

BECKWOOD, INC.
301 East College
Bono, AR 72416

February 22, 2008

Beckwood, Inc.
301 E. College Ave.
Bono, AR 72416
(O) (870) 972-6042
Fax(870) 935-9763
Cell(870) 316-1424 1324

Mr. Otis Sprig
City Planner

Dear Mr. Sprig:

I would like to appear before the next Planning Commission meeting, relative to building 160 apartments with covered parking and mini storage for the apartments.

The location is 20.8 acres directly behind Home Depot and Sonic Drive-In on Parker Road. There are two outlets; one Gladiolus Drive to Harrisburg Road, and the road between Home Depot and Sonic Drive-IN. I will bring the survey of the property with me to the meeting or if you wish will give you a copy of the survey.

Please call me and let me know that I am on the agenda for the March meeting.

Sincerely


Robert M. Wood

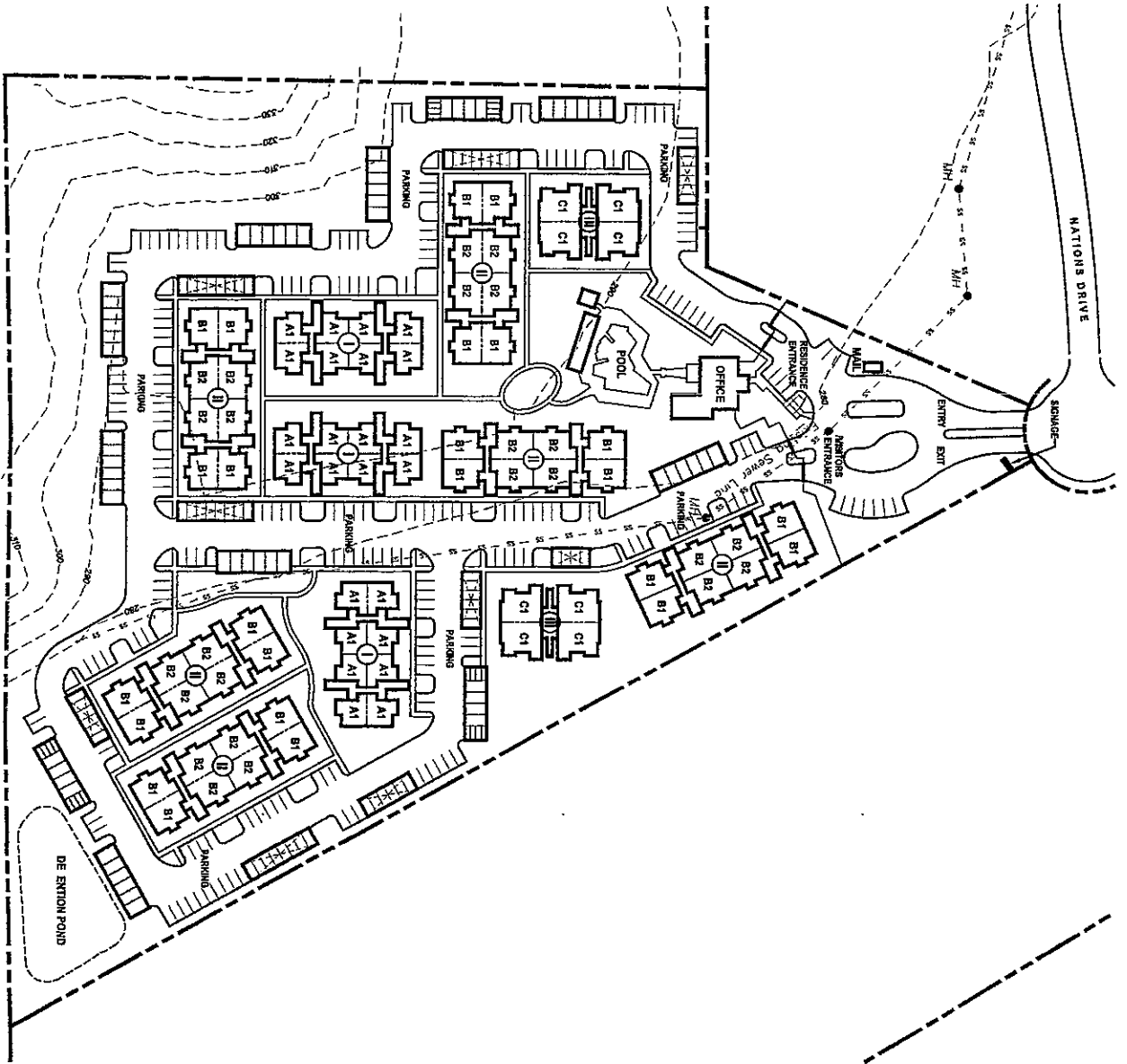


SAGE GROUP, INC.

Tupelo Apartments

Tupelo, Mississippi

Tekoa Partners, Ltd.



SITE TABULATIONS

Acres:	12.45
Total Units:	169
Unit Ratio:	12.65
Surface Parking:	211
Garage Parking:	60
Carport Parking:	80
Total Parking:	331
Parking Ratio:	2.08
Storage Units:	24

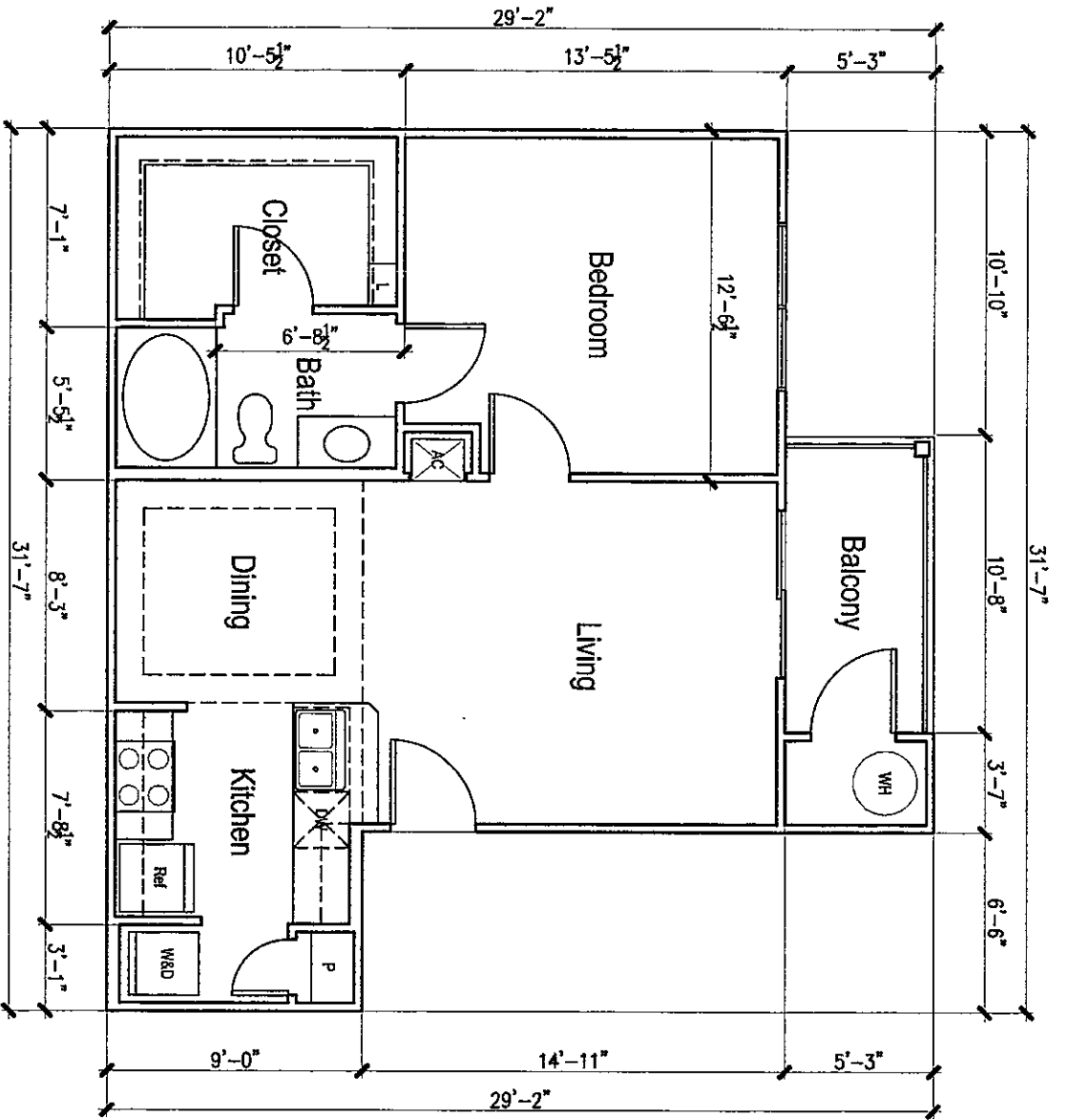
SCHEMATIC SITE PLAN

TUPELO APARTMENTS
 TEKOA PARTNERS



LANE CO., TEXAS

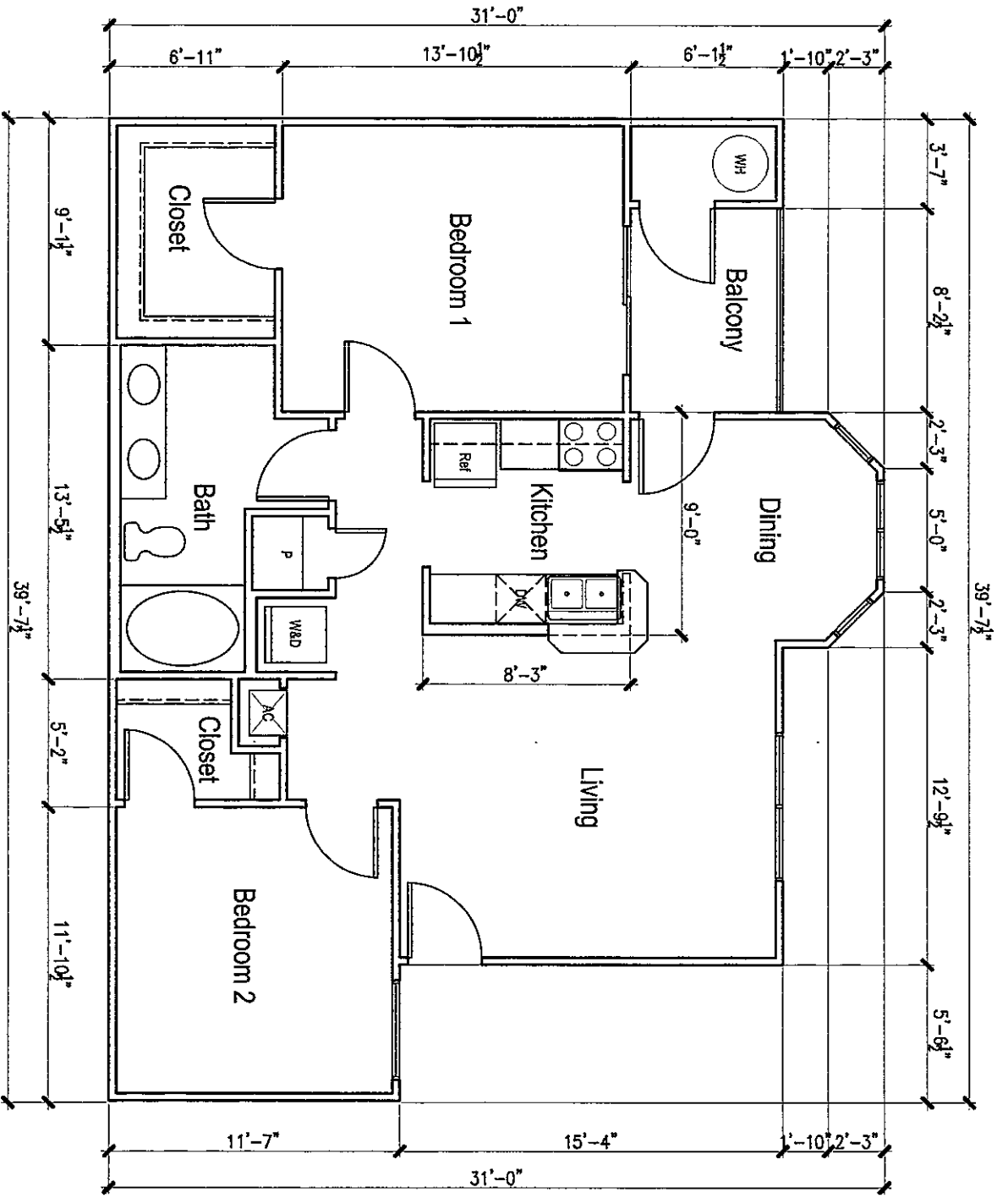
Tupelo Apartments
Tupelo, Mississippi



Unit A1 Floor Plan

625 sf

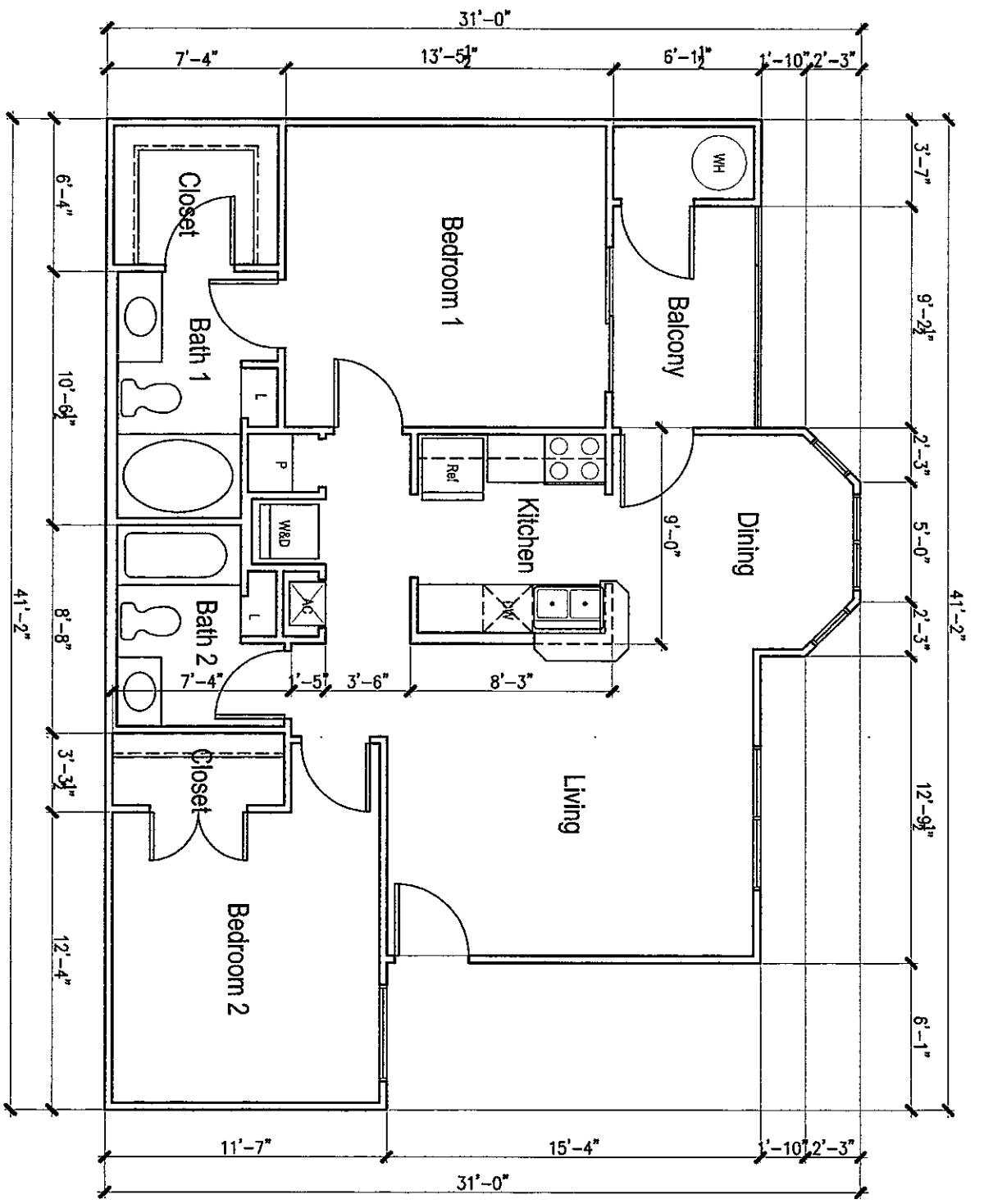
1 Bdr / 1 Bth



Tupelo Apartments
 Tupelo, Mississippi

Unit B1 Floor Plan
 900 sf
 2 Bdr / 1 Bth

Tupelo Apartments
Tupelo, Mississippi

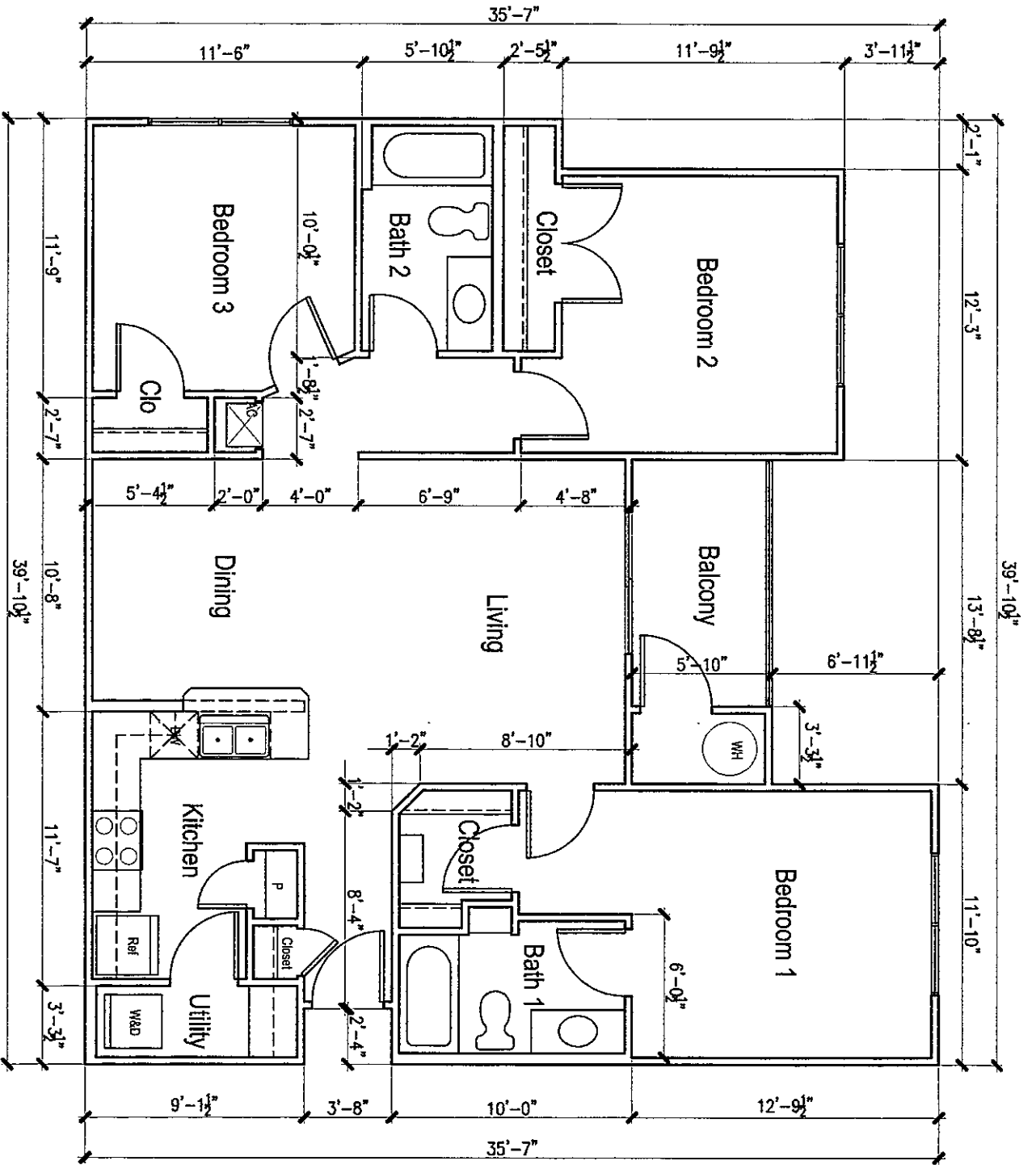


Unit B2 Floor Plan

926 sf

2 Bdr / 2 Bth

Tupelo Apartments
Tupelo, Mississippi

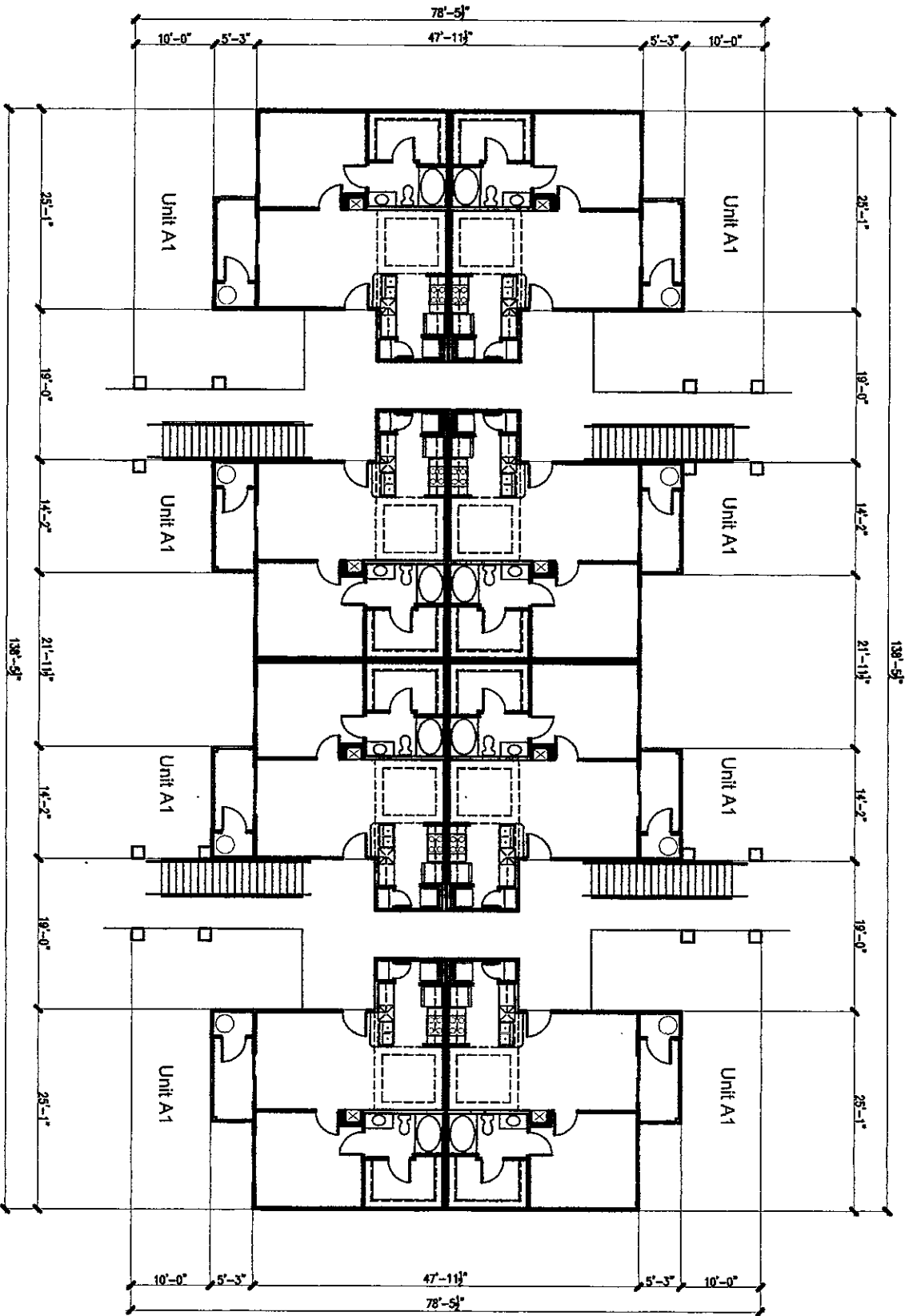


Unit C1 Floor Plan

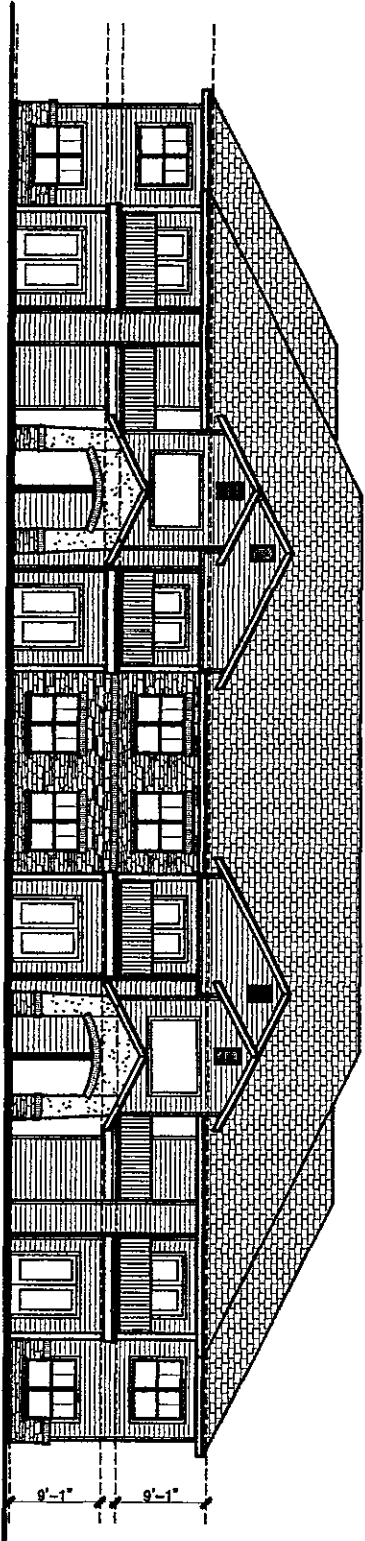
1,101 sf

3 Bdr / 2 Bth

Tupelo Apartments
Tupelo, Mississippi

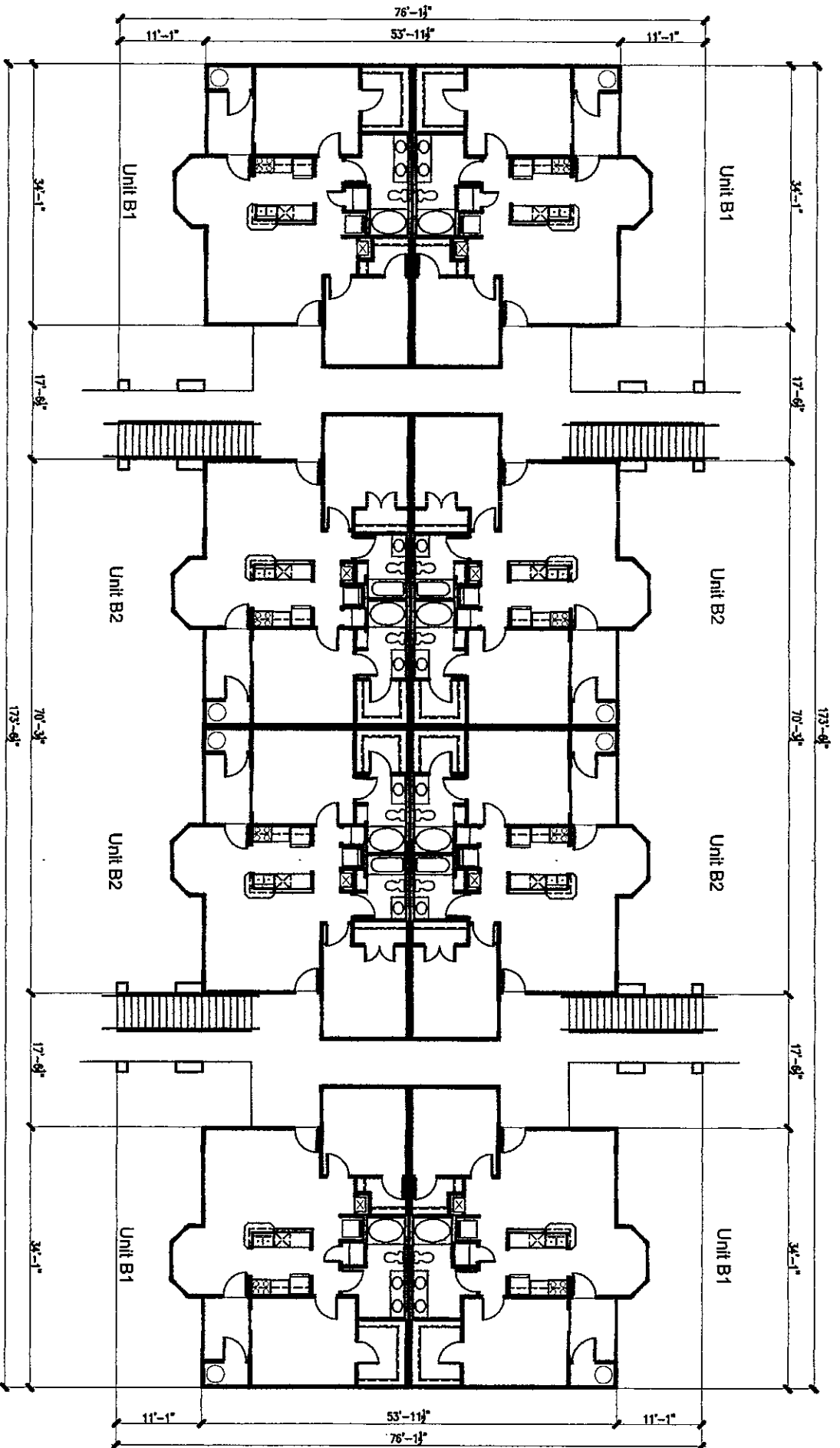


Building Type 1
First Floor Plan



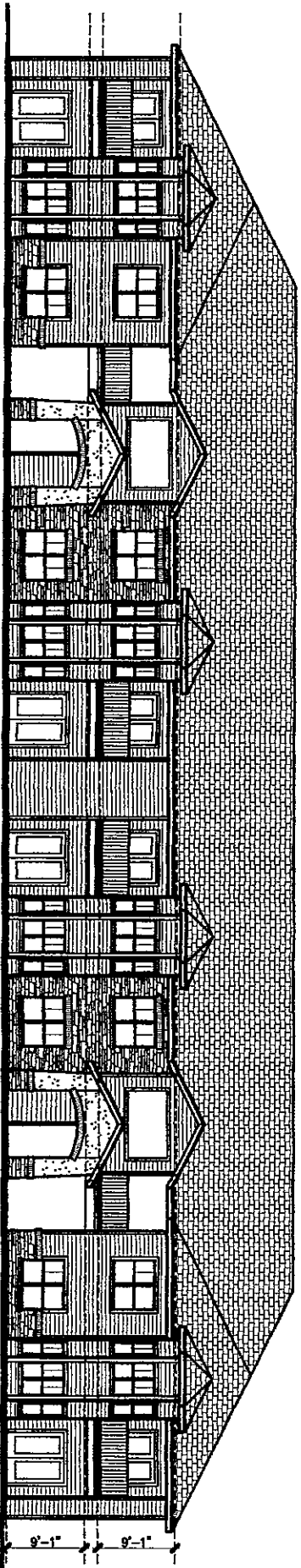
Tupelo Apartments
Tupelo, Mississippi

Building Type 1
Front Exterior Elevation



Tupelo Apartments
 Tupelo, Mississippi

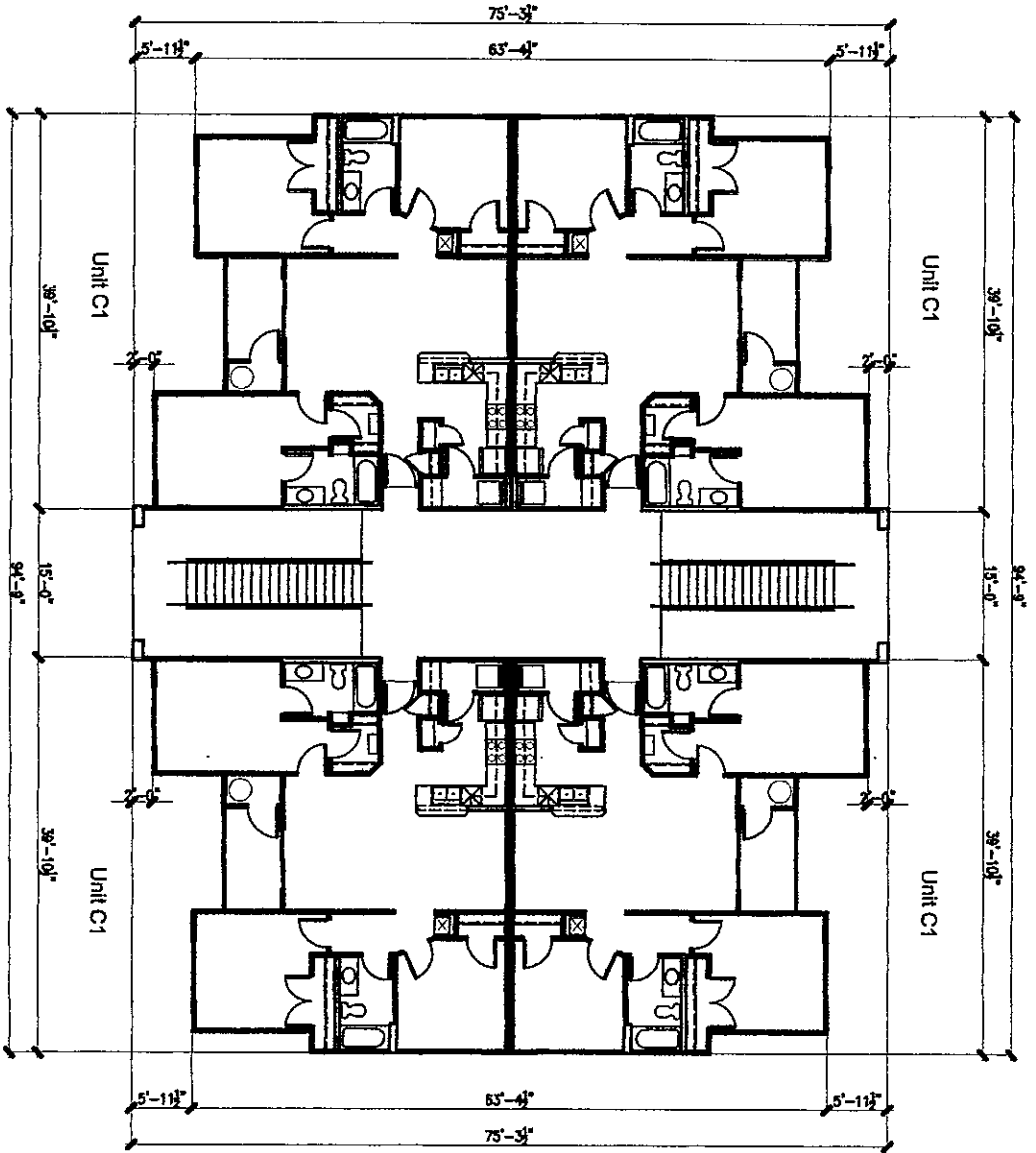
Building Type 2
 First Floor Plan



Tupelo Apartments
Tupelo, Mississippi

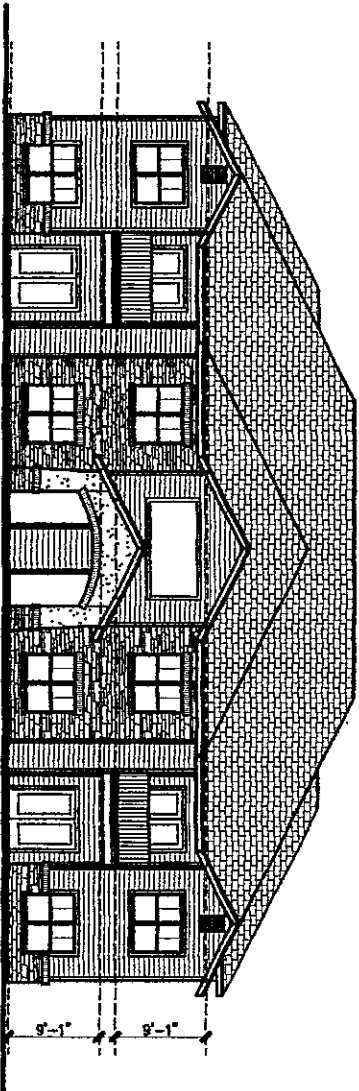
Building Type 2
Front Exterior Elevation

Tupelo Apartments
Tupelo, Mississippi



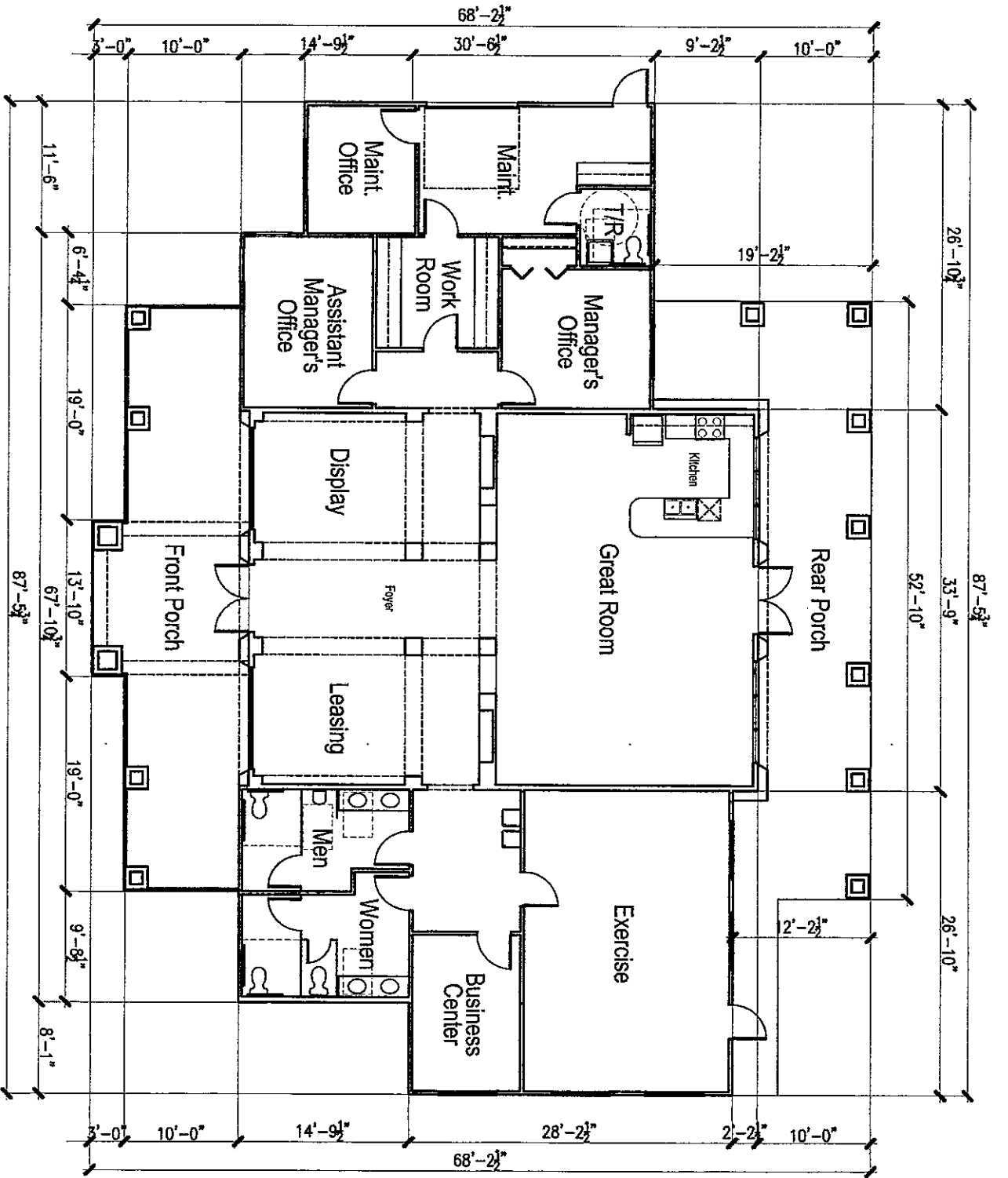
Building Type 3
First Floor Plan

Tupelo Apartments
Tupelo, Mississippi



Building Type 3
Front Exterior Elevation

Tupelo Apartments
Tupelo, Mississippi



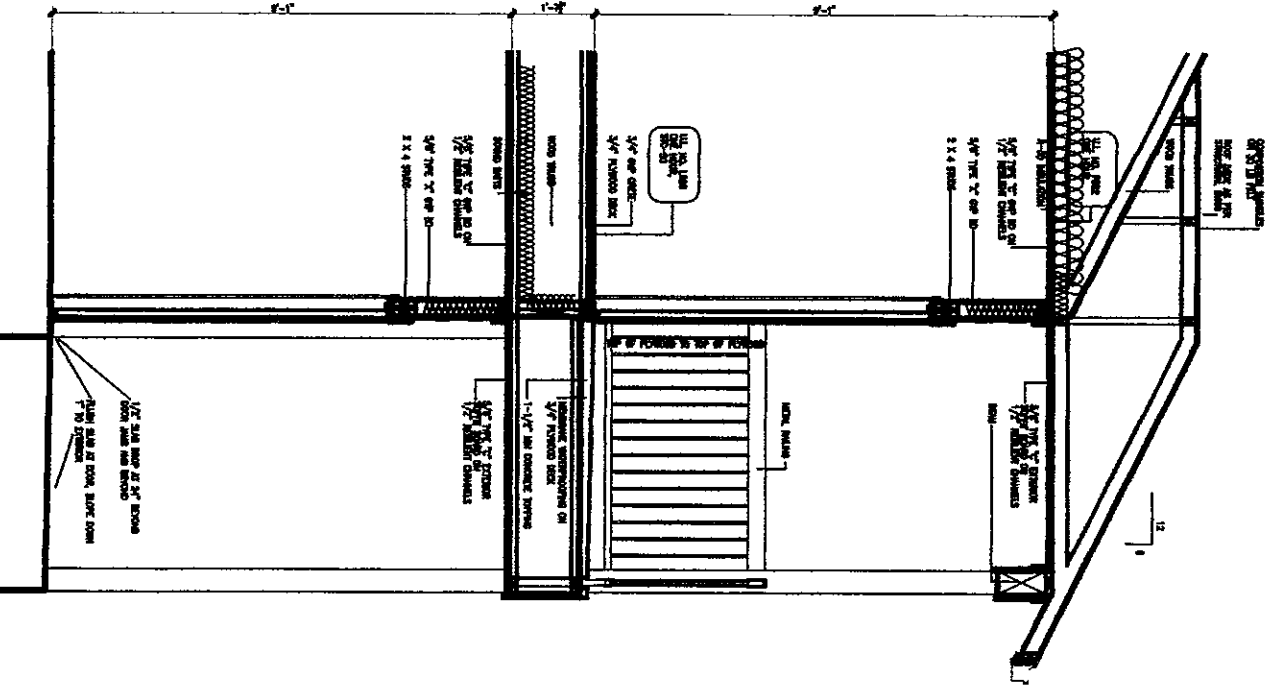
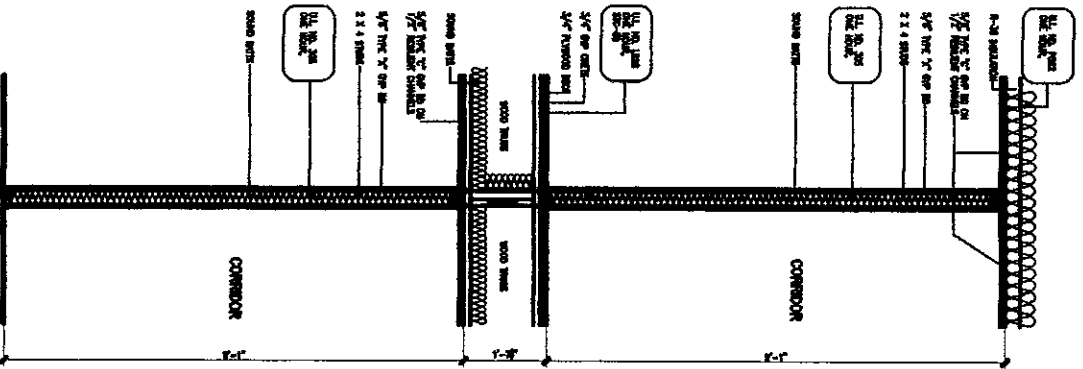
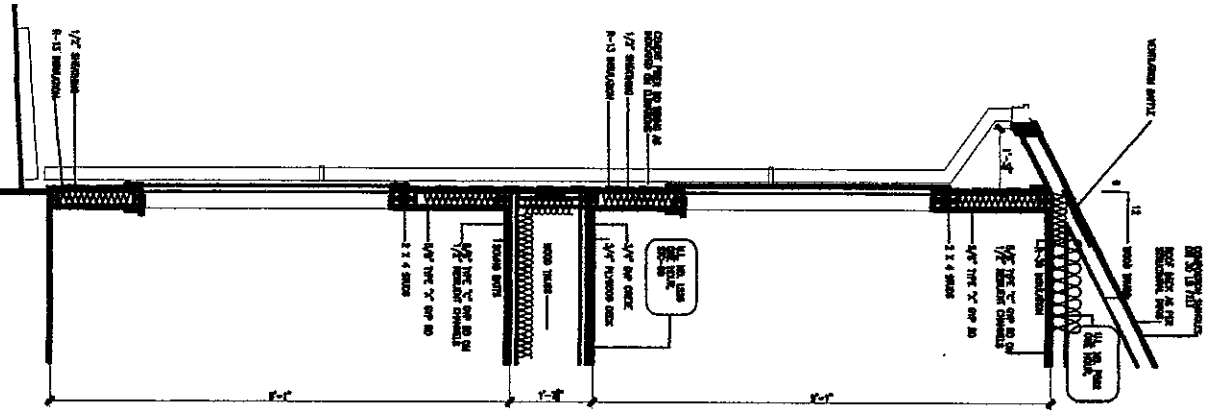
Clubhouse Floor Plan

3,341 sf



Tupelo Apartments
Tupelo, Mississippi

Clubhouse
Front Exterior Elevation



Tupelo Apartments
Tupelo, Mississippi

Typical Wall Sections