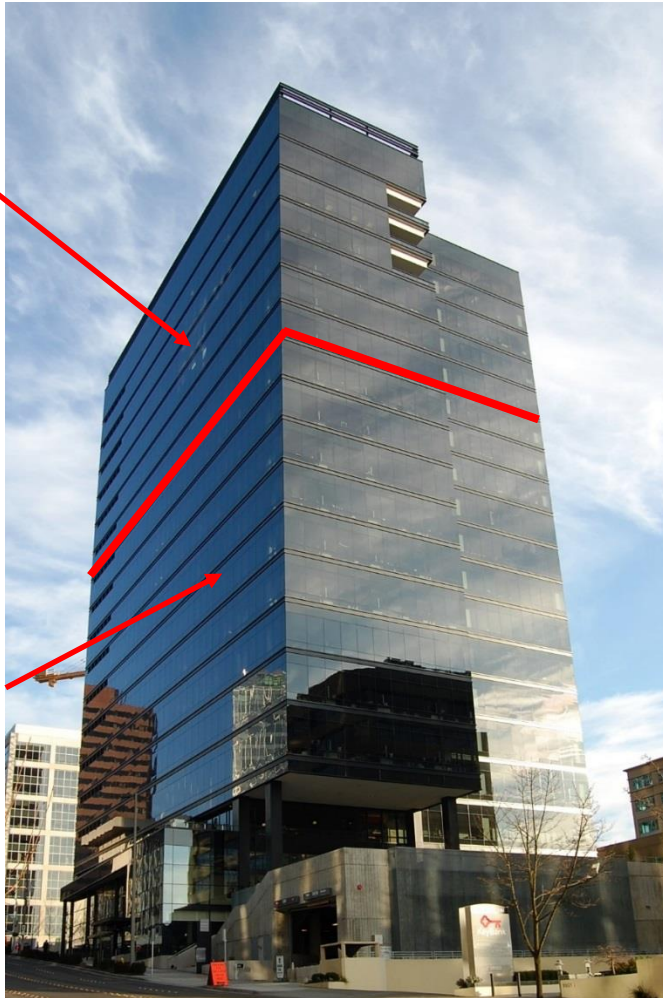


Example of Amenity Incentive System Calculations[^]

Additional Floor Area

Pts rqd = 115,830
 Pts earned = 184,495*
 Excess earned = 68665

*incl 240 excess basic earned



Basic Floor Area

Pts rqd = 46,525
 Pts earned = 46,764
 Excess earned = 240
 (used to exceed basic – see above)

[^]Numbers rounded up

Zoning: DNTN-02

Project Limits: 58,156 SF

Basic FAR Allowed: 4.0 = 232,624 SF

Max FAR Allowed: 6.0 = 348,936 SF

Project FAR Build: 5.9 = 348,454 SF

Amenity Pts rqd to build Basic Allowed Flr Area
 46,525 (58,156 x 0.20 x 4.0)

Amenity Pts rqd to build Additional Flr Area
 115,830 (348,454 – 232,624)

Total Amenity Pnts Earned
 231,019 (46,764 + 184,255)

Excess Amenity Pnts
 115,189 (231,019 – 115,830)

Amenities Provided

Amenities for Basic FAR = 46,764

Retail = 27,300

Marquee = 1,008

Landscape Features = 18,457

Amenities for Additional FAR = 184,255

Underground Parking = 184,255