

December 20, 2007
Revised January 17, 2008

Museum Place

East Lansing, MI

CADA Investment Group, LLC

Ledy Design Group
LDG Project # 401.0022D



Building Summary

Building A(10 story multi-use building w/one level of underground parking)					
LEVEL	USE	AREA		RESIDENTIAL UNITS	
		GSF	NSF	2BR	3BR
First Floor	retail/rest.	29,900	26,263	0	0
Second Floor	exhibition	35,750	23,585	0	0
Third Floor	apartments	25,000	14,672	16	0
Fourth Floor	apartments	25,000	14,672	16	0
Fifth Floor	apartments	25,000	14,672	16	0
Sixth Floor	apartments	25,000	14,672	16	0
Seventh Floor	apartments	25,000	14,672	16	0
Eighth Floor	apartments	25,000	14,672	16	0
Ninth Floor	apartments	25,000	14,672	16	0
Tenth Floor	office	22,700	15,736	0	0
Lower Level (-1 level)	parking	36,100	31,263	0	0
SUBTOTAL		299,450	199,551	112	0

* exterior balconies are excluded in area calculations

2BR apartments average 917 net sqaure feet

Building B(5 story multi-use building)					
LEVEL	USE	AREA		RESIDENTIAL UNITS	
		GSF	NSF	2BR/OFF	3BR
First Floor	retail/rest.	8,061	6,725	0	0
Second Floor	apartments	8,385	6,600	2	4
Third Floor	apartments	8,385	6,600	2	4
Fourth Floor	apartments	8,385	6,600	2	4
Fifth Floor	apartments	8,385	6,600	2	4
SUBTOTAL		41,601	33,125	8	16

2BR/OFF. and 3BR apartments average 1,100 net sqaure feet

Building C(6 story shared circulation core - skywalk and Building B)					
LEVEL	USE	AREA			
		GSF	NSF		
First Floor	circulation	424	0	all circulation SF, no leasable/rentable space	
Second Floor	circulation	424	0		
Third Floor	circulation	424	0		
Fourth Floor	circulation	424	0		
Fifth Floor	circulation	424	0		
SUBTOTAL		2,120	0		

Building D

(6 story parking ramp = 2 partial levels and 5 full levels, 626 spaces)

LEVEL	USE	AREA		
		GSF	NSF	
First Floor	parking	20,880	0	all circulation or parking SF, no leasable/rentable space
Second Floor	parking	36,192	0	
Third Floor	parking	36,192	0	
Fourth Floor	parking	36,192	0	
Fifth Floor	parking	36,192	0	
Sixth Floor	parking	36,192	0	
Seventh Floor	parking	20,184	0	
SUBTOTAL		222,024	0	

Building E

(4 story apartment building)

LEVEL	USE	AREA		RESIDENTIAL UNITS	
		GSF	NSF	2BR	3BR
First Floor	apartments	14,906	10,623	11	1
Second Floor	apartments	14,906	10,854	10	2
Third Floor	apartments	14,906	10,854	10	2
Fourth Floor	apartments	14,906	10,854	10	2
SUBTOTAL		59,624	43,185	41	7

2BR apartments average 866 net sqaure feet

3BR apartments average 1,097 net sqaure feet

Building F

(elevated skywalk connecting Buildings B, D, and A)

LEVEL	USE	AREA		
		GSF	NSF	
Floor Plan	circulation	2,093	0	all circulation SF, no leasable/rentable space

Buildings G1 and G2

(3 story - 6 and 8 unit townhouse buildings)

LEVEL	USE	AREA		RESIDENTIAL UNITS	
		GSF	NSF	2BR	3BR
Building G1	townhouse - 6 units	14,843	13,614	0	6
Building G2	townhouse - 8 units	19,905	18,152	0	8
SUBTOTAL		34,748	31,766	0	14

Townhouse units average 2,269 net sqaure feet

Overall Summary

	AREA		RESIDENTIAL UNITS	
	GSF	NSF	2BR	3BR
Building A	299,450	199,551	112	0
Building B	41,601	33,125	8	16
Building C	2,120	0	0	0
Building D	222,024	0	0	0
Building E	59,624	43,185	41	7
Building F	2,093	0	0	0
Buildings G1 and G2	34,748	31,766	0	14
TOTAL	661,660	307,627	161	37