

SCOTTDALE WATERFRONT

Scottsdale Waterfront, LLC

August 13, 2003

Solomon Cordwell Buenz & Associates, Inc.

H&S International

GROSS AREAS

BUILDING	RETAIL/ RESTAURANT	OFFICE	RESID.	# OF UNITS	PARKING
A	0	0	51,000	34	61,000
B	0	0	51,000	34	
C	10,000	0	138,000	66	60,000
D	12,000	33,000 **	0	0	
E	14,500	16,900	0	0	
F	11,200	11,700	0	0	
G*	28,800	0	0	0	
H	6,800	8,700	0	0	
I	25,500	26,300	0	0	
J	0	0	243,600	116	96,000
K	0	0	243,600	116	96,000
	108,800	96,600	727,200	366	439,000
	GSF	GSF	GSF	UNITS	GSF
TOTAL GSF (ABOVE GRADE)			932,600		

*reduced by 3200 sf to account for second floor atrium;
area measured from wall to wall is 32,000 sf
**5,000 sf museum space on ground floor, 14,000 sf x 2
office floors; total, 33,000 sf

Buildings A & B residential: 1,500 gsf average, 1,200 nsf average
Buildings C, J, & K residential: 2,100 gsf average, 1,680 nsf average

REQUIRED PARKING

BUILDING	RETAIL 3.33/ 1,000 GSF	RESTAURANT 10.0/ 1,000 GSF	OFFICE 3.33/ 1,000 GSF	RESID. 1.0/ UNIT
A	0	0	0	34
B	0	0	0	34
C	25	25	0	66
D	30	30	110	0
E	37	37	57	0
F	28	28	39	0
G	72	72	0	0
H	17	17	29	0
I	64	64	88	0
J	0	0	0	116
K	0	0	0	116
	273	273	323	366
	spaces	spaces	spaces	spaces
total Retail, Restaurant, Office			869	
			spaces	

PHASE I PARKING

869 spaces reduced by 20%: 695 spaces

note: Retail/Restaurant gross areas are allocated
75% Retail, 25% Restaurant for parking count calculation

PROPOSED PARKING

BUILDING	RETAIL 4.0/ 1,000 GSF	RESTAURANT 10.0/ 1,000 GSF	OFFICE 3.5/ 1,000 GSF	RESID. 2.00/ UNIT
A	0	0	0	68
B	0	0	0	68
C	30	25	0	132
D	36	30	116	0
E	44	37	60	0
F	34	28	41	0
G	87	72	0	0
H	21	17	31	0
I	77	64	93	0
J	0	0	0	232
K	0	0	0	232
	329	273	341	732
	spaces	spaces	spaces	spaces
total Retail, Restaurant, Office			943	
			spaces	

PHASE I PARKING

943 spaces reduced by 20%: 754 spaces

SURFACE 140 spaces
STRUCTURE 614 spaces

note: Retail/Restaurant gross areas are allocated
75% Retail, 25% Restaurant for parking count calculation