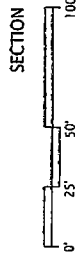
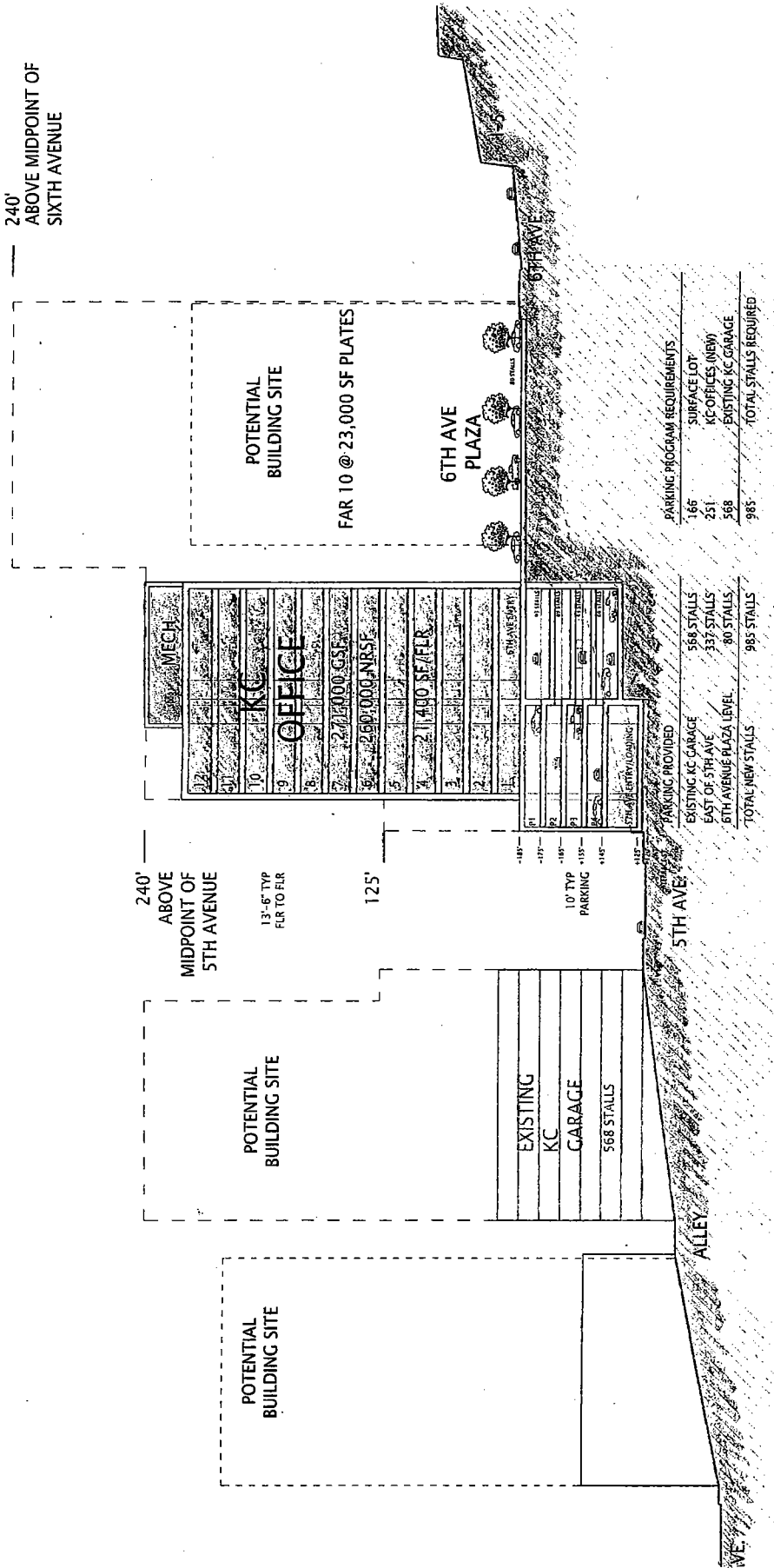


FIGURE A.2
Goat Hill Site

*Revised @ 4/7/04
BFM mtg.*



PARKING CALCULATIONS

266,000 SF	(GSF LESS 5,000 SF MECH)
x .67 STALLS/1000 SF	MIN. REQ. PER CODE
179 STALLS	SUBTOTAL
-27 STALLS	(15% REDUCTION W/TRANSIT PASSES)
152 STALLS	REQUIRED STALLS FOR NEW KC OFFICE BUILDING

FAR CALCULATIONS

271,000 GSF	OFFICE
+106,240 GSF	PARKING (5 FLOORS @ 28,800 SF EA.)
377,240 GSF	TOTAL GROSS SQUARE FOOTAGE
-9,485 SF	BELOW GRADE
-88,775 SF	MECHANICAL (3.5% OF 271,000 SF)
278,980 SF	KC HHS (98% EFFICIENCY OF 87,000 SF)
335,460 SF	TOTAL PROPOSED FAR

EXEMPT FROM FAR CALCULATION

GENERAL ASSUMPTIONS:

SITE AREA (WEST OF 5TH AVENUE, 256' X 240')	61,440 SF
ALLOWABLE MAXIMUM FAR (61,440 SF X 10 FAR)	614,400 SF
OFFICE GROSS SQUARE FOOTAGE REQUIRED	271,000 SF
TOTAL FAR USED	278,980 SF
FAR AVAILABLE FOR FUTURE PROJECT	335,460 SF



2/24/04