

EXHIBIT NO. 2

KENDALL YARDS - PROJECT SUMMARY

December 22, 2009

Building Types	Sub Types	West Parcel Residential	East Parcel Commercial	Building Type Totals	Max Number of Stories	Max Building Height	Parking Min. (per Unit)
Single-family	Bridge	30 u			2	35'	1.5
	Summit Blvd	14 u			2	35'	1.5
	Cochrane Green	19 u			2	35'	1.5
	Bluff	22 u			2	35'	1.5
	Sub total			85 u			
Townhouse	Duplex A	38 u			2	35'	1.5
	Duplex B	18 u			2	35'	1.5
	A: Courtyard	45 u			2+	35'	1.5
	B	127 u			2	35'	1.5
	C: Tuck-under	80 u			3	40'	1.5
	D: Step-down	19 u			3	40'	1.5
	Sub total				327 u		
Mid-Rise	Ash Park	40 u			4	55'	1.5
	Chestnut Green	45 u			4	55'	1.5
	North Point	50 u			4	55'	1.5
	West Summit Blvd	40 u			4	55'	1.5
	Sub total				175 u		
High-rise	North Point (2 towers)	200 u			12	150'	1.5
	Neighborhood Park	100 u			12	150'	1.5
	Town Center		150 u		12	150'	1
	Sub total			450 u			
Residential over Retail	Neighborhood	6 u			2	35'	1
	Town Center		45 u		4	60'	1
Sub total				51 u			
Hotel	Town Center		180,000 sf	180,000 sf*	12	150'	share w/ Office sub grade
Restaurant / Retail	Nettleton Corner	6,000 sf					shared
	North Point	10,000 sf					shared
Sub total				see bldg totals			
Mixed Use: Retail / Office	Nettleton Corner	4,000			2	35'	1/1000 sf
	Major Retail		130,000 sf		2	60'	1/1000 sf
	Town Center Main Street		50,000 sf		2	60'	1/1000 sf
	Town Center Blvd.		50,000 sf		2	60'	1/1000 sf
	Sub total				230,000 sf*		
Office	Maple Complex		90,000 sf		3	60'	1/1000 sf
	Bluff Complex		200,000 sf		4	150'	1/1000 sf
Sub total				290,000 sf*			
Total Housing Units		893 u	195 u	1088 u			
Total Commercial Area		20,000 sf	700,000 sf	720,000 sf*			

* Unit Counts and square footage are estimates and may vary