

Tacoma Elks Site
 Site Area: 33,687 s.f.
 1/10/2007

22 Stories Apartments

| | GSF | Roof Decks | Parking SF | Parking Cars | SF/ Stall | Storage | Retail GSF | Lobby | Apt Gross | FAR Gross | Apt Net | Plate Eff. |
|--------------|----------------|------------|---------------|--------------|------------|--------------|--------------|--------------|----------------|----------------|----------------|------------|
| P4 | 22,033 | | 22,033 | 56 | 393 | 600 | | | | | | |
| P3 | 22,033 | | 22,033 | 60 | 367 | 600 | | | | | | |
| P2 | 22,033 | | 22,033 | 60 | 367 | 600 | | | | | | |
| P1 | 10,000 | | 10,000 | 35 | 286 | 600 | | | | | | |
| Ground Floor | 15,631 | 4,440 | | | | | 6,341 | 884 | 5,702 | 5,900 | 5,665 | |
| 2nd | 15,631 | | | | | 1,114 | | 691 | 15,631 | 15,100 | 11,371 | 73% |
| 3rd | 15,631 | | | | | 1,114 | | | 15,631 | 15,100 | 12,062 | 77% |
| 4th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 5th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 6th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 7th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 8th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 9th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 10th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 11th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 12th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 13th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 14th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 15th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 16th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 17th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 18th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 19th | 13,318 | | | | | | | | 13,318 | 12,450 | 11,448 | 86% |
| 20th | 11,536 | 1,782 | | | | | | | 11,536 | 11,000 | 9,872 | 86% |
| 21st | 11,536 | | | | | | | | 11,536 | 11,000 | 9,872 | 86% |
| 22nd | 9,024 | 4,000 | | | | | | | 8,644 | 8,150 | 7,127 | 82% |
| Total | 368,176 | | 76,099 | 211 | 361 | 4,628 | 6,341 | 1,575 | 281,768 | 265,450 | 239,137 | |

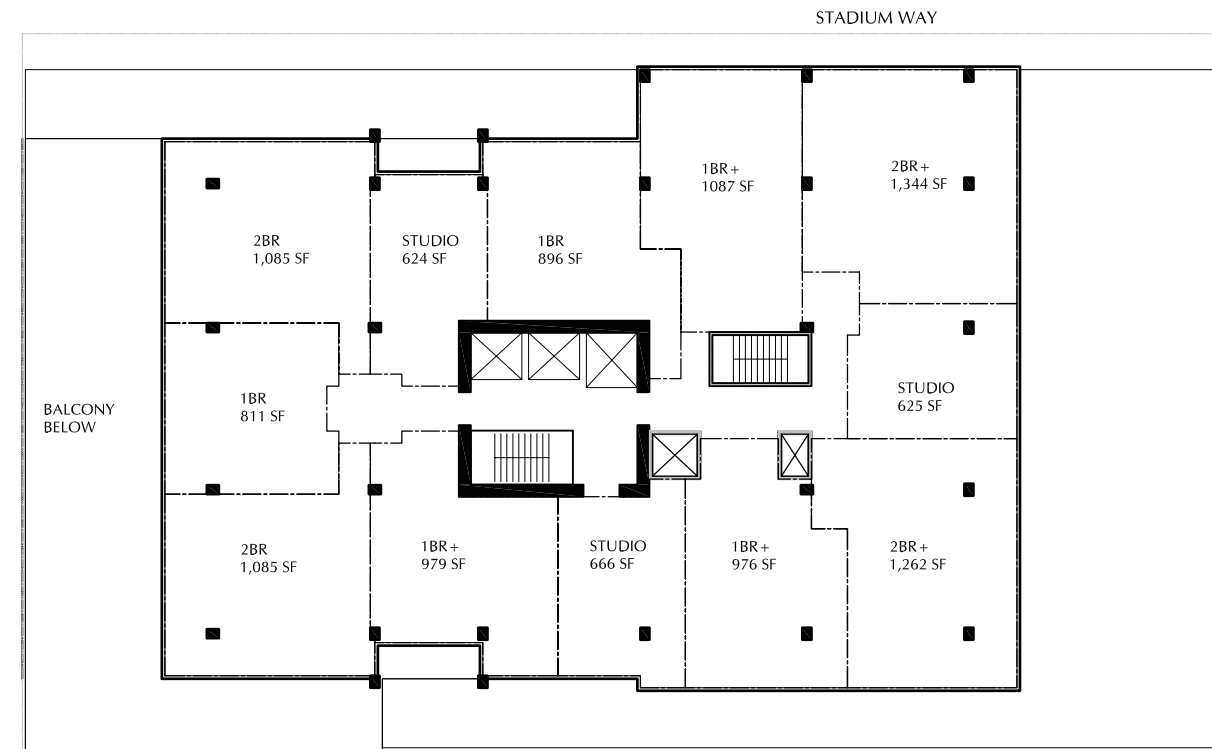
Total Net For-Sale Resid. 245,478 total includes 5,916 sq' of retail
 Total For-Sale Units 250
 Avg NSF per Unit 957
 Parking Ratio 0.84
 Project Efficiency 69.65% Saleable, including Retail & storage, divided by Total Gross SF (includes parking)

FAR
 FAR Res. Gross 265,450
 FAR Elks Gross (estimated) 22,842
 288,292

Site Area w/Elks 33,687
 Site Area w/o Elks 24,000

FAR w/Elks 8.6
 FAR w/o Elks 11.1

| UNITS MIX | | | | | | |
|----------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Level | Studios | 1BR/1BA | 1BR/1BA+ | 2BR/2BA | 2BR/2BA+ | Total/Floor |
| 1 | | | 3 | 1 | 1 | 5 |
| 2 | | 6 | 3 | 1 | 2 | 12 |
| 3 | 2 | 6 | 3 | 1 | 2 | 14 |
| 4 | 3 | 2 | 3 | 2 | 2 | 12 |
| 5 | 3 | 2 | 3 | 2 | 2 | 12 |
| 6 | 3 | 2 | 3 | 2 | 2 | 12 |
| 7 | 3 | 2 | 3 | 2 | 2 | 12 |
| 8 | 3 | 2 | 3 | 2 | 2 | 12 |
| 9 | 3 | 2 | 3 | 2 | 2 | 12 |
| 10 | 3 | 2 | 3 | 2 | 2 | 12 |
| 11 | 3 | 2 | 3 | 2 | 2 | 12 |
| 12 | 3 | 2 | 3 | 2 | 2 | 12 |
| 13 | 3 | 2 | 3 | 2 | 2 | 12 |
| 14 | 3 | 2 | 3 | 2 | 2 | 12 |
| 15 | 3 | 2 | 3 | 2 | 2 | 12 |
| 16 | 3 | 2 | 3 | 2 | 2 | 12 |
| 17 | 3 | 2 | 3 | 2 | 2 | 12 |
| 18 | 3 | 2 | 3 | 2 | 2 | 12 |
| 19 | 3 | 2 | 3 | 2 | 2 | 12 |
| 20 | 2 | 3 | 3 | 2 | 3 | 13 |
| 21 | 2 | 3 | 1 | 1 | 3 | 10 |
| 22 | | | | 4 | 4 | 4 |
| Total | 54 | 50 | 61 | 38 | 47 | 250 |
| Propose | 21.6% | 20.0% | 24.4% | 15.2% | 18.8% | 34.0% |



TOWER

BROADWAY

