EXECUTIVE SUMMARY:

EXIST. NET  ADD. PROPOSED
DEPARTMENT STORE  849,153  0  849,153
GLA & OUTLOTS  536,640  240,000  776,640
TOTAL RETAIL GLA  1,385,793  240,000  1,625,793 SF
RETAIL PARKING  5,801  1,334  7,135 CARS
HOTEL PARKING @ 1/KEY  0  120  120 CARS

EXECUTIVE SUMMARY: (AS OF 12/05/05)

EXISTING:

NORDSTROM 180,000
NEIMAN MARCUS 120,000
MACY'S 225,830
BLOOMINGDALE'S 228,986
MACY'S MEN'S STORE 94,337
TOTAL DEPT. STORE GLA 849,153
TOTAL SMALL SHOPS GLA 455,761
TOTAL GLA 1,304,914
TOTAL OUTLOTS 80,879
TOTAL SITE GLA 1,385,793

PROPOSED DEMO:

NONE

PROPOSED FUTURE CONSTRUCTION @ BUILDING A: NONE

PROPOSED FUTURE CONSTRUCTION:

- BLDG. NO. 1  7,500 (RESTAURANT)
- BLDG. NO. 2  7,500 (RESTAURANT)
- BLDG. NO. 3  7,500 (RESTAURANT)
- BLDG. NO. 4  18,750 (2 LEVELS RETAIL)
- BLDG. NO. 5  23,000 (2 LEVELS RETAIL)
- BLDG. NO. 6  36,000 (2 LEVELS RETAIL)
- BLDG. NO. 7  23,750 (2 LEVELS RETAIL)
- BLDG. NO. 8  9,000 (RETAIL)
- BLDG. NO. 9  120,000 (4 LEVELS HOTEL = 120 ROOMS)
- BLDG. NO. 10  30,000 (2 LEVELS)
- BLDG. NO. 11  40,000 (2 LEVELS)
- BLDG. NO. 12  27,000 (RETAIL)
- BLDG. NO. 13  10,000 (RETAIL)

TOTAL PROPOSED RETAIL GLA 1,625,793 SF

RETAIL PARKING:

5,801 + 1,334 = 7,135 CARS
1.30 - 1.39 CARS/1000 SF

TOTAL HOTEL ROOMS:

0 + 120 = 120 ROOMS

HOTEL PARKING @ 1/KEY:

0 + 120 = 120 CARS

RETAIL AREA SUMMARY:

TOTAL SITE GLA 1,385,793
TOTAL PROPOSED DEMO 0
PROPOSED RETAIL @ EXIST. BLDGS. 240,000
PROPOSED FUTURE CONSTR. RETAIL 1,625,793
NET RETAIL 1,865,793

PROPOSED PARKING:

- EXISTING TOTAL PARKING 5,801
- PROPOSED TOTAL PARKING 6,134
- NET GAIN 333
- PROPOSED STRUCTURE I (NEW) 590
- PROPOSED STRUCTURE II 670
- PROPOSED SURFACE LOT A (NEW) 97
- PROPOSED SURFACE LOT B (NEW) 173
- PROPOSED SURFACE LOT C (NEW) 217
- TOTAL PROPOSED PARKING 3,570
- NET VEHICLES (DEMO) 2,215
- TOTAL PROPOSED PARKING 1,385,793

SCHEME B : AN ALTERNATIVE ILLUSTRATIVE PROPOSED SITE PLAN

1 OF 2

AUGUST 21, 2007