6	2	
13	4	2	
14	2	2	
15	2	2	
16	2	2	
17			
TOTAL	180 + 78		258 UNITS

	GROSS	NET	EFF. %
OFFICE (GIDLETT BLDG.)	13,000	11,500	88%
X 5 LEVELS =	65,000	57,500	88%

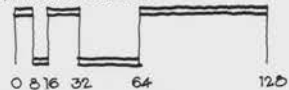




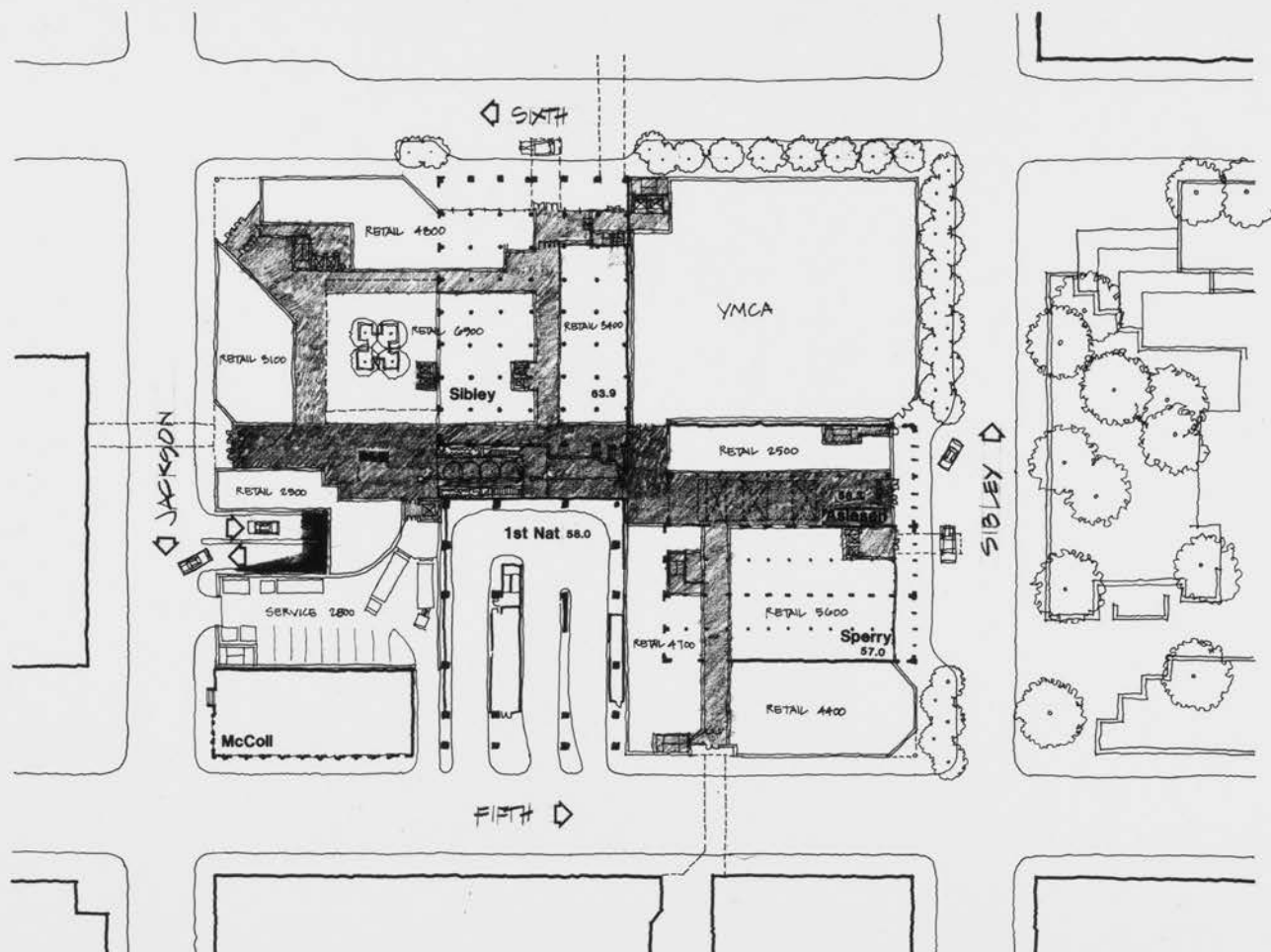
TOTAL SITE AREA: 89,730 (EXCL. McColl & BANK)

	GROSS	NET	EFF. %
OFFICE	—	—	—
* RETAIL	64,000	40,300	63%
HOUSING	1730	—	—
YMCA	18,000	—	—

#INCLUDING SERVICE



LEVEL 1 - GRADE



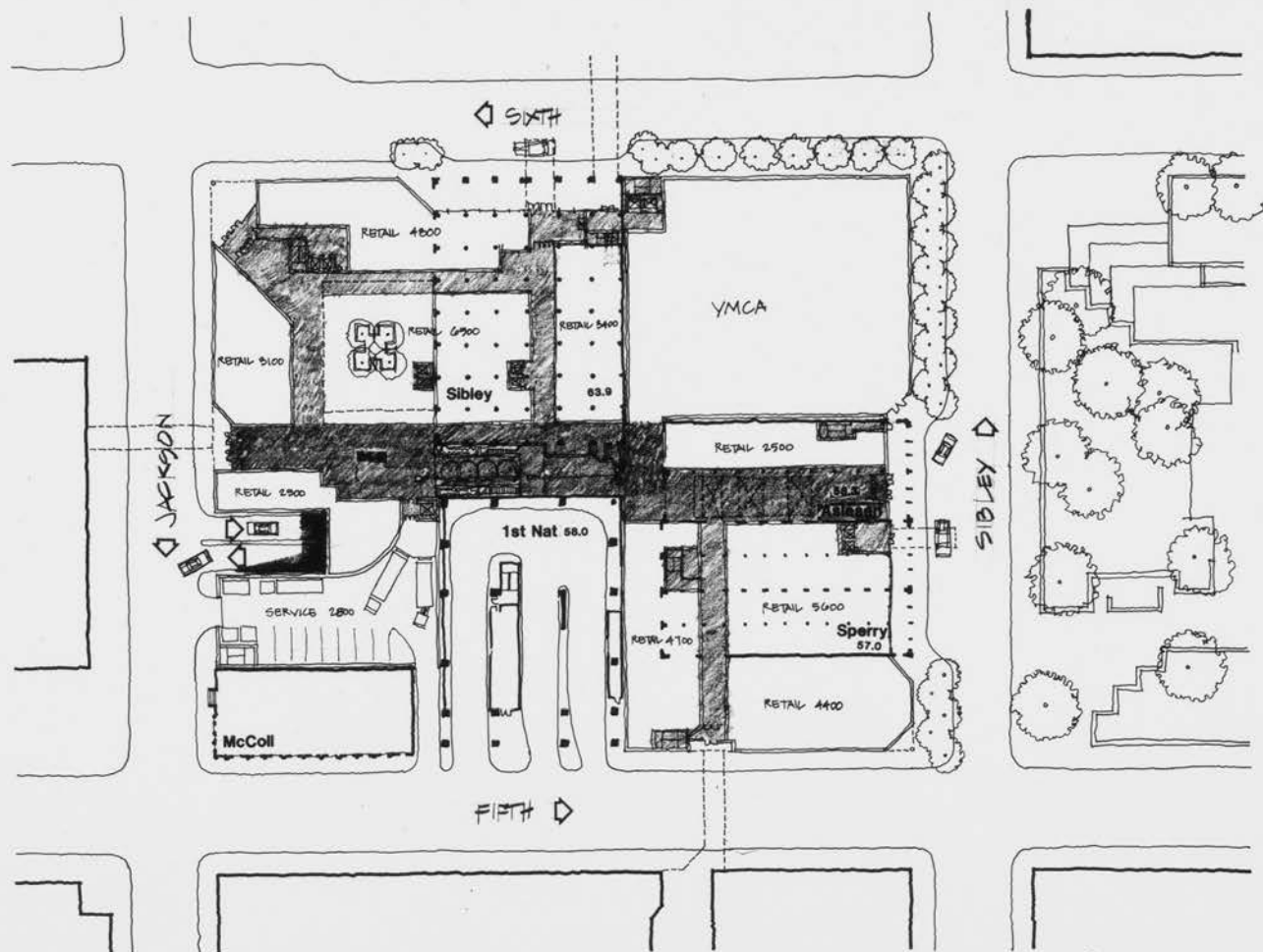
TOTAL SITE AREA: 89,730 (EXCL. McCOLL & BANK)

	GROSS	NET	EFF. %
OFFICE	—	—	—
* RETAIL	64,000	40,300	63%
HOUSING	1730	—	—
YMCA	18,000	—	—

#INCLUDING SERVICE



LEVEL 1 - GRADE



TOTAL SITE AREA: 89,730 (EXCL. MCCOLL & BANK)

	GROSS	NET	EFF. %
OFFICE	—	—	—
* RETAIL	64,000	40,300	63%
HOUSING	1730	—	—
YMCA	18,000	—	—

*INCLUDING SERVICE



LEVEL 1 - GRADE

