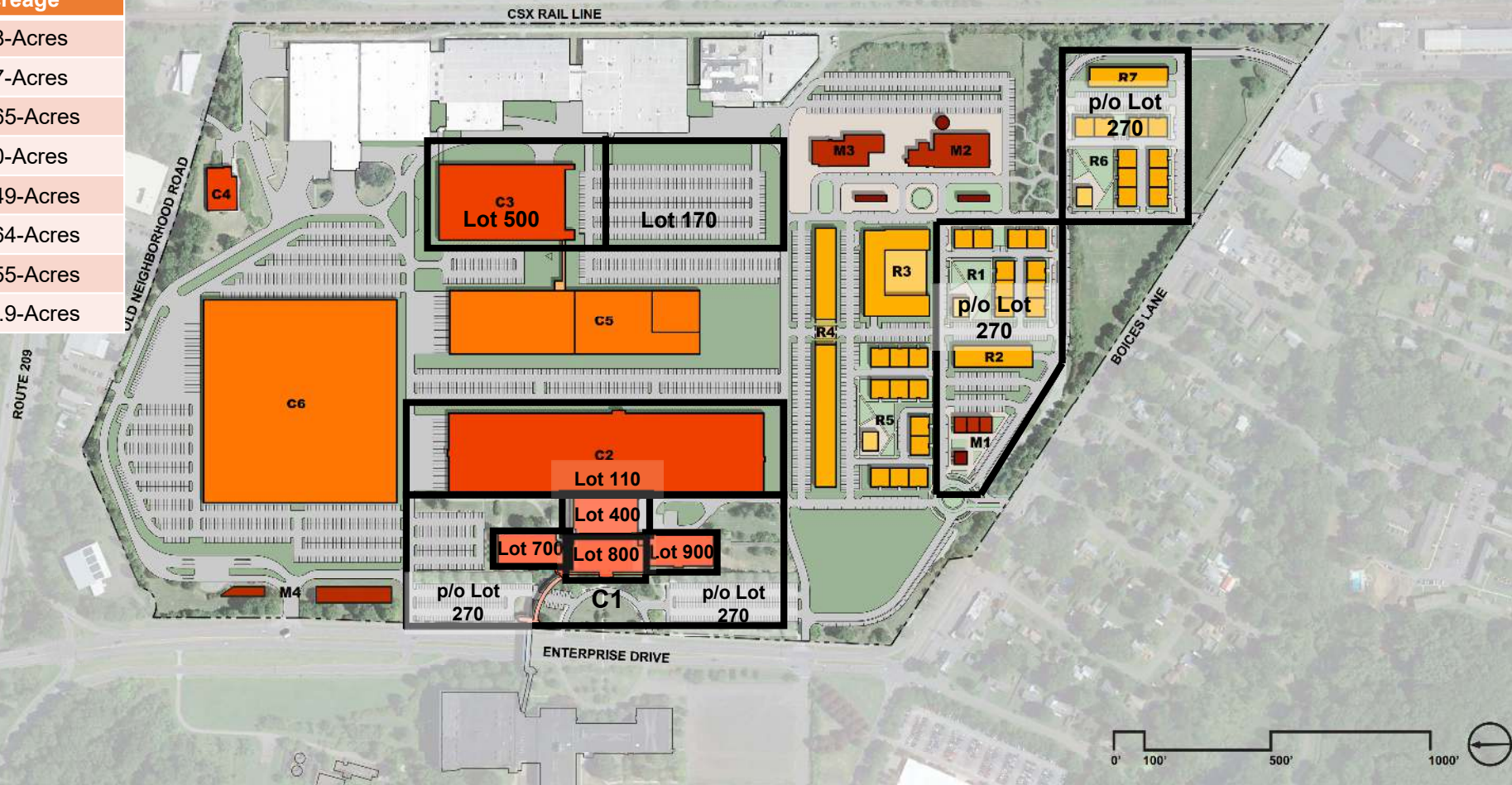


RELEASE OF PHASE I DEVELOPMENT PARCELS

Tax Lot	Acreage
110	5.8-Acres
170	2.7-Acres
400	0.65-Acres
500	3.0-Acres
700	0.49-Acres
800	0.64-Acres
900	0.55-Acres
p/o Lot 270	23.9-Acres



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	1,320	495
R1	RESIDENTIAL	PHASE 2A	3	111,300						86,950	6,200	3,000	15,150	100	150	90	60
R2	RESIDENTIAL	PHASE 2A	5	82,500						66,000	3,500	2,500	10,500	80	120	87	33
R3	RESIDENTIAL	PHASE 2B	5	202,035			6,500			130,520	10,000	3,000	42,015	158	237	237	106
R4	RESIDENTIAL	PHASE 2C	5	245,675						196,540	10,000	4,000	35,135	252	378	378	268
R5	RESIDENTIAL	PHASE 2D	3	122,450						95,965	6,520	3,000	16,965	110	165	165	99
R6	RESIDENTIAL	PHASE 2E	3	110,980						86,350	5,880	3,000	15,150	100	150	90	60
R7	RESIDENTIAL	PHASE 2E	5	82,500						66,000	3,500	2,500	10,500	80	120	87	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