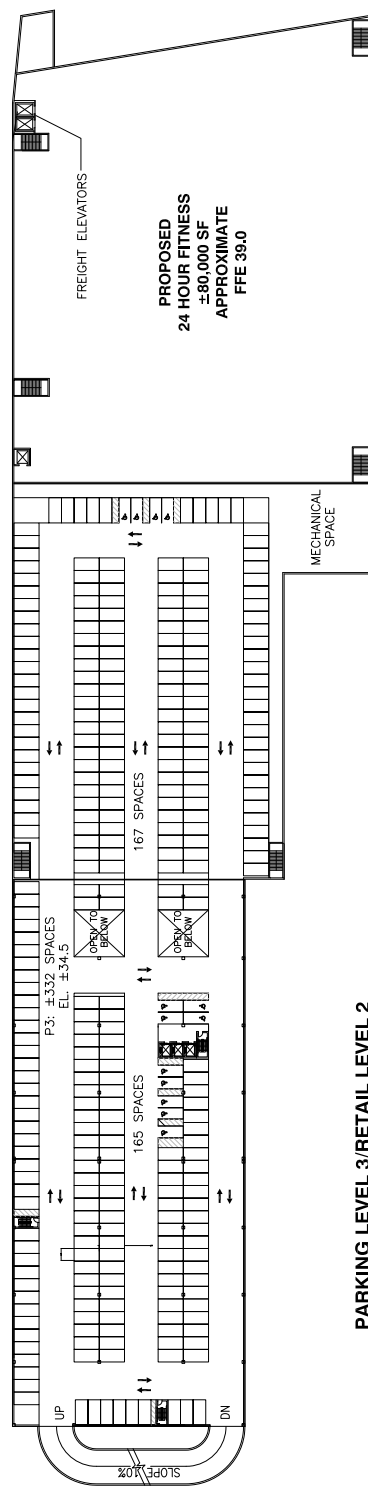


PARKING LEVEL 2



PARKING LEVEL 3/RETAIL LEVEL 2



LEASE/PARKING PLAN



GRAPHIC SCALE

SHORE PARKWAY

OCTOBER 18, 2007

# SHORE PARKWAY

SHORE PARKWAY  
BROOKLYN, NY

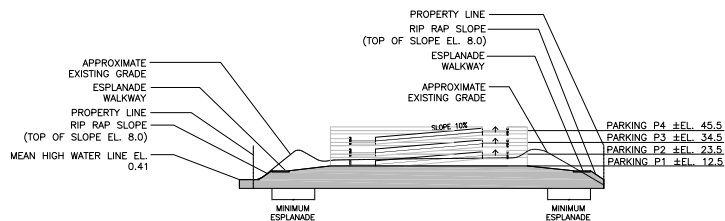
LEASE PLAN

**ZONING CLASSIFICATION**

JURISDICTION NEW YORK CITY  
 EXISTING ZONING M3-1  
 REQUIRED ZONING TBD

PUBLIC ACCESS AREA REQUIRED: (BASED ON THE "UPLAND LOT" WHICH IS THE PORTION OF THE ZONING LOT LANDWARD OF THE BULKHEAD LINE INCLUSIVE OF LAND UNDER WATER)  
 464,613 SF X 15% = 69,692 SF  
 PROVIDED:  
 50,354 SF (ESPLANADE)  
 18,838 SF (UPLAND CONNECTION)  
 27,790 SF (SUPPLEMENTAL AREA)  
 TOTAL: 96,982 SF

NOTE: ELEVATIONS SHOWN ON PLAN ARE BASED ON BROOKLYN HIGHWAY DATUM (2.55 ABOVE M.S.L. SANDY HOOK 114D29)



**SITE AREA**

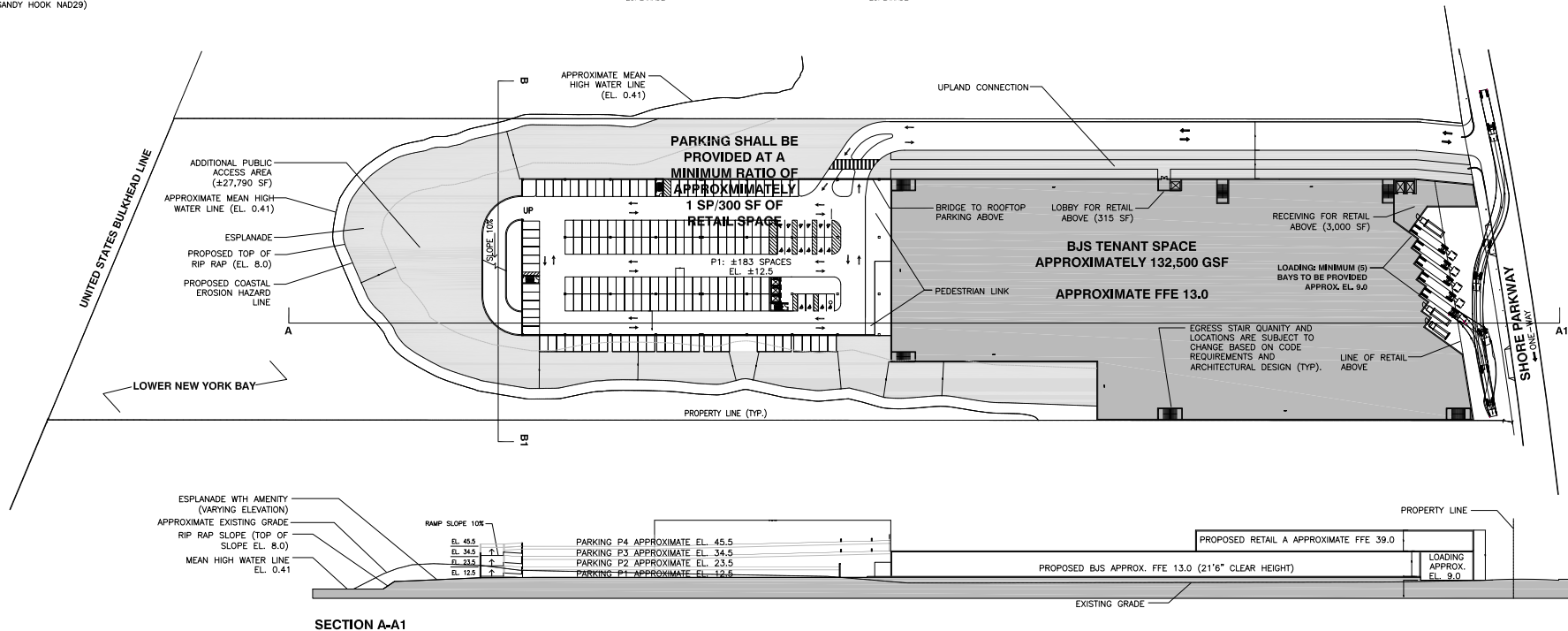
TOTAL SITE AREA 10.67 ACRES/464,613 SF  
 LAND ABOVE WATER ±8.35 ACRES/363,737 SF

**BUILDING AREA**

PROPOSED RETAIL ±212,500 SF

**PARKING SUMMARY**

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROVIDED
PROPOSED RETAIL	1 SP/300 SF	708	±831
RATIO PROVIDED		3.9 SP/1000 SF	



SECTION A-A1



**SITE PLAN**



SITE LAYOUT INCLUDING BUILDING DIMENSIONS, PARKING LAYOUT, CURB CUTS AND WATERFRONT AREA ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE BASED ON REGULATORY AND ENGINEERING RESTRICTIONS.

SITE PLAN

**SHORE PARKWAY**

SHORE PARKWAY

SHORE PARKWAY  
 BROOKLYN, NY

OCTOBER 19, 2007