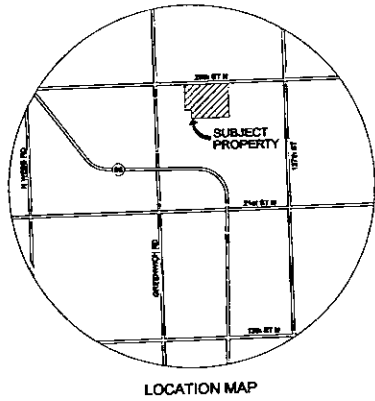


PROPOSED GARDEN APARTMENTS WICHITA, KANSAS

PRELIMINARY SITE PLAN

PREPARED BY:
EDWARD ROSE PROPERTIES, INC.
6101 NEWPORT ROAD
KALAMAZOO, MICHIGAN 49002
269/323-9484



SCALE: 1" = 80'
CONTOUR INTERVAL: 1'
JUNE 30, 2010

BUILDING SCHEDULE					
BUILDING TYPE	ONE BEDROOM	TWO BEDROOM	TOTAL UNITS	TYPE OF BUILDING	NUMBER OF BUILDINGS
B-3	19	11	30	3 STORY	5
C-3	22	14	36	3 STORY	8

NOTE:
DOUBLE-LOADED PARKING AREAS ARE 8' WIDE; SINGLE-LOADED PARKING AREAS ARE 4' WIDE; PARKING SPACES ARE 9' x 20'; GARAGES ARE 12' x 21.5'; ALL PRIVATE DRIVES ARE 24' WIDE; SIDEWALKS ADJACENT TO PARKING LOTS ARE 8' WIDE; ALL OTHER SIDEWALKS ARE 4' WIDE; ALL PAVED AREAS HAVE 2" WIDE CONCRETE CURBS.

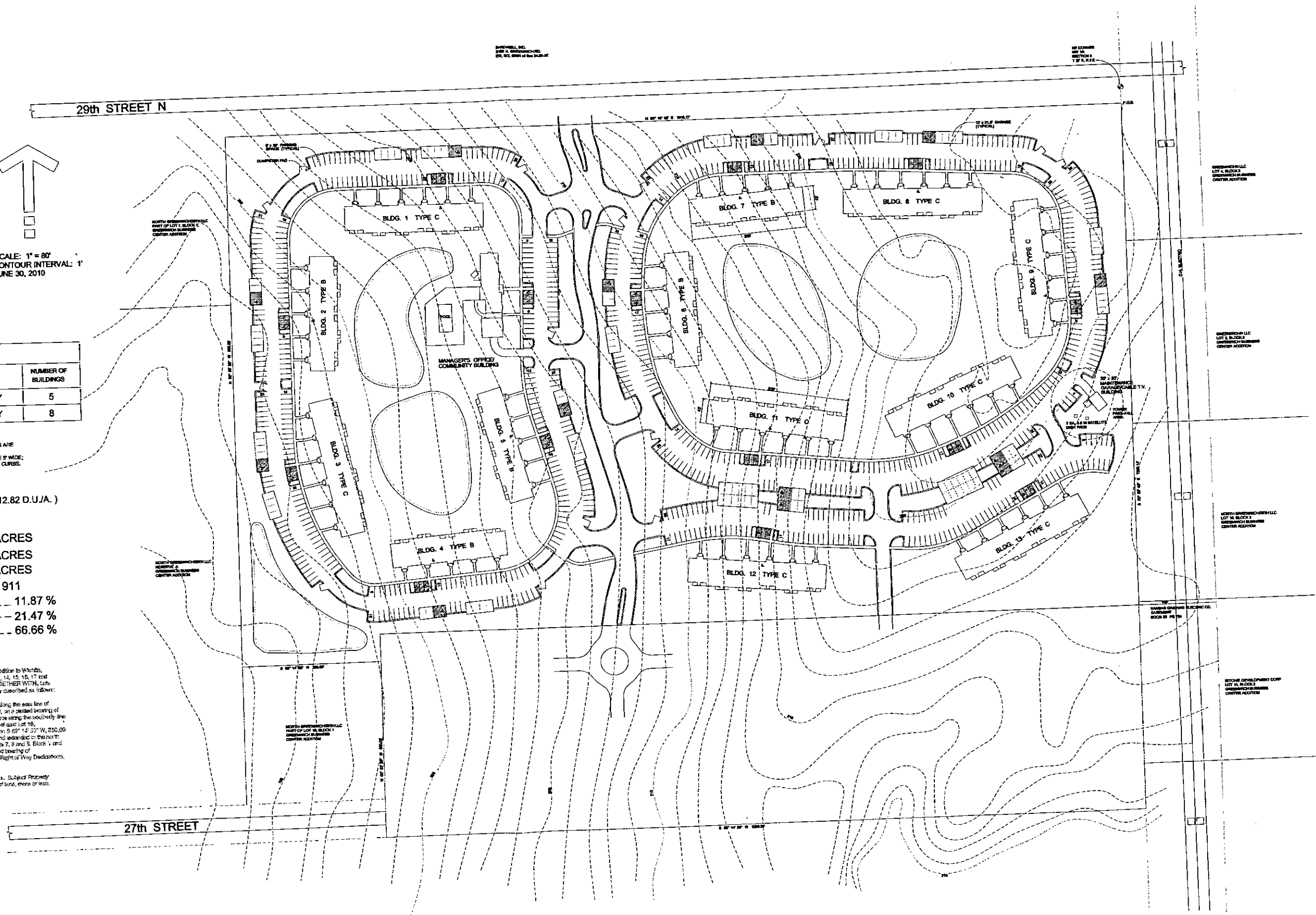
TOTAL UNITS	438 (12.82 D.U./A.)
ONE BEDROOM	271
TWO BEDROOM	167
SITE SIZE	45.77 ACRES
APARTMENTS	34.16 ACRES
COMMERCIAL	11.61 ACRES
PARKING SPACES	911
BUILDING COVERAGE	11.87 %
PARKING LOT & DRIVE COVERAGE	21.47 %
OPEN SPACE	66.66 %

Legal Description:

A tract of land being a portion of (Shawnee) Southwest Center Addition, in the City of Wichita, Sedgewick County, Kansas, said tract being described as, Lots 6, 8, 10, 11, 12, 13, 14, 15, 16, 17 and part of Lots 7 and 18, Block 1, TOGETHER WITH, Lots 1 and 2, Block 2, TOGETHER WITH, Lots 18 and 17, Block 3, TOGETHER WITH Rawlins-Denk E, being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1, Block 2, and extending thence along the west line of Lot 1 and 2, Block 2 and extending along the east line of Lot 16 and 17, Block 3, an a parallel bearing of S 00° 05' 43" E, 423.14 feet to the southeast corner of said Lot 17, Block 3; thence along the south line of said Lot 16, of said section, S 00° 14' 53" W, 1320.25 feet; thence parallel with the west line of said Lot 16, N 00° 32' 28" W, 323.00 feet; thence parallel with the south line of said section S 00° 14' 53" W, 250.00 feet to said west line of section along the west line of Lot 16, 17 and 18, Block 3; and extending to the east line of said Lot 17, N 00° 12' 22" W, 661.82 feet; thence along the north line of Lots 7, 8 and 9, Block 1 and line of said Lot 7, N 00° 12' 22" W, 661.82 feet; thence along the north line of Lots 7, 8 and 9, Block 1 and line of said Lot 7, N 00° 12' 22" W, 661.82 feet to the POINT OF BEGINNING EXCEPT all above Report of Vag. Dedication, as plat in said tract.

Said tract CONTAINS: 1,257,448 square feet or 40.35 acres of land, more or less. Subject Property including, 89-acre Dedication CONTAINS: 1,894,806 square feet or 43.77 acres of land, more or less.



EDWARD ROSE PROPERTIES, LLC
LOT 1, BLOCK 1
CENTRAL ADDITION

EDWARD ROSE PROPERTIES, LLC
LOT 2, BLOCK 2
CENTRAL ADDITION

EDWARD ROSE PROPERTIES, LLC
LOT 3, BLOCK 3
CENTRAL ADDITION

EDWARD ROSE PROPERTIES, LLC
LOT 4, BLOCK 4
CENTRAL ADDITION