

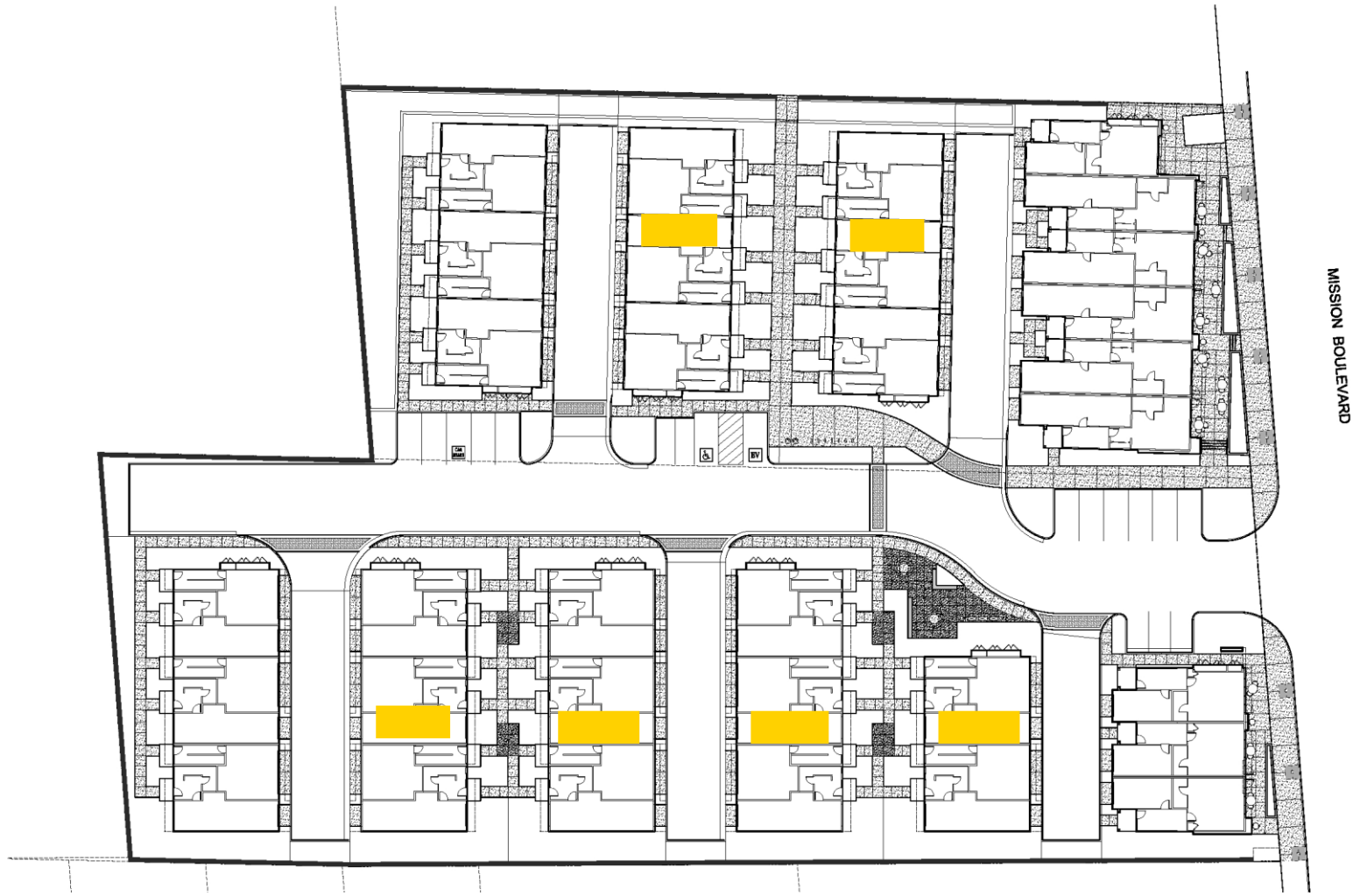
Hayward Moreau - Affordable Housing Plan

TTLC Moreau, LLC is creating a neighborhood that will provide families with the opportunity to merge entrepreneurship with home life. This type living space is becoming more and more desirable in the Bay Area. TTLC has crafted a Mixed-Use community of 55 homes, nine of which offer the flexibility of a Live Work opportunity. TTLC believes that affordable housing enhances the quality of life, improves the economic outlook of its residents and revitalizes neighborhoods. TTLC proudly offers the following Affordable Housing Plan as a critical component of the community.

TTLC Moreau, LLC will provide a total of 6 “for sale” condominium units to meet the minimum requirement of dedicating 10% of total units at the affordable housing cost to moderate income households as per the City of Hayward’s Affordable Housing Ordinance (AHO). TTLC Moreau, LLC will round up from 5.5 to provide one additional unit instead of paying the affordable housing in-lieu fee for the fractional unit. These condominium units will be available to those who qualify as a “Moderate Income Household” as defined in the AHO. Six (6) “Townhome Unit One” homes are offered. These spacious three-bedroom, two and one half bathroom homes are approximately 1761 square feet with a two car attached garage. Attached are exhibits exemplifying the distribution of the affordable units along with floor plans. TTLC will work closely with the Housing Division to develop and submit a Marketing Plan prior to execution of the Affordable Housing Agreement and Regulatory Agreements. Additionally, this will not require a phasing plan.

Proposed Unit Mix Summary Table:

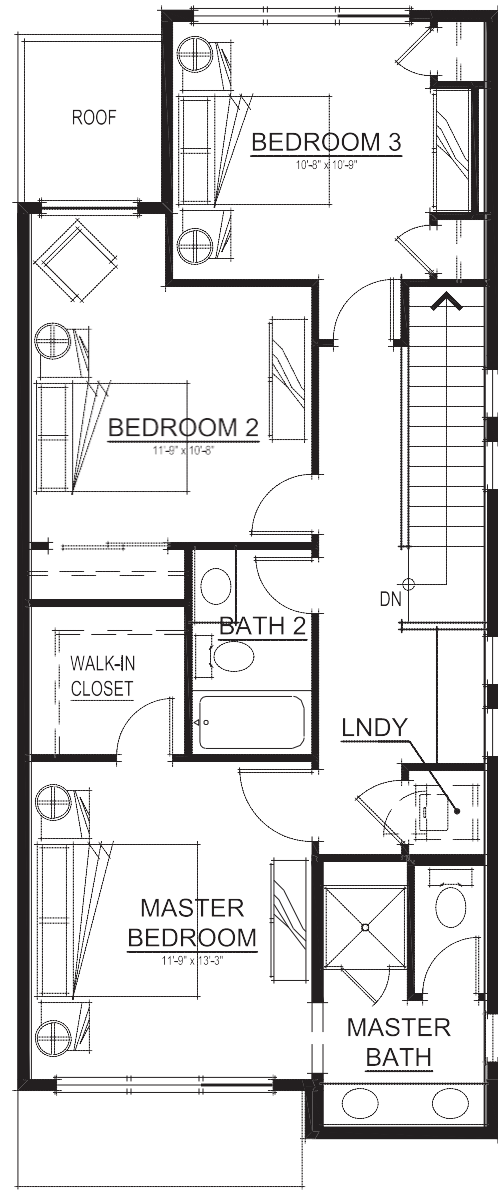
Unit Type (bedroom)	SF	Extremely Low Income Units		Very Low Income Units		Low Income Units		Moderate Income Units		Market Rate Units
		AHO	DB	AHO	DB	AHO	DB	AHO	DB	
<i>Unit One</i>	1,761							6		15
<i>Unit Two</i>	2,012									15
<i>Unit Three</i>	1,807									8
<i>Unit Four</i>	2,059									8
<i>L/W One</i>	2,070									4
<i>L/W Two</i>	2,292									5



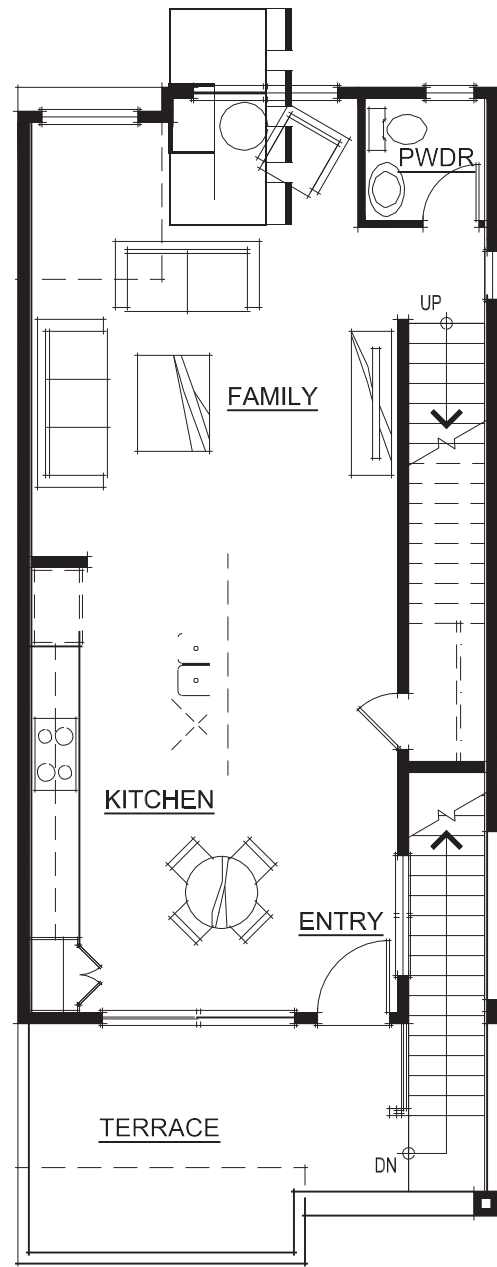
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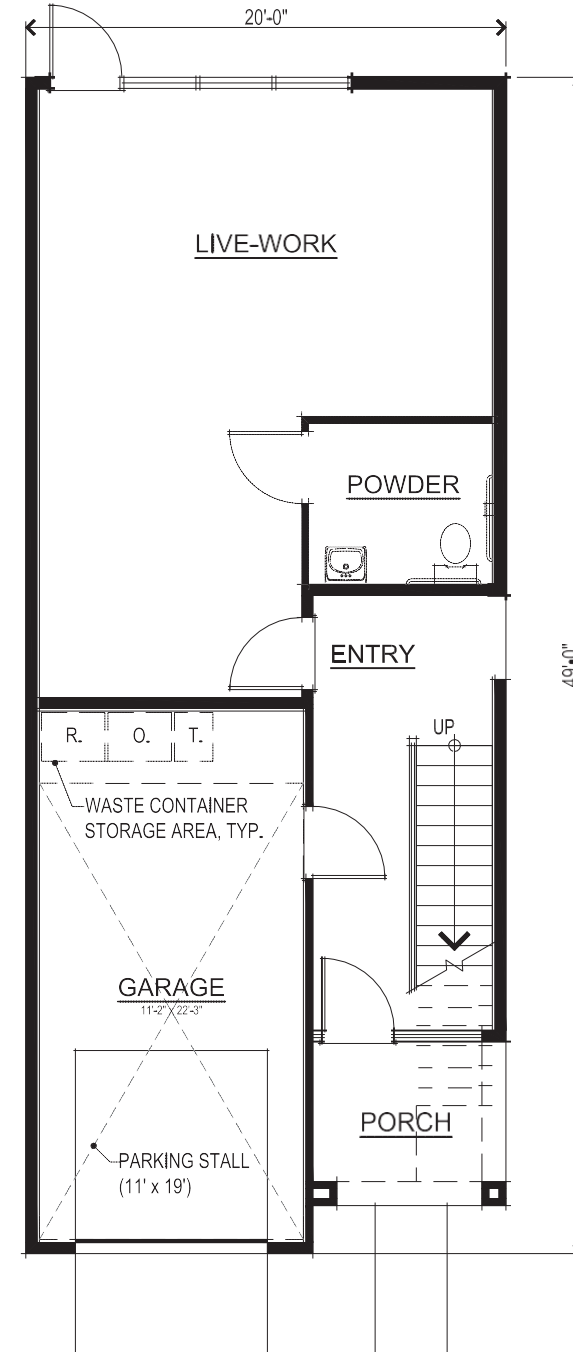
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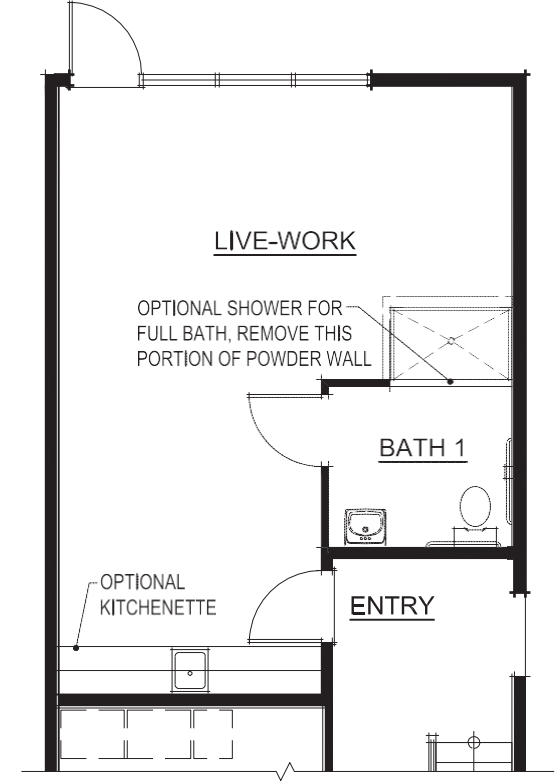
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



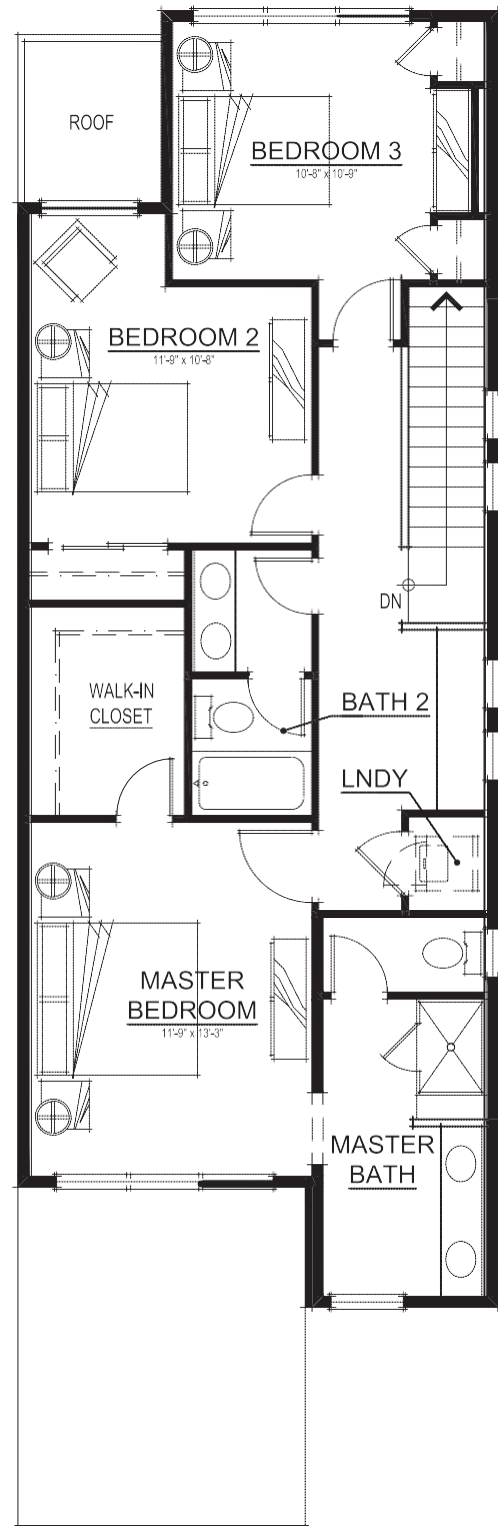
FIRST FLOOR OPTION

UNIT 1 SQUARE FOOTAGE	
UNIT 1 FIRST FLOOR	488 SQ. FT.
UNIT 1 SECOND FLOOR	735 SQ. FT.
UNIT 1 THIRD FLOOR	847 SQ. FT.
UNIT 1 TOTAL LIVING	2070 SQ. FT.
UNIT 1 GARAGE	272 SQ. FT.
UNIT 1 PORCH	204 SQ. FT.
UNIT 1 TERRACE	154 SQ. FT.

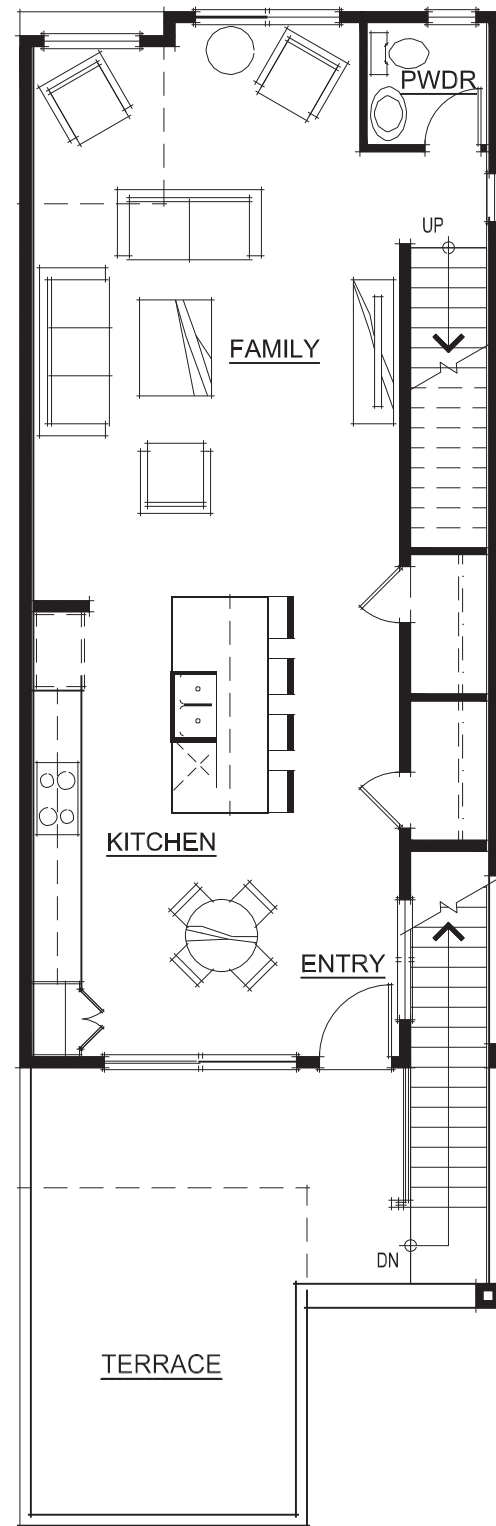


LIVEWORK UNIT 1 FLOOR PLANS

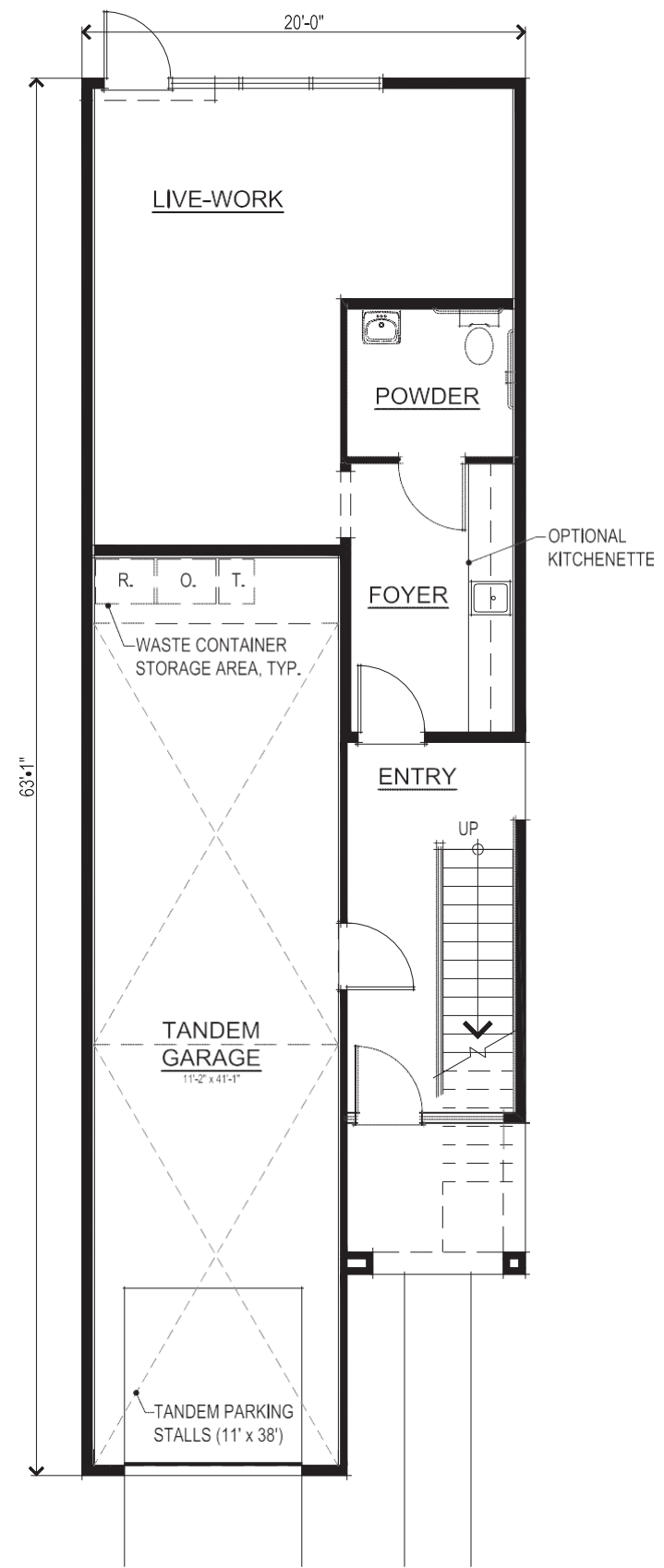
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THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 2 SQUARE FOOTAGE	
UNIT 2 FIRST FLOOR	501 SQ. FT.
UNIT 2 SECOND FLOOR	840 SQ. FT.
UNIT 2 THIRD FLOOR	951 SQ. FT.
UNIT 2 TOTAL LIVING	2292 SQ. FT.
UNIT 2 GARAGE	494 SQ. FT.
UNIT 2 PORCH	193 SQ. FT.
UNIT 2 TERRACE	271 SQ. FT.



LIVEWORK UNIT 2 FLOOR PLANS

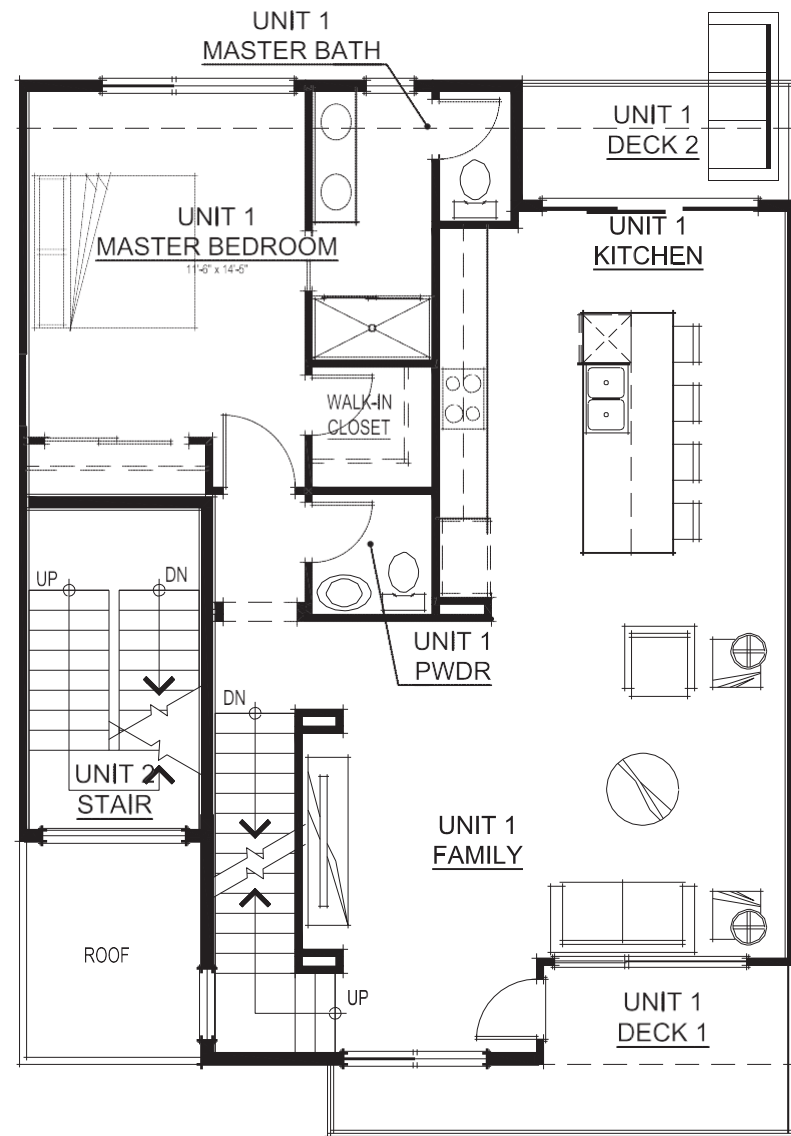
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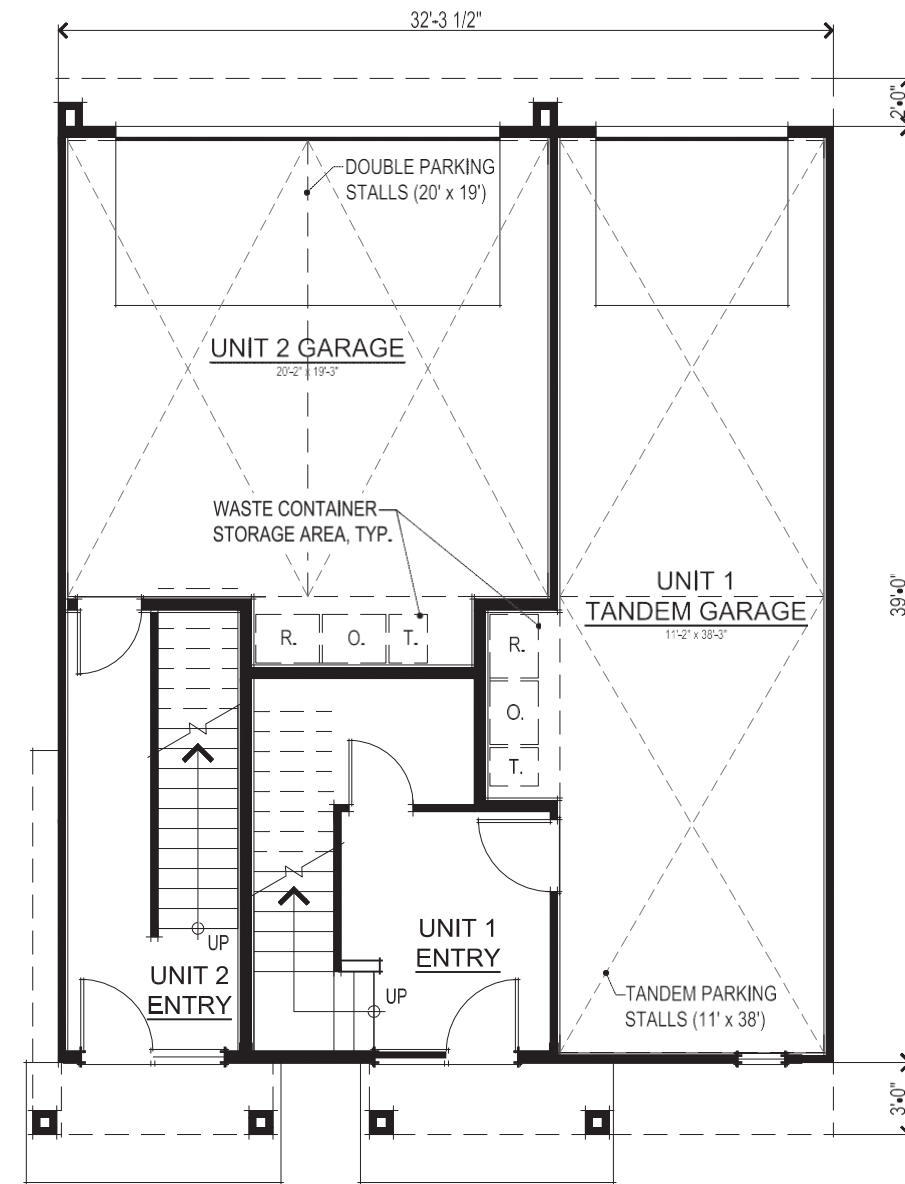
THE TRUE LIFE COMPANIES
The True Life Companies
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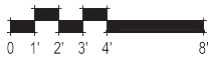


SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 1 SQUARE FOOTAGE	
UNIT 1 FIRST FLOOR	197 SQ. FT.
UNIT 1 SECOND FLOOR	1043 SQ. FT.
UNIT 1 THIRD FLOOR	521 SQ. FT.
UNIT 1 TOTAL LIVING	1761 SQ. FT.
UNIT 1 GARAGE	477 SQ. FT.
UNIT 1 DECK 1	102 SQ. FT.
UNIT 1 DECK 2	57 SQ. FT.
UNIT 2 SQUARE FOOTAGE	
UNIT 2 FIRST FLOOR	152 SQ. FT.
UNIT 2 SECOND FLOOR	110 SQ. FT.
UNIT 2 THIRD FLOOR	699 SQ. FT.
UNIT 2 FOURTH FLOOR	1051 SQ. FT.
UNIT 2 TOTAL LIVING	2012 SQ. FT.
UNIT 2 GARAGE	434 SQ. FT.
UNIT 2 DECK	57 SQ. FT.

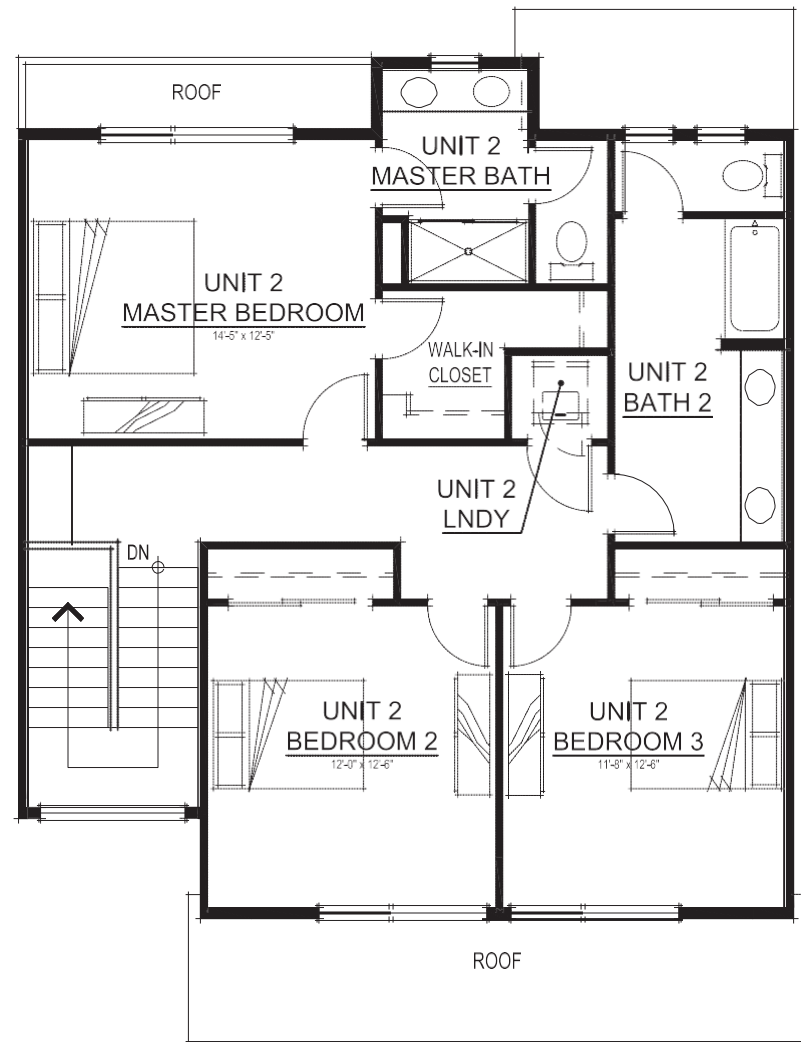


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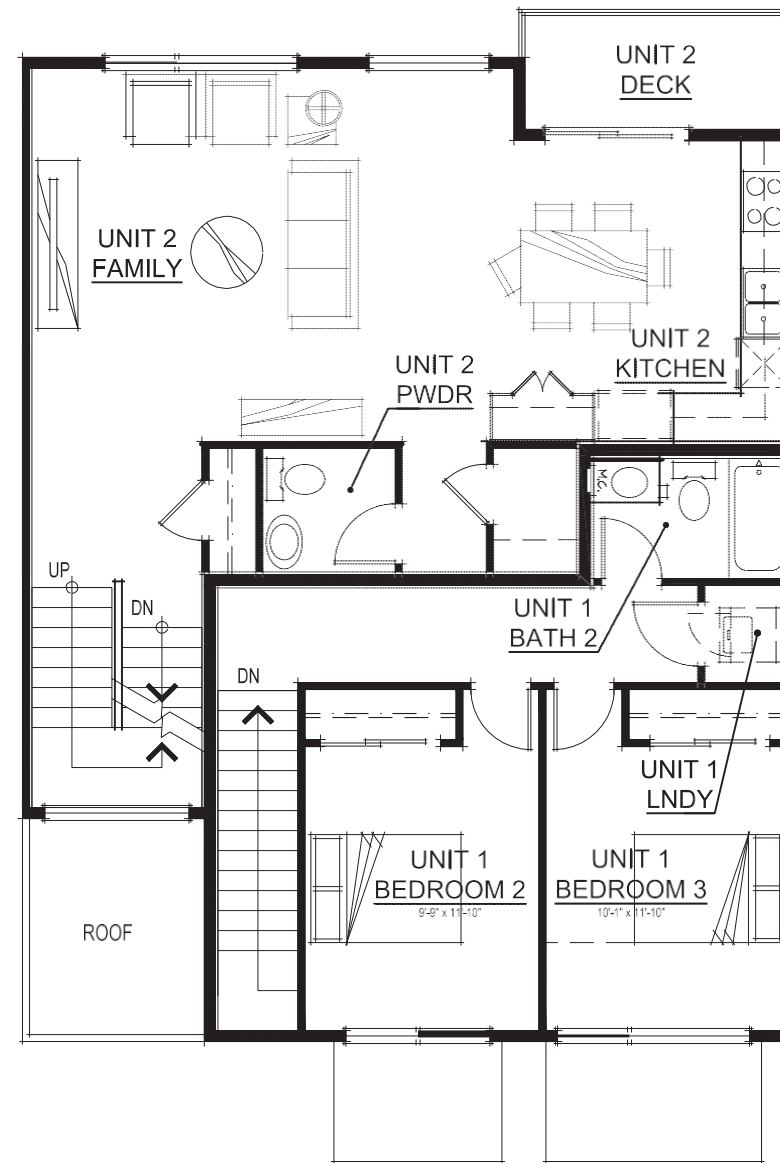
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TOWNHOME UNITS 1 & 2 FLOOR PLANS
A3

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FOURTH FLOOR PLAN



THIRD FLOOR PLAN

UNIT 1 SQUARE FOOTAGE	
UNIT 1 FIRST FLOOR	197 SQ. FT.
UNIT 1 SECOND FLOOR	1043 SQ. FT.
UNIT 1 THIRD FLOOR	521 SQ. FT.
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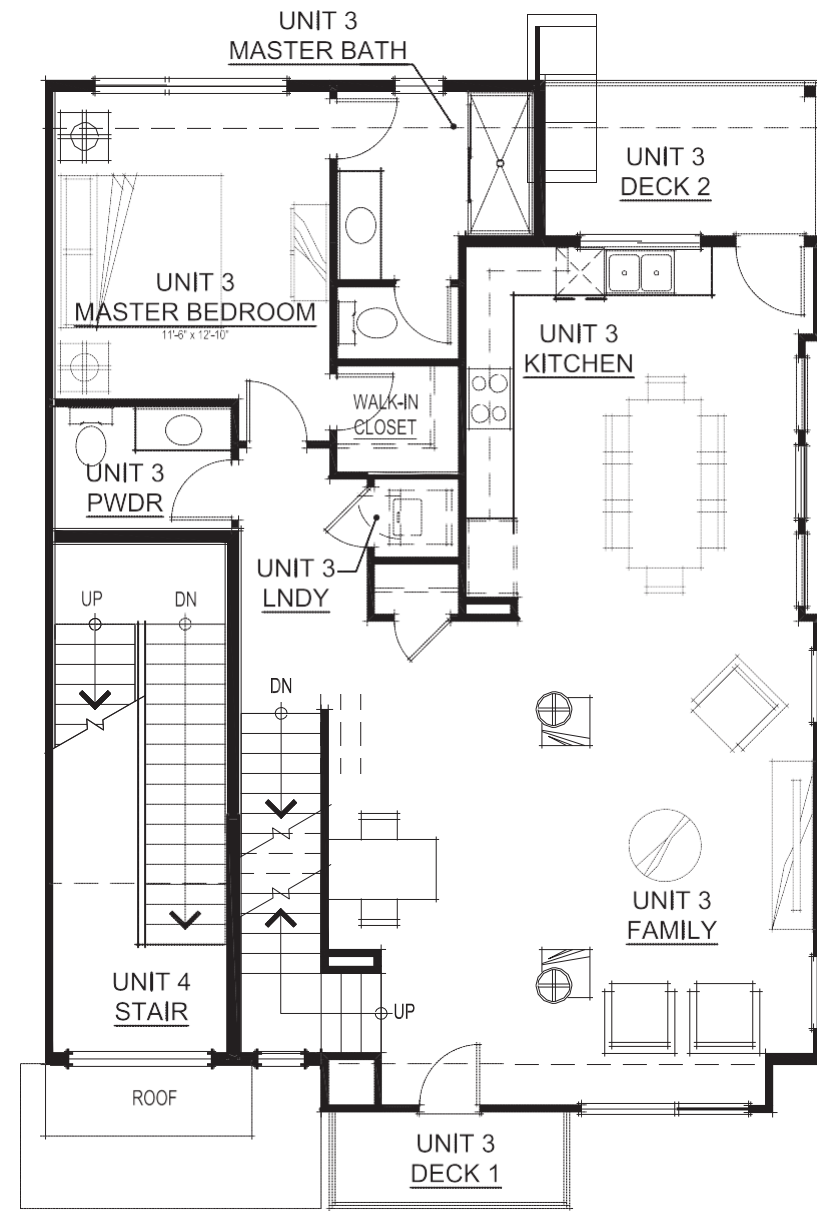
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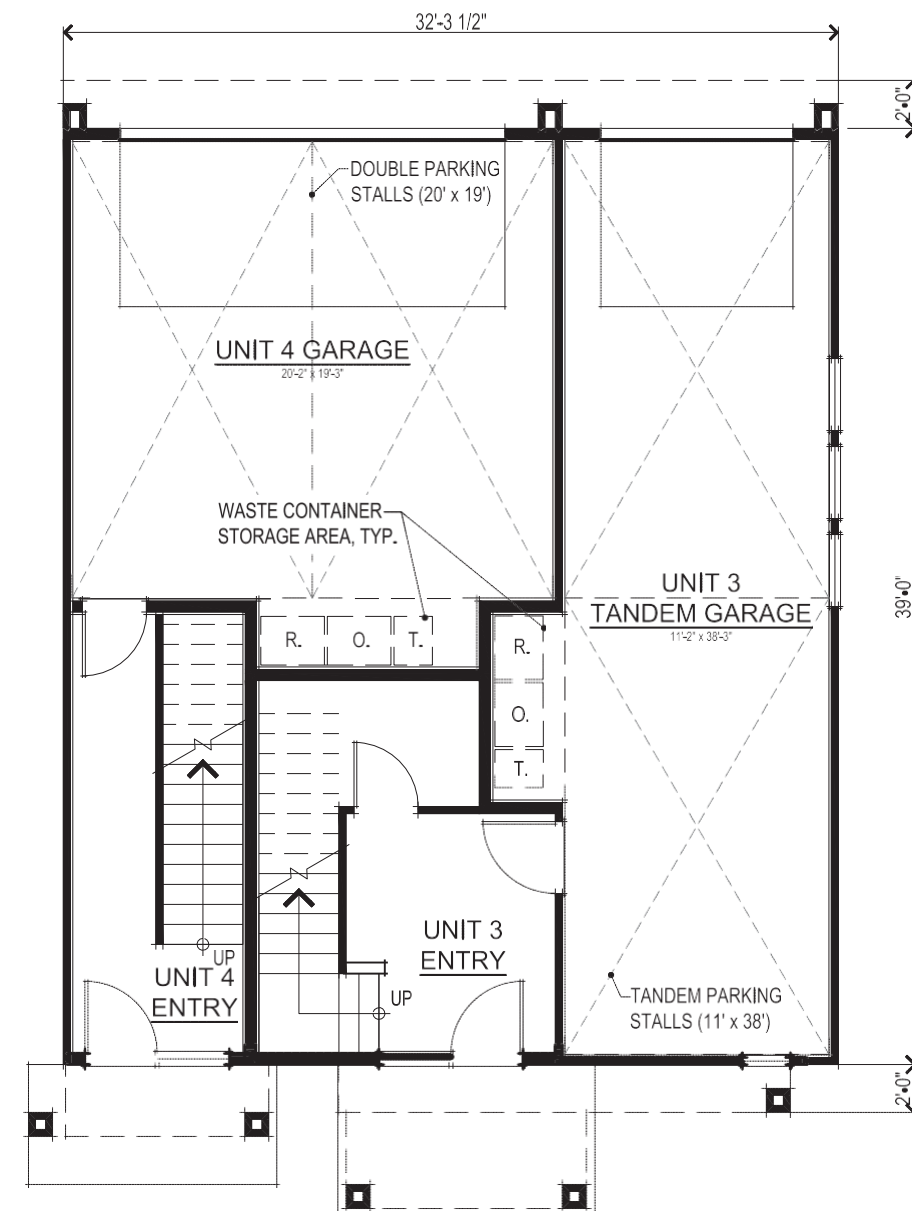
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 3 SQUARE FOOTAGE	
UNIT 3 FIRST FLOOR	197 SQ. FT.
UNIT 3 SECOND FLOOR	1117 SQ. FT.
UNIT 3 THIRD FLOOR	493 SQ. FT.
UNIT 3 TOTAL LIVING	1807 SQ. FT.
UNIT 3 GARAGE	477 SQ. FT.
UNIT 3 DECK 1	36 SQ. FT.
UNIT 3 DECK 2	75 SQ. FT.
UNIT 4 SQUARE FOOTAGE	
UNIT 4 FIRST FLOOR	152 SQ. FT.
UNIT 4 SECOND FLOOR	113 SQ. FT.
UNIT 4 THIRD FLOOR	711 SQ. FT.
UNIT 4 FOURTH FLOOR	1083 SQ. FT.
UNIT 4 TOTAL LIVING	2059 SQ. FT.
UNIT 4 GARAGE	434 SQ. FT.
UNIT 4 DECK	76 SQ. FT.

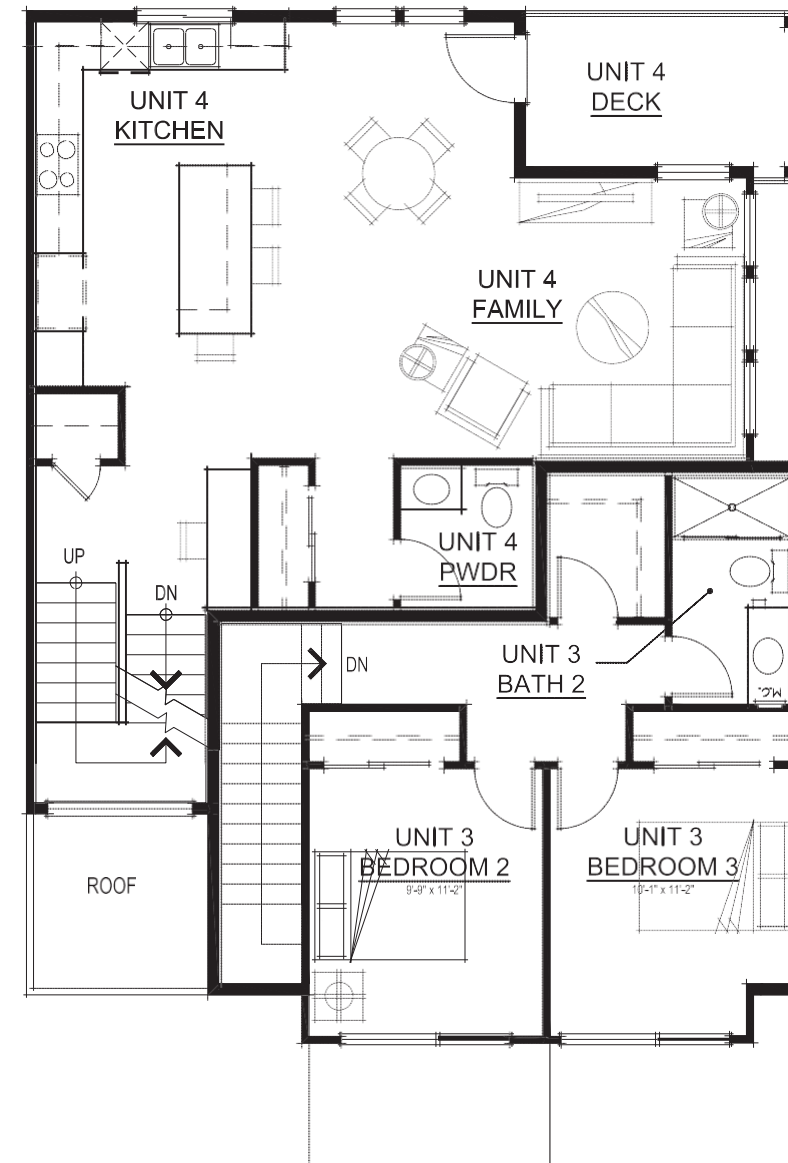
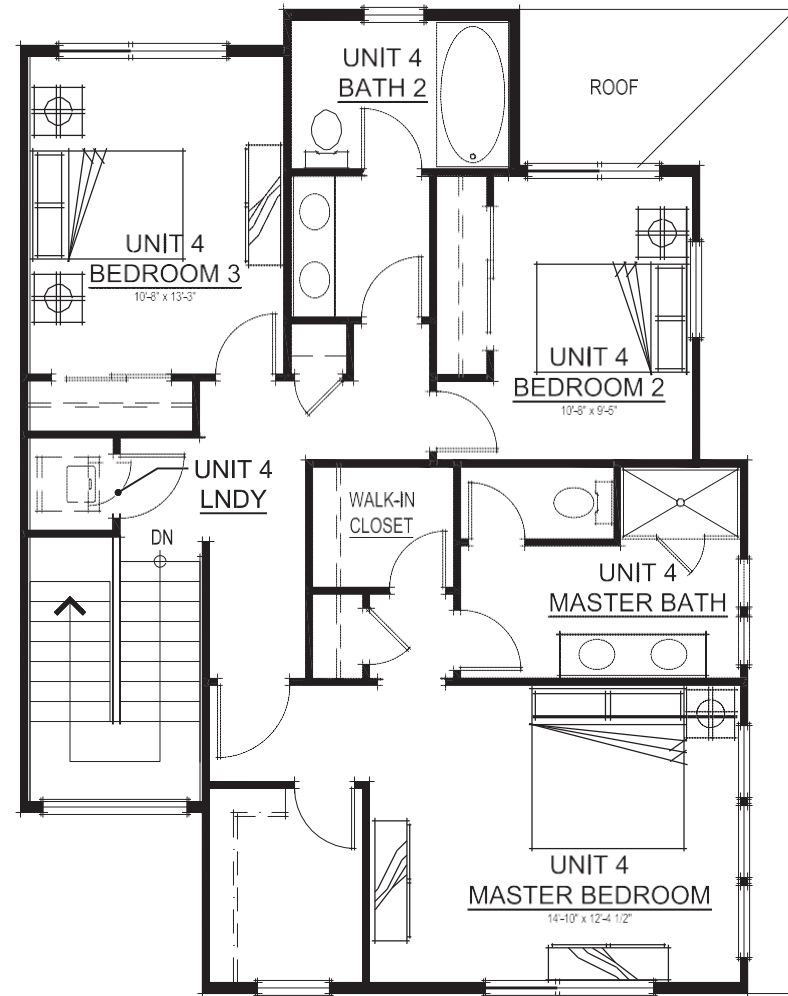


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UNIT 4 FOURTH FLOOR	1083 SQ. FT.
UNIT 4 TOTAL LIVING	2059 SQ. FT.
UNIT 4 GARAGE	434 SQ. FT.
UNIT 4 DECK	76 SQ. FT.

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FOURTH FLOOR PLAN

THIRD FLOOR PLAN

WALK-IN
CLOSET

UNIT 3 SQUARE FOOTAGE	
UNIT 3 FIRST FLOOR	197 SQ. FT.
UNIT 3 SECOND FLOOR	1117 SQ. FT.
UNIT 3 THIRD FLOOR	493 SQ. FT.
UNIT 3 TOTAL LIVING	1807 SQ. FT.
UNIT 3 GARAGE	477 SQ. FT.
UNIT 3 DECK 1	36 SQ. FT.
UNIT 3 DECK 2	75 SQ. FT.
UNIT 4 SQUARE FOOTAGE	
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UNIT 4 THIRD FLOOR	711 SQ. FT.
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UNIT 4 TOTAL LIVING	2059 SQ. FT.
UNIT 4 GARAGE	434 SQ. FT.
UNIT 4 DECK	76 SQ. FT.



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TOWNHOME UNITS 3 & 4 FLOOR PLANS
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