

MEDIUM DENSITY BREAKDOWN

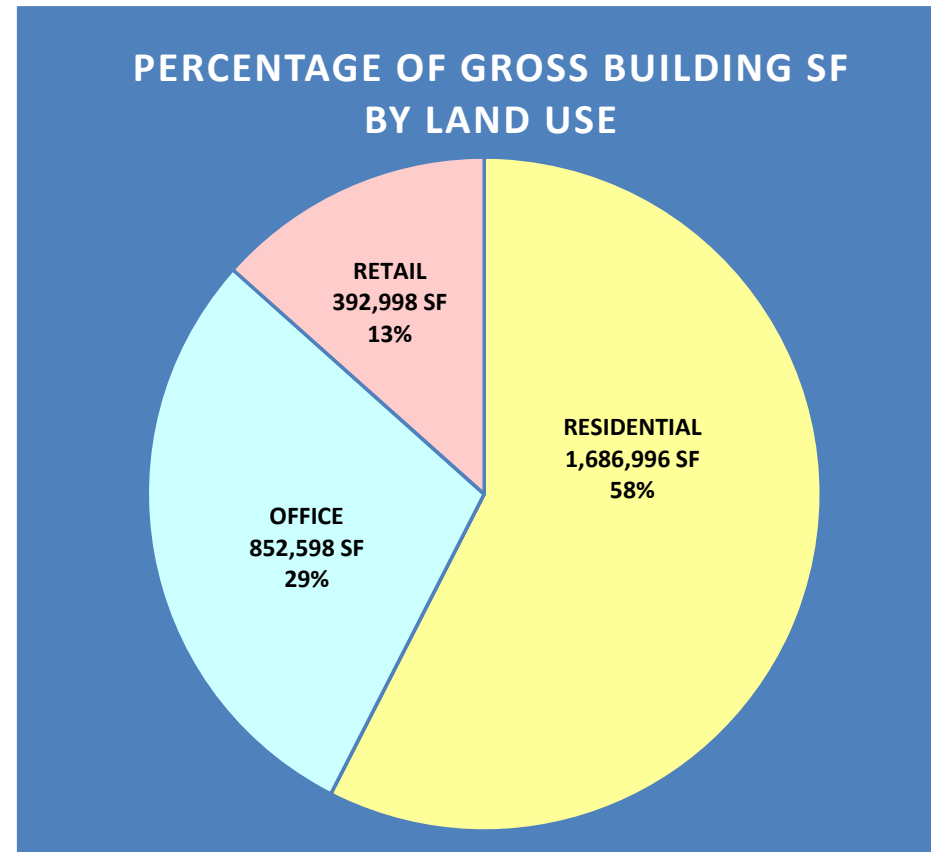
LAND USE	TOTAL SF	TOTAL UNITS	TOTAL RESIDENTS	TOTAL EMPLOYEES	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
RESIDENTIAL TOTAL	1,686,996	1,687	2,109	-	-	2,109
RESIDENTIAL TYP	1,438,116					
RESIDENTIAL POINT TOWER	248,880					
OFFICE	852,598	-	-	3,410	-	2,558
RETAIL	392,998	-	-	1,179	-	786
STRUCTURED PARKING	1,938,012	-	-	-	5,537	
SURFACE PARKING	160,314	-	-	-	368	

GENERAL ASSUMPTIONS	
RESIDENTIAL UNIT SIZE (SF)	1000
RESIDENTS PER UNIT	1.25
RETAIL EMPLOYEES PER 1,000 SF	3
OFFICE EMPLOYEES PER 1,000 SF	4
STRUCTURED PARKING STALL SF	350
SURFACE PARKING STALL SF	436
SAP LAND MASS	32 ACRES

REQUIRED PARKING ASSUMPTIONS	
RESIDENTIAL (STALLS PER UNIT)	1.25
RETAIL (STALLS PER 1,000 SF)	2
OFFICE (STALLS PER 1,000 SF)	3

MEDIUM DENSITY ASSUMPTIONS	
BLDG TYPE	# FLOORS
RESIDENTIAL TYP	5
RESIDENTIAL POINT TOWER	10
OFFICE	4
RETAIL	1
PARKING STRUCTURE	3

DENSITY SUMMARY	
TOTAL RESIDENTS	2,109
TOTAL EMPLOYEES	4,589
TOTAL PARKING PROVIDED	5,905
TOTAL REQUIRED PARKING	5,453



HIGH DENSITY BREAKDOWN SUMMARY

LAND USE	TOTAL SF	TOTAL UNITS	TOTAL RESIDENTS	TOTAL EMPLOYEES	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
RESIDENTIAL TOTAL	3,522,543	3,523	4,403	-	-	4,403
RESIDENTIAL TYP	3,024,783					
RESIDENTIAL POINT TOWER	497,760					
OFFICE	1,522,036	-	-	6,088	-	4,566
RETAIL	392,998	-	-	1,179	-	786
STRUCTURED PARKING	2,584,016	-	-	-	7,383	
SURFACE PARKING	160,314	-	-	-	368	

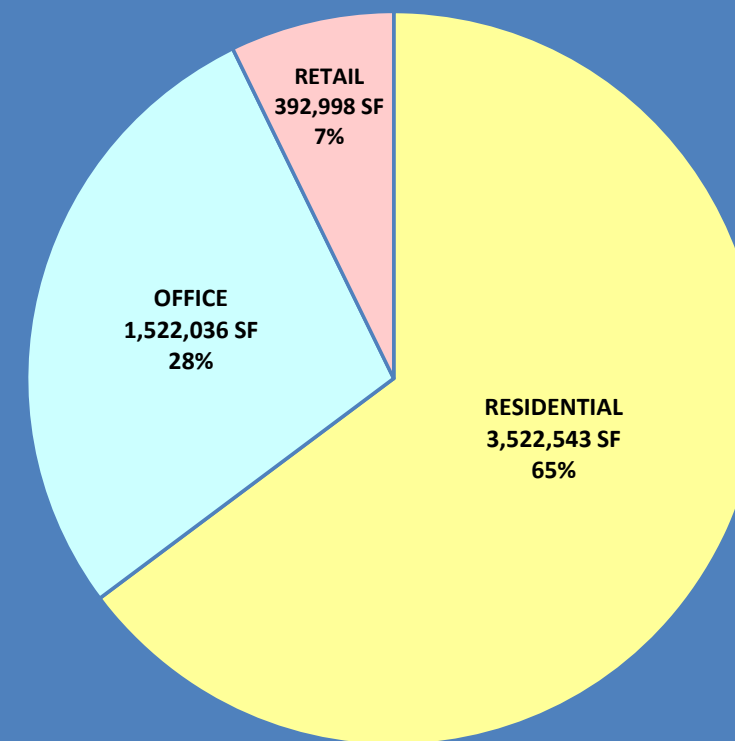
GENERAL ASSUMPTIONS	
RESIDENTIAL UNIT SIZE (SF)	1000
RESIDENTS PER UNIT	1.25
RETAIL EMPLOYEES PER 1,000 SF	3
OFFICE EMPLOYEES PER 1,000 SF	4
STRUCTURED PARKING STALL SF	350
SURFACE PARKING STALL SF	436
SAP LAND MASS	32 ACRES

REQUIRED PARKING ASSUMPTIONS	
RESIDENTIAL (STALLS PER UNIT)	1.25
RETAIL (STALLS PER 1,000 SF)	2
OFFICE (STALLS PER 1,000 SF)	3

HIGH DENSITY ASSUMPTIONS	
BLDG TYPE	# FLOORS
RESIDENTIAL TYP	10
RESIDENTIAL POINT TOWER	20
OFFICE	7
RETAIL	1
PARKING STRUCTURE - RESIDENTIAL	4

DENSITY SUMMARY	
TOTAL RESIDENTS	4,403
TOTAL EMPLOYEES	7,267
TOTAL PARKING PROVIDED	7,751
TOTAL REQUIRED PARKING	9,755

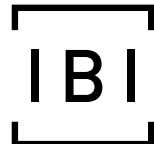
PERCENTAGE OF GROSS BUILDING SF BY LAND USE



	TOTAL: GROUND			TOTAL	UPPER FLOOR (2) SF # STORIES			TOTAL	MEDIUM DENSITY BREAKDOWN	
	FL SF	UPPER FLOOR (1) SF	# STORIES		UPPER FLOOR (2) SF	# STORIES	TOTAL		TOTAL BY BLOCK	
BLOCK 1									BLOCK 1	
RETAIL	72,995	-	-	-	-	-	-	-	72,995	RETAIL
SURFACE PARKING	85,859	-	-	-	-	-	-	-	85,859	SURFACE PARKING
BLOCK 2									BLOCK 2	
RETAIL	50,037	-	-	-	-	-	-	-	50,037	RETAIL
SURFACE PARKING	74,455	-	-	-	-	-	-	-	74,455	SURFACE PARKING
BLOCK 3									BLOCK 3	
RESIDENTIAL TYP	9,727	15,745	4	62,980	-	-	-	-	72,707	RESIDENTIAL TYP
RESIDENTIAL POINT TOW	-	12,660	10	126,600	-	-	-	-	126,600	RESIDENTIAL POINT TOWER
OFFICE	13,066	19,662	3	58,986	-	-	-	-	72,052	OFFICE
RETAIL	12,614	-	-	-	-	-	-	-	12,614	RETAIL
PARKING STRUCTURE	58,598	58,598	2	117,196	-	-	-	-	175,794	PARKING STRUCTURE
BLOCK 4									BLOCK 4	
RESIDENTIAL TYP	9,390	21,954	4	87,816	-	-	-	-	97,206	RESIDENTIAL TYP
OFFICE	14,823	14,823	2	29,646	18,297	1	18,297	18,297	62,766	OFFICE
RETAIL	12,564	-	-	-	-	-	-	-	12,564	RETAIL
PARKING STRUCTURE	54,450	54,450	2	108,900	-	-	-	-	163,350	PARKING STRUCTURE
BLOCK 5									BLOCK 5	
RESIDENTIAL TYP	9,992	20,107	4	80,428	-	-	-	-	90,420	RESIDENTIAL TYP
OFFICE	-	15,699	4	62,796	-	-	-	-	62,796	OFFICE
RETAIL	22,769	-	-	-	-	-	-	-	22,769	RETAIL
PARKING STRUCTURE	91,720	91,720	2	183,440	-	-	-	-	275,160	PARKING STRUCTURE
BLOCK 6									BLOCK 6	
RESIDENTIAL TYP	5,453	14,104	4	56,416	-	-	-	-	61,869	RESIDENTIAL TYP
RESIDENTIAL POINT TOW	-	12,228	10	122,280	-	-	-	-	122,280	RESIDENTIAL POINT TOWER
OFFICE	25,473	27,559	3	82,677	-	-	-	-	108,150	OFFICE
RETAIL	19,136	-	-	-	-	-	-	-	19,136	RETAIL
PARKING STRUCTURE	67,101	67,101	2	134,202	-	-	-	-	201,303	PARKING STRUCTURE
BLOCK 7									BLOCK 7	
RESIDENTIAL TYP	23,895	26,988	2	53,976	37,751	2	75,502	75,502	153,373	RESIDENTIAL TYP
RETAIL	3,093	-	-	-	-	-	-	-	3,093	RETAIL
PARKING STRUCTURE	21,568	21,568	2	43,136	-	-	-	-	64,704	PARKING STRUCTURE

BLOCK 8								BLOCK 8	
RESIDENTIAL TYP	20,529	26,988	2	53,976	37,751	2	75,502	150,007	RESIDENTIAL TYP
RETAIL	6,459	-	-	-	-	-	-	6,459	RETAIL
PARKING STRUCTURE	21,568	21,568	2	43,136	-	-	-	64,704	PARKING STRUCTURE
BLOCK 9								BLOCK 9	
RESIDENTIAL TYP	45,495	61,709	2	123,418	66,501	2	133,002	301,915	RESIDENTIAL TYP
RETAIL	16,214	-	-	-	-	-	-	16,214	RETAIL
PARKING STRUCTURE	23,964	23,964	2	47,928	-	-	-	71,892	PARKING STRUCTURE
BLOCK 10								BLOCK 10	
RESIDENTIAL TYP	27,894	42,736	4	170,944	-	-	-	198,838	RESIDENTIAL TYP
RETAIL	17,360	-	-	-	-	-	-	17,360	RETAIL
PARKING STRUCTURE	24,364	24,364	2	48,728	-	-	-	73,092	PARKING STRUCTURE
BLOCK 11								BLOCK 11	
RESIDENTIAL TYP	47,989	65,948	4	263,792	-	-	-	311,781	RESIDENTIAL TYP
RETAIL	24,268	-	-	-	-	-	-	24,268	RETAIL
PARKING STRUCTURE	51,720	51,720	2	103,440	-	-	-	155,160	PARKING STRUCTURE
BLOCK 12- COWBOY PARTNERS BLOCK								BLOCK 12	
RESIDENTIAL TYP								-	RESIDENTIAL TYP
PARKING STRUCTURE								-	PARKING STRUCTURE
BLOCK 13								BLOCK 13	
OFFICE	57,059	84,527	3	253,581	-	-	-	310,640	OFFICE
RETAIL	35,151	-	-	-	-	-	-	35,151	RETAIL
PARKING STRUCTURE	88,195	88,195	2	176,390	-	-	-	264,585	PARKING STRUCTURE
BLOCK 14								BLOCK 14	
RETAIL	72,995	-	-	-	-	-	-	72,995	RETAIL
ON-STREET PARKING	1,319	-	-	-	-	-	-	1,319	ON-STREET PARKING
BLOCK 15								BLOCK 15	
OFFICE	12,988	22,574	3	67,722	-	-	-	80,710	OFFICE
RETAIL	14,763	-	-	-	-	-	-	14,763	RETAIL
PARKING STRUCTURE	66,545	66,545	2	133,090	-	-	-	199,635	PARKING STRUCTURE
BLOCK 16								BLOCK 16	
OFFICE	31,827	41,219	3	123,657	-	-	-	155,484	OFFICE
RETAIL	12,580	-	-	-	-	-	-	12,580	RETAIL
PARKING STRUCTURE	76,211	76,211	2	152,422	-	-	-	228,633	PARKING STRUCTURE

							HIGH DENSITY BREAKDOWN		
	TOTAL GROUND FLOOR SF	UPPER FLOOR (1) SF	# STORIES	TOTAL	UPPER FLOOR (2) SF	# STORIES	TOTAL	TOTAL BY BLOCK	
BLOCK 1								BLOCK 1	
RETAIL	72,995	-	-	-	-	-	-	72,995	RETAIL
SURFACE PARKING	85,859	-	-	-	-	-	-	85,859	SURFACE PARKING
BLOCK 2								BLOCK 2	
RETAIL	50,037	-	-	-	-	-	-	50,037	RETAIL
SURFACE PARKING	74,455	-	-	-	-	-	-	74,455	SURFACE PARKING
BLOCK 3								BLOCK 3	
RESIDENTIAL TYP	9,727	15,745	9	141,705	-	-	-	151,432	RESIDENTIAL TYP
RESIDENTIAL POINT TOW	-	12,660	20	253,200	-	-	-	253,200	RESIDENTIAL POINT TOWER
OFFICE	13,066	19,662	6	117,972	-	-	-	131,038	OFFICE
RETAIL	12,614	-	-	-	-	-	-	12,614	RETAIL
PARKING STRUCTURE	58,598	58,598	3	175,794	-	-	-	234,392	PARKING STRUCTURE
BLOCK 4								BLOCK 4	
RESIDENTIAL TYP	9,390	21,954	9	197,586	-	-	-	206,976	RESIDENTIAL TYP
OFFICE	14,823	14,823	3	44,469	18,297	3	54,891	114,183	OFFICE
RETAIL	12,564	-	-	-	-	-	-	12,564	RETAIL
PARKING STRUCTURE	54,450	54,450	3	163,350	-	-	-	217,800	PARKING STRUCTURE
BLOCK 5								BLOCK 5	
RESIDENTIAL TYP	9,992	20,107	9	180,963	-	-	-	190,955	RESIDENTIAL TYP
OFFICE	-	15,699	6	94,194	-	-	-	94,194	OFFICE
RETAIL	22,769	-	-	-	-	-	-	22,769	RETAIL
PARKING STRUCTURE	91,720	91,720	3	275,160	-	-	-	366,880	PARKING STRUCTURE
BLOCK 6								BLOCK 6	
RESIDENTIAL TYP	5,453	14,104	9	126,936	-	-	-	132,389	RESIDENTIAL TYP
RESIDENTIAL POINT TOW	-	12,228	20	244,560	-	-	-	244,560	RESIDENTIAL POINT TOWER
OFFICE	25,473	27,559	6	165,354	-	-	-	190,827	OFFICE
RETAIL	19,136	-	-	-	-	-	-	19,136	RETAIL
PARKING STRUCTURE	67,101	67,101	3	201,303	-	-	-	268,404	PARKING STRUCTURE
BLOCK 7								BLOCK 7	
RESIDENTIAL TYP	23,895	26,988	3	80,964	37,751	6	226,506	331,365	RESIDENTIAL TYP
RETAIL	3,093	-	-	-	-	-	-	3,093	RETAIL
PARKING STRUCTURE	21,568	21,568	3	64,704	-	-	-	86,272	PARKING STRUCTURE



SALT LAKE CITY
10 Exchange Place
Salt Lake City, UT 84111 USA
www.ibigroup.com
tel 801 532 4233
fax 801 532 4231

SUMMARY OF DEVELOPMENT

BLOCK 8							BLOCK 8		
RESIDENTIAL TYP	20,529	26,988	3	80,964	37,751	6	226,506	327,999	RESIDENTIAL TYP
RETAIL	6,459	-	-	-	-	-	-	6,459	RETAIL
PARKING STRUCTURE	21,568	21,568	3	64,704	-	-	-	86,272	PARKING STRUCTURE
BLOCK 9							BLOCK 9		
RESIDENTIAL TYP	45,495	61,709	3	185,127	66,501	6	399,006	629,628	RESIDENTIAL TYP
RETAIL	16,214	-	-	-	-	-	-	16,214	RETAIL
PARKING STRUCTURE	23,964	23,964	3	71,892	-	-	-	95,856	PARKING STRUCTURE
BLOCK 10							BLOCK 10		
RESIDENTIAL TYP	27,894	42,736	9	384,624	-	-	-	412,518	RESIDENTIAL TYP
RETAIL	17,360	-	-	-	-	-	-	17,360	RETAIL
PARKING STRUCTURE	24,364	24,364	3	73,092	-	-	-	97,456	PARKING STRUCTURE
BLOCK 11							BLOCK 11		
RESIDENTIAL TYP	47,989	65,948	9	593,532	-	-	-	641,521	RESIDENTIAL TYP
RETAIL	24,268	-	-	-	-	-	-	24,268	RETAIL
PARKING STRUCTURE	51,720	51,720	3	155,160	-	-	-	206,880	PARKING STRUCTURE
BLOCK 12- COWBOY PARTNERS BLOCK							BLOCK 12		
RESIDENTIAL TYP								-	RESIDENTIAL TYP
PARKING STRUCTURE								-	PARKING STRUCTURE
BLOCK 13							BLOCK 13		
OFFICE	57,059	84,527	6	507,162	-	-	-	564,221	OFFICE
RETAIL	35,151	-	-	-	-	-	-	35,151	RETAIL
PARKING STRUCTURE	88,195	88,195	3	264,585	-	-	-	352,780	PARKING STRUCTURE
BLOCK 14							BLOCK 14		
RETAIL	72,995	-	-	-	-	-	-	72,995	RETAIL
ON-STREET PARKING	1,319	-	-	-	-	-	-	1,319	ON-STREET PARKING
BLOCK 15							BLOCK 15		
OFFICE	12,988	22,574	6	135,444	-	-	-	148,432	OFFICE
RETAIL	14,763	-	-	-	-	-	-	14,763	RETAIL
PARKING STRUCTURE	66,545	66,545	3	199,635	-	-	-	266,180	PARKING STRUCTURE
BLOCK 16							BLOCK 16		
OFFICE	31,827	41,219	6	247,314	-	-	-	279,141	OFFICE
RETAIL	12,580	-	-	-	-	-	-	12,580	RETAIL
PARKING STRUCTURE	76,211	76,211	3	228,633	-	-	-	304,844	PARKING STRUCTURE