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PLANNERS

EMPLOYEE OWNED

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KILBOURN TOWER

Kilbourn Tower is planned to start construction in the Fall of 2002 with construction to take 24 months. The Project consists of a 31-story residential tower with 61 condominiums.

The unit mix is made up of three units per floor, two units per floor and one unit per floor. The unit designs allow for some customization. Units range in size from 2,000 sqft up to 8,800 sqft. All units have private outdoor space. The project also has four basement levels of parking, which provides for 144 parking spaces or 2.36 stalls per condominium. The first basement level below grade will extend under the sidewalk to the north and east. The second, third and fourth basement levels will extend 13' under the road to the north and under the sidewalk to the east.

The project also includes lobby, gathering room, fitness center, and two guest suites. These guest suites will be for the sole use of guest residents of the tower and not for general public use.

The building will be light cream fine grain masonry concrete finish. The windows will be double pane low "E" glazing with clear anodized metal frames. The railings for the balconies will be clear anodized metal.

All signage on the project will comply with the standards of "new" zoning code Chapter 295-907-3-L.

The Project Developer is also making a contribution of \$250,000.00 towards public improvements. These public improvements will be for the design and landscaping of the boulevard on Kilbourn Avenue from Prospect Avenue to Van Buren Street. The express purpose for this work is to develop the boulevard making it more pedestrian accessible and a more neighborhood-friendly feature.

We have included the following information:

1. Statistical Data:
2. Site plan showing utilities.
3. Site plan showing setbacks.
4. Building Elevations.
5. Parking Level 4.
6. Parking Level 3.
7. Parking Level 2.
8. Parking Level 1.
9. Ground Floor.
10. Floor 2.
11. Floor 3.
12. Floor 4.

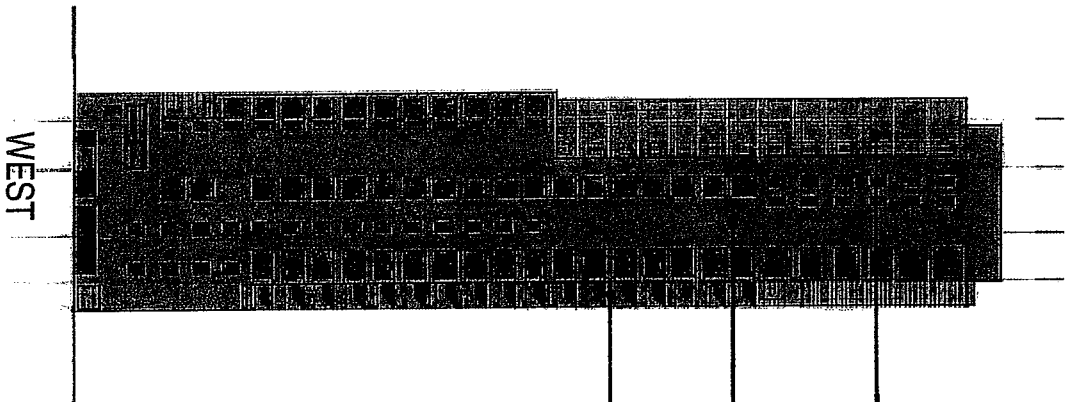
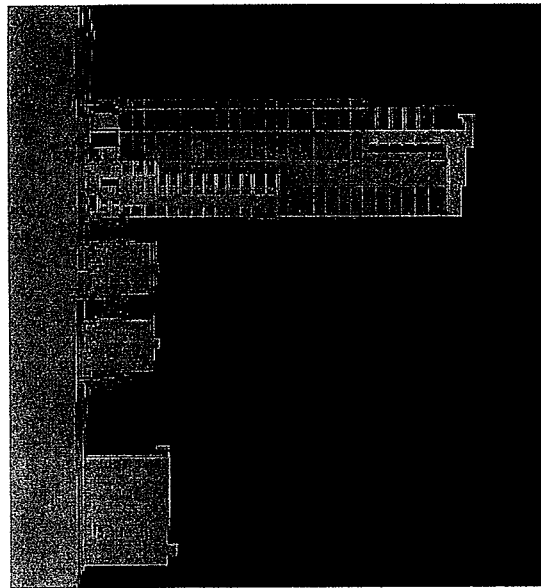
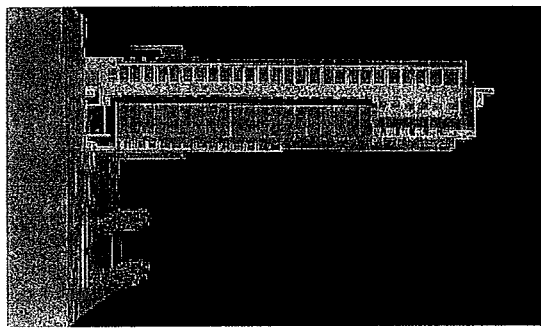
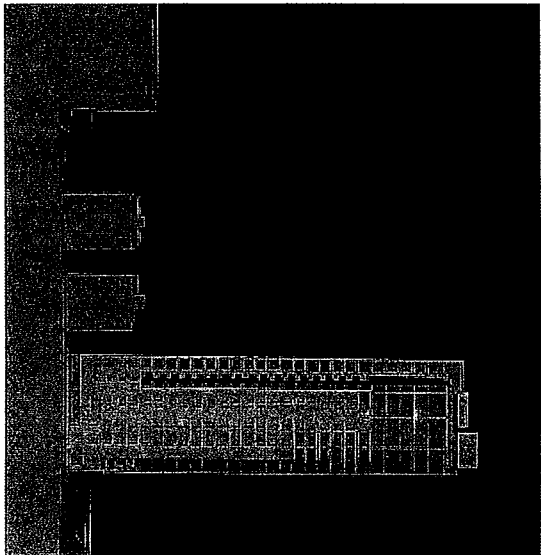
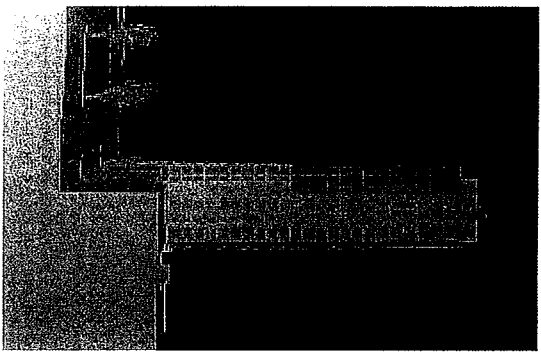
EXHIBIT A

File No. 020073

13. Floor 5 to 6.
14. Floor 7.
15. Floor 8 to 17.
16. Floor 18 to 24.
17. Floor 25.
18. Floor 26 to 29.
19. Floor 30.
20. Floor 31.
21. Allowable Area Calculating Package.

STATICAL SHEET

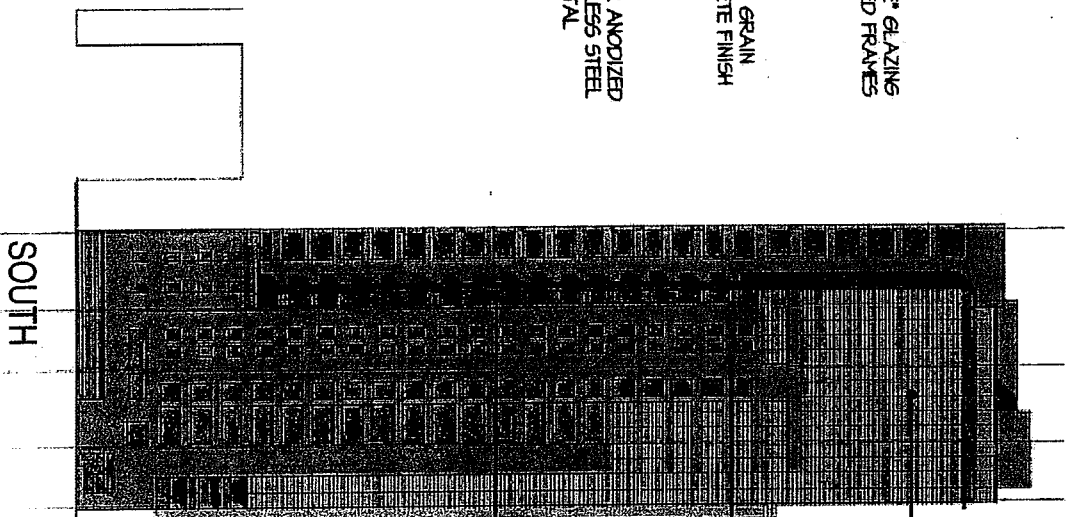
Land Gross Area	10,800 sq. ft.
Land covered by building footprint	9,289 sq. ft.
Landscape Area	1,465 sq. ft.
Number of Buildings	1
Dwelling units	61
Parking	144 parking stalls: 2.36 stalls / unit



DOUBLE PANE LOW E GLAZING
WITH CLEAR ANODIZED FRAMES

LIGHT CREAM FINE GRAIN
MASONRY CONCRETE FINISH

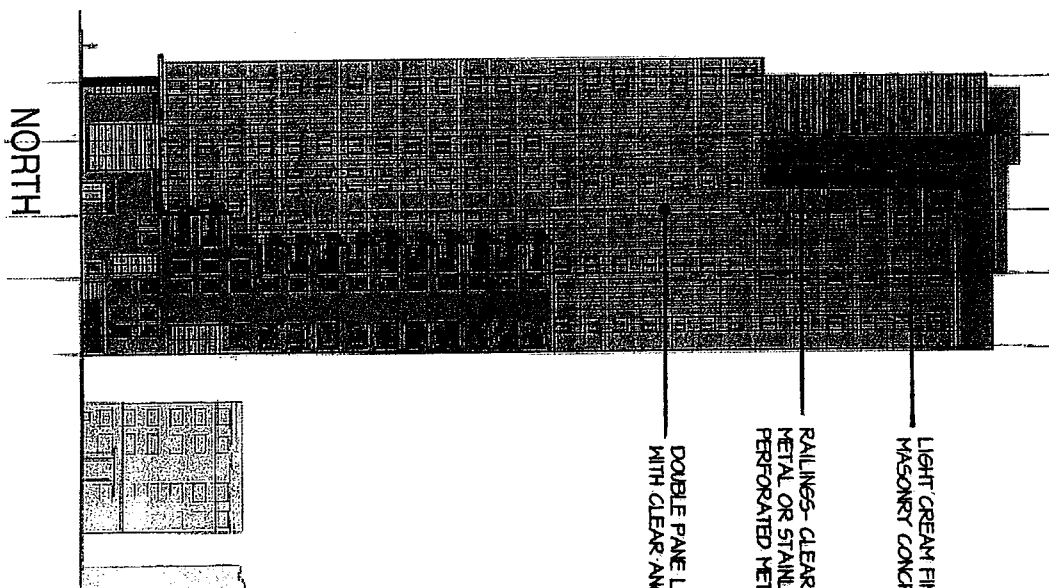
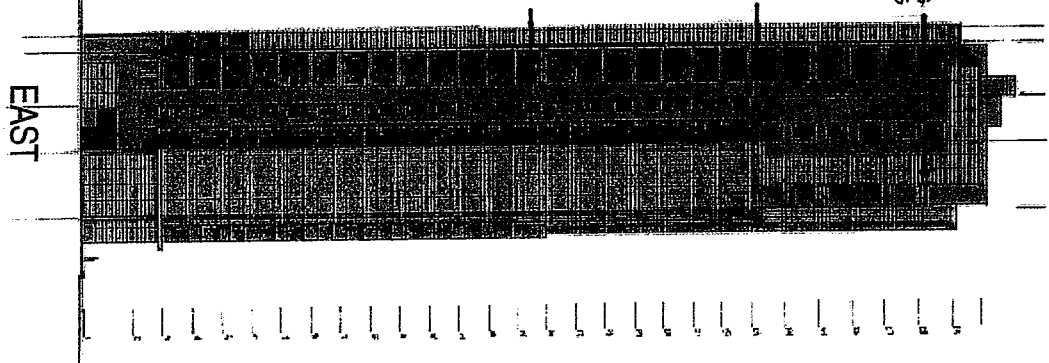
RAILINGS- CLEAR ANODIZED
METAL OR STAINLESS STEEL
PERFORATED METAL



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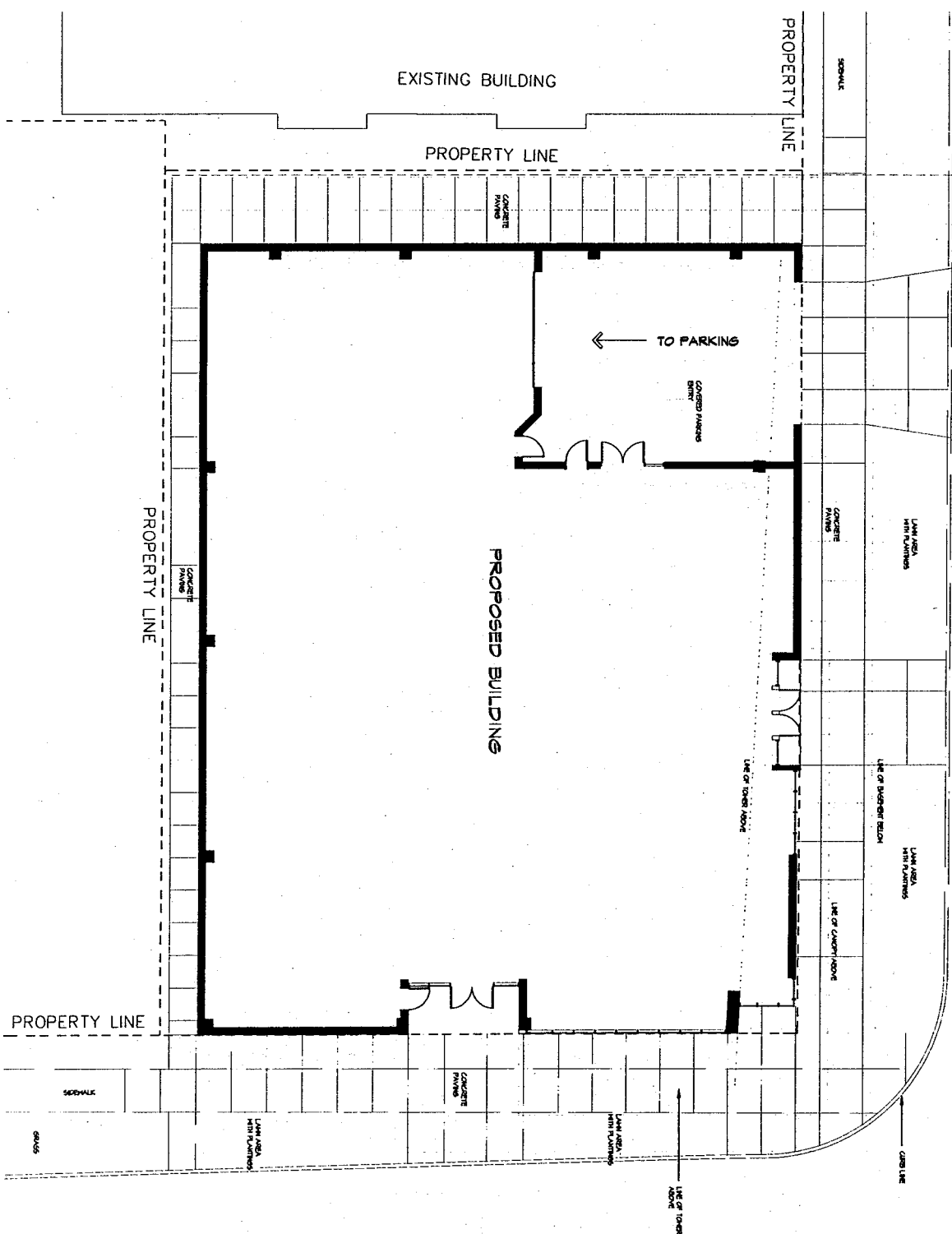
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E. KILBOURN AVENUE

LINE OF SUSPENSION



N. PROSPECT AVENUE

1 CONCEPT LANDSCAPE PLAN
1" = 10'-0"

Architectural drawing of a building facade. The drawing shows a grid of windows, with some windows labeled "WINDOW OPENING (TYP)". The facade is characterized by a dense cross-hatched pattern. The drawing is oriented vertically, with the top of the building at the bottom of the page. The drawing is a technical illustration, likely a section or elevation, showing the structural elements and window placement of a building. The cross-hatching is a common architectural symbol for masonry or concrete. The windows are represented by white rectangular openings. The overall composition is a vertical rectangle, with the building facade occupying most of the space. The drawing is a black and white line drawing, typical of architectural plans. The text "WINDOW OPENING (TYP)" is written in a sans-serif font, with "TYP" in parentheses, indicating a typical window opening. The drawing is a technical illustration, likely a section or elevation, showing the structural elements and window placement of a building. The cross-hatching is a common architectural symbol for masonry or concrete. The windows are represented by white rectangular openings. The overall composition is a vertical rectangle, with the building facade occupying most of the space. The drawing is a black and white line drawing, typical of architectural plans.

1	ROOF
2	THIRTY EIGHT FLOOR
3	THIRTY SEVEN FLOOR
4	THIRTY SIXTH FLOOR
5	THIRTY FIFTH FLOOR
6	THIRTY FOURTH FLOOR
7	THIRTY THIRD FLOOR
8	THIRTY SECOND FLOOR
9	THIRTY FIRST FLOOR
10	THIRTY FLOOR
11	THIRTY NINTH FLOOR
12	THIRTY EIGHTH FLOOR
13	THIRTY SEVENTH FLOOR
14	THIRTY SIXTH FLOOR
15	THIRTY FIFTH FLOOR
16	THIRTY FOURTH FLOOR
17	THIRTY THIRD FLOOR
18	THIRTY SECOND FLOOR
19	THIRTY FIRST FLOOR
20	THIRTY FLOOR
21	THIRTY NINTH FLOOR
22	THIRTY EIGHTH FLOOR
23	THIRTY SEVENTH FLOOR
24	THIRTY SIXTH FLOOR
25	THIRTY FIFTH FLOOR
26	THIRTY FOURTH FLOOR
27	THIRTY THIRD FLOOR
28	THIRTY SECOND FLOOR
29	THIRTY FIRST FLOOR
30	THIRTY FLOOR

