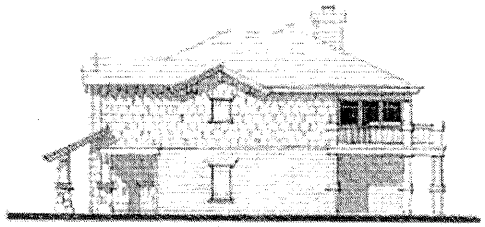
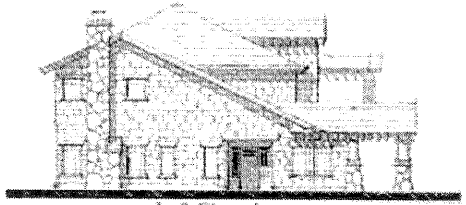
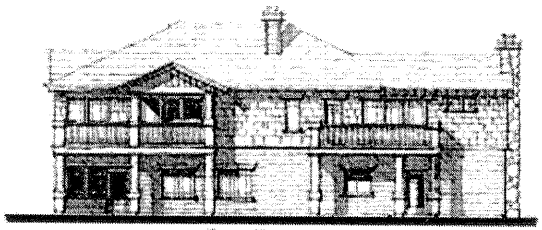
Exhibit C



Right Elevation

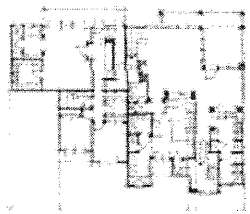


Left Elevation

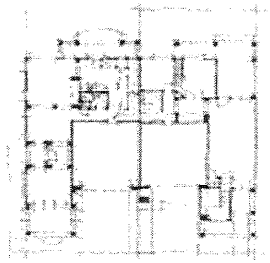


Rear Elevation

Front Elevation

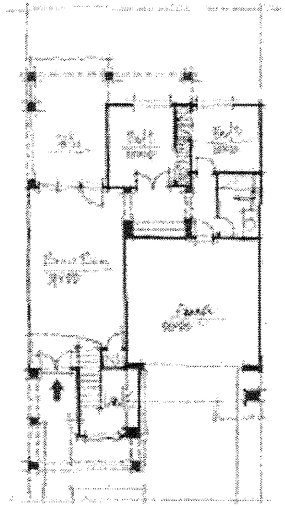


Street Level

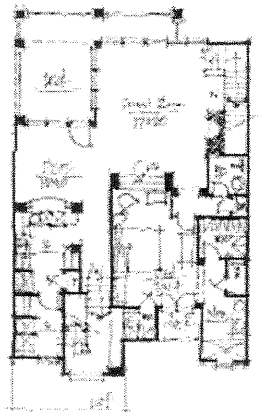


Upper Level

Grouped Floor Plan
Scale: 1" = 16'-0"

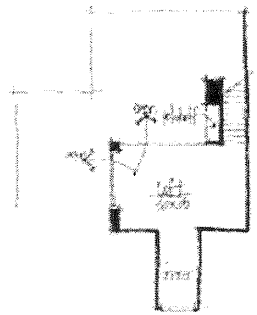


Street Level - 992± S.F.

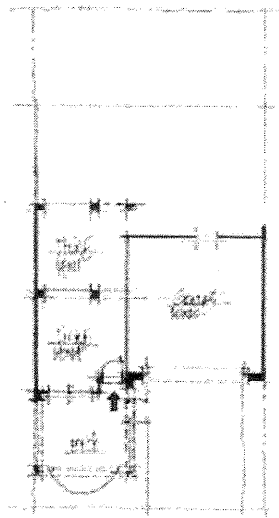


Upper Level - 1336± S.F.

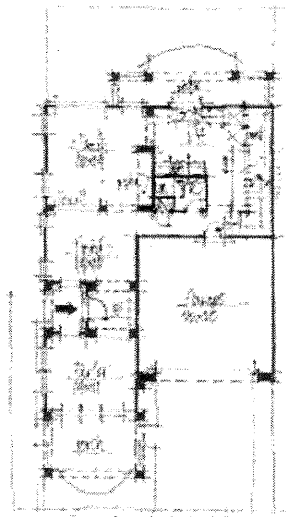
Plan 5 - Level Unit
Total S.F. = ± 2328



Opt. Loft - adds 250± S.F.

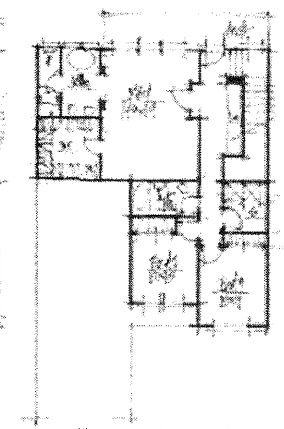


Street Level - 988± S.F.
Front Entry



Street Level - 988± S.F.
Side Entry

Plan 3 - Level Unit
1915± S.F.



Upper Level - 927± S.F.

Pinnacle In The Pines by Empire Residential

Flagstaff, Arizona

Schematic Design - Level Duplex

Scale: 1" = 8'-0"

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Project Number: [illegible]
Date: September 1[illegible], 20[illegible]

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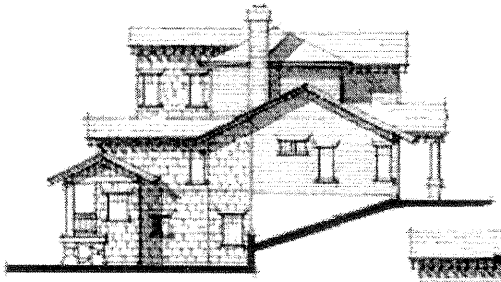
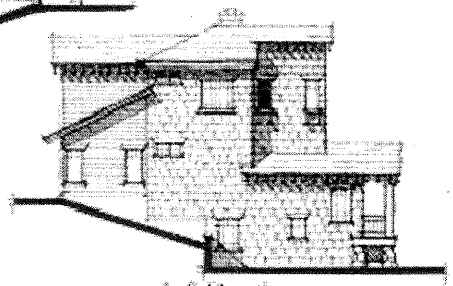
AM



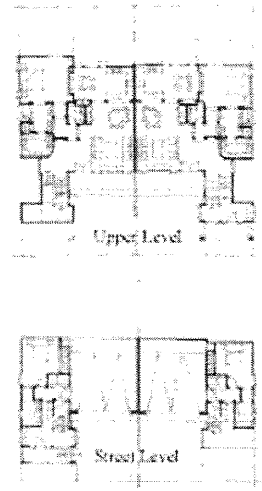
Right Elevation



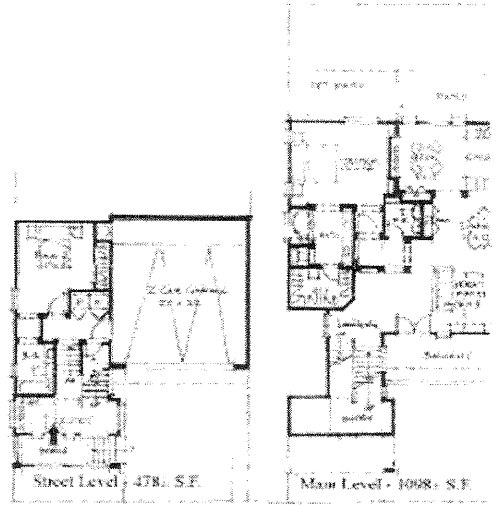
Left Elevation

Rear Elevation

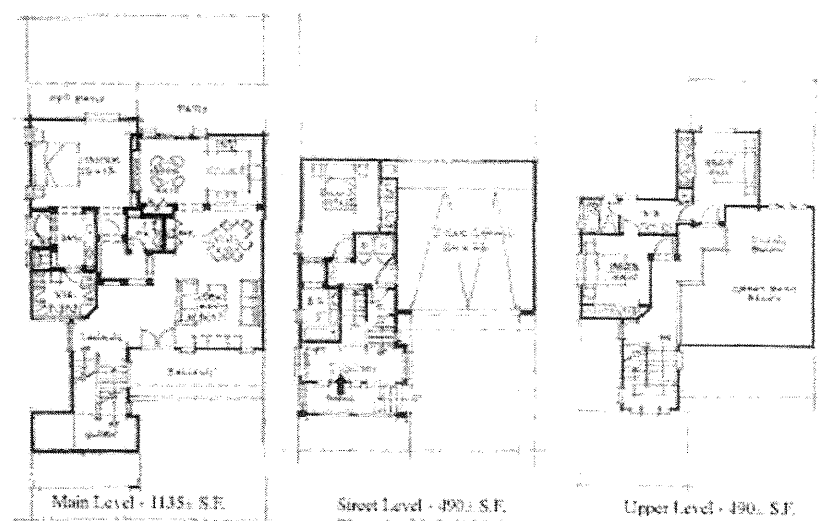
Front Elevation



Grouped Floor Plan
Scale 1" = 16'-0"



Plan 1 - Uphill Unit
Total S.F. = ± 1576



Plan 4 - Uphill Unit
2115± S.F.

Pinnacle In The Pines by Empire Residential

Flagstaff, Arizona

Schematic Design - Uphill Duplex

Scale: 1" = 8'-0"

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Project Number 308.01
Date September 17, 2004

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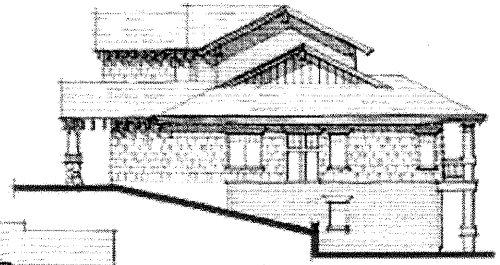
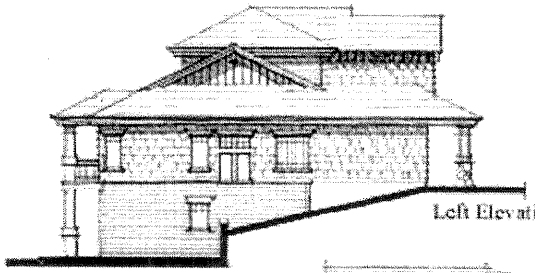
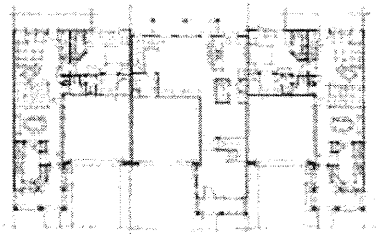


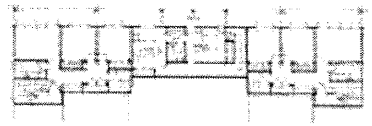
Right Elevation



Left Elevation

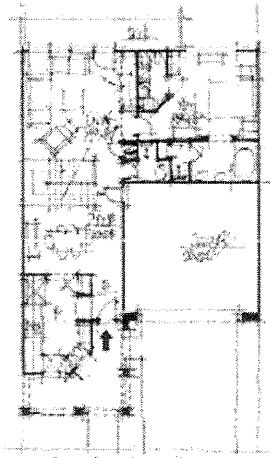


Street Level

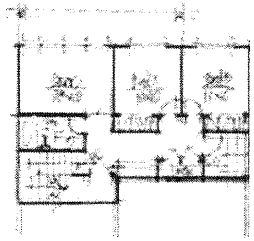


Lower Level

Grouped Floor Plan

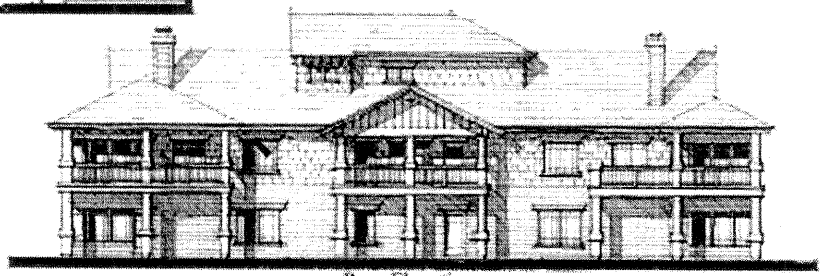


Street Level - 1057± S.F.

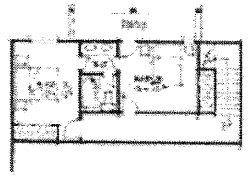


Lower Level - 640± S.F.

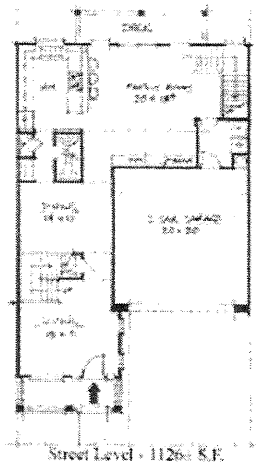
Plan 2 - Downhill Unit
1693± S.F.



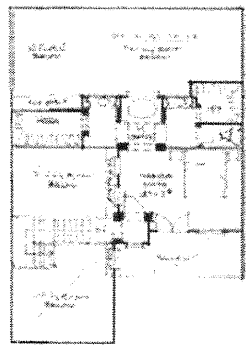
Rear Elevation



Lower Level - 480± S.F.



Street Level - 1126± S.F.



Upper Level - 487± S.F.

Plan 6 - Downhill Unit
Total S.F. = ± 1993

Front Elevation

Pinnacle In The Pines by Empire Residential

Flagstaff, Arizona

Schematic Design - Downhill Duplex

Scale: 1" = 8'-0"

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[illegible] Fax [illegible]

Project Number: [illegible]

Date: September 1, 2001