Grain Belt Marshall Street Site
Diversified Equities Corporation

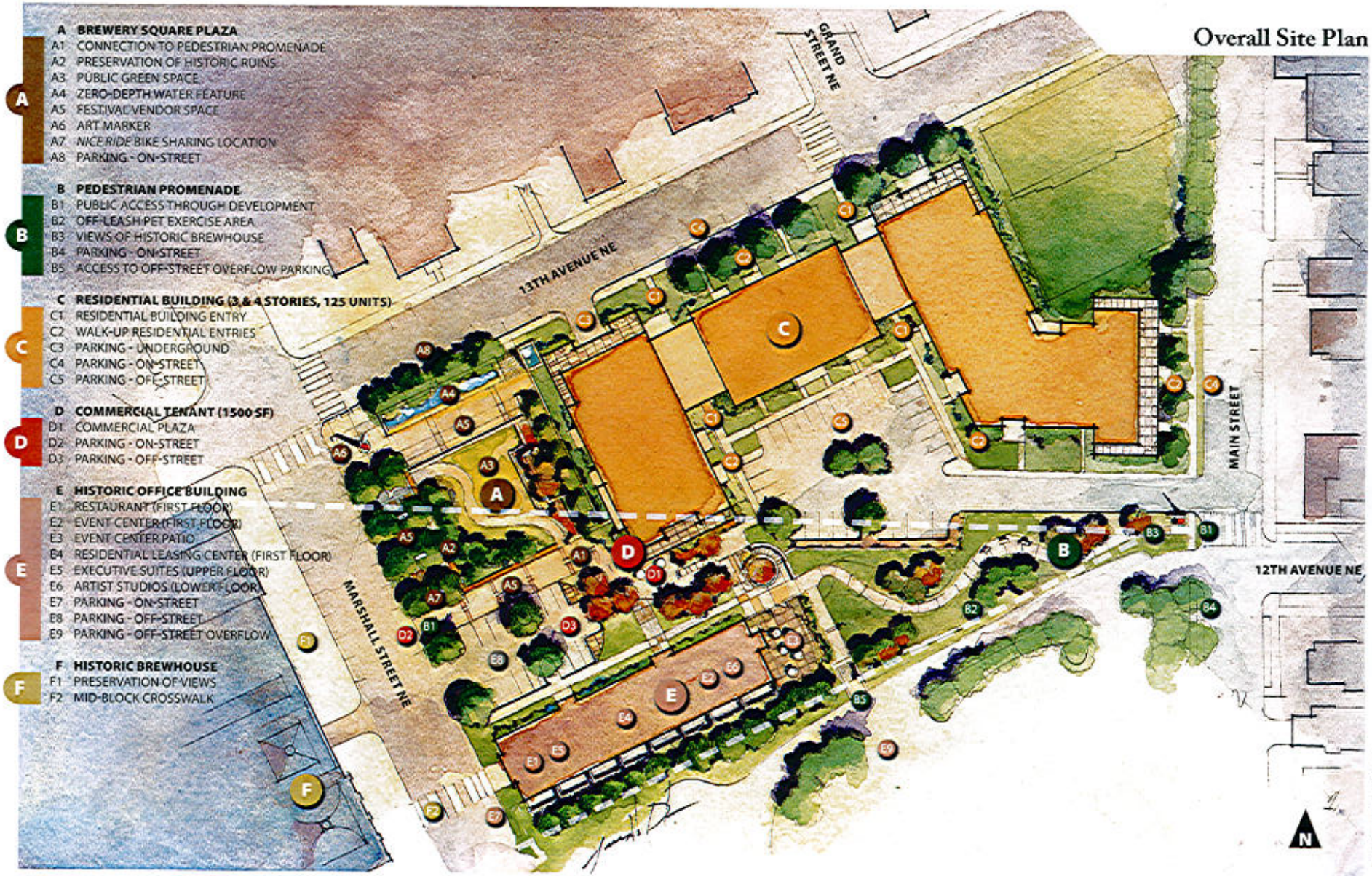
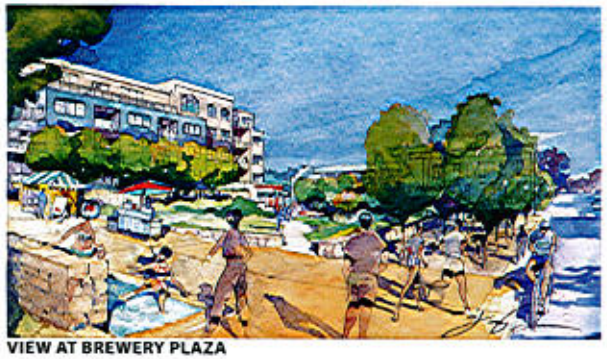


EXHIBIT 3

Residential Development



VIEW AT BREWERY PLAZA

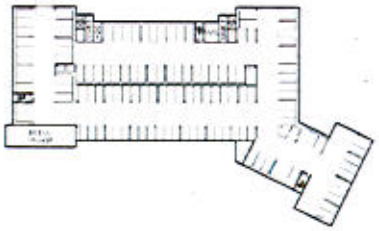
VIEW AT 13TH AVENUE

GROUND FLOOR PLAN

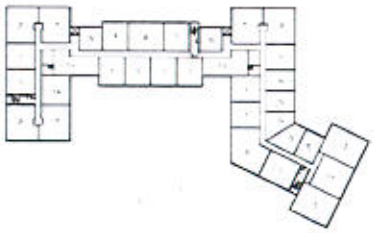
RESIDENTIAL PARCEL DEVELOPMENT DETAILS

LOT AREA:	108,872 SF	(100%)	
FOOTPRINT AREA:	34,772 SF	(32%)	
LANDSCAPE AREA:	35,706 SF	(33%)	
IMPERVIOUS AREA:	38,394 SF	(35%)	
BUILDING AREA:	179,946 SF	(100%)	
GARAGE AREA:	43,998 SF	(24%)	
RESIDENTIAL AREA:	134,458 SF	(75%)	
COMMERCIAL AREA:	1,500 SF	(1%)	
PARKING:	125 SPACES GARAGE / 30 SPACES SURFACE		
HEIGHT:	3 - 4 STORIES	35'-0" - 50'-0"	
DWELLING UNITS:	125 TOTAL	(100%)	1075 SF AVG
	26 STUDIO	(21%)	570 SF AVG
	44 1BR	(35%)	710 SF AVG
	13 1BR + DEN	(11%)	950 SF AVG
	28 2BR	(22%)	1050 SF AVG
	14 3BR	(11%)	1300 SF AVG

GARAGE FLOOR PLAN



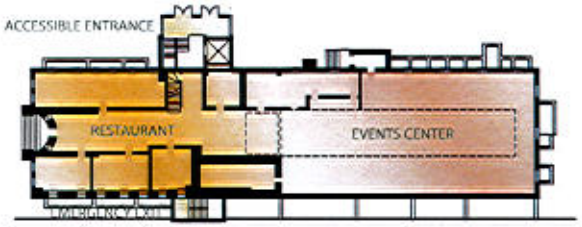
SECOND & THIRD FLOOR PLANS



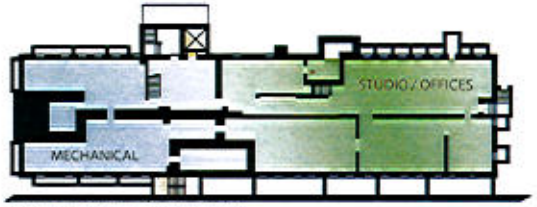
FOURTH FLOOR PLAN

INTERIOR VIEW AT EVENTS CENTER

UPPER LEVEL FLOOR PLAN

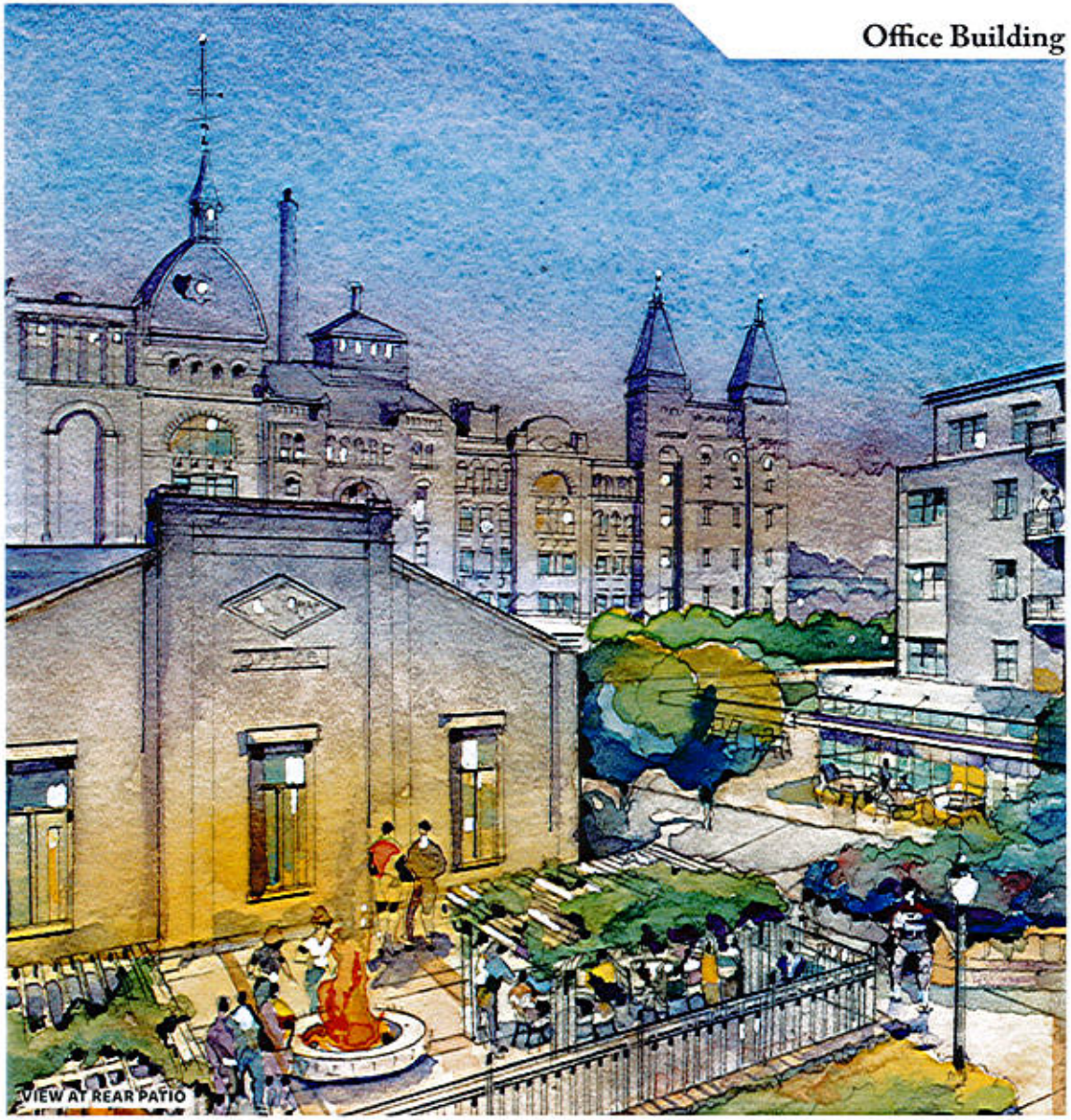


GROUND LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

Office Building



VIEW AT REAR PATIO