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**LOTTERY HELD FOR UNITS IN SENIOR COMMUNITY
DESIGNED BY L&M DESIGN LLC**

Radnor, PA (September 2004) The demand for affordable senior housing in Southeast, NY, resulted in a lottery, held in April of 2004 for units at Stonecrest Apartments, an affordable seniors rental community designed by L&M DESIGN LLC of Radnor, PA. Of the 750 applications distributed throughout the area, 300 were submitted by hopeful seniors who then competed for the 136 available apartments.

Stonecrest Apartments is located on a 19.3 acre site in Southeast, NY over-looking the Catskill Mountains. Developed by Wilder Balter, Inc., in conjunction with the Putnam County Housing Corp of Carmel, and Covington Development of Brewster, the community consists of four elevator-serviced buildings in a 3 / 4-story split configuration.

“We are proud to provide design services to Wilder Balter, Inc.,” according to Laura Staines-Giardino of L&M DESIGN, “as they continue to recognize the need for affordable housing for senior citizens throughout the Hudson Valley.”

Stonecrest offers seniors a choice of one or two-bedroom units at 775 and 1000 square feet respectively, for a total of 112 one-bedroom and 24 two-bedroom units, each designed with a patio or deck and equipped with an emergency call system. A three-bedroom , two bath unit designated for a caretaker, is located in the lowest level corner location of one building.

Amenities include a 3,000 square foot clubhouse complete with fitness center, a hearth room, a library, a kitchenette, management/sales offices, a conference room and handicapped-accessible bathrooms. Stonecrest will provide a quality living environment that is convenient to all the amenities such as shopping, recreation and senior services.

L&M DESIGN LLC provides architecture, planning and urban design services to developers throughout the East Coast and the Midwest. The firm's work includes master planning and architecture for large-scale mixed-use condominium and rental communities, brownfield redevelopments, commercial retail centers, and high-density infill properties.