



CHARENTREUIL | JENSEN | STARK
ARCHITECTS, LLP

Morgan MANAGEMENT
CHRISTA CONSTRUCTION

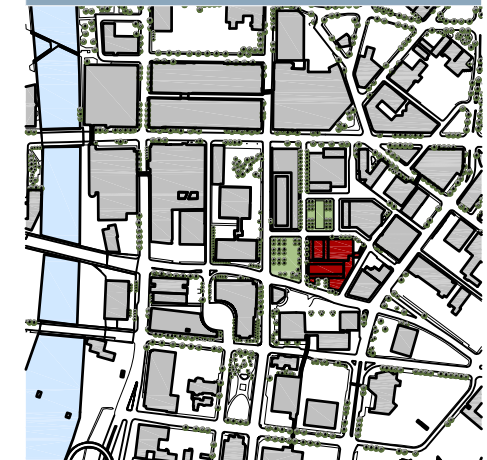
MIDTOWN TOWER

JULY 1, 2009



DATA

TOTAL GROSS AREA	387,056 SF
17TH FLOOR	20,608 SF
15TH - 16TH FLOORS	(x2)10,304 SF
TOTAL AREA FLOORS 15-18	41,216 SF
14TH FLOOR	13,160 SF
4TH - 13TH FLOORS	(x10)18,816 SF
TOTAL AREA FLOORS 4-14	201,320 SF
3RD FLOOR	18,000 SF
2ND FLOOR	64,100 SF
1ST FLOOR	62,420 SF
TOTAL AREA FLOORS 1-3	144,520 SF
PARKING: LEVEL A	260 SPACES
PARKING: LEVEL B	260 SPACES
TOTAL RESIDENTIAL PARKING	520 SPACES





NORTH ELEVATION : NEW ELM STREET



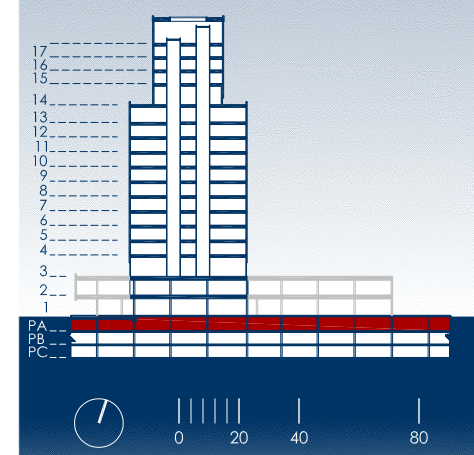
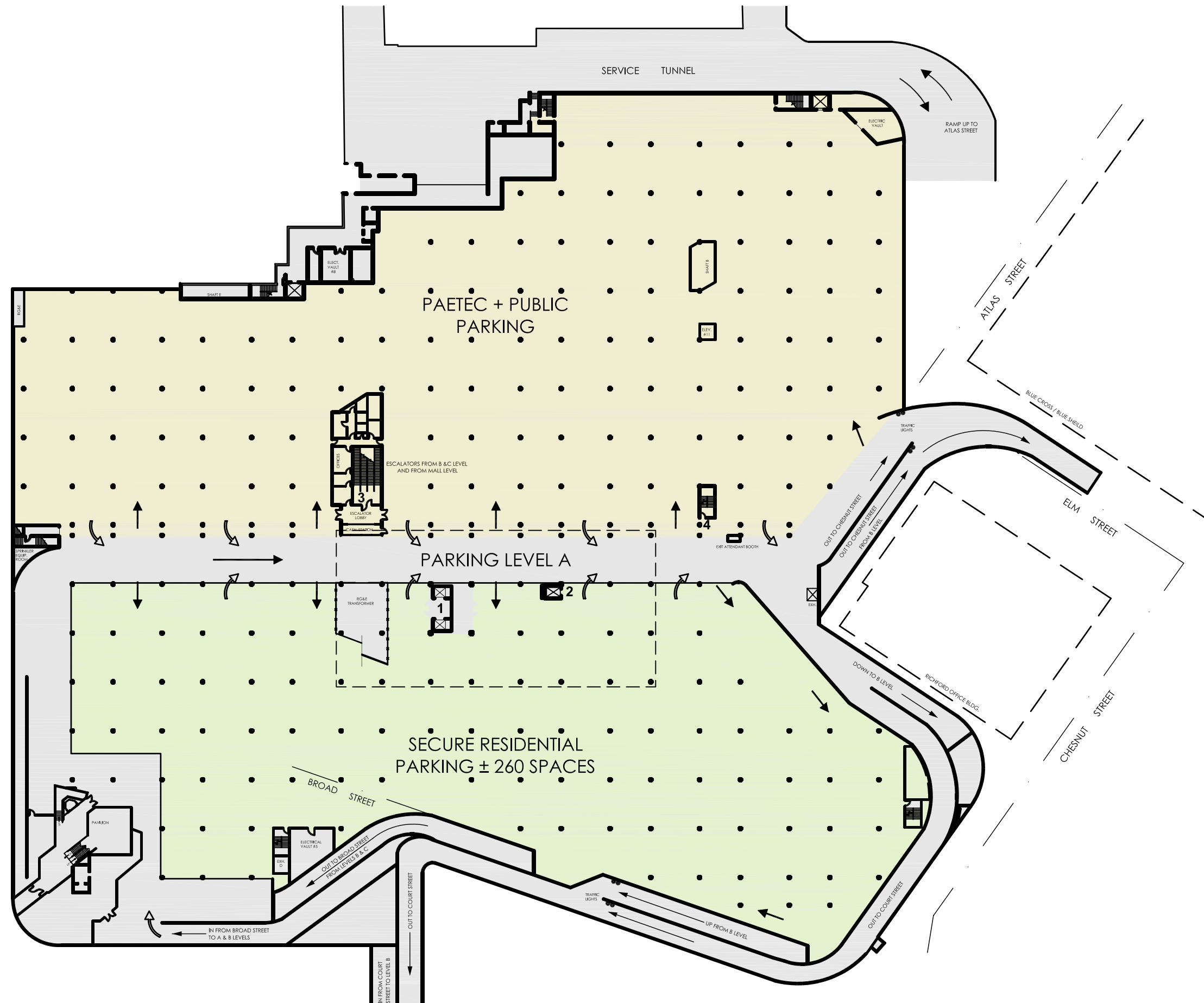
SOUTH ELEVATION : BROAD STREET



WEST ELEVATION : CORTLAND STREET

DATA

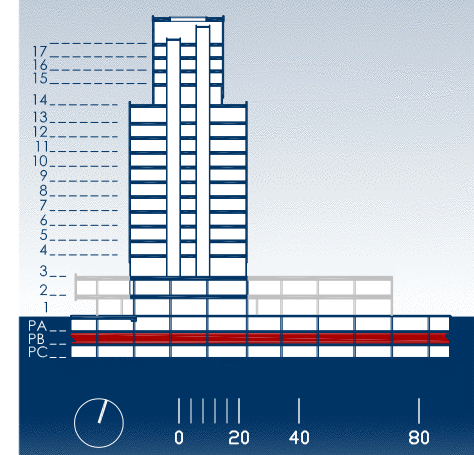
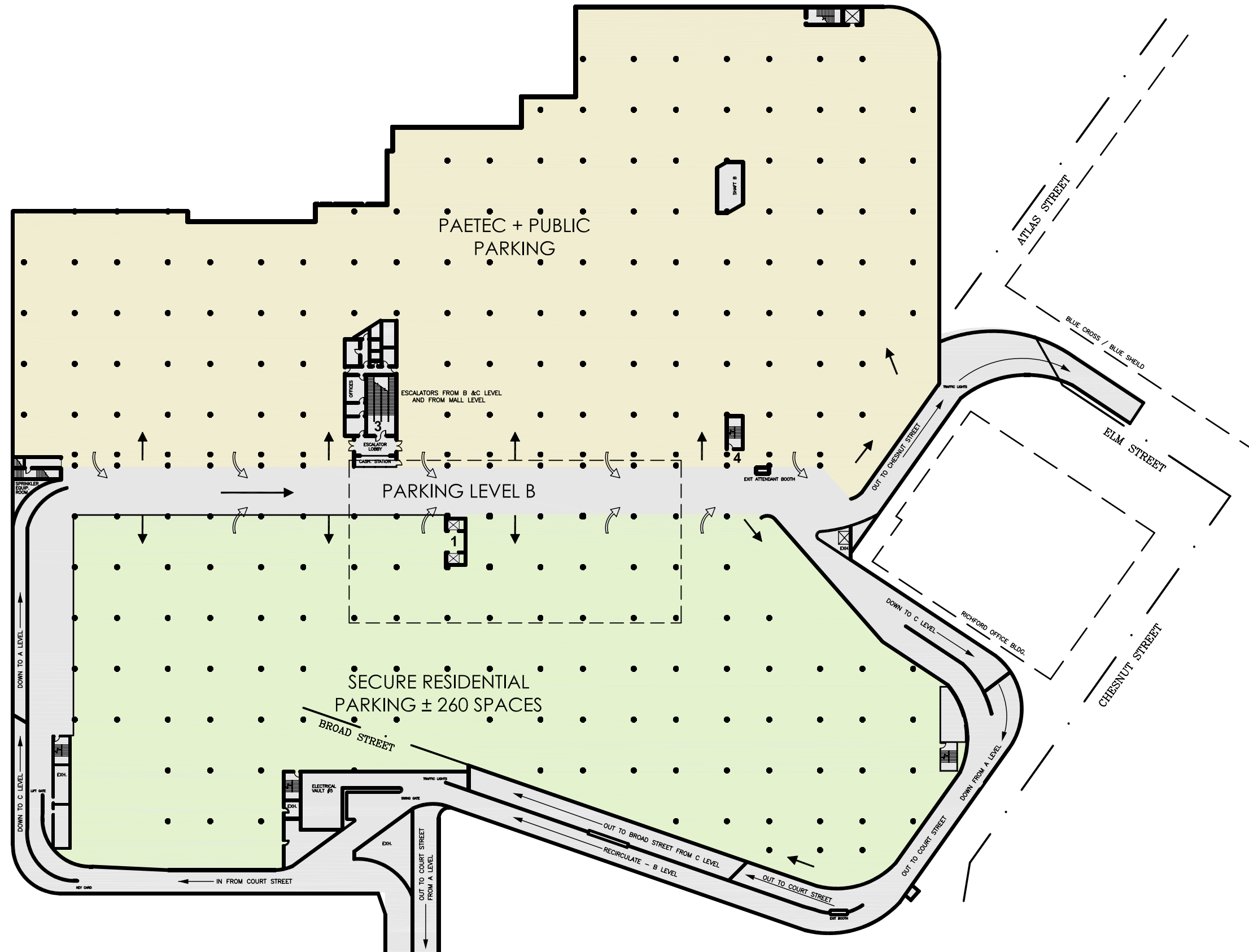
PARKING LEVEL A	
RESIDENTIAL SPACES.....	260



1 ELEVATOR LOBBY TOWER 2 SERVICE ELEVATOR 3 EXISTING ESCALATORS 4 EXISTING STAIR : **PARKING LEVEL A PLAN**

DATA

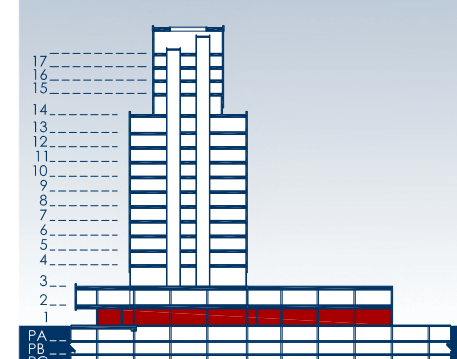
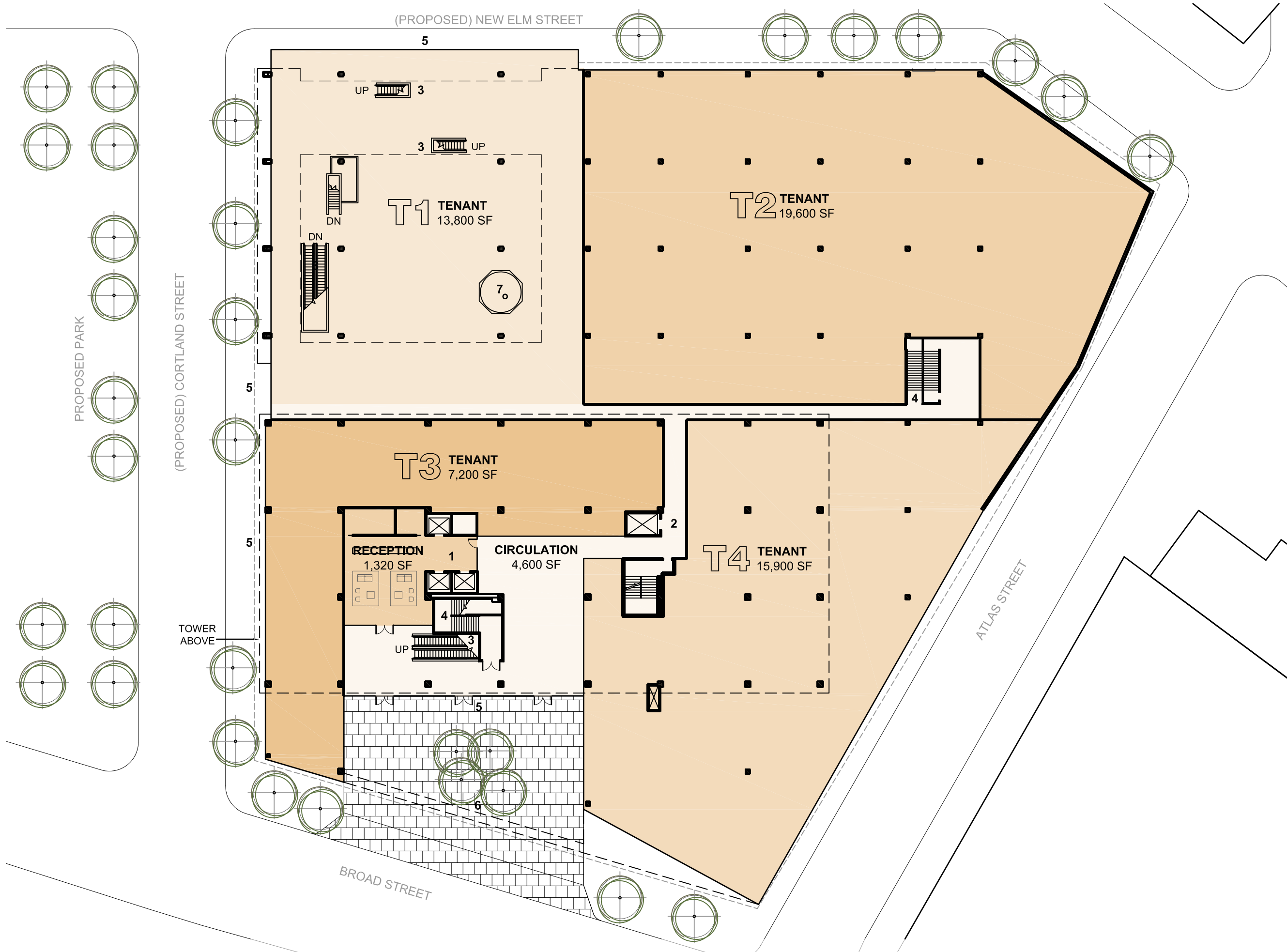
PARKING LEVEL B	
RESIDENTIAL SPACES.....	260



1 ELEVATOR LOBBY TOWER 2 SERVICE ELEVATOR 3 EXISTING ESCALATORS 4 EXISTING STAIR : PARKING LEVEL B PLAN

DATA

COMMERCIAL SPACE	56,500 SF
T 1	13,800 SF
T 2	19,600 SF
T 3	7,200 SF
T 4	15,900 SF
RESIDENTIAL RECEPTION 1,320 SF	
CIRCULATION 4,600 SF	
TOTAL	62,420 SF

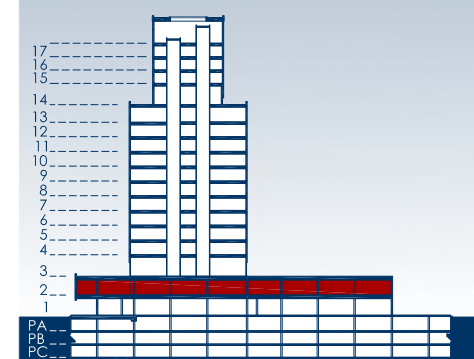


1 ELEVATOR LOBBY TOWER 2 SERVICE ELEVATOR 3 EXISTING ESCALATORS 4 EXISTING STAIR 5 ENTRY 6 COURTYARD 7 EXISTING FOUNTAIN 8 LOADING : FIRST FLOOR PLAN



DATA

COMMERCIAL SPACE	58,100 SF
T5	13,000 SF
T6	19,600 SF
T7	8,000 SF
T8	17,500 SF
CIRCULATION	6,000 SF
TOTAL	64,100 SF

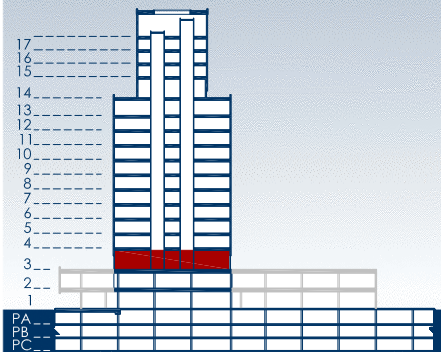


1 ELEVATOR LOBBY TOWER 2 SERVICE ELEVATOR 3 EXISTING ESCALATORS 4 EXISTING STAIR : **SECOND FLOOR PLAN**



DATA

COMMON AREA	2,425 SF
UNIT GROSS AREA	15,575 SF
UNIT NET AREA	15,575 SF
1.....	1,300 SF
2.....	600 SF
3.....	600 SF
4.....	950 SF
5.....	600 SF
6.....	600 SF
7.....	940 SF
8.....	1,200 SF
9.....	1,300 SF
10.....	1,300 SF
11.....	1,250 SF
12.....	875 SF
13.....	660 SF
14.....	660 SF
15.....	NOT USED
16B.....	1,440 SF
17.....	1,300 SF
TOTAL GROSS AREA/FLOOR	18,000 SF
TOTAL UNITS:	16 UNITS

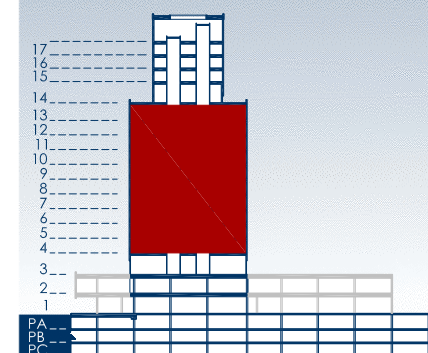


THIRD FLOOR PLAN



DATA

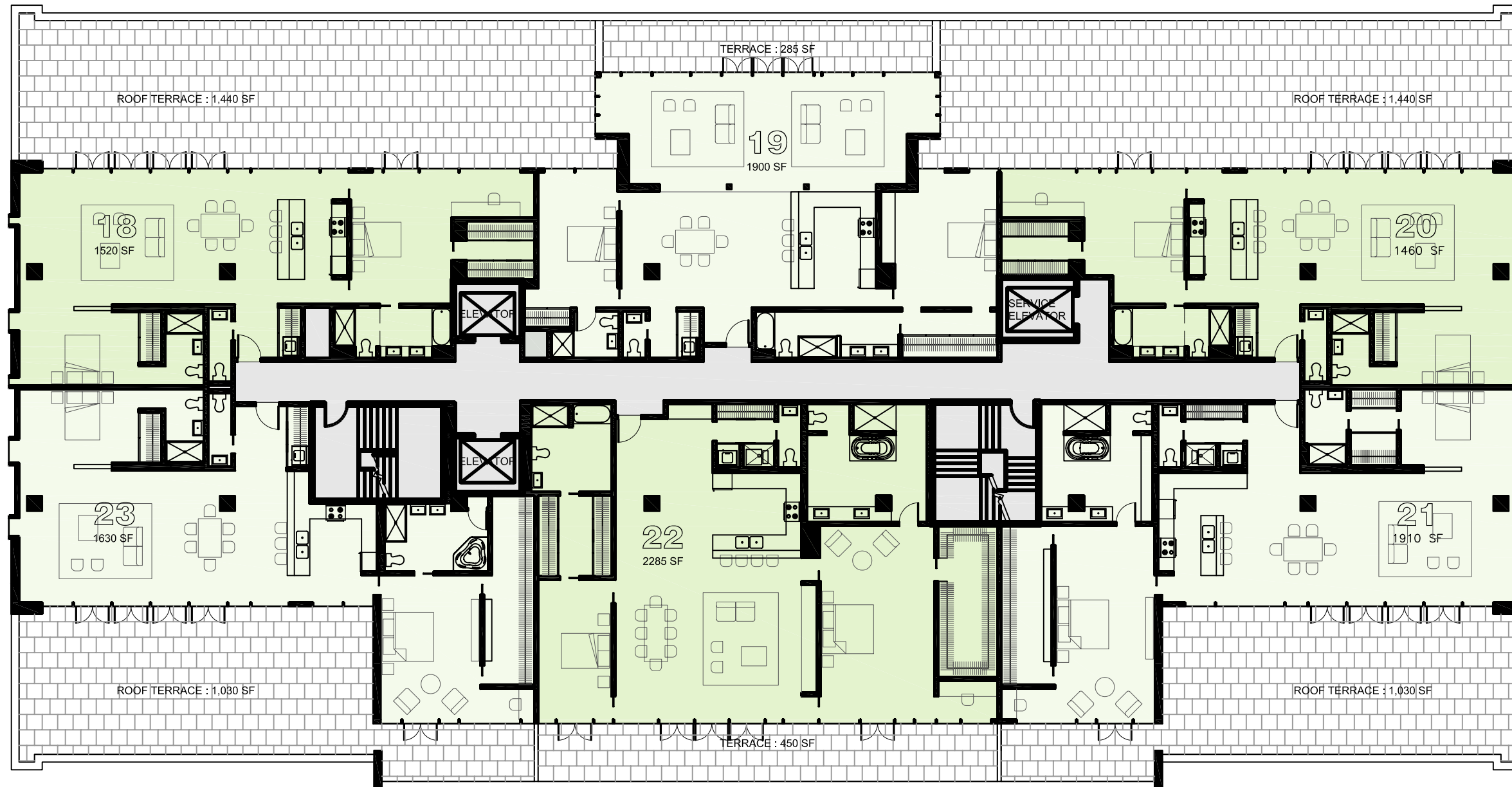
COMMON AREA	1,950 SF
UNIT GROSS AREA	16,866 SF
UNIT NET AREA	16,105 SF
1.....	1,300 SF
2.....	600 SF
3.....	600 SF
4.....	950 SF
5.....	600 SF
6.....	600 SF
7.....	940 SF
8.....	1,200 SF
9.....	1,300 SF
10.....	1,300 SF
11.....	1,250 SF
12.....	875 SF
13.....	660 SF
14.....	660 SF
15.....	950 SF
16.....	1,020 SF
17.....	1,300 SF
TOTAL GROSS AREA/FLOOR	18,816 SF
TOTAL GROSS AREA: FLOORS 4-13	188,160 SF
TOTAL UNITS: FLOORS 4-13	170 UNITS



MIDTOWN TOWER

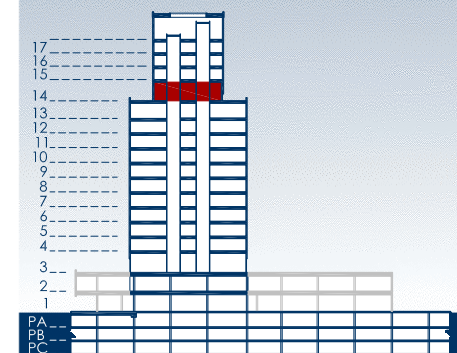
JULY 1, 2009

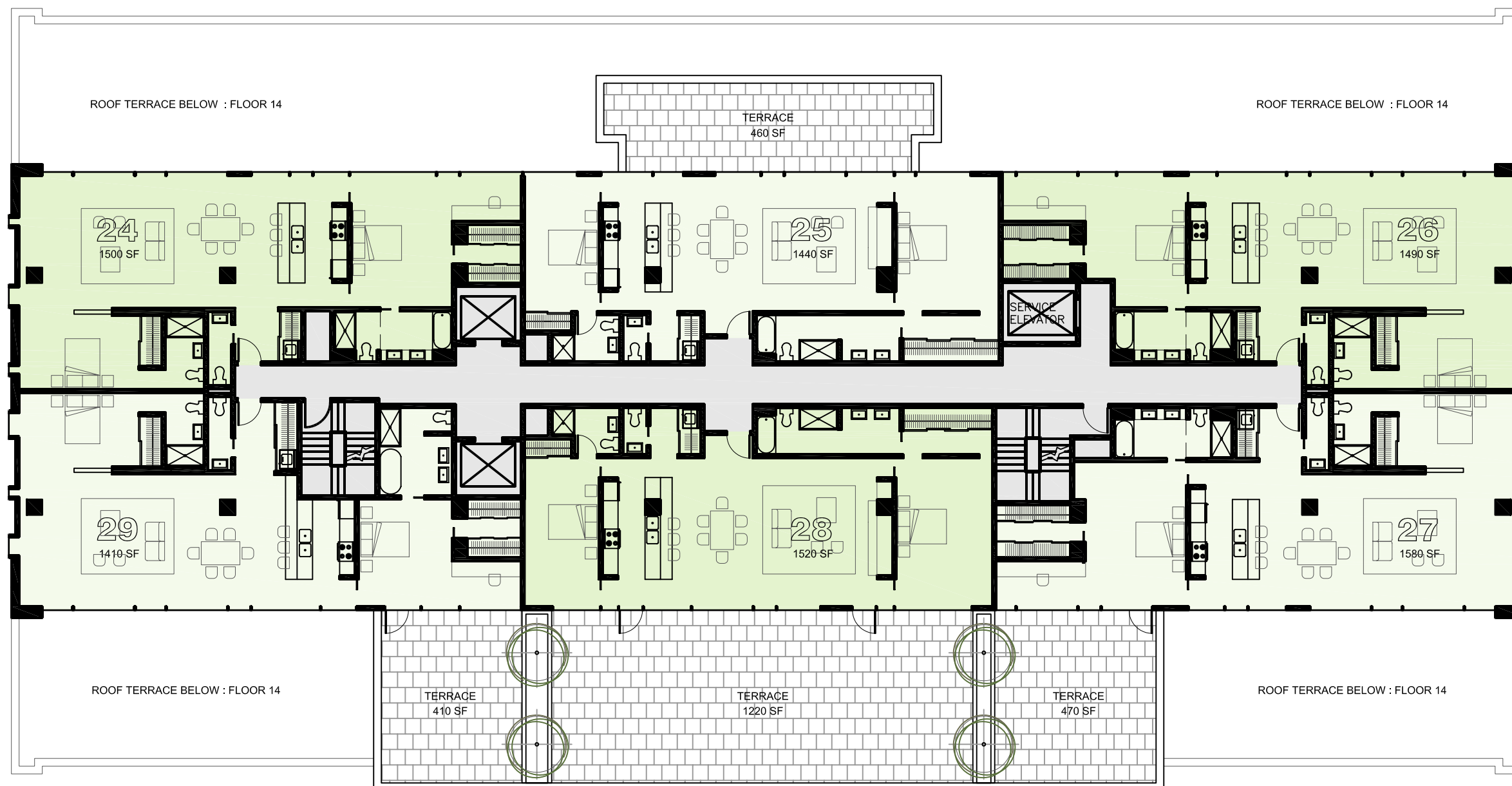
4-13 FLOOR PLAN



DATA

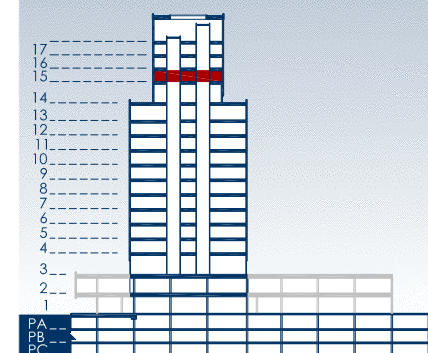
COMMON AREA	1,430 SF
UNIT GROSS AREA	11,730 SF
UNIT NET AREA	10,705 SF
18.....	1,520 SF
TERRACE.....	1,440 SF
19.....	1,900 SF
TERRACE.....	285 SF
20.....	1,460 SF
TERRACE.....	1,440 SF
21.....	1,630 SF
TERRACE.....	1,030 SF
22.....	2,285 SF
TERRACE.....	450 SF
23.....	1,910 SF
TERRACE.....	1,030 SF
TOTAL GROSS AREA: INTERIOR	13,160 SF
TOTAL GROSS AREA: EXTERIOR	5,675 SF
TOTAL UNITS: FLOORS 14	6 UNITS





DATA

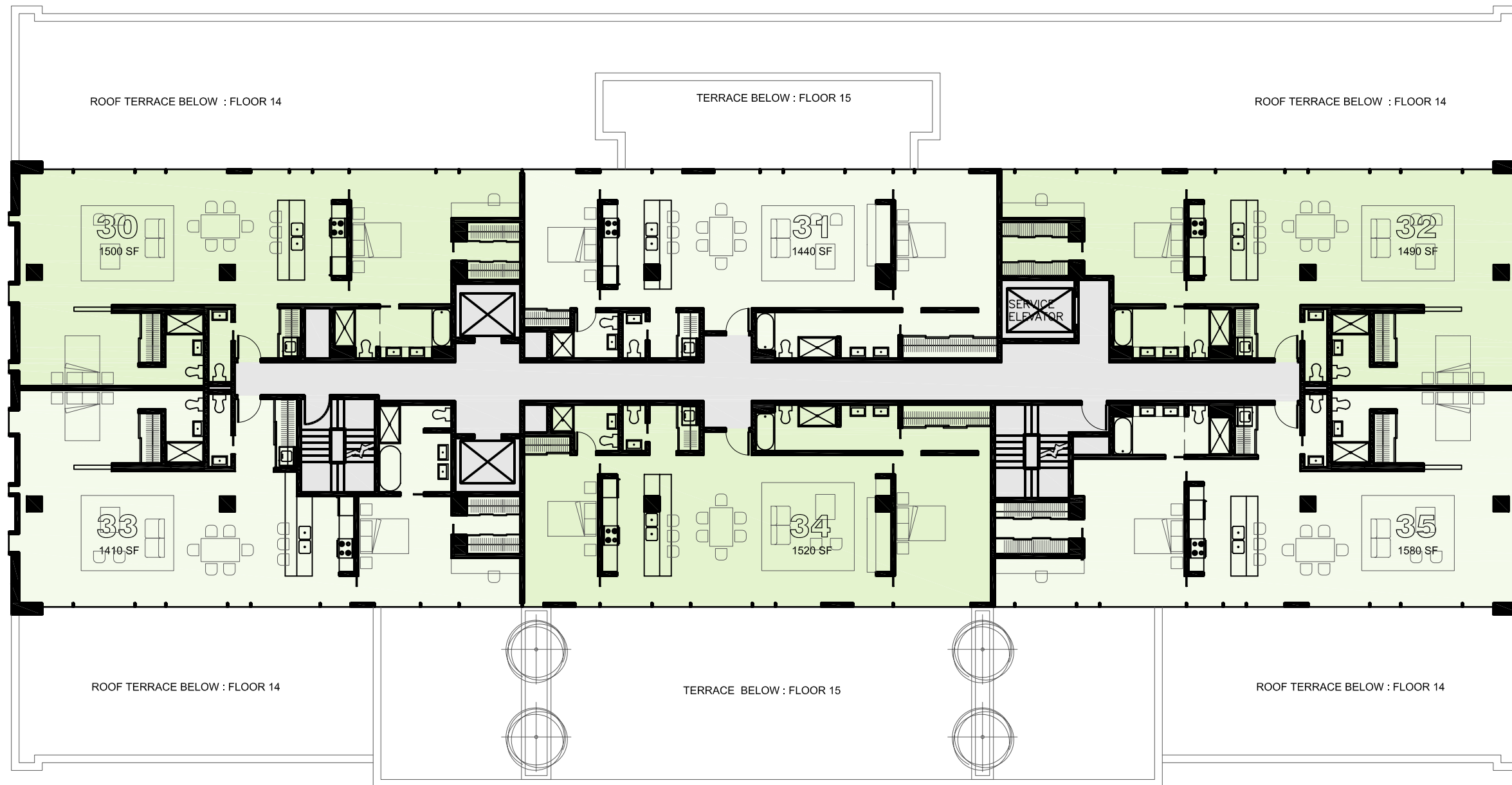
COMMON AREA	1,320 SF
UNIT GROSS AREA	8,984 SF
UNIT NET AREA	8,940 SF
24.....	1,500 SF
25.....	1,440 SF
TERRACE.....	460 SF
26.....	1,490 SF
27.....	1,410 SF
TERRACE.....	410 SF
28.....	1,520 SF
TERRACE.....	1,220 SF
29.....	1,580 SF
TERRACE.....	470 SF
TOTAL GROSS AREA: INTERIOR	10,304 SF
TOTAL GROSS AREA: EXTERIOR	2,560 SF
TOTAL UNITS: FLOOR 15	6 UNITS



MIDTOWN TOWER

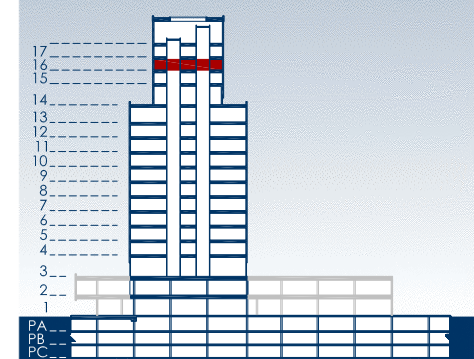
JULY 1, 2009

15TH FLOOR PLAN



DATA

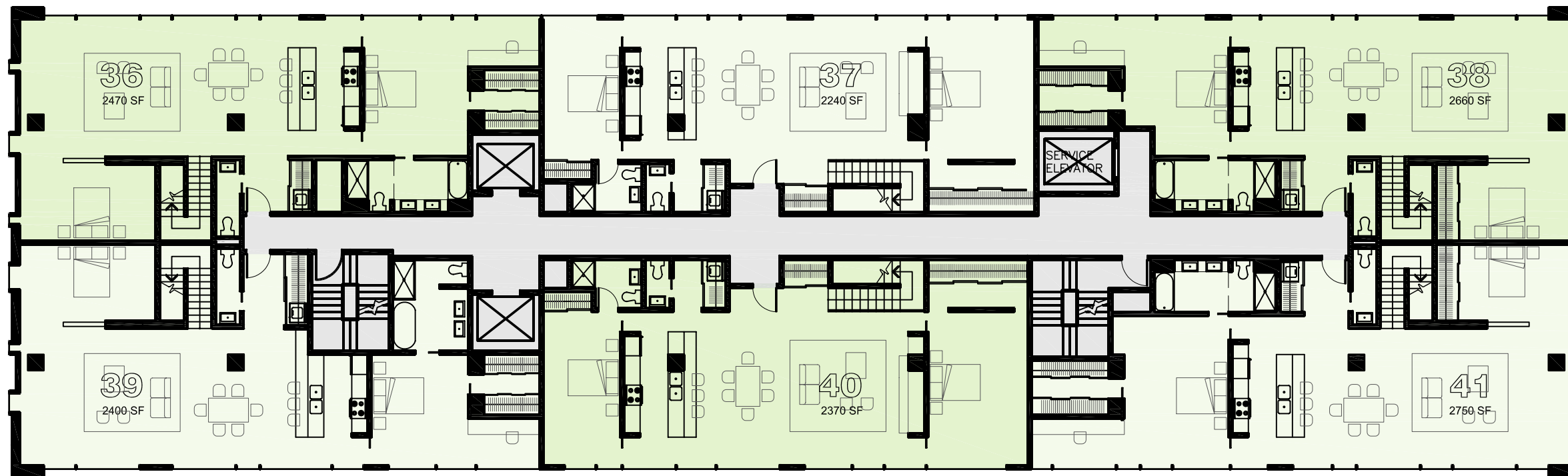
COMMON AREA	1,320 SF
UNIT GROSS AREA	8,984 SF
UNIT NET AREA	8,940 SF
30.....	1,500 SF
31.....	1,440 SF
32.....	1,490 SF
33.....	1,410 SF
34.....	1,520 SF
35.....	1,580 SF
TOTAL GROSS AREA: INTERIOR	10,304 SF
TOTAL UNITS: FLOOR 16	6 UNITS



16TH FLOOR PLAN



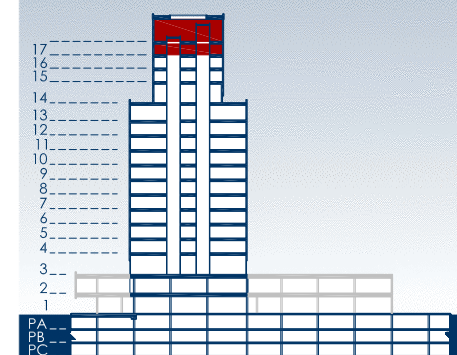
17TH FLOOR PLAN - UPPER LEVEL



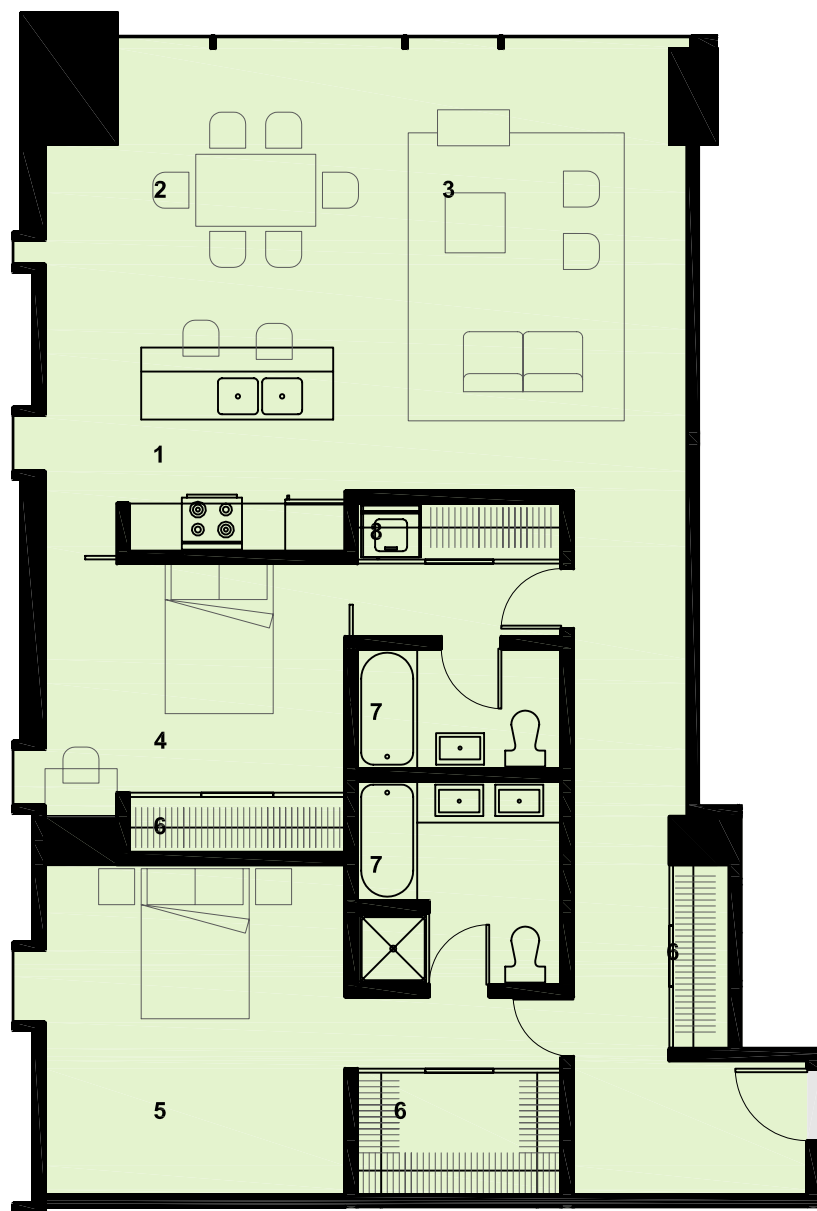
17TH FLOOR PLAN - LOWER LEVEL

DATA

COMMON AREA	3,595 SF
UNIT GROSS AREA	17,013 SF
UNIT NET AREA	15,090 SF
36.....	2,470 SF
TERRACE.....	160 SF
TERRACE.....	195 SF
37.....	2,240 SF
TERRACE.....	180 SF
TERRACE.....	185 SF
38.....	2,660 SF
TERRACE.....	160 SF
TERRACE.....	185 SF
39.....	2,400 SF
TERRACE.....	160 SF
TERRACE.....	195 SF
40.....	2,370 SF
TERRACE.....	180 SF
41.....	2,750 SF
TERRACE.....	160 SF
TERRACE.....	185 SF
TOTAL GROSS AREA: INTERIOR	20,608 SF
TOTAL GROSS AREA: EXTERIOR	1,760 SF
TOTAL UNITS: FLOORS 17	6 UNITS



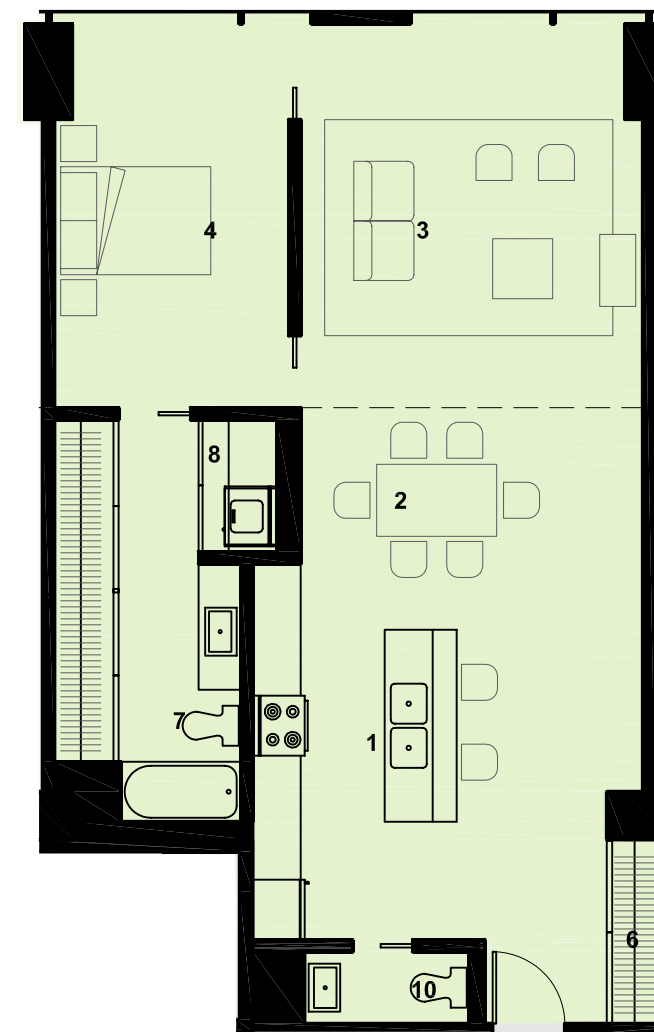
DATA



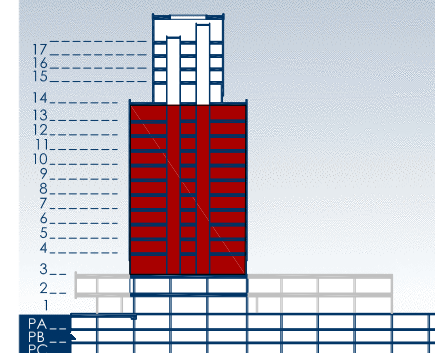
1,300 SQUARE FEET : 2 BEDROOM



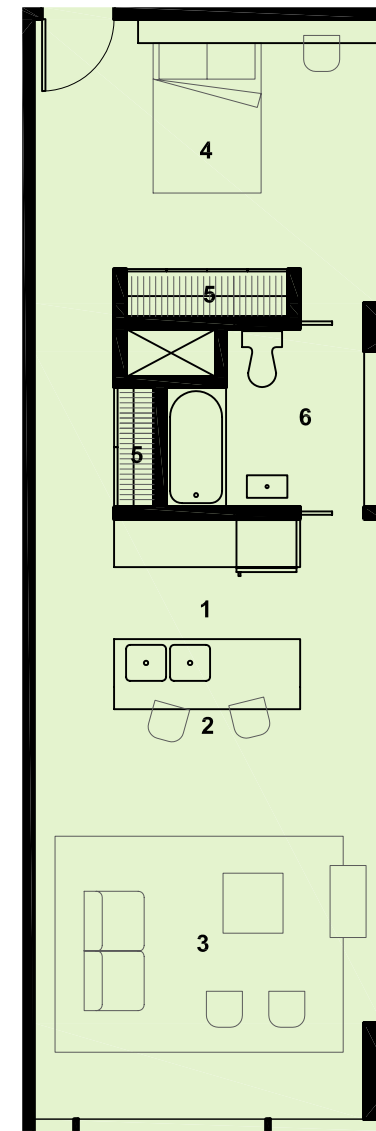
1,200 - 1,330 SQUARE FEET : 1 BEDROOM + STUDY



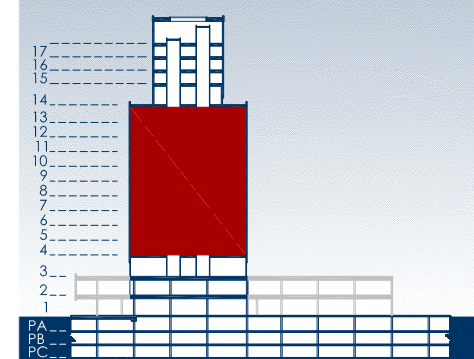
875 - 950 SQUARE FEET : 1 BEDROOM



DATA



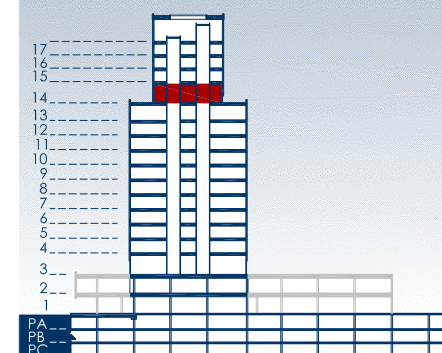
600 -660 SQUARE FEET : 1 BEDROOM STUDIO



DATA



2,285 SQUARE FEET : 2 BEDROOM W/ PRIVATE TERRACE

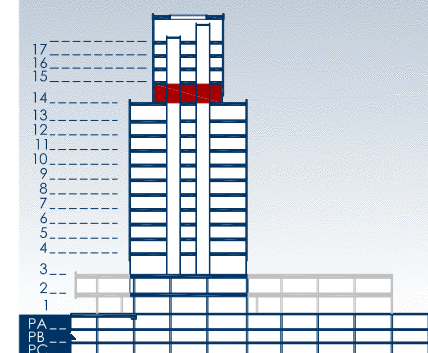


MIDTOWN TOWER

JULY 1, 2009



1,460 - 1,910 SQUARE FEET : 2 BEDROOM W/ PRIVATE TERRACE

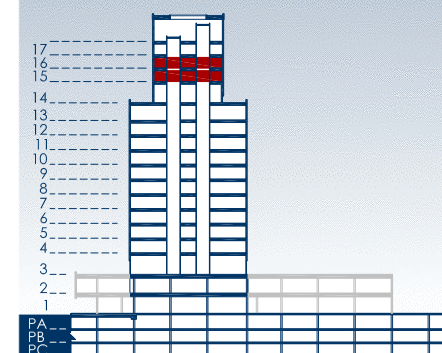


MIDTOWN TOWER

JULY 1, 2009



1,520 SQUARE FEET : 2 BEDROOM W/ PRIVATE TERRACE
(AT 15TH FLOOR ONLY)

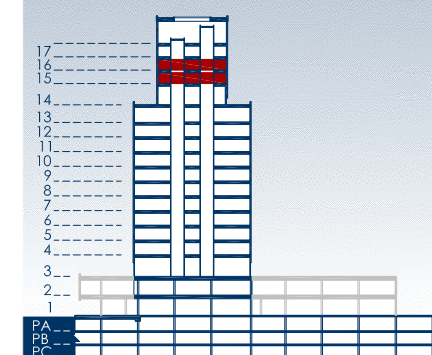


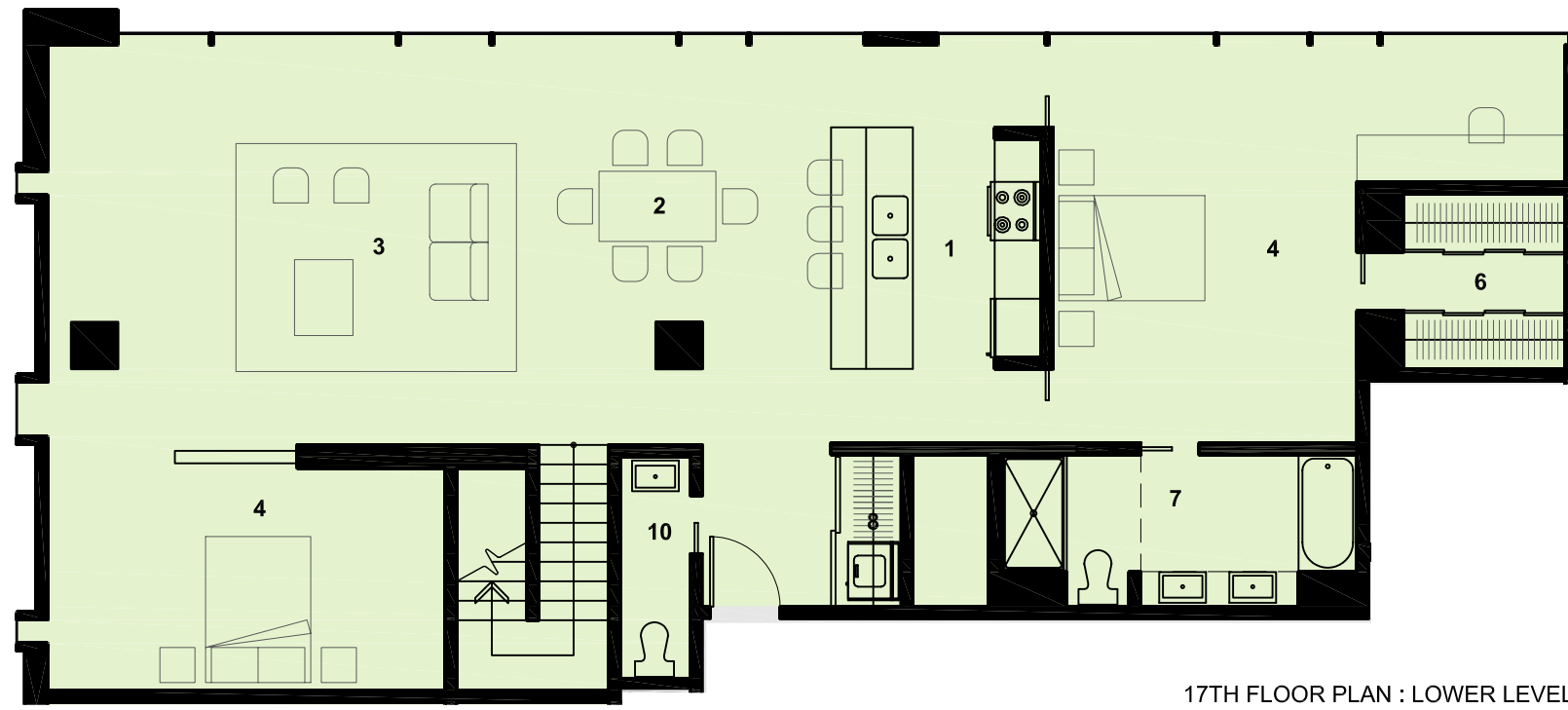
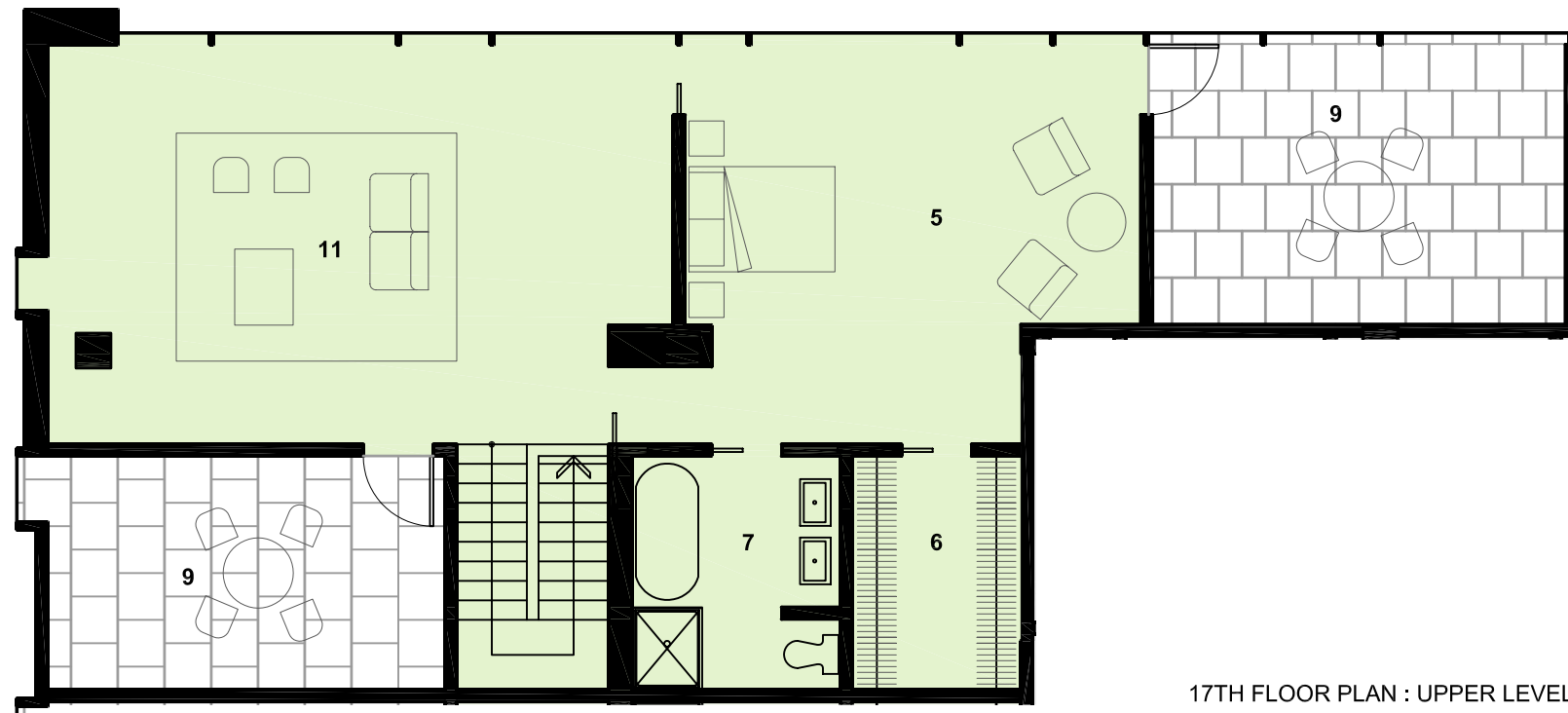
MIDTOWN TOWER

JULY 1, 2009

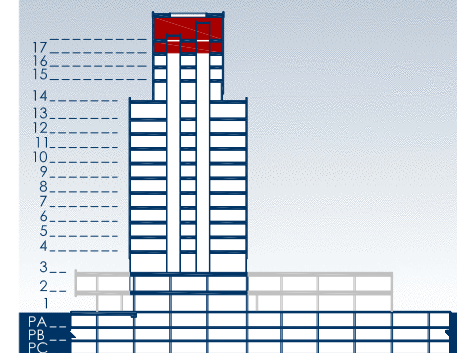


1,410 - 1,580 SQUARE FEET : 2 BEDROOM W/ PRIVATE TERRACE
(AT 15TH FLOOR ONLY)



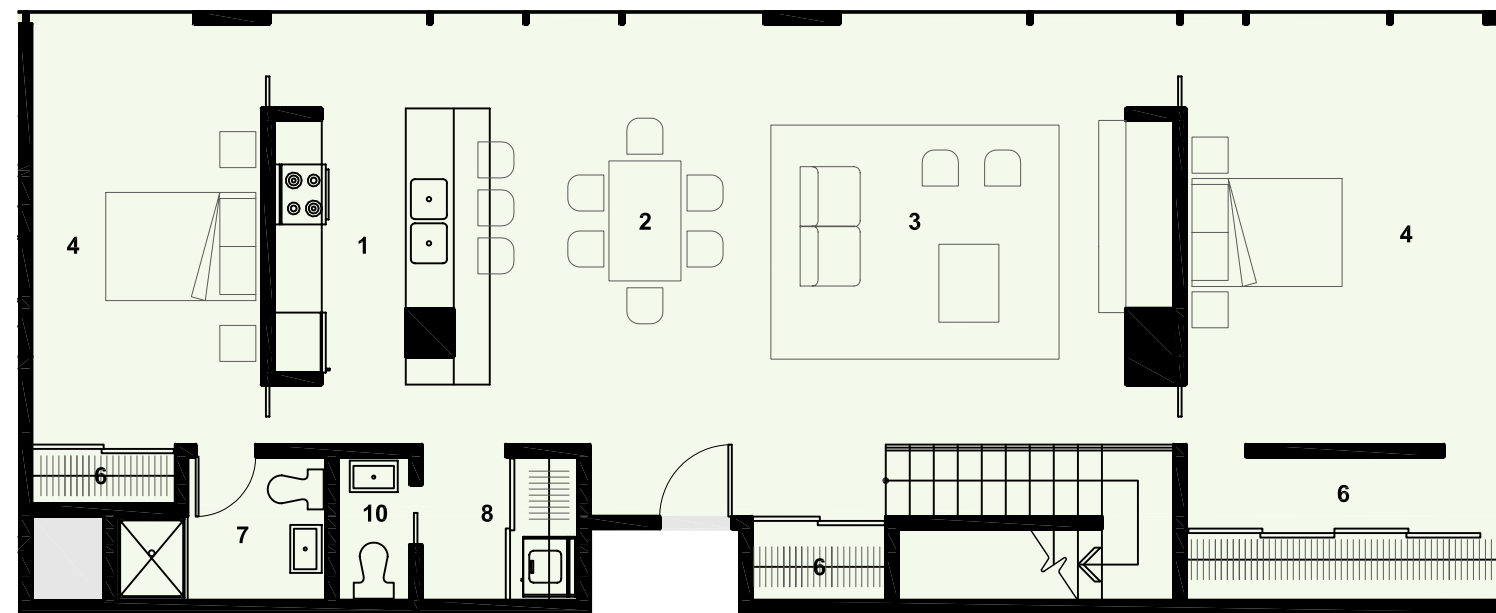


2,470 SQUARE FEET : 3 BEDROOM PENTHOUSE W/ PRIVATE TERRACE



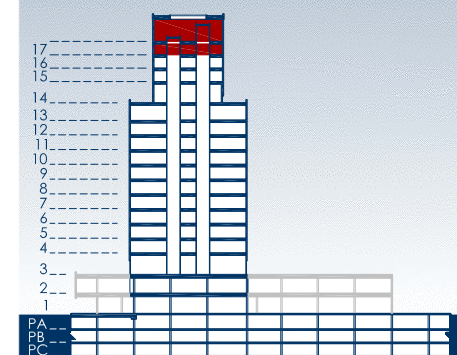


17TH FLOOR PLAN : UPPER LEVEL



17TH FLOOR PLAN : LOWER LEVEL

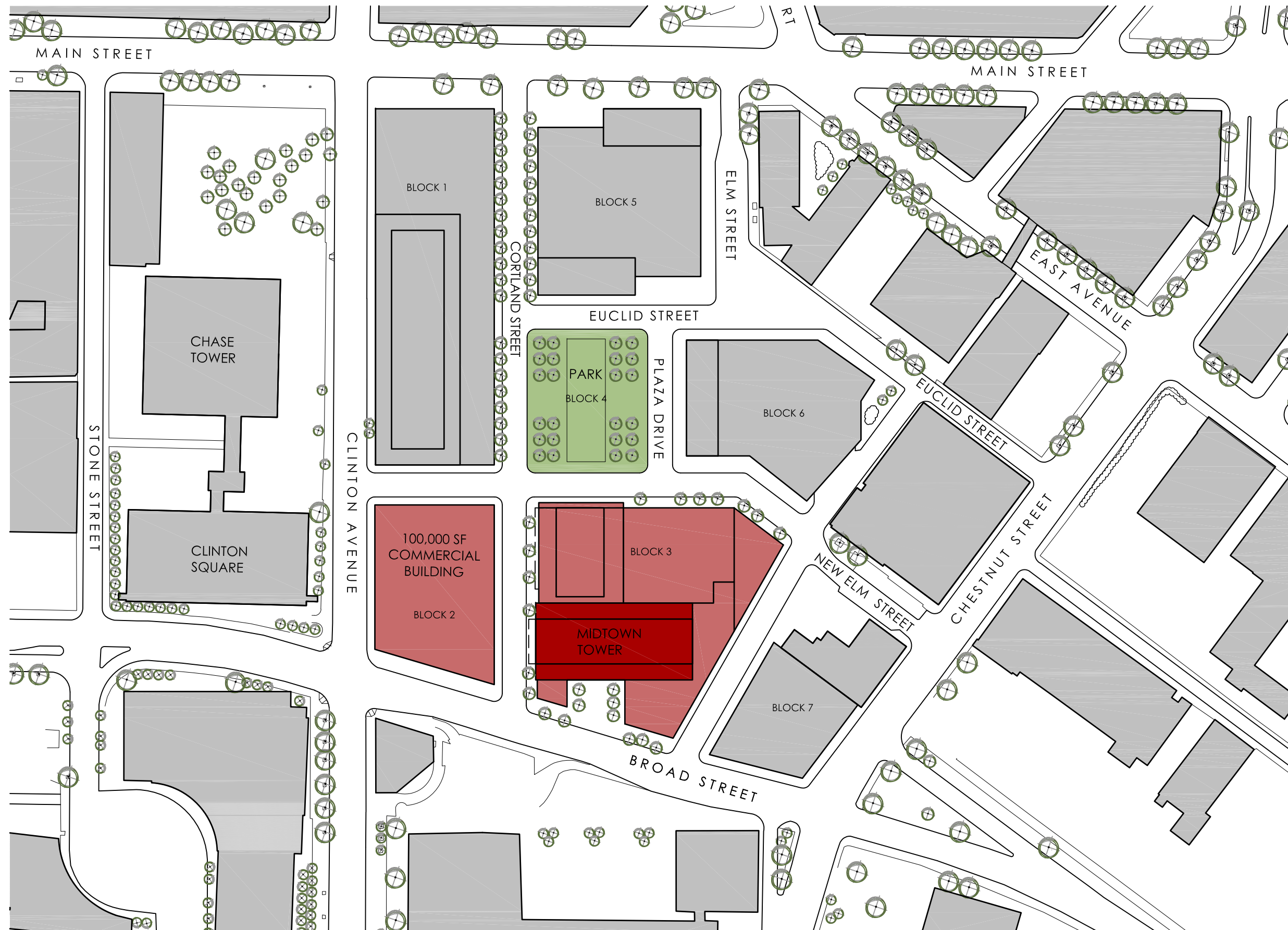
2,240 SQUARE FEET : 3 BEDROOM PENTHOUSE W/ PRIVATE TERRACE



MIDTOWN

SF summary by floor

FLOOR	COMMON	COMMERCIAL	RESIDENTIAL	GROSS
17	3,595 sf		17,013 sf	20,608 sf
16	1,320 sf		8,984 sf	10,304 sf
15	1,320 sf		8,984 sf	10,304 sf
				41,216 sf
14	1,430 sf		11,730 sf	13,160 sf
13	1,950 sf		16,866 sf	18,816 sf
12	1,950 sf		16,866 sf	18,816 sf
11	1,950 sf		16,866 sf	18,816 sf
10	1,950 sf		16,866 sf	18,816 sf
9	1,950 sf		16,866 sf	18,816 sf
8	1,950 sf		16,866 sf	18,816 sf
7	1,950 sf		16,866 sf	18,816 sf
6	1,950 sf		16,866 sf	18,816 sf
5	1,950 sf		16,866 sf	18,816 sf
4	1,950 sf		16,866 sf	18,816 sf
3	2,425 sf		15,575 sf	18,000 sf
				206,160 sf
2	6,000 sf	58,100 sf		64,100 sf
1	5,920 sf	56,500 sf		62,420 sf
				126,520 sf
gross totals	41,510 sf	114,600 sf	230,946 sf	387,056 sf
percentages	11%	30%	60%	



DATA

TOTAL GROSS AREA	387,056 SF
17TH FLOOR	20,608 SF
15TH - 16TH FLOORS	(x2)10,304 SF
TOTAL AREA FLOORS 15-18	41,216 SF
14TH FLOOR	13,160 SF
4TH - 13TH FLOORS	(x10)18,816 SF
TOTAL AREA FLOORS 4-14	201,320 SF
3RD FLOOR	18,000 SF
2ND FLOOR	64,100 SF
1ST FLOOR	62,420 SF
TOTAL AREA FLOORS 1-3	54,560 SF
PARKING: LEVEL A	260 SPACES
PARKING: LEVEL B	260 SPACES
TOTAL RESIDENTIAL PARKING	520 SPACES

