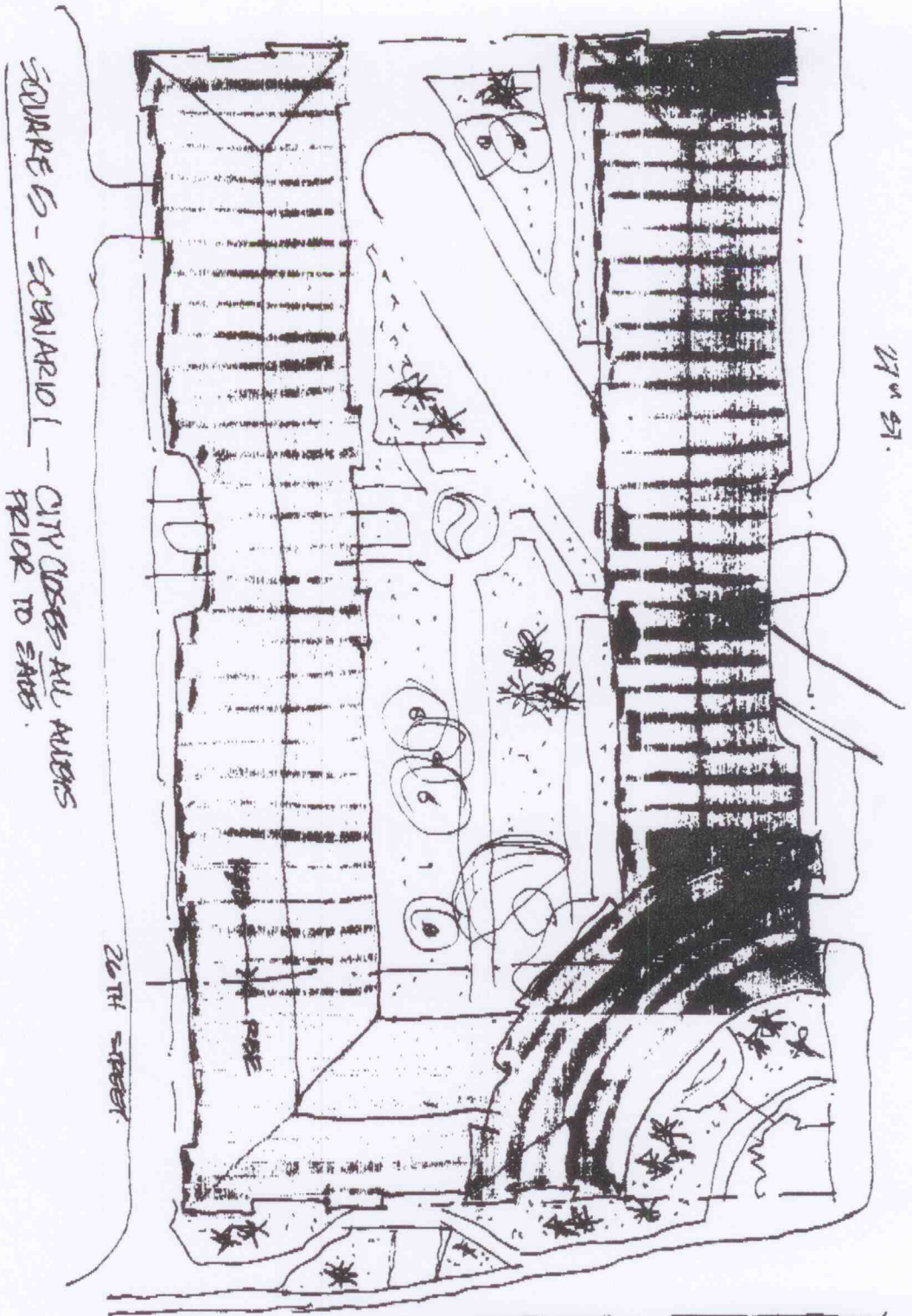


EXHIBIT

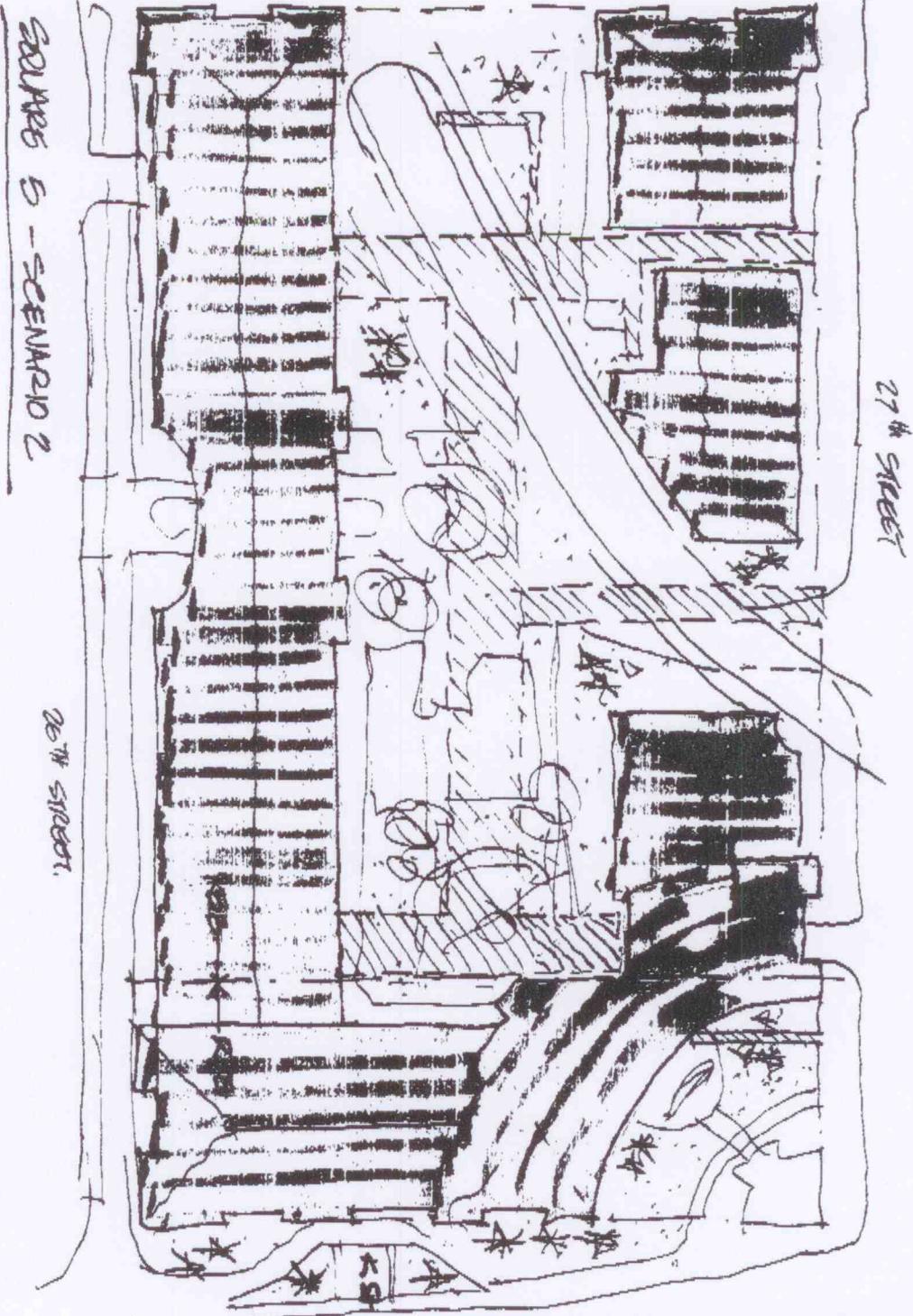


SQUARE 5 - SCENARIO 1.



PROJECT: INTERGATE NORTH
 TYPE: ZONING ANALYSIS
 PREL. FINAL
 SHEET NO. SA
 DATE: 4/16/99
 COMM NO. # 9808
 CAL BY: AKB
 CKD BY: _____

EXHIBIT



SOURCE 5 - SCENARIO 2

27th STREET

26th STREET

SOURCE 5 - SCENARIO 2



PROJECT	NATEEGATE NORTH
TYPE	ZONING ANALYSIS
CONTENTS	PREL ✓
COMM NO.	#9808
SHEET NO.	6A
DATE	4/16/99
CAL BY	AWG
CKD BY	
FINAL	



FIFTY YEARS

PROJECT WATERGATE NORTH

TYPE ZONING ANALYSIS

PREL.

FINAL

SHEET NO. 5

DATE 4/16/99

CONTENTS #9808

CAL BY AVR

CKD. BY

EXHIBIT

HAYES, SEAY, MATERN & MATERN, INC. ARCHITECTS ENGINEERS PLANNERS

SQUARE 5 - SCENARIO 1 - CITY CLOSERS ALL ALLEYS

PRIOR TO SALE

LOT SIZE (R5E OUT) = 300 x 108 = 32,400 SF
(R5B OUT) = 300 x 441 = 132,399 SF

FAR = 32,400 x 6.0 = 194,400

= 132,399 x 1.8 = 238,318

TOTAL 432,718 SF

BONUS AGREEMENT = 164,799 SF

(IF USED)

MAX. BUILD-OUT = 597,517 SF

PARKING = 506 CARS @ 350 SF =

198,100 SF (3 LEVELS)

SQUARE 5A - SCENARIO 1 - CITY CLOSERS I - STREET

PRIOR TO SALE

NOT CONSIDERED. THIS WOULD REQUIRE "PUBLIC APPROVAL."

