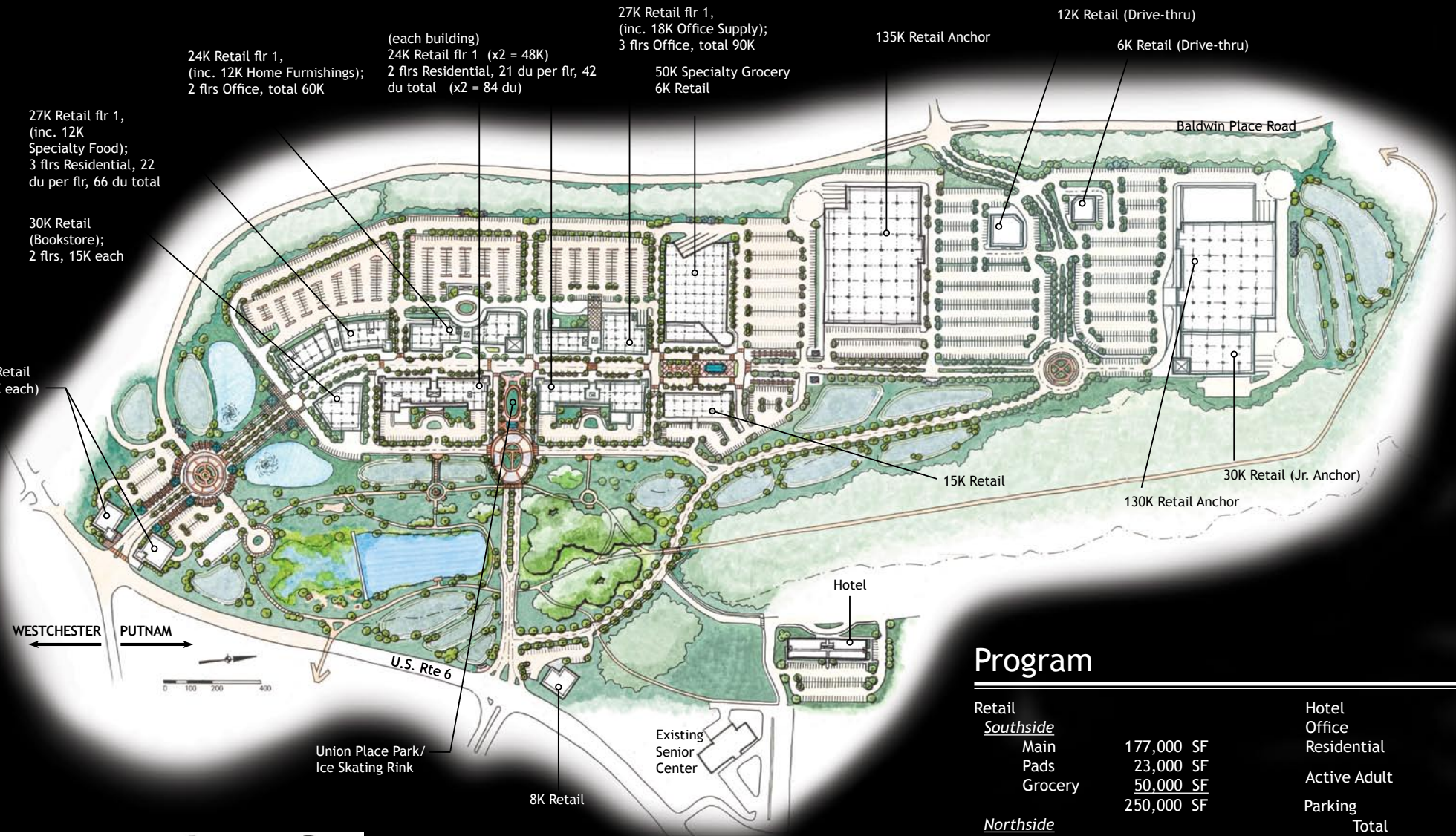


Union Place

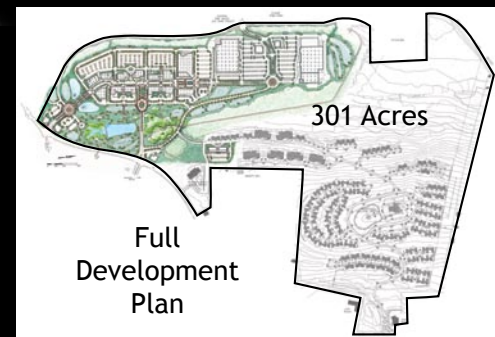
BALDWIN HILLS, NEW YORK



UNION PLACE ... WHERE WESTCHESTER MEETS PUTNAM



On 300 acres along Route 6 at the Westchester-Putnam County line, Union Place will be a vibrant new mixed-use neighborhood focused around a walkable community center. More than 550,000 sf of both small and large format tenants will be complemented by 90,000 sf of office space, a 90 key hotel and more than 500 residential units including "main street" flats and a significant active adult component. Ample and well situated parking and a variety of amenities such as walking trails and an ice skating rink enhance the character of the development.



Program

Retail				
<i>Southside</i>				
Main	177,000 SF			
Pads	23,000 SF			
Grocery	50,000 SF			
	250,000 SF			
<i>Northside</i>				
Pads	18,000 SF			
Anchor #1	135,000 SF			
Anchor #2	130,000 SF			
Jr. Anchor	30,000 SF			
	313,000 SF			
Total Retail	563,000 SF			
Hotel				90 Keys
Office				90,000 SF
Residential				150 d.u.
Active Adult				375 d.u.
Parking				
Total				3260 p.s.
Required*				3260 p.s.
Total Program				1,575,000 SF

*Assumed Parking Ratios:
- Retail: 5/1000 SF
- Office: 3/1000 SF
- Residential: 1.5/d.u.

UNION PLACE MARKET PROFILE

2006	TRADE AREA
Population	183,860
Average Household Income	\$107,017