Exhibit B
(Conceptual Master Site Plan)

Project: **Norwalk Parcel 2A** **Date:** 12-Sep-07

Location: Norwalk , CT

Overall Project Information

	Residential	Commercial	Parking	Total
Gross (SF)	503,999	75,711	289,852	**869,562**
Use/Total	58%	9%	33%	
Floors	8	1	3	
Units	378		788	

Phase 1 Building Information

		Residential										Commercial						Parking				Building
		1 BR	2BR	3 BR	1 BR TH	2 BR TH	3 BR TH	Total	Common (SF)	Units (SF)	Total (SF)	Common	Retail	Rest.	Theater	L/W	Area (SF)	Robo	Reg	Total Spaces	Area (SF)	Floor Area
Floor Level	B2										0							93		93	39,480	39,480
	B1							0	0		0							93		93	39,480	39,480
	G							0	3,322		3,322	3,322	8,538		7,760	5,402	21,700		47	47	22,903	47,925
	2	10	7	2	1	5	1	26	5,502	21,230	26,732				4,300	5,426	9,726					36,458
	3	9	11	3				23	4,466	26,760	31,226											31,226
	4	9	12	2				23	4,466	26,241	30,707											30,707
	5	12	9	1			2	24	4,466	25,904	30,370											30,370
	6	3	3					6	955	8,328	9,283											9,283
	7					5		5	1,039	3,492	4,531											4,531
	8							0	97	4,434	4,531											4,531
	Total	**43**	**42**	**8**	**1**	**10**	**3**	**107**	**24,313**	**116,389**	**140,702**		**8,538**	**0**	**12,060**	**10,828**	**31,426**	**186**	**47**	**233**	**101,863**	**273,991**
	Unit type/Total	40%	39%	7%	1%	9%	3%															

Phase 2 Building Information

		Residential										Commercial						Parking				Building
		1 BR	2BR	3 BR	1 BR TH	2 BR TH	3 BR TH	Total	Common (SF)	Units (SF)	Area (SF)	Common	Retail	Rest.	Theater	L/W	Area (SF)	Robo	Reg	Total Spaces	Area (SF)	Floor Area
Floor Level	B2							0										136		136	38,675	38,675
	B1							0										136		136	38,675	38,675
	G	2	1					3	5,801	2,948	8,749		7,276			4,624	11,900		11		2,125	22,774
	2	2	12	1		7		22	7,200	14,245	21,445					4,821	4,821					26,266
	3	2	14	3				19	4,594	20,838	25,432											25,432
	4	2	14	3				19	4,594	20,838	25,432											25,432
	5	2	14	3				19	4,594	20,838	25,432											25,432
	6		4	4				8	1,296	10,267	11,563											11,563
	7					9		9	1,344	6,544	7,888											7,888
	8							0	140	7,748	7,888											7,888
	Total	**10**	**59**	**14**	**0**	**16**	**0**	**99**	**29,563**	**104,266**	**133,829**		**7,276**			**9,445**	**16,721**	**272**	**11**	**272**	**79,475**	**230,025**
	Unit type/Total	10%	60%	14%	0%	16%	0%															

Project: **Norwalk Parcel 2A** **Date:** 12-Sep-07

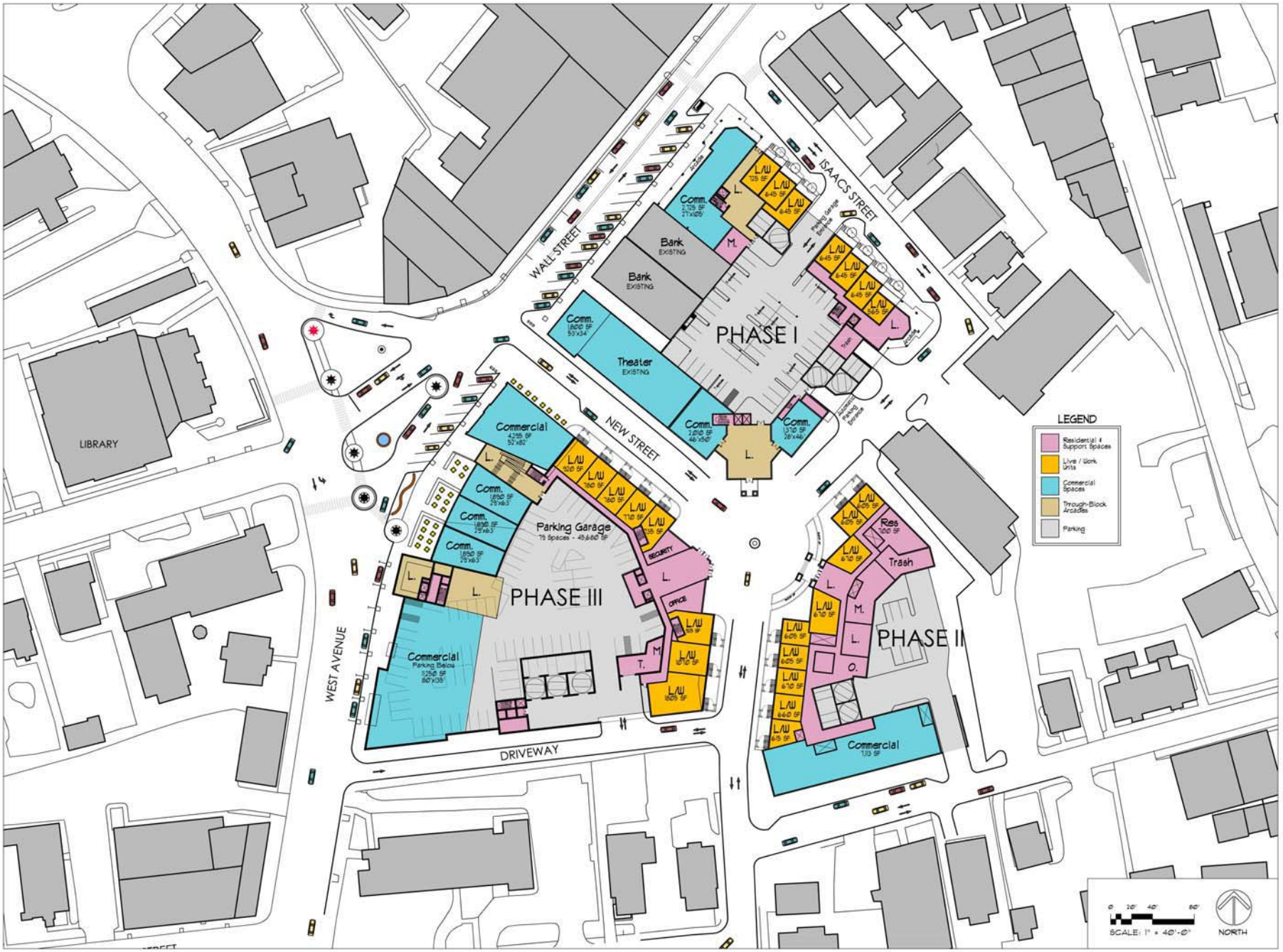
Location: Norwalk , CT

Overall Project Information

	Residential	Commercial	Parking	Total
Gross (SF)	503,999	75,711	289,852	**869,562**
Use/Total	58%	9%	33%	
Floors	8	1	3	
Units	378		788	

Phase 3 Building Information

		Residential										Commercial						Parking				Building
		1 BR	2BR	3 BR	1 BR TH	2 BR TH	3 BR TH	Total	Common (SF)	Units (SF)	Area (SF)	Common	Retail	Rest.	Theater	L/W	Area (SF)	Robo	Reg	Total Spaces	Area (SF)	Floor Area
Floor Level	B							0										204		204	65,843	65,843
	G							0	9,421		9,421			2,052		6,484	8,536		79	79	42,671	60,628
	2	6	7	3		4	4	24	10,237	17,459	27,696		12,555			6,473	19,028					51,206
	3	10	17	10				37	8,865	37,383	46,248											51,168
	4	10	16	10				36	9,256	37,154	46,410											46,410
	5	13	15	10				38	8,140	38,110	46,250											46,250
	6	5	12	6				23	5,949	30,062	36,011											36,011
	7	3	4					7	1,366	7,350	8,716											8,716
	8	3	4					7	1,366	7,350	8,716											8,716
	Total	**50**	**75**	**39**	**0**	**4**	**4**	**172**	**54,600**	**174,868**	**229,468**		**12,555**	**2052**		**12,957**	**27,564**	**204**	**79**	**283**	**108,514**	**374,948**
	Unit type/Total	29%	44%	23%	0%	2%	2%															



NORWALK
PARCEL 2A

NORWALK, CT

POKO
partners, LLC

Another POKO Development

POKO Partners, LLC
Crosskey Architects LLC
Wesley Stout Associates LLC
Redniss & Mead, Inc.
Patrick L. Pinell

Schematic Design

Crosskey Architects LLC
ARCHITECTURE • PLANNING • INTERIORS

ONE UNION PLACE
HARTFORD, CT 06103

TEL (860) 724-3000
FAX (860) 724-3013

SHEET DESCRIPTION

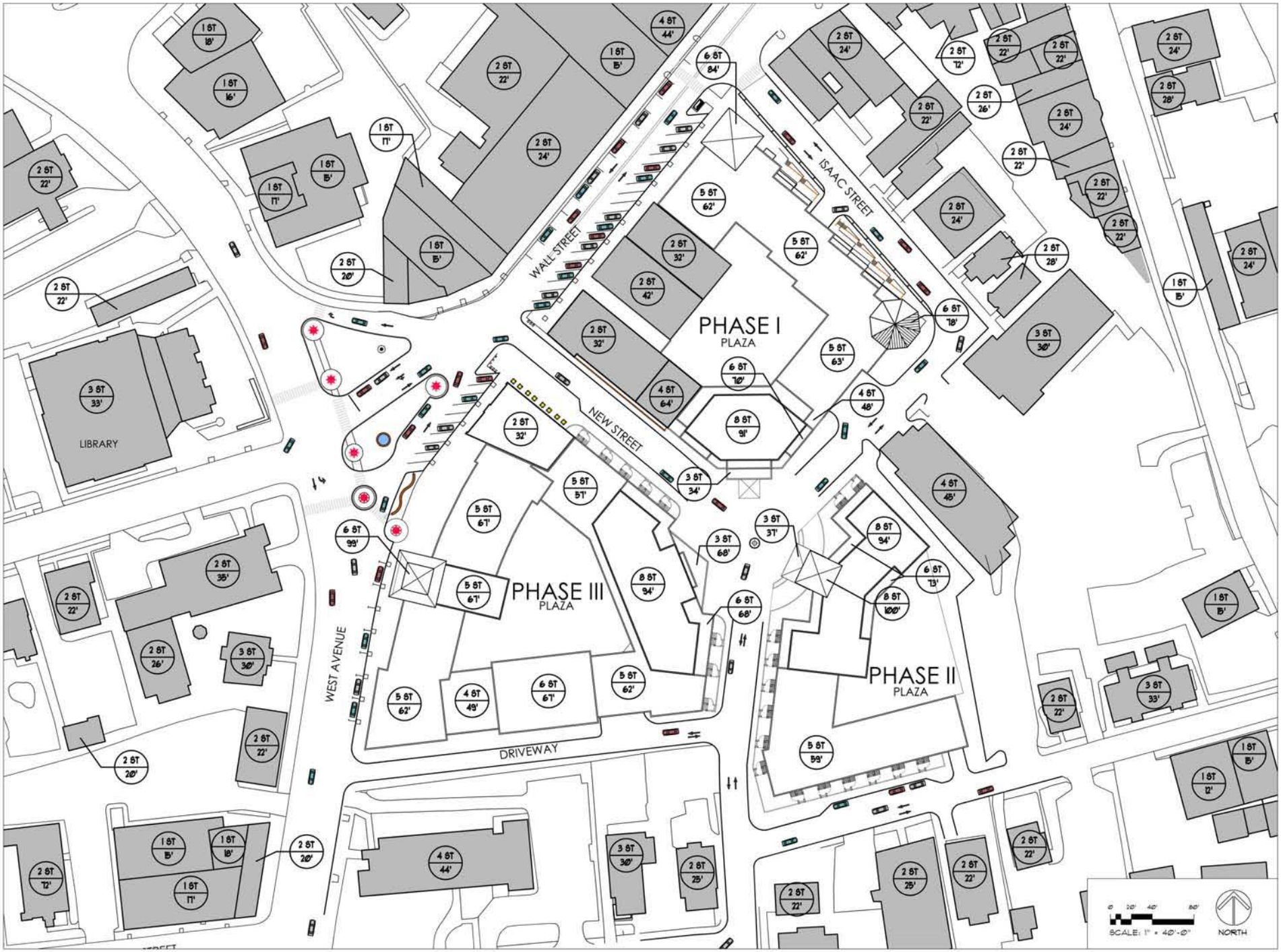
Project No.

Drawn C.A.

Date July 10, 2007

SP-2

Copyright © 2006 Crosskey Architects, LLC



NORWALK PARCEL 2A

NORWALK, CT

POKO partners, LLC

Another POKO Development

POKO Partners, LLC
Crosskey Architects LLC
Wesley Stout Associates LLC
Rodniss & Mead, Inc.
Patrick L. Pinell

Schematic Design

Crosskey Architects LLC
ARCHITECTURE • PLANNING • INTERIORS

ONE UNION PLACE
HARTFORD, CT 06103

TEL (860) 724-3000
FAX (860) 724-3013

SHEET DESCRIPTION

Project No.

Drawn: E.A.

Date: July 10, 2007

SP-2

Copyright © 2006 Crosskey Architects, LLC

Legend

- Concrete Pavers
- Groundcover
- Grass
- Concrete Paving
- Decorative Paving
- Site Furnishings
- Sculptural Street Elements
- Site Wall
- Shade Tree
- Ornamental Tree
- Evergreen Tree

NORTH

0 25 50 100

JULY 10, 2007

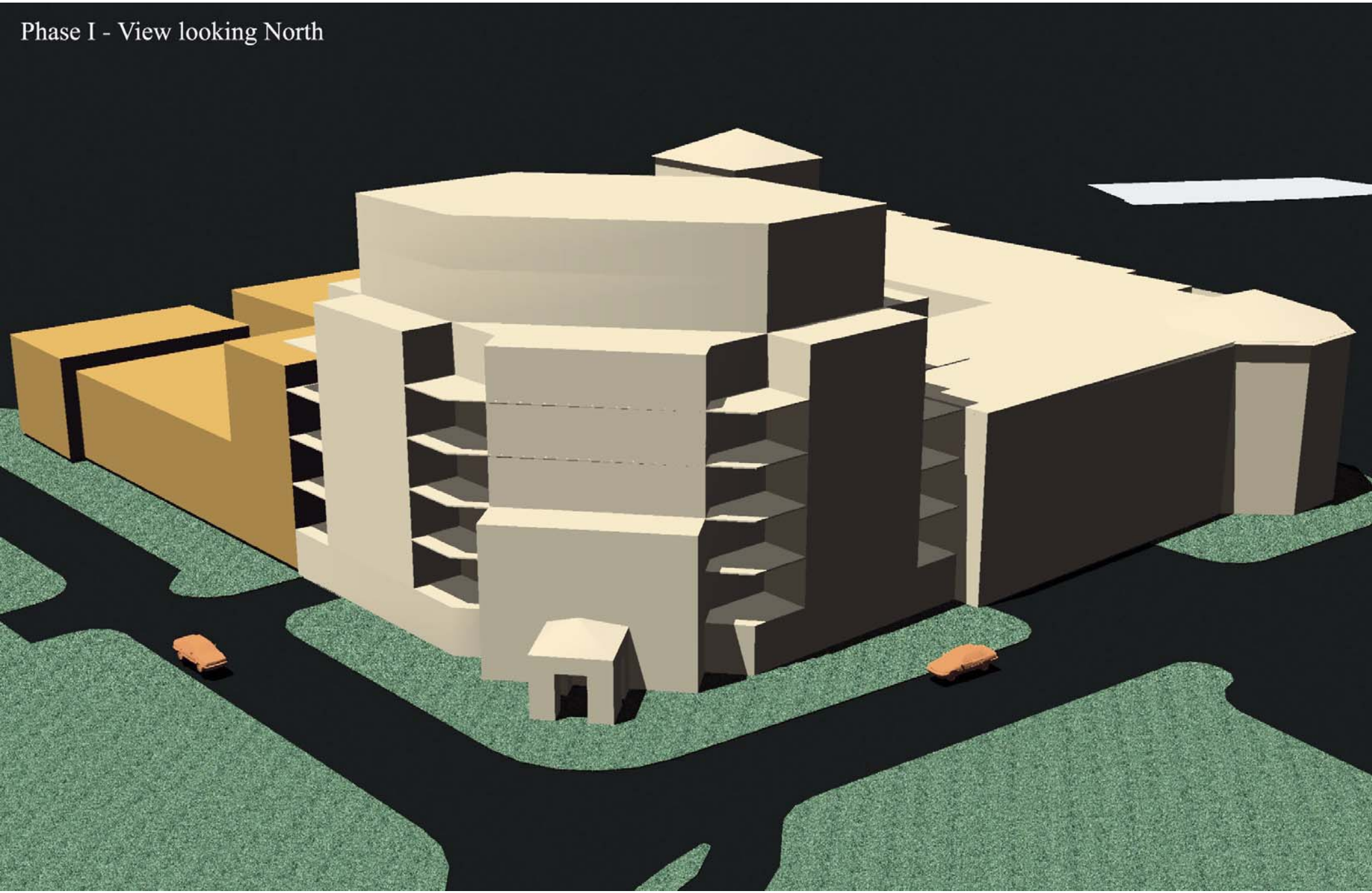
Phasing Plan

NORWALK PARCEL 2A

Norwalk, Connecticut

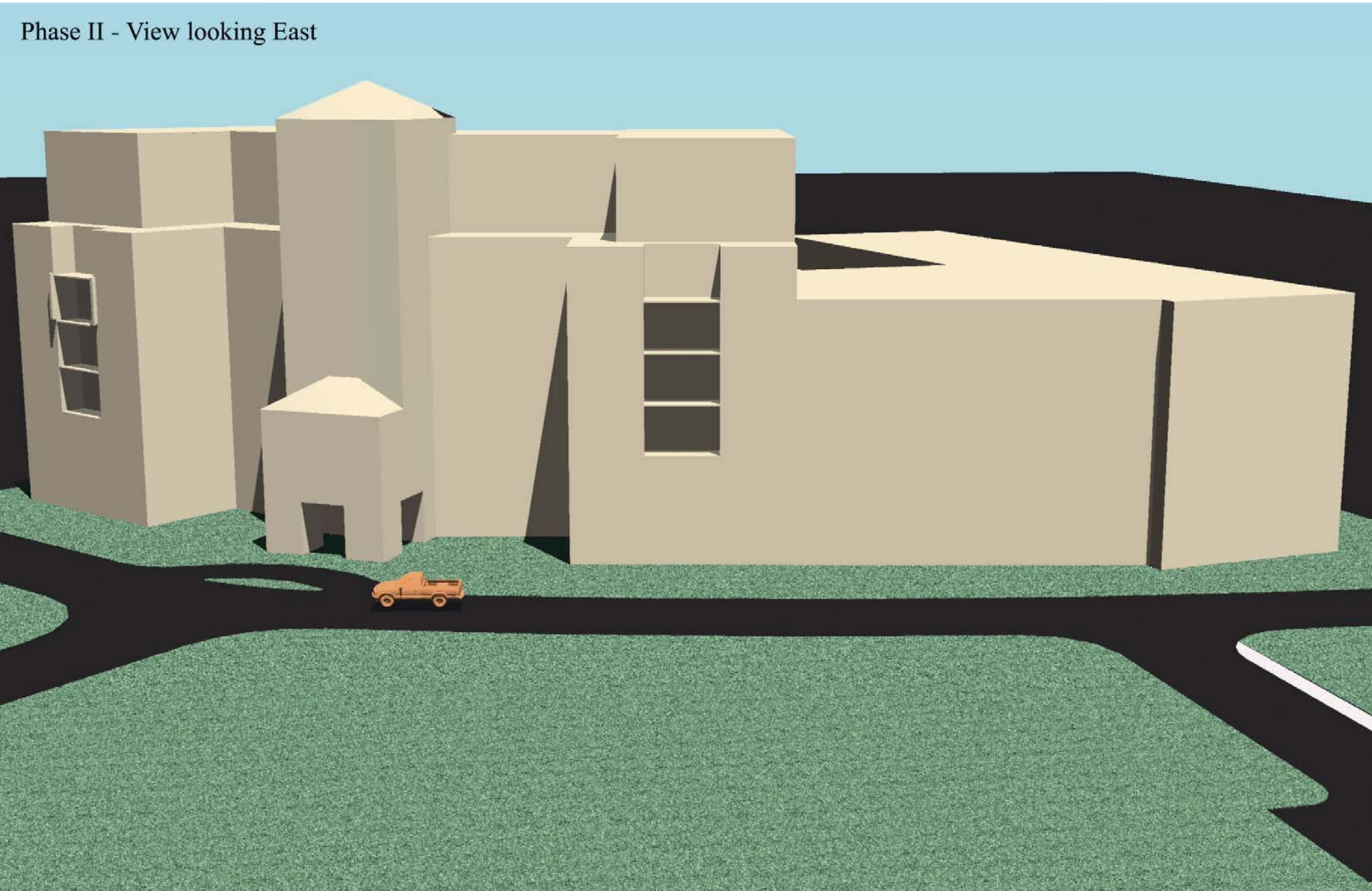
POKO partners, LLC
Another POKO Development

Land Use Attorney
Robinson & Cole LLP
Architect
Crosskey Architects LLC
Planner
Wesley Stout Associates, LLC
Planning Consultant
Patrick L. Pinell
Traffic Engineer
Barken & Mess
Civil Engineer/Surveyor
Redniss & Mead, Inc.

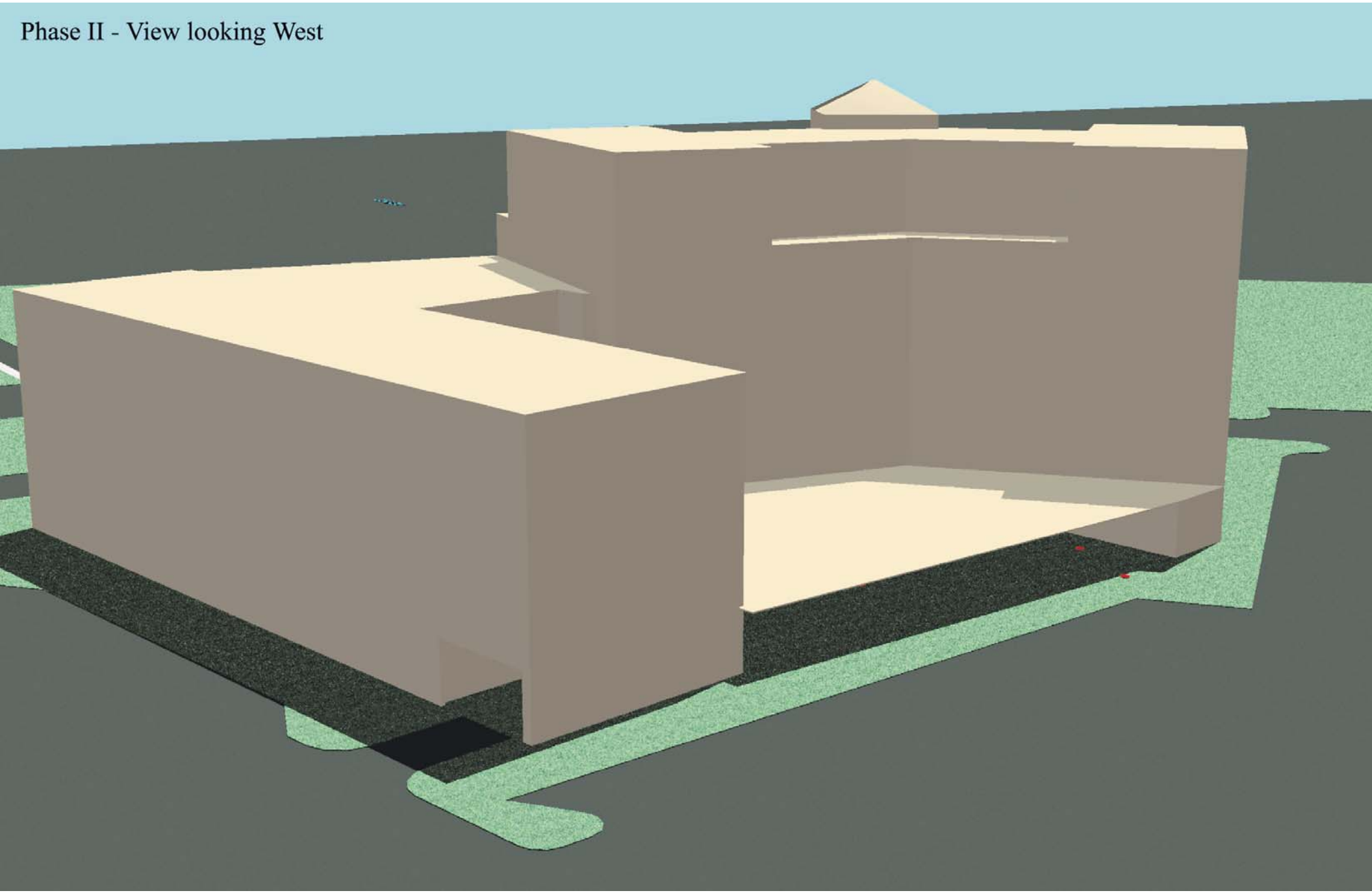

Phase I - View looking North

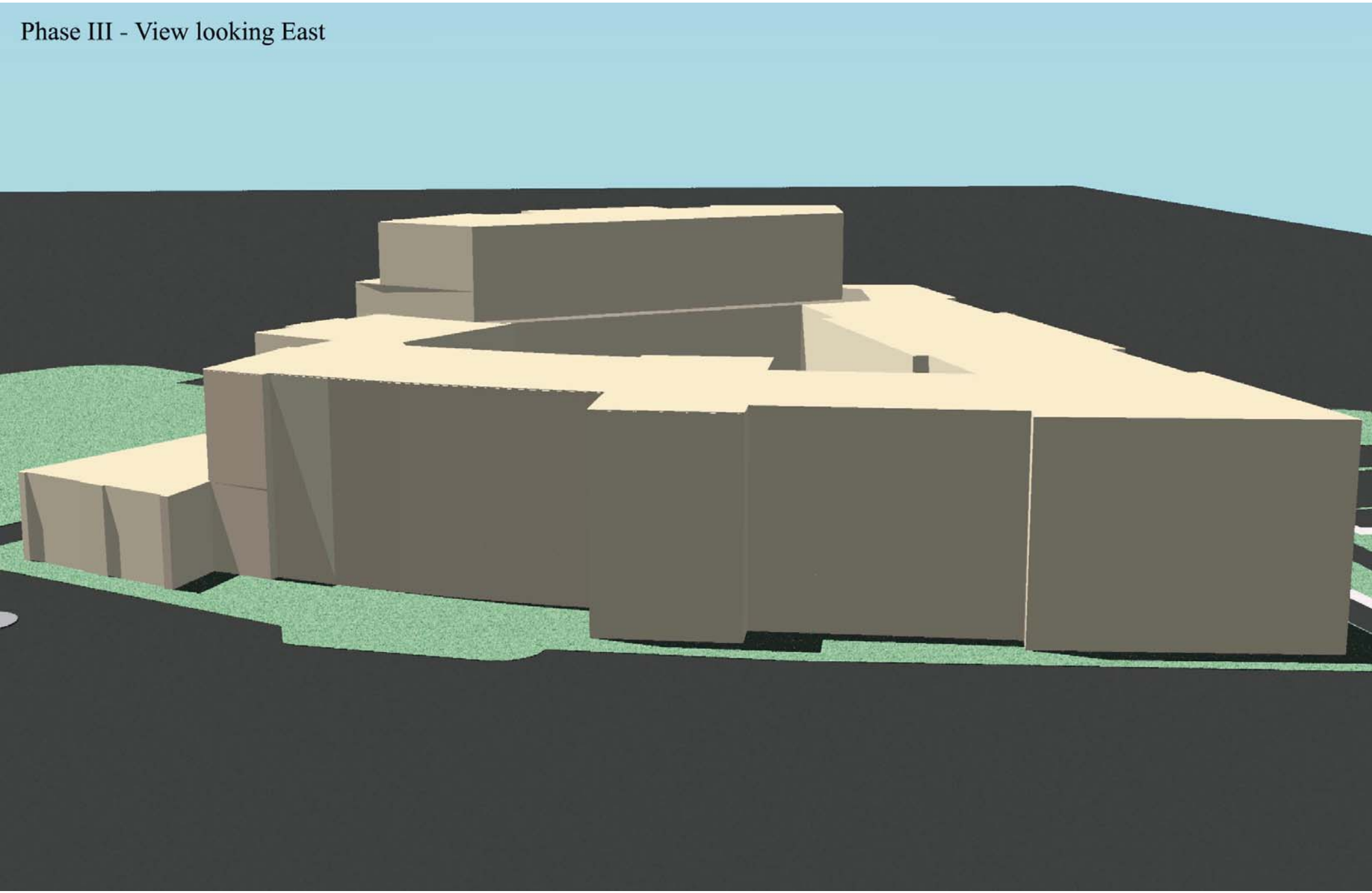
Phase I - View looking South

Phase II - View looking East



Phase II - View looking West



Phase III - View looking West

Phase III - View looking East