

June 22, 2021

Dear Neighbor,

Thank you for your support as we continue work on the Beam project. We are writing to give you an update on progress and let you know what to expect over the next several weeks.

Background

Beam will be a four-story, 72-unit apartment community with underground parking as well as 20 rental townhomes with private garages and a small surface parking lot. The project is located in the formerly vacant parcels along West Broadway from near Knox Avenue to Near Newton Avenue (The 1700 and 1800 blocks). Construction is planned to begin May 12 and finish in the fall of 2022.



Progress

In May and June we completed soil remediation and utility pole relocation. For safety reasons, we closed Iliion Avenue between West Broadway and James Avenue on June 21. We expect that closure to last approximately one year. Thank you for your patience and flexibility during that closure. Safety is a top priority and we don't want to see anyone hurt while construction proceeds.

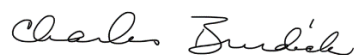


Next steps

We will begin pouring concrete foundations over the next several weeks. Additional information and updates are available at www.liveatbeam.com. If you have questions that come up, please send them to: Charles Burdick, cburdick@sherman-associates.com.

Thank you,

Sherman Associates, Inc.



Charles Burdick
Development Consultant