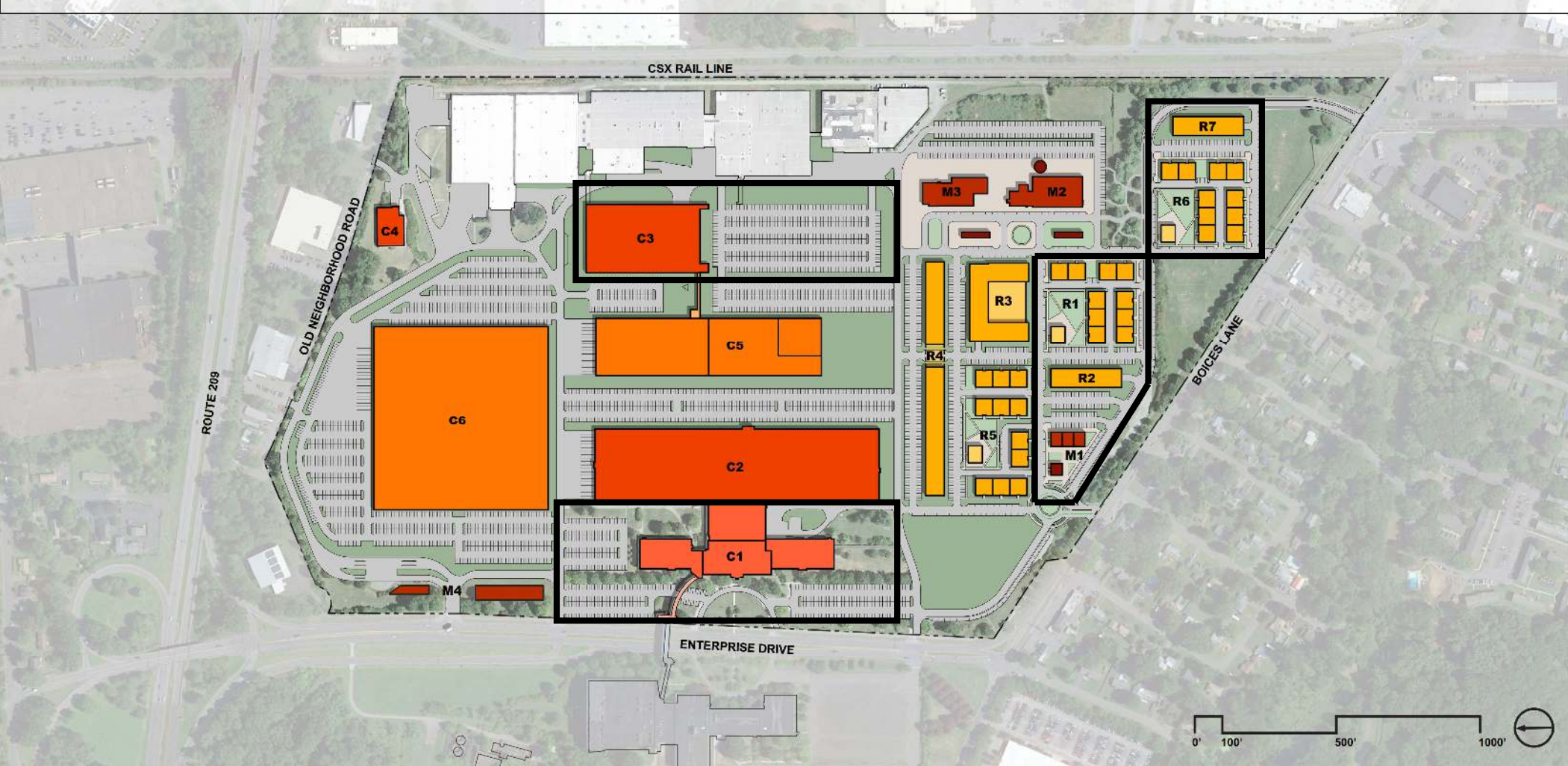


RELEASE OF PHASE I DEVELOPMENT PARCELS



iPARK 87
iPARK87 | EAST CAMPUS
COMPREHENSIVE DESIGN PLAN

NOTES:

1. BUILDING SQUARE FOOTAGE (S.F.) IS MEASURED TO THE EXTERIOR OF THE BUILDING. INCLUDES MECH. CLOSETS & PARKING GARAGES. EXCLUDES BALCONIES.
2. PROVIDED RESIDENTIAL PARKING ASSUMES A TARGET RATIO OF 1.5 SPACES PER UNIT INSTEAD OF THE CURRENT CODE REQUIREMENT OF 2.5 SPACES PER UNIT.
3. PROVIDED MIXED-USE PARKING ASSUMES A TARGET RATIO OF 1 SPACE PER 250 SF OF GROSS FLOOR AREA.
4. NEIGHBORING PROPERTY EASEMENT - 80 PARKING SPACES APPROVED.
5. FINAL PARKING NUMBERS TO BE REFINED BASED ON FINAL USE-TYPE AND REQUIREMENTS OF FUTURE TENANTS.
6. CURRENT RESIDENTIAL BUILDINGS ASSUME GROUND FLOOR RESIDENTIAL.

CATEGORY	TAG	PRIMARY USE	PHASE	STORIES	TOTAL AREA (S.F.)	COMMERCIAL AREA (S.F.)			RESIDENTIAL AREA (S.F.)				# UNITS	PARKING			
						TOTAL	COMMERCIAL	RETAIL	HOTEL	RESIDENTIAL	AMENITY	UTILITY	GARAGE	REQUIRED	PROVIDED (TOTAL)	PROVIDED (SURFACE)	PROVIDED (GARAGE)
TOTAL					2,326,835									880	3,661	4,257	
COMMERCIAL					1,303,000									2,136	2,680	2,680	-
	C1	OFFICE	PHASE 1	2	180,000	180,000								360	450	450	0
	C2	INDUSTRIAL	PHASE 1	1	250,000	250,000								357	490	490	0
	C3	OFFICE	PHASE 1	3	300,000	300,000								600	650	650	0
	C4	INDUSTRIAL	PHASE 1	1	13,000	13,000								19	25	25	0
	C5	FILM STUDIOS	PHASE 2	1	160,000	160,000								229	265	265	0
	C6	INDUSTRIAL	PHASE 2	1	400,000	400,000								571	800	800	0
RESIDENTIAL					957,440									880	1,320	825	495
	R1	RESIDENTIAL	PHASE 2A	3	111,300					86,550	6,200	3,000	15,150	100	150	150	60
	R2	RESIDENTIAL	PHASE 2A	5	82,500					66,000	3,500	2,500	10,500	80	120	120	33
	R3	RESIDENTIAL	PHASE 2B	5	202,035		6,500			180,520	10,000	3,000	42,015	158	237	237	131
	R4	RESIDENTIAL	PHASE 2C	5	245,675					196,540	10,000	4,000	35,135	252	378	378	110
	R5	RESIDENTIAL	PHASE 2D	3	122,450					95,965	6,520	3,000	16,965	110	165	165	66
	R6	RESIDENTIAL	PHASE 2E	3	110,980					86,350	5,880	3,000	15,150	100	150	150	60
	R7	RESIDENTIAL	PHASE 2E	5	82,500					66,000	3,300	2,500	10,500	80	120	120	33
MIXED-USE					66,395									206	257	257	0
	M1	RETAIL ENTRY PLAZA	PHASE 2A	1	7,600		7,600							30	38	38	0
	M2	RETAIL/AMENITY	PHASE 2A	1	24,440		22,940					1,500		98	122	122	0
	M3	HOTEL/ARTS CENTER	PHASE 2C	2	19,355				19,355					77	97	97	0
	M4	MOBILITY HUB	PHASE 3	1	15,000		15,000							N/A	0	0	0