

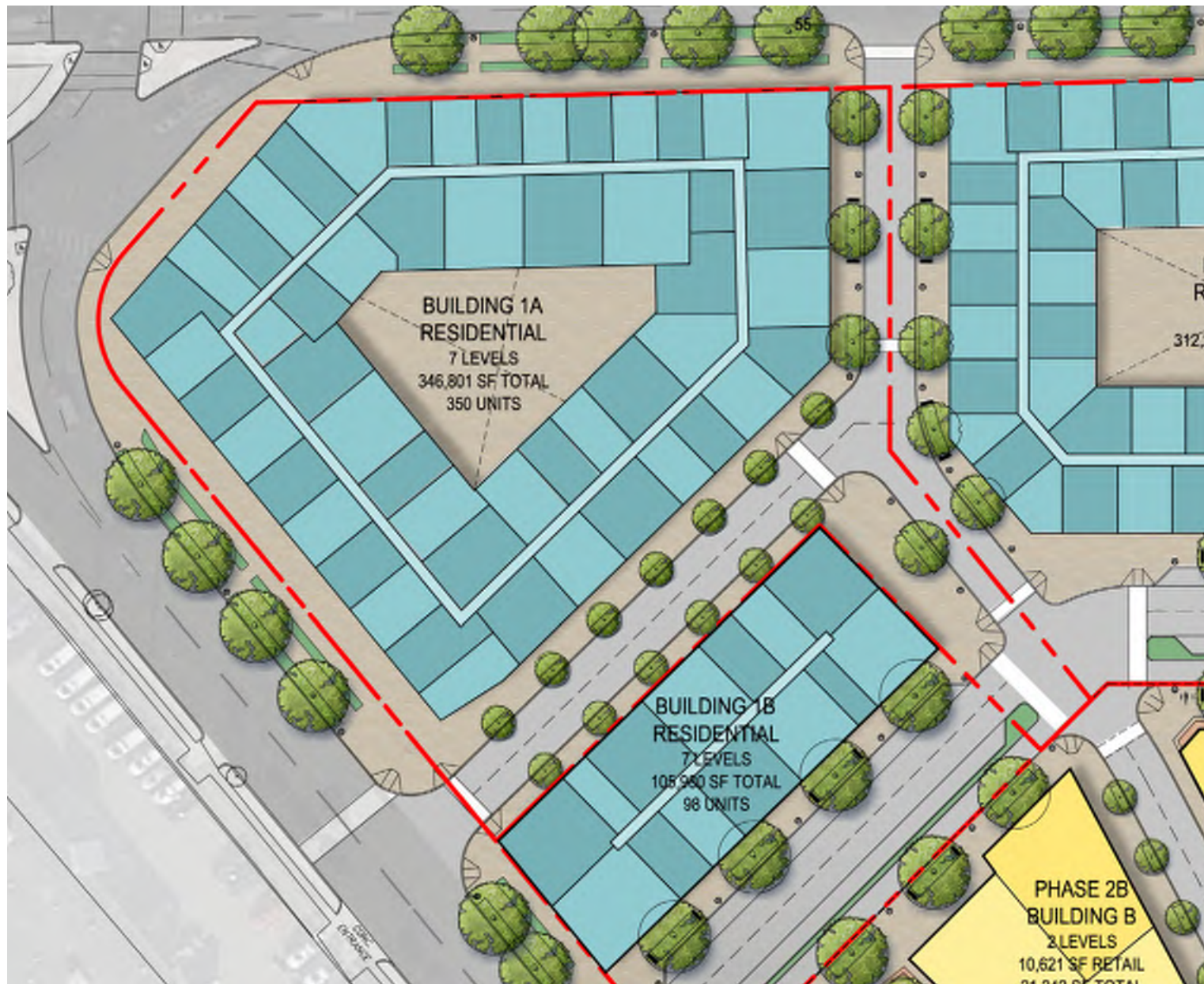
Levels 1-2



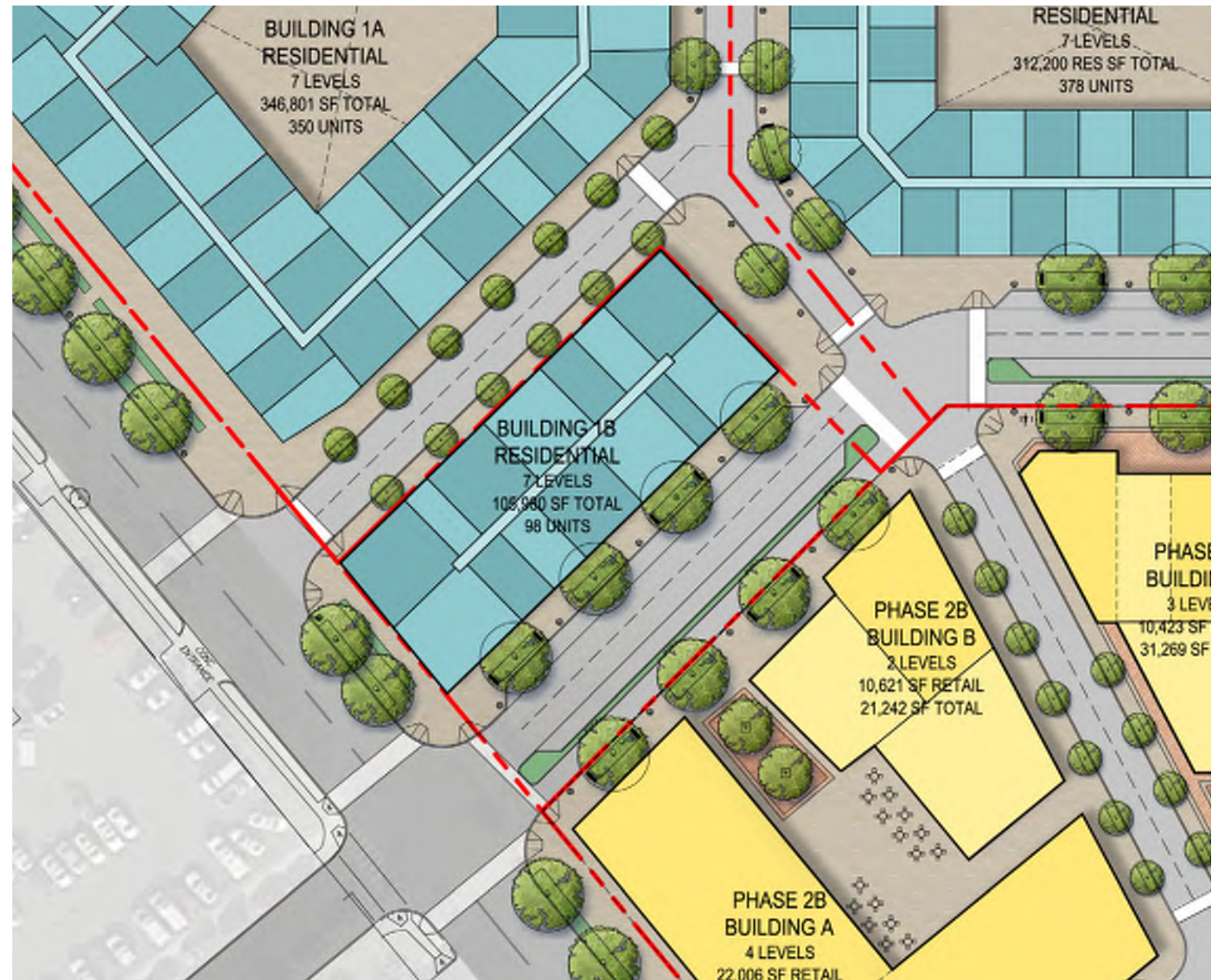
Levels 3-7

NEW CITY ZONING ANALYSIS - LOT 1		
	Required/Permitted	Proposed/Provided
Building Height		75 Ft.
Stories		7
Lot Area		113,420 S.F.
Gross Floor Area	NA	471,282 S.F.
Residential		406,782 S.F. (415 units)
Residential Parking		64,500 S.F. (195 spaces)*
FAR	4.2 (IZ)	4.16
Lot Occupancy	80%	73%

(*) Above grade parking included in gross floor area



1A: Levels 1-7



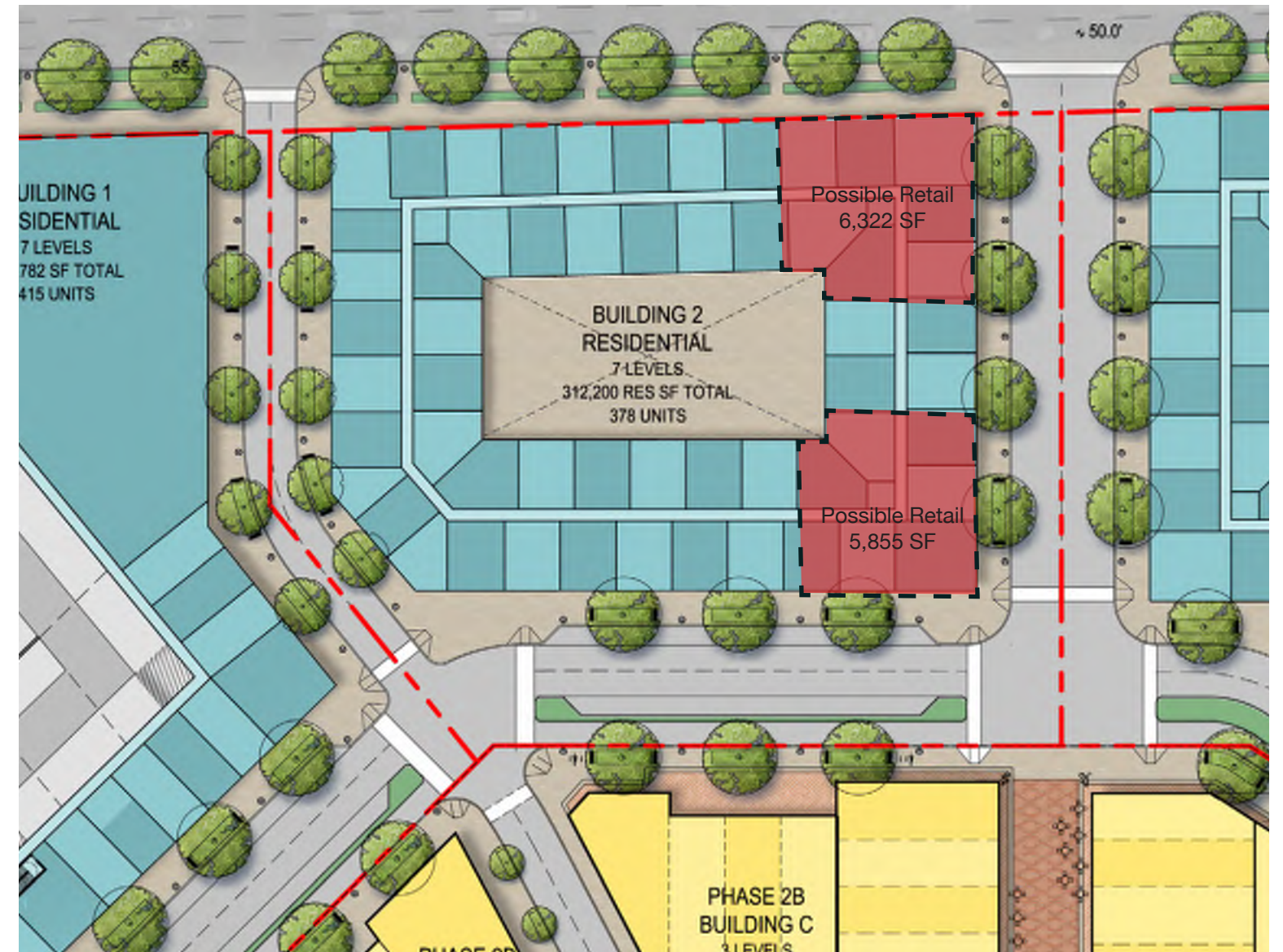
1B: Levels 1-7

NEW CITY ZONING ANALYSIS - LOT 1A			
	Required/Permitted		Proposed/Provided
Building Height			75 Ft.
Stories			7
Lot Area			84,345 S.F.
Gross Floor Area	NA	346,801 S.F.	
Residential		346,801 S.F. (364 units)	
Residential Parking		57,786 S.F. (122 spaces)*	
FAR	4.2 (IZ)		4.11
Lot Occupancy	80%		59%

(* Below grade parking excluded from gross floor area)

NEW CITY ZONING ANALYSIS - LOT 1B			
	Required/Permitted		Proposed/Provided
Building Height			75 Ft.
Stories			7
Lot Area			28,988
Gross Floor Area	NA	105,980 S.F.	
Residential		105,980 S.F. (98 units)	
Residential Parking		15,140 S.F. (33 spaces)*	
FAR	4.2 (IZ)		3.66
Lot Occupancy	80%		52%

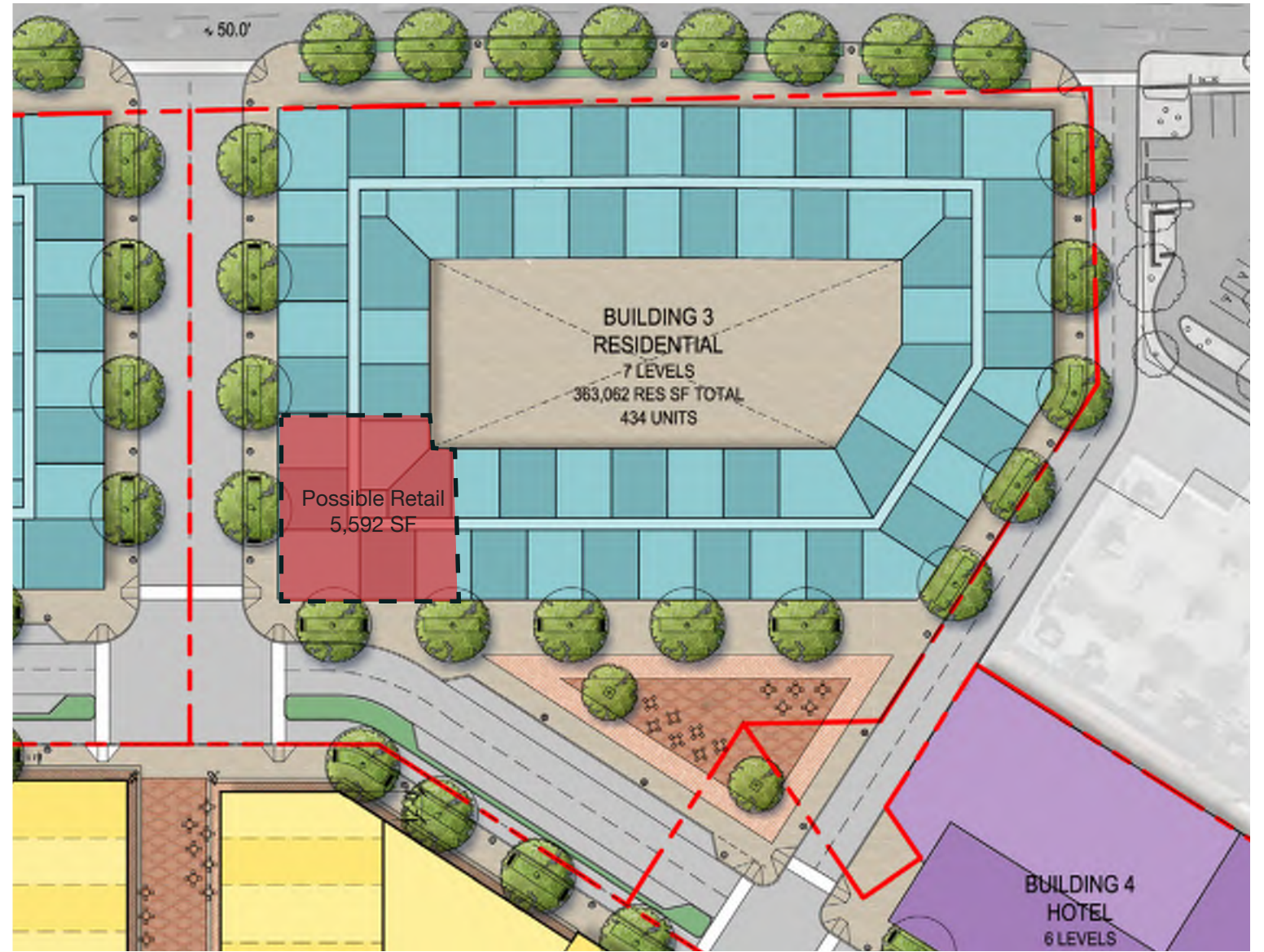
(* Below grade parking to be excluded from gross floor area)



Typical Floor Plan

NEW CITY ZONING ANALYSIS - LOT 2		
	Required/Permitted	Proposed/Provided
Building Height		75 Ft.
Stories		7
Lot Area		87,002 S.F.
Gross Floor Area	NA	312,200 S.F.
Residential		300,023 S.F. (378 units)
Retail		12,177 S.F.
Parking		55,130 S.F. (167 spaces) *
FAR	4.2 (IZ)	3.59
Lot Occupancy	80%	51%

(*) Below grade parking excluded from gross floor area



Typical Floor Plan

NEW CITY ZONING ANALYSIS - LOT 3			
	Required/Permitted		Proposed/Provided
Building Height			75 Ft.
Stories			7
Lot Area			104,965 S.F.
Gross Floor Area	NA	363,062 S.F.	
Residential			357,470 S.F. (434 units)
Retail			5,592 S.F.
Parking			67,828 S.F. (206 spaces) *
FAR	3.5	3.46	
Lot Occupancy	80%	65%	

(*) Below grade parking excluded from gross floor area

NEW CITY DC - AREA SUMMARY																	
BLDG	BUILDING HEIGHT		RETAIL		RESIDENTIAL		OFFICE	HOTEL			PARKING				GRAND TOTAL	GRAND TOTAL	
	FEET	FLOORS	GFA	*LVLS	GFA	UNITS	GFA	GFA	UNITS	LVLS	AREA	REQ'D RETAIL SPACES	REQ'D RESID. SPACES	REQ'D OFFICE SPACES	TOTAL SPACES PROVIDED	GFA (NO PARKING OR LOADING)	GSF (INCL. PARKING & LOADING)
PHASE 1A - NEW YORK AVENUE RESIDENTIAL BUILDINGS																	
1A	75	7			346,801	350				7	57,786	0	117	0	122	346,801	404,587
1B	75	7			101,941	98				7	14,563	0	33	0	33	101,941	116,504
2	75	7	12,177	1	300,023	378				7	55,130	16	126	0	167	312,200	367,330
3	75	7	5,592	1	357,470	434				7	67,828	8	145	0	206	363,062	430,890
4	75	7	21,642	1						6	76,062	29	38	0	0	97,704	97,704
TOTAL			39,411		1,106,235	1,260					195,307		511		528	1,221,708	1,417,015
PHASE 2A - MAIN STREET BUILDINGS																	
D	65	4	13,061	1			39,183			3		18	0	18		52,244	52,244
E	65	4	12,375	1			37,125			3		17	0	19		49,500	49,500
SURFACE PARKING											63,078				140	0	0
TOTAL			25,436				76,308				63,078		72		140	101,744	101,744
PHASE 2B - RETAIL BUILDINGS ALONG BROADWAY AVENUE																	
A	70	4	22,006	1	46,128	38				3		21	13	0		68,134	68,134
B	40	2	21,242	2								19	0	0		21,242	21,242
C	60	3	10,423	1	20,846	22				2		11	8	0		31,269	31,269
F	40	3	11,207	1			22,414			2		17	0	16		33,621	33,621
G	50	3	16,326	2			6,726			1		28	0	4		23,052	23,052
H	70	6	9,961	1	49,805	70				5		14	24	0		59,766	59,766
SURFACE PARKING											116,107				362	0	0
TOTAL			91,165		116,779	130	29,140				116,107		175		362	237,084	237,084
PHASE 3 - REAR RETAIL BLDG AND STRUCTURED PARKING																	
J	40	3	112,726	1							272,788	296	44	53	785	112,726	480,186
TOTAL			112,726								272,788		393		785	112,726	480,186
GRAND TOTALS - ALL PHASES																	
GRAND TOTAL			268,738		1,223,014	1,390	105,448				468,095		904		1,313	1,673,262	2,236,029

*NOTE: surface parking from Phase 2A and 2B ("SURFACE PARKING") omitted from final parking count