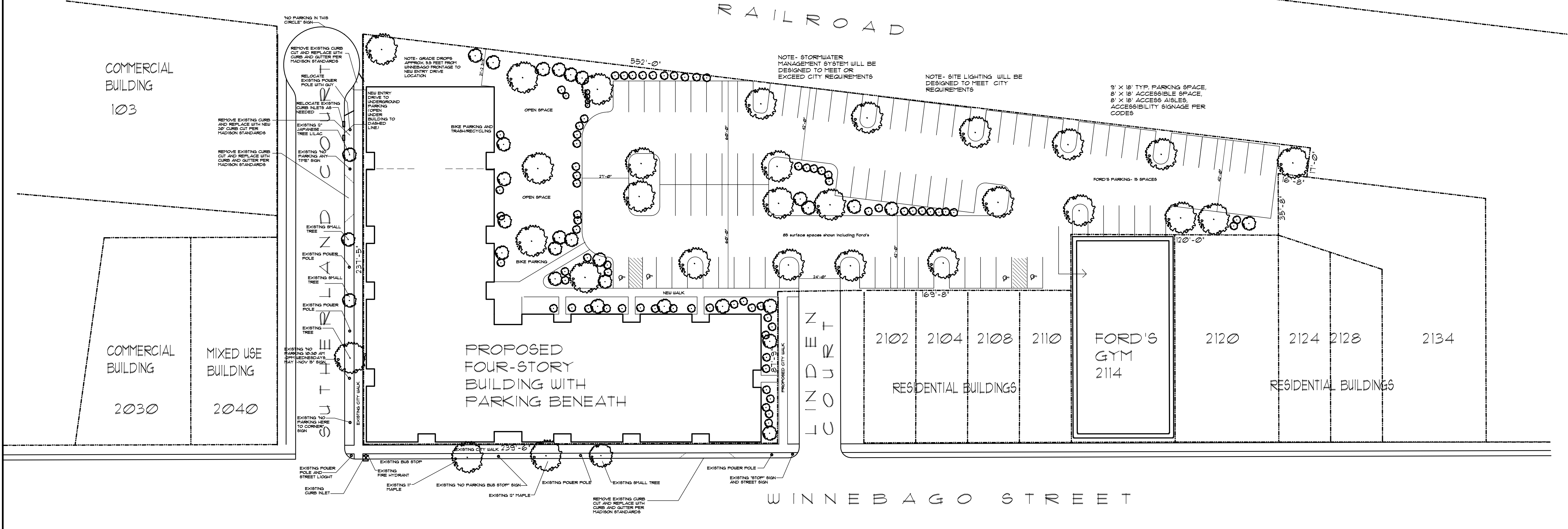


RAILROAD



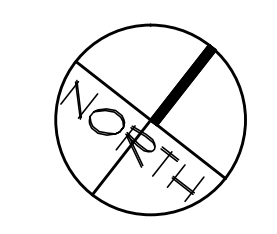
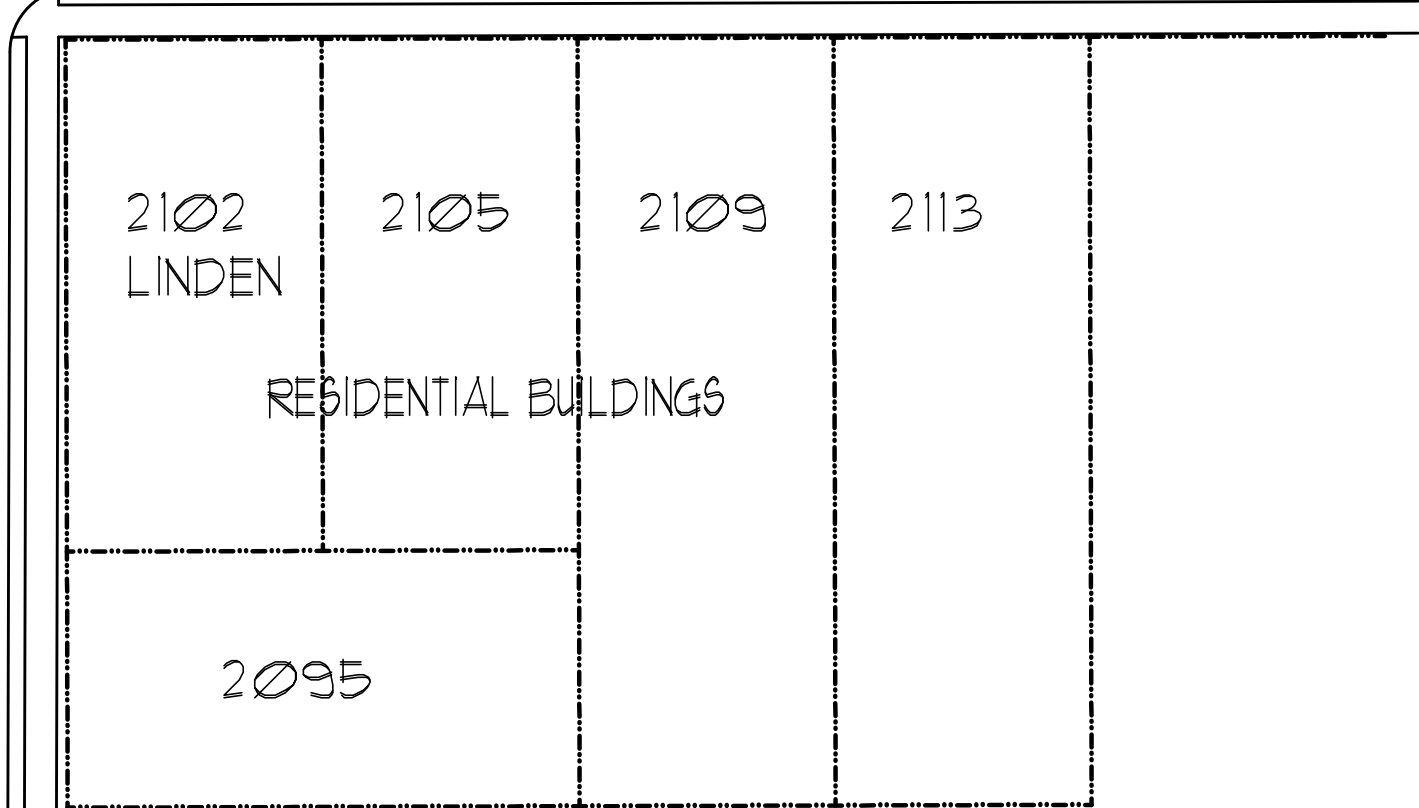
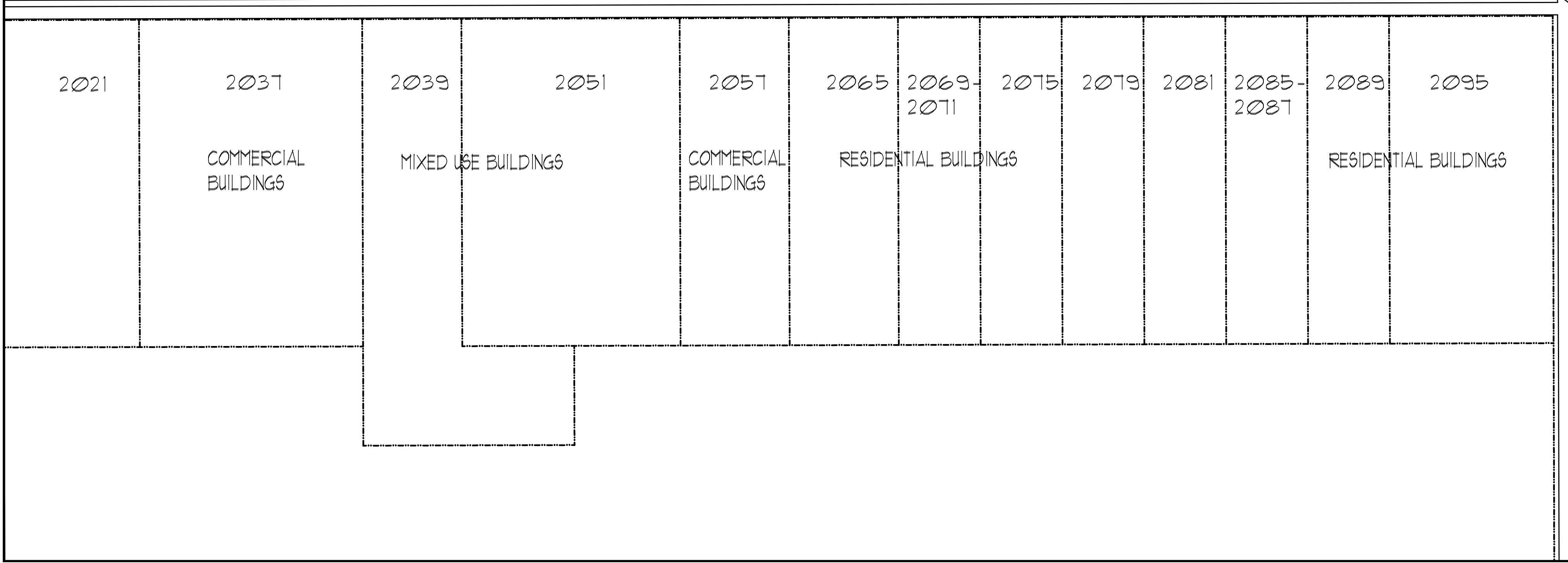
PARKING SPACE SUMMARY

CAR PARKING	
SURFACE SPACES	70 TO 85
GARAGE SPACES	50 TO 60
PROVIDED	120 TO 145 TOTAL
BICYCLE PARKING	
50 STALLS PROVIDED MINIMUM (IN GROUND LEVEL AND BY MAIN EXTERIOR ENTRY)	

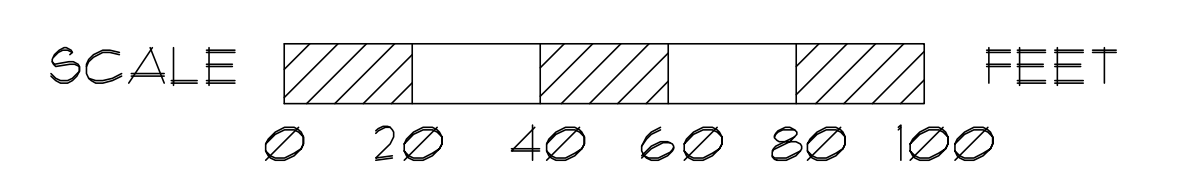
LOT AREA PROVIDED 18,904 SQUARE FEET (180 ACRES)

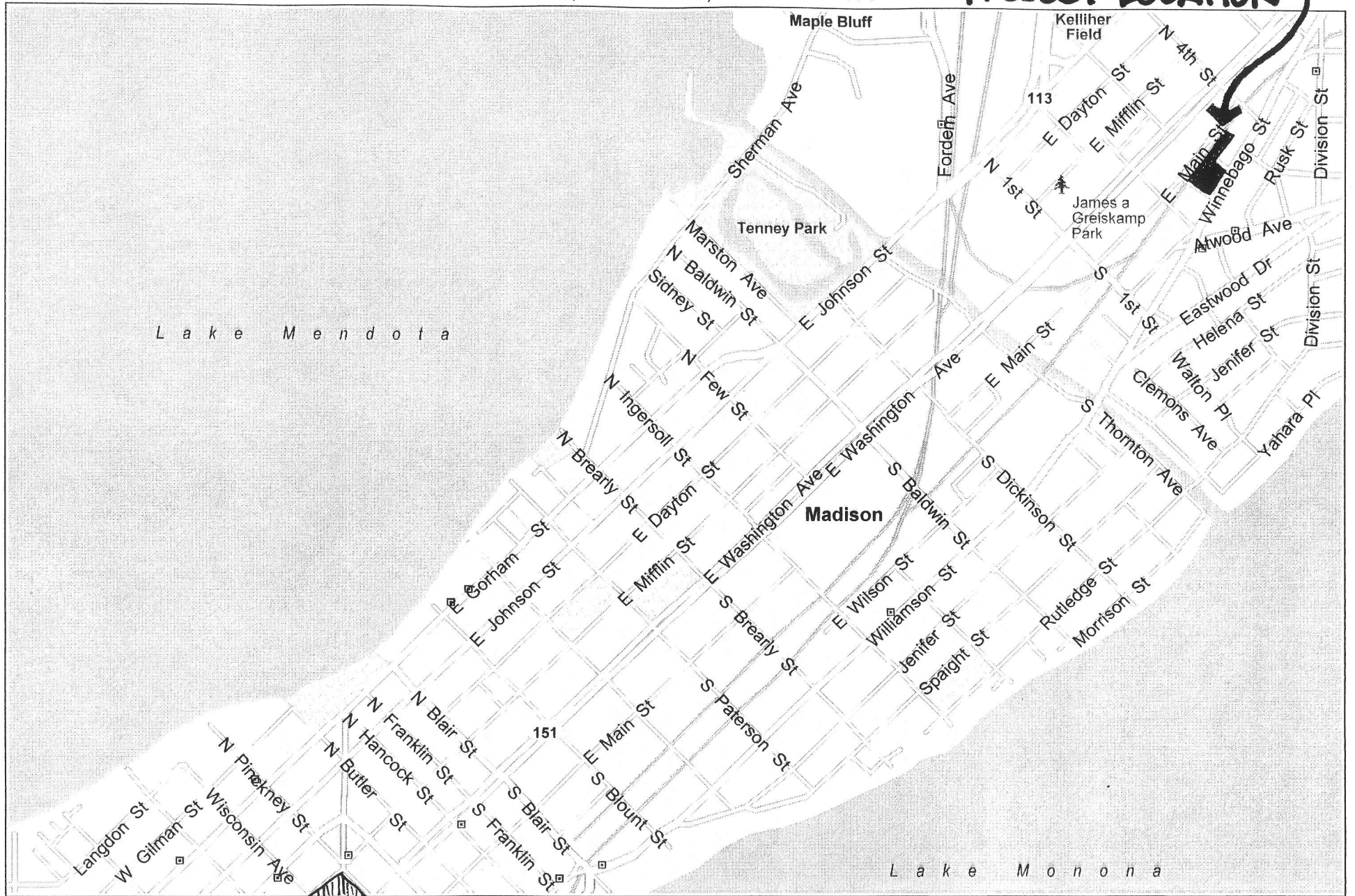
BUILDING SUMMARY

GROUND LEVEL	PARKING, TRASH AND RECYCLING, BIKE PARKING
FIRST FLOOR	COMMERCIAL SPACE, POSSIBLE PARTIAL RESIDENTIAL
SECOND FLOOR	RESIDENTIAL SPACE
THIRD FLOOR	RESIDENTIAL SPACE
FOURTH FLOOR	RESIDENTIAL SPACE
PROJECT TOTALS	60 TO 65 RESIDENTIAL UNITS
	APPROX. 22,000 SF COMMERCIAL SPACE
	APPROX. 106,000 SF TOTAL FINISHED SPACE
USABLE OPEN SPACE	TOTAL PROVIDED APPROX. 8,000 SQ FT PLUS APARTMENT BALCONIES FOR MANY UNITS



CONCEPT SITE PLAN





2048 & 2100 WINNEBAGO STREET

• LOCATOR MAP •