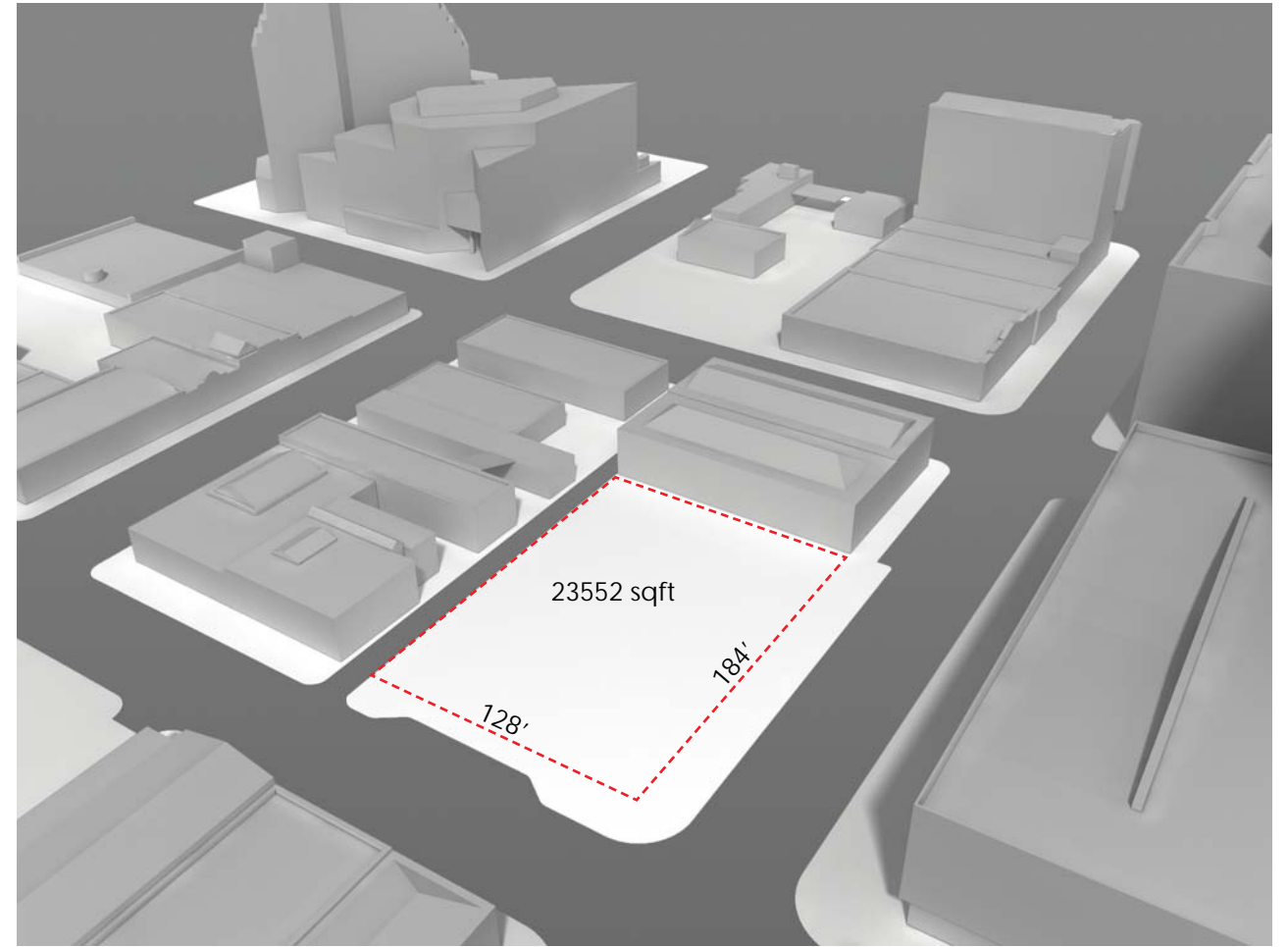
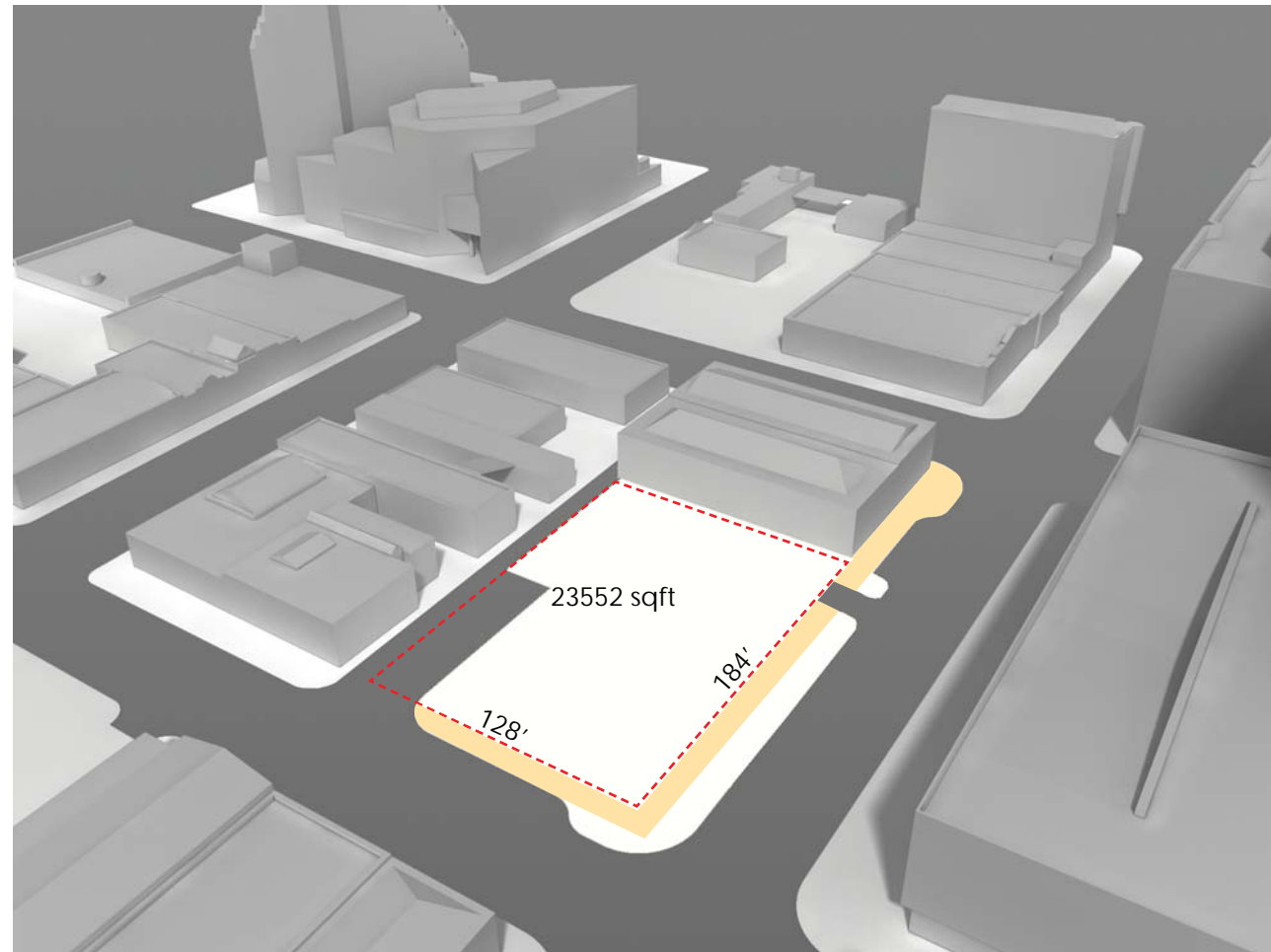


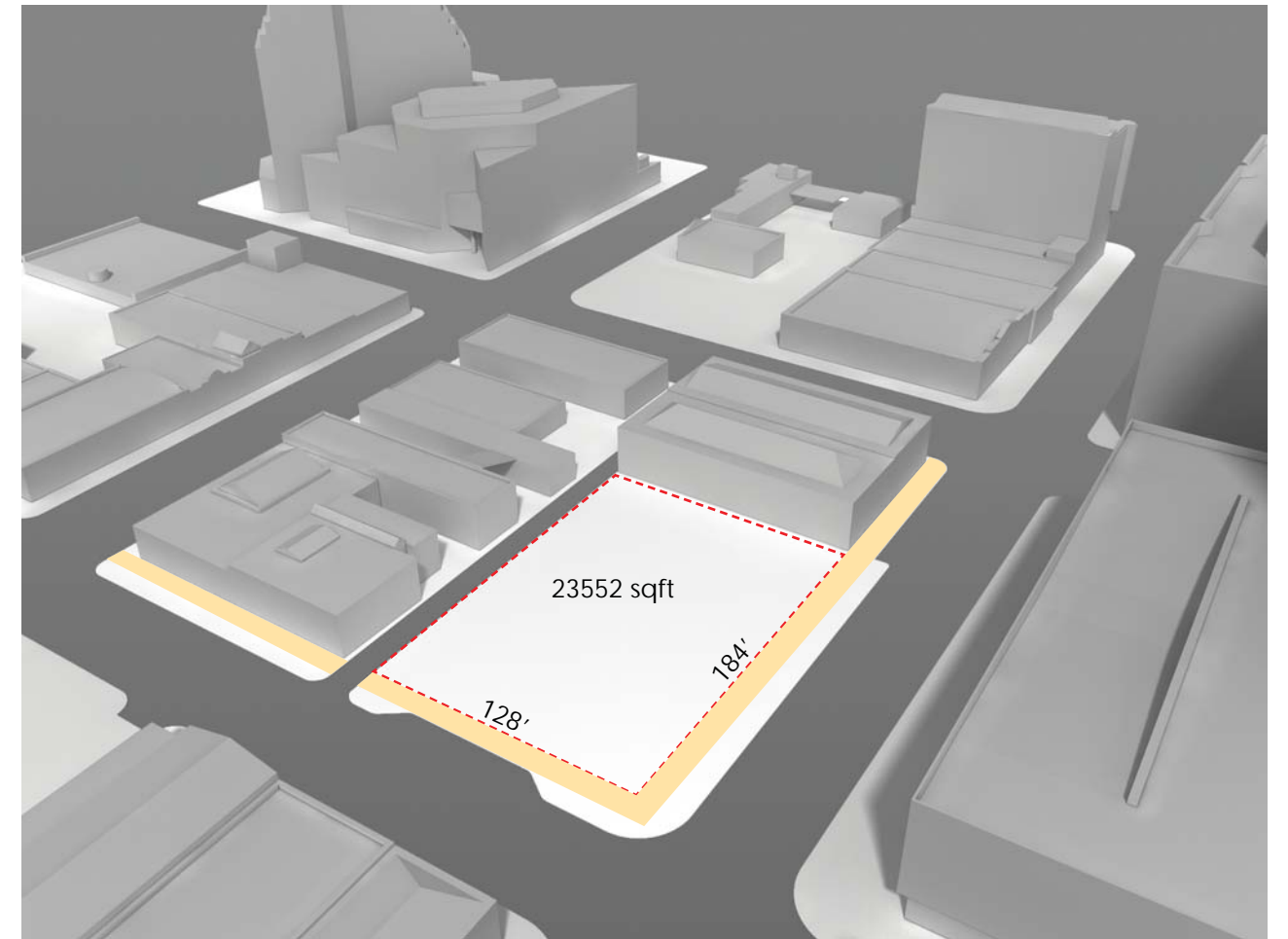
PREVIOUS SCHEME



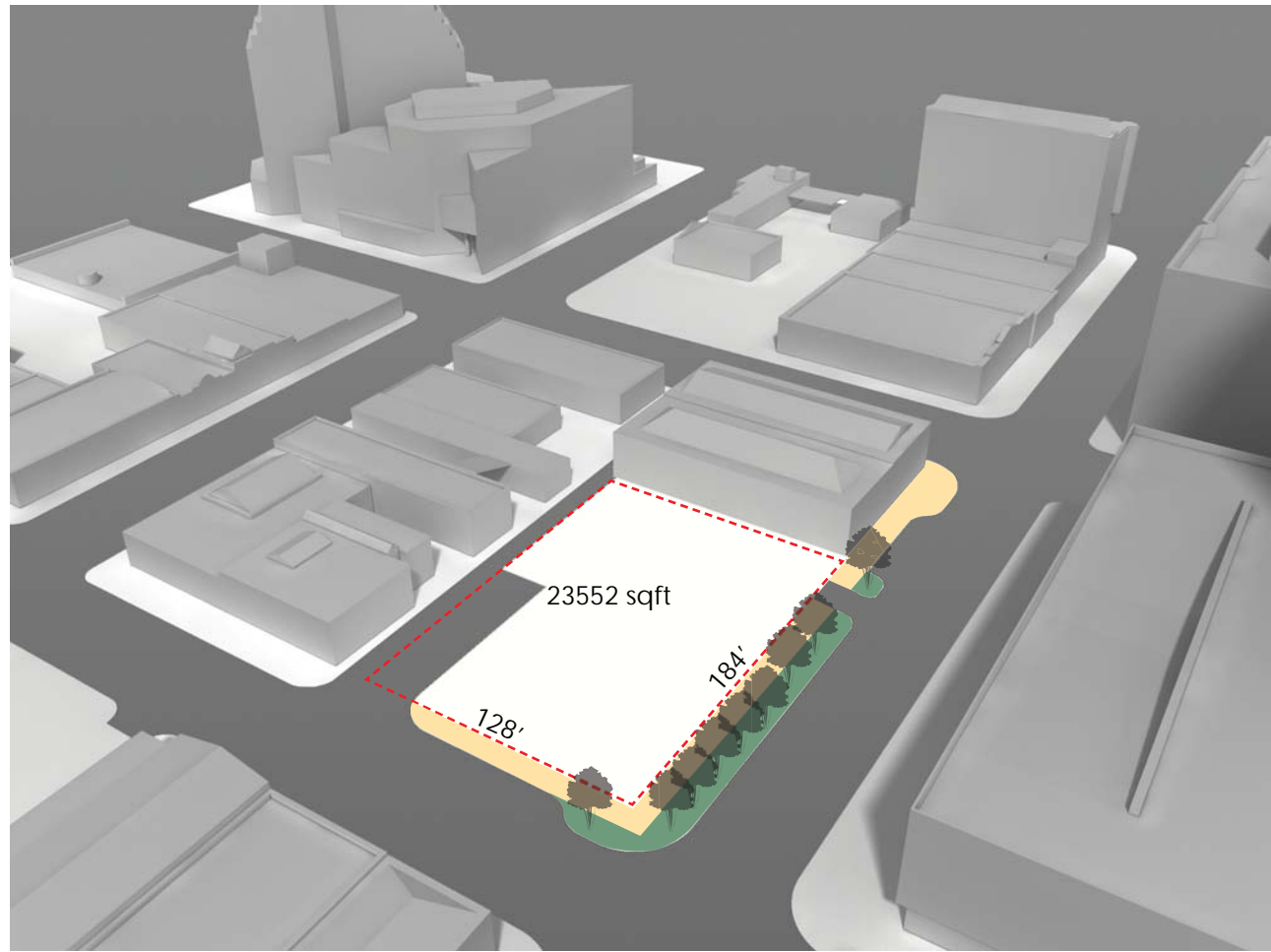
MAXIMUM ENTITLEMENT SCHEME



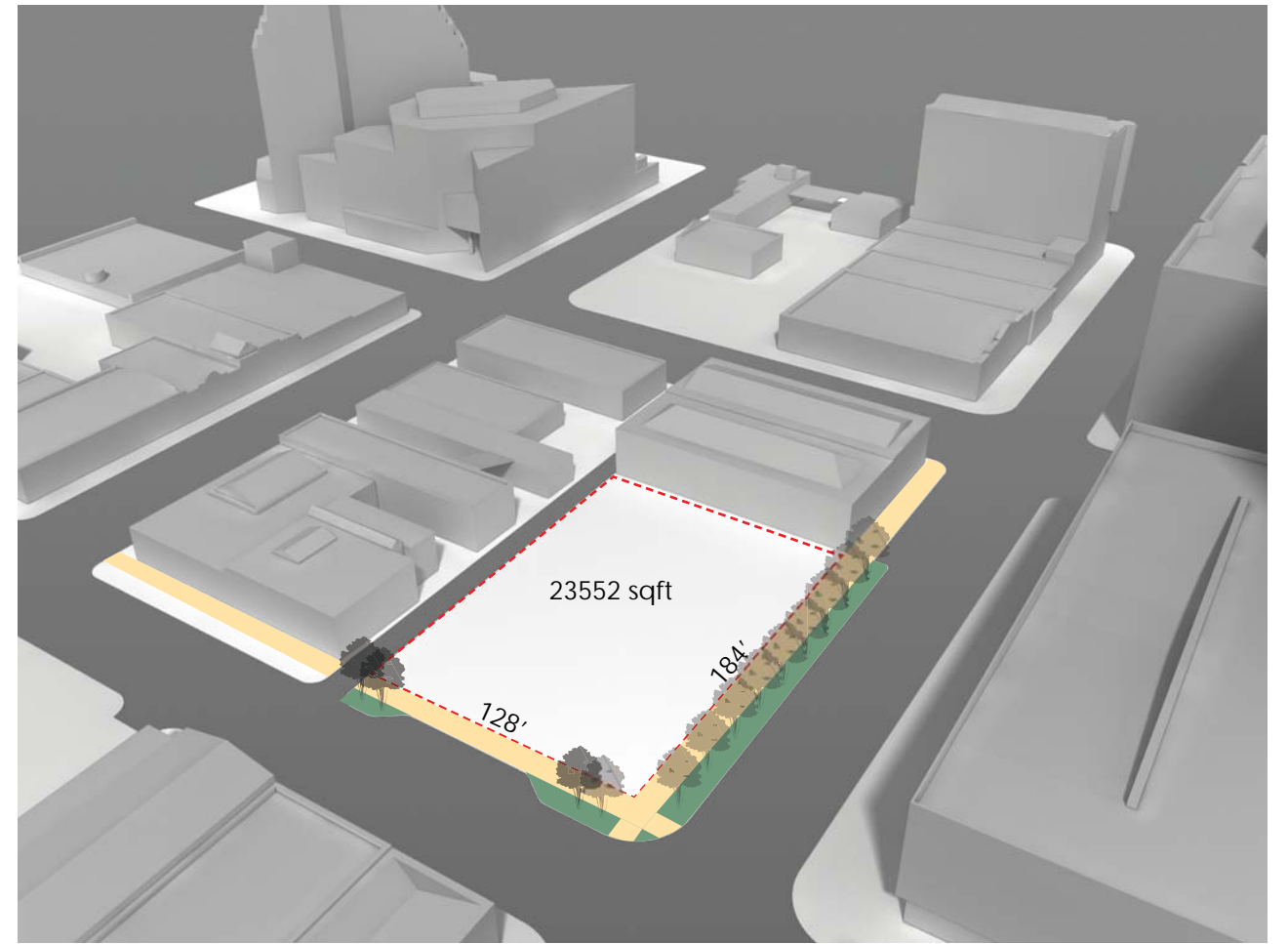
PREVIOUS SCHEME



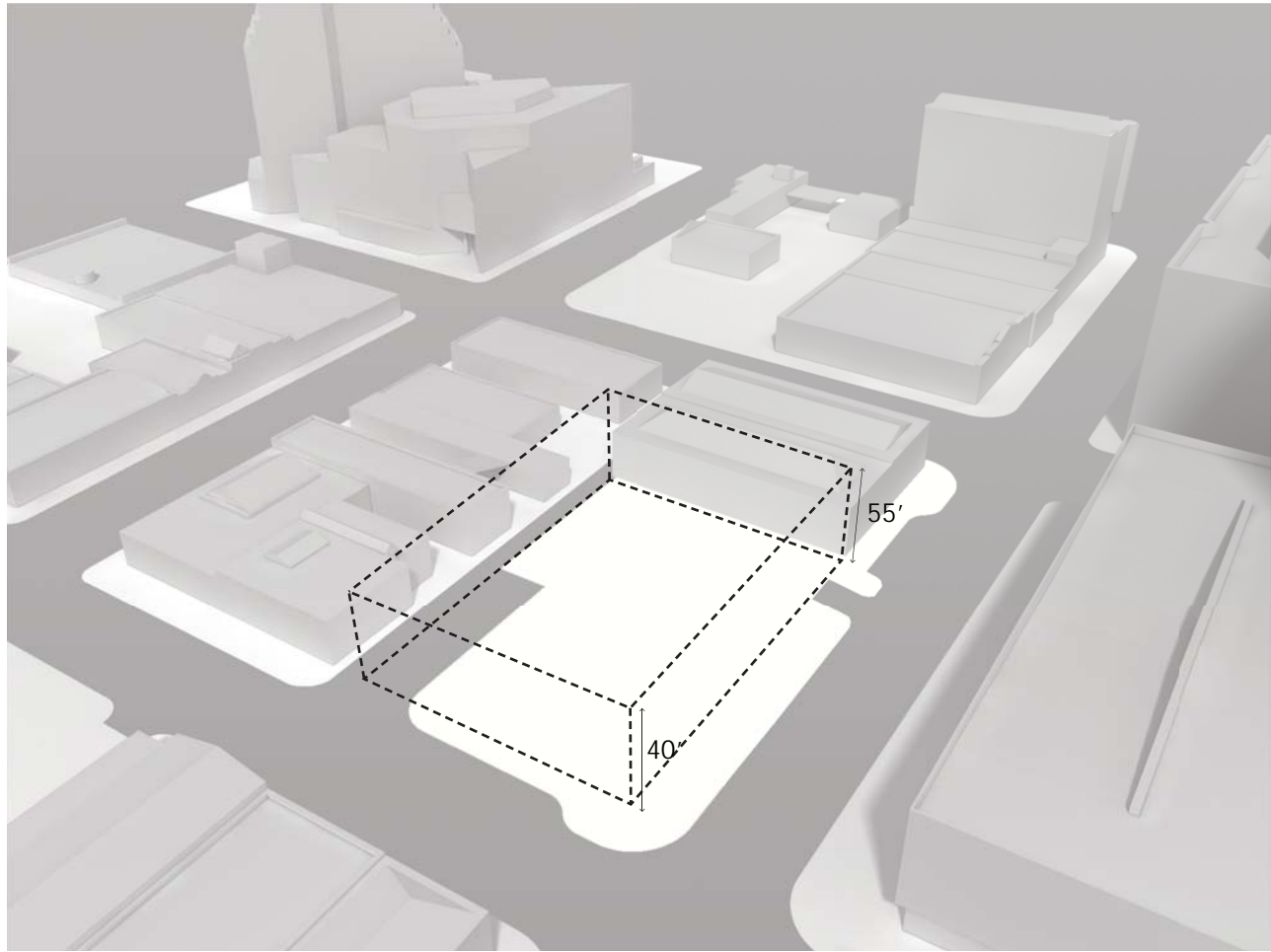
MAXIMUM ENTITLEMENT SCHEME



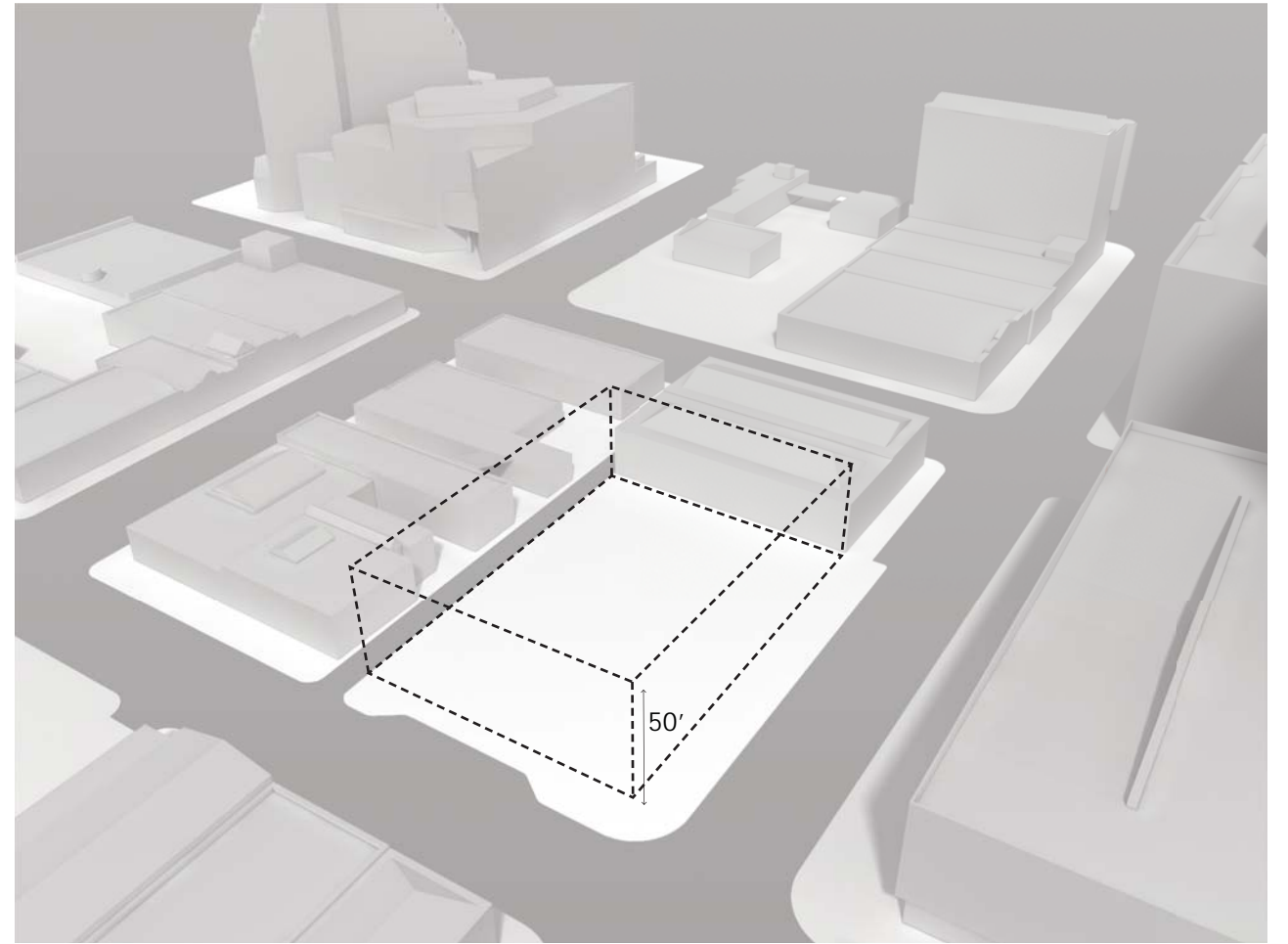
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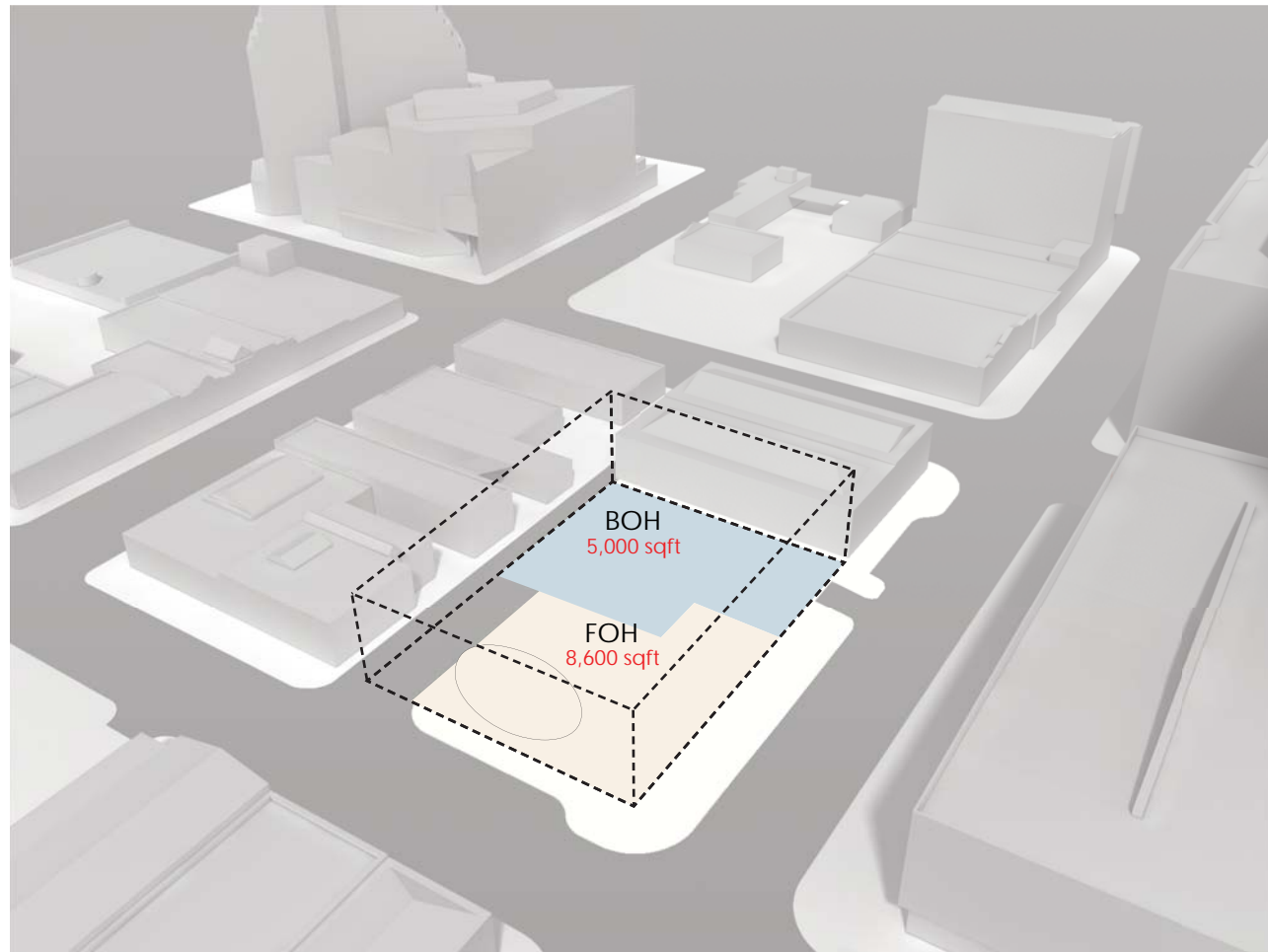
MAXIMUM ENTITLEMENT SCHEME



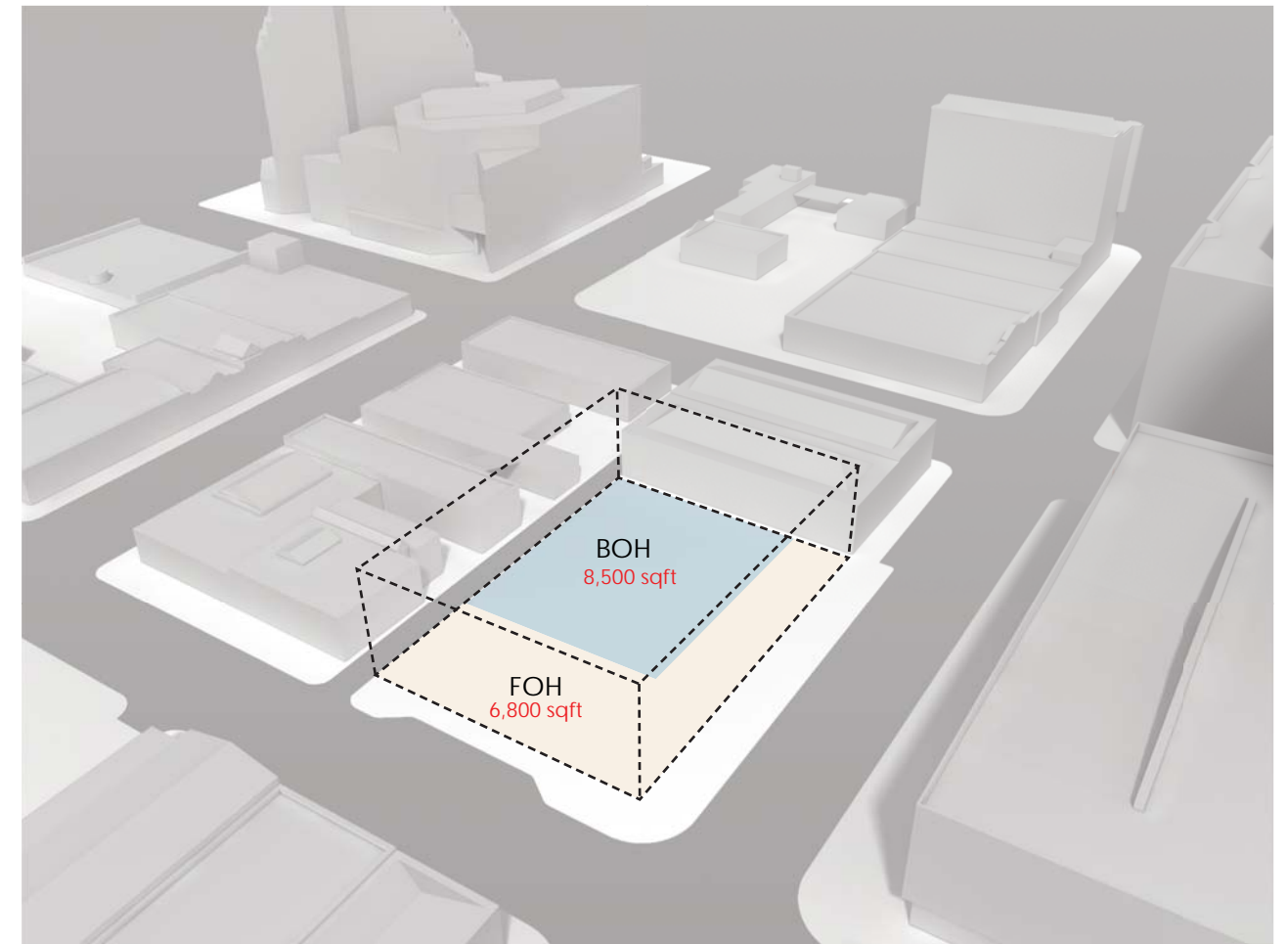
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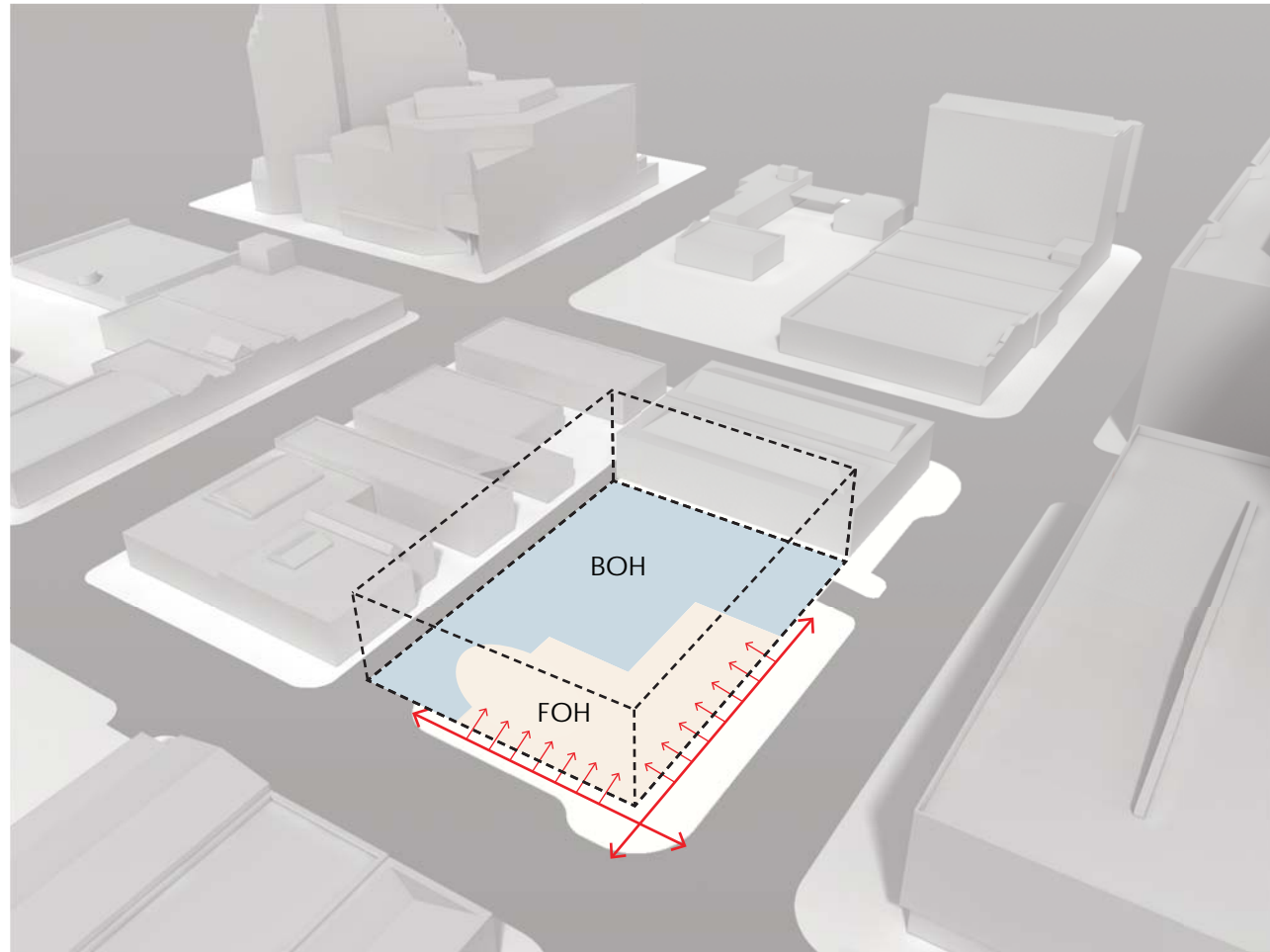
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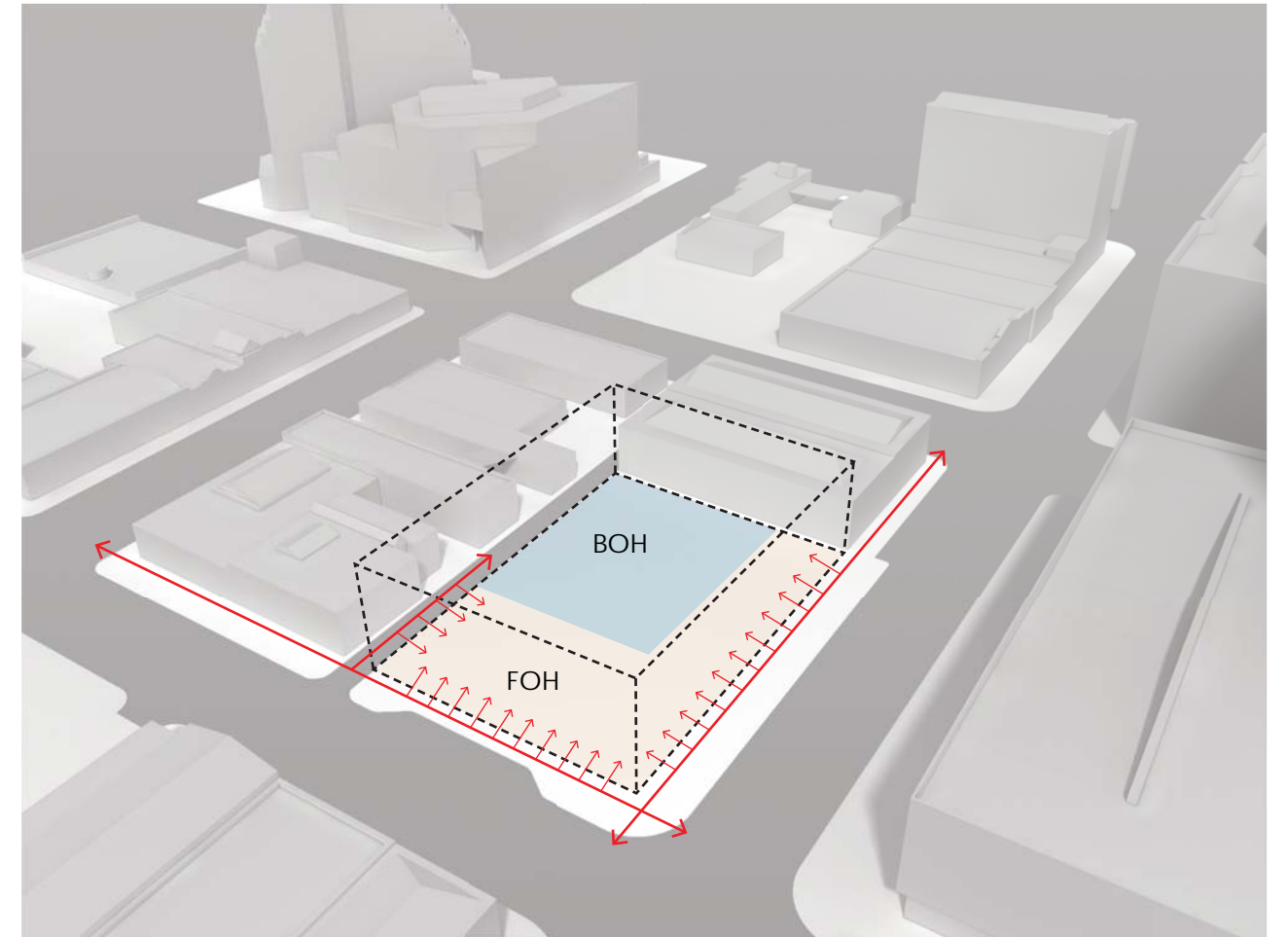
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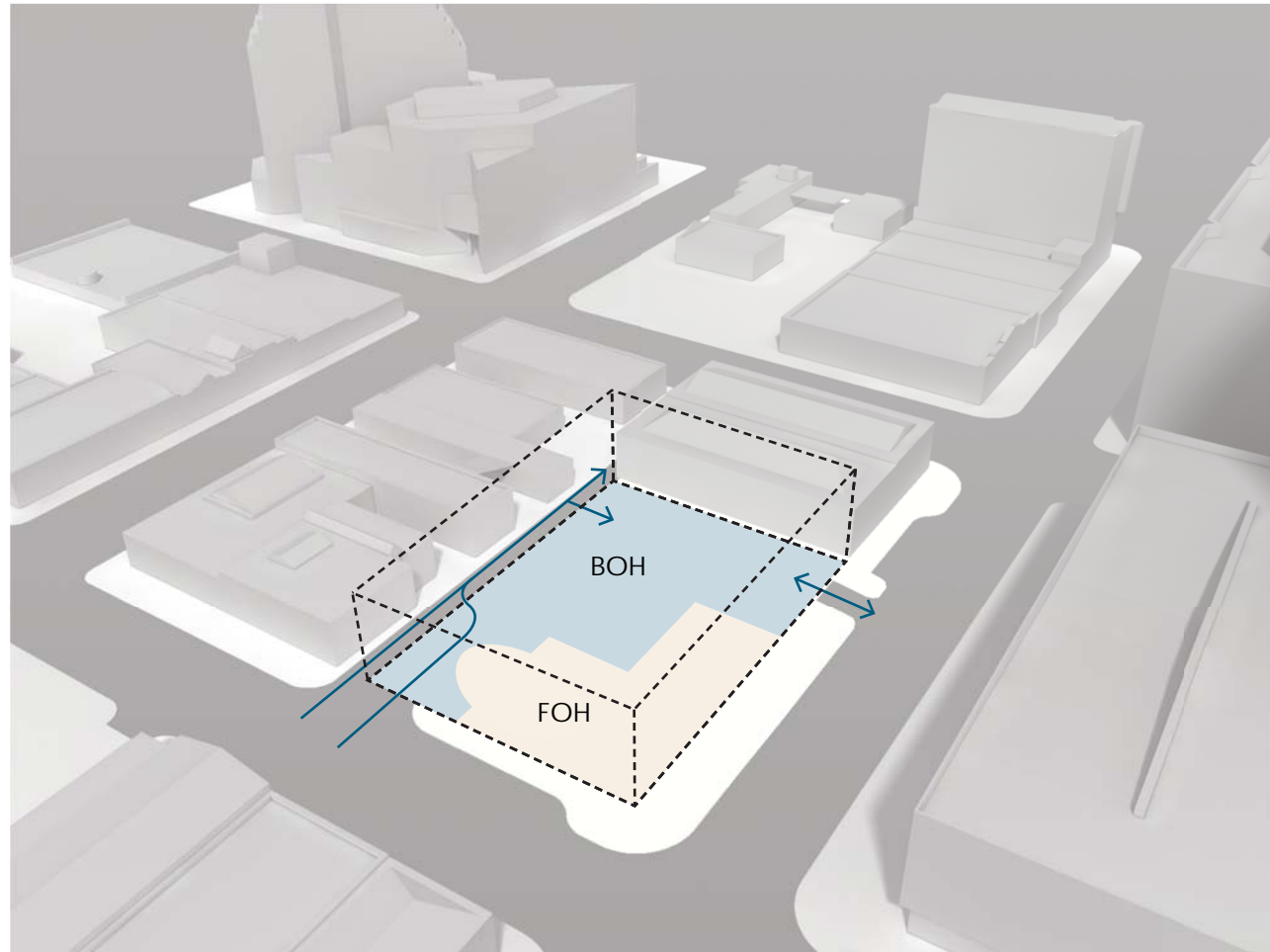
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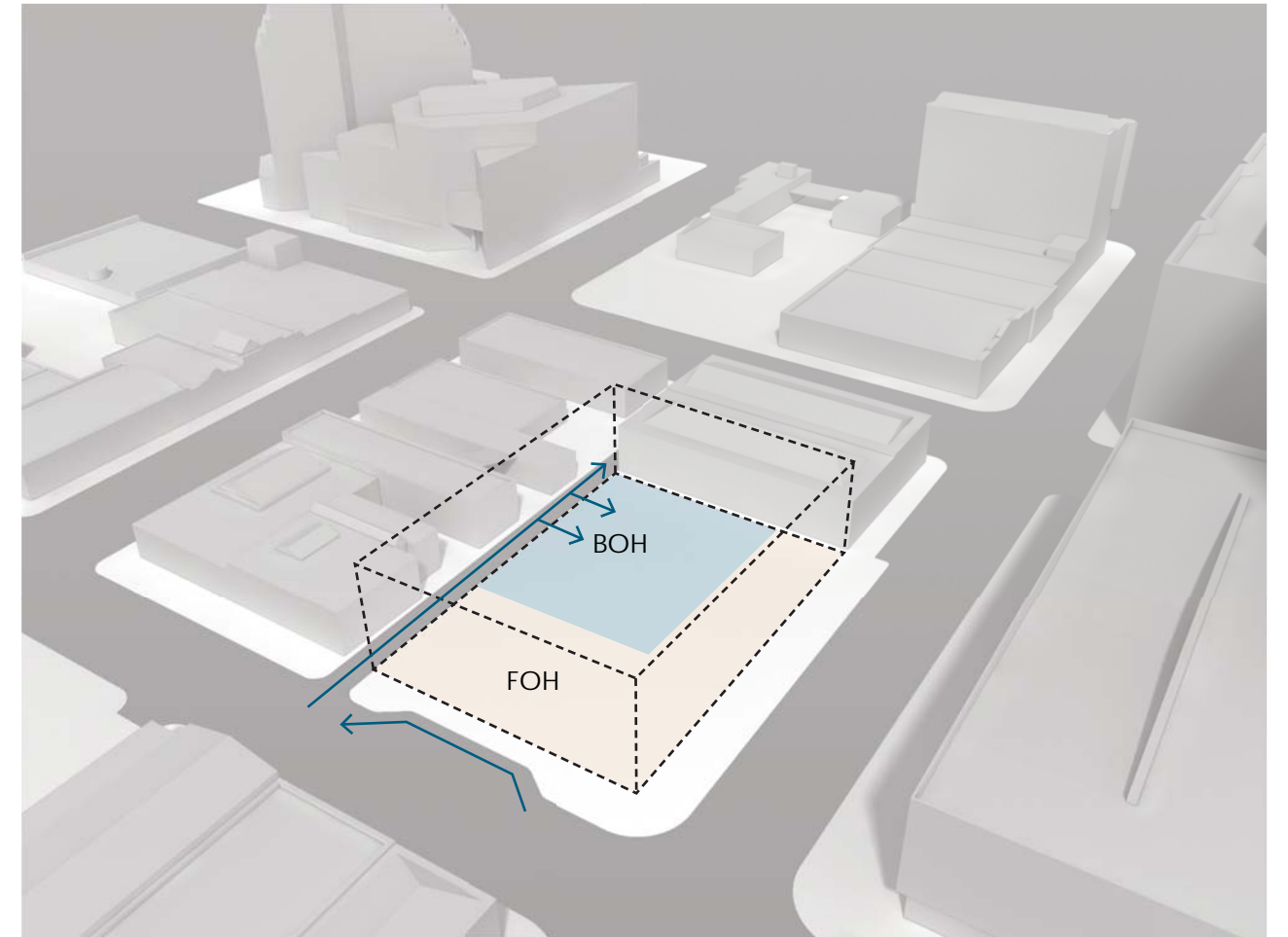
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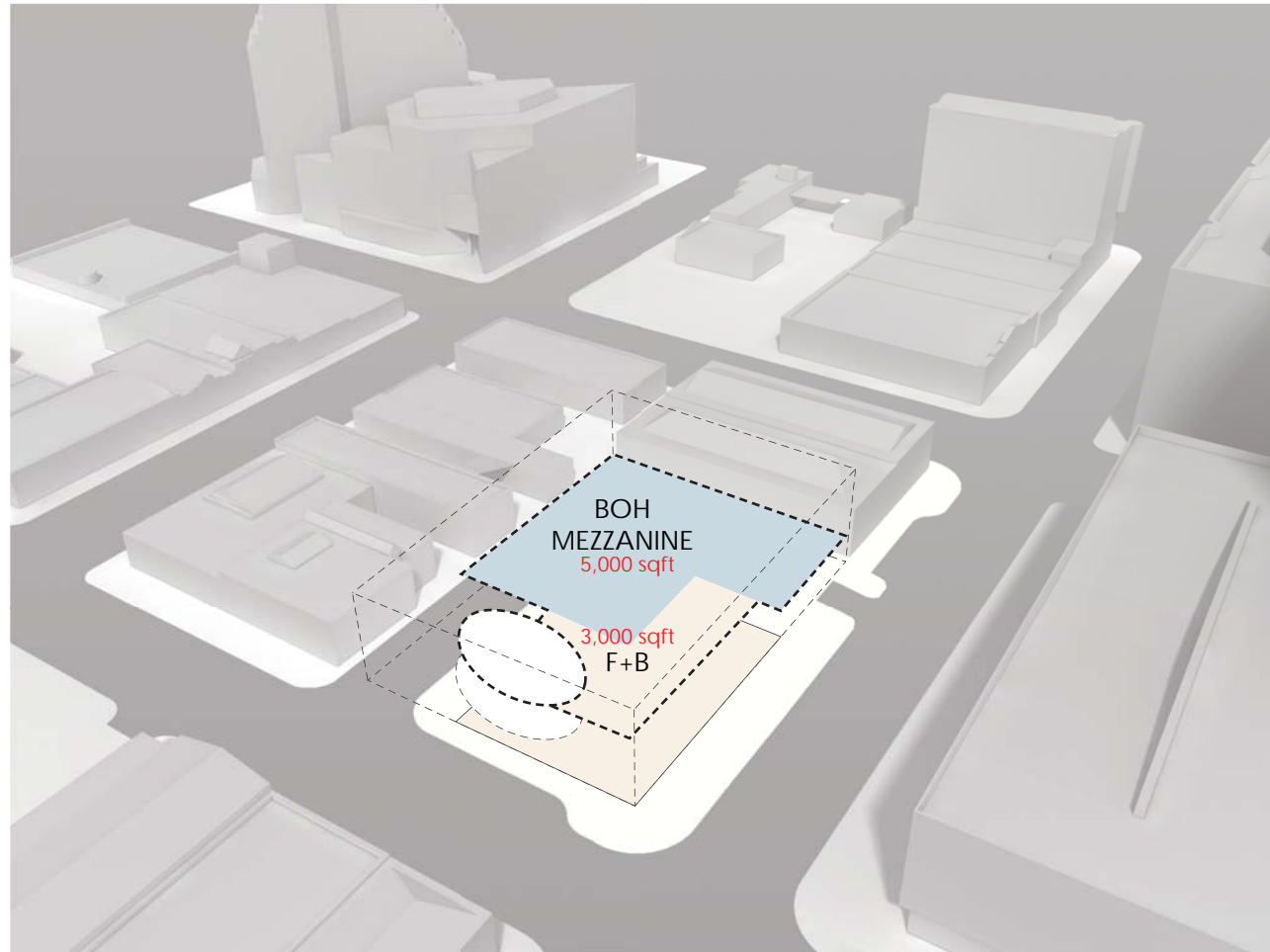
MAXIMUM ENTITLEMENT SCHEME



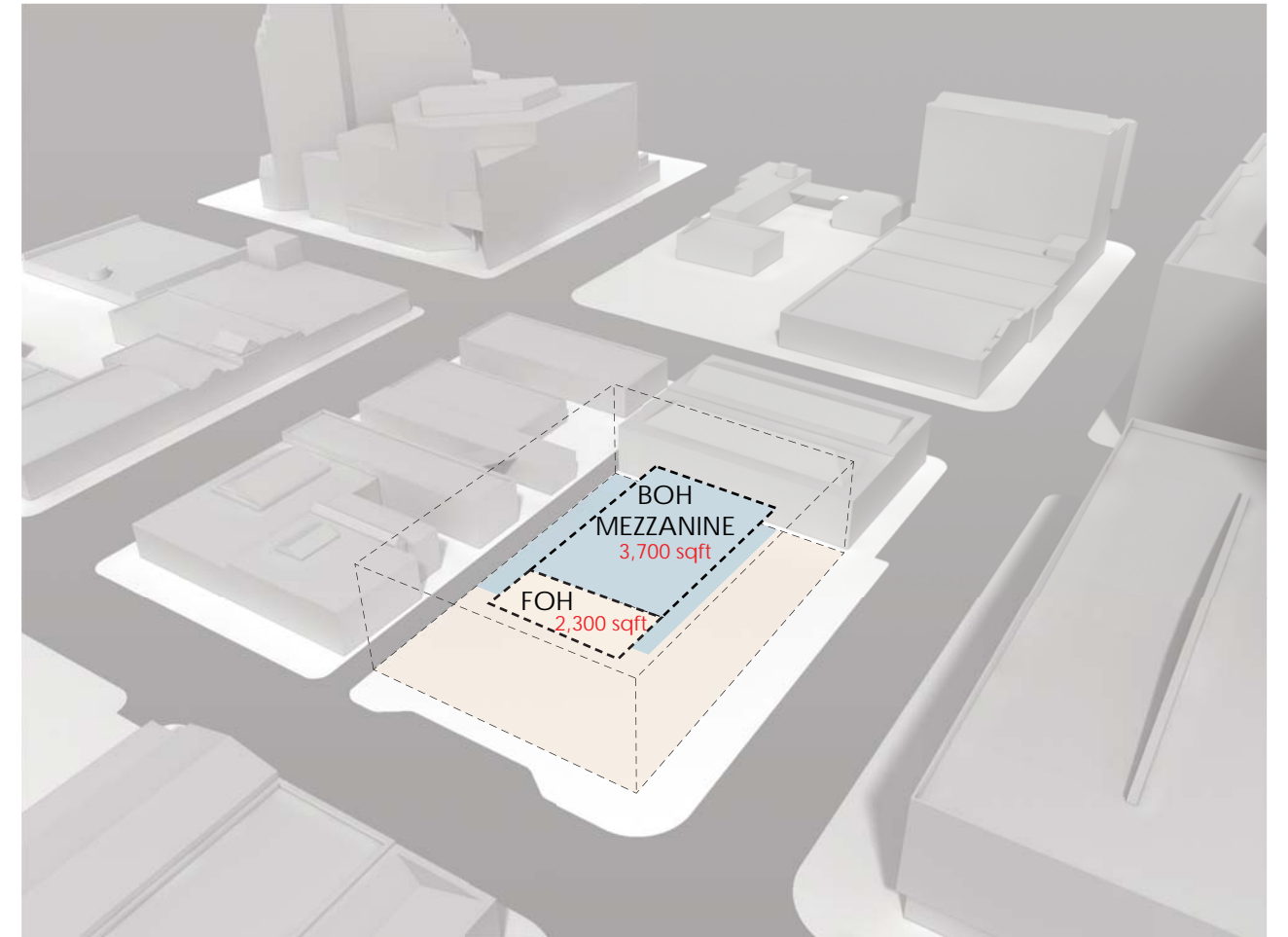
PREVIOUS SCHEME



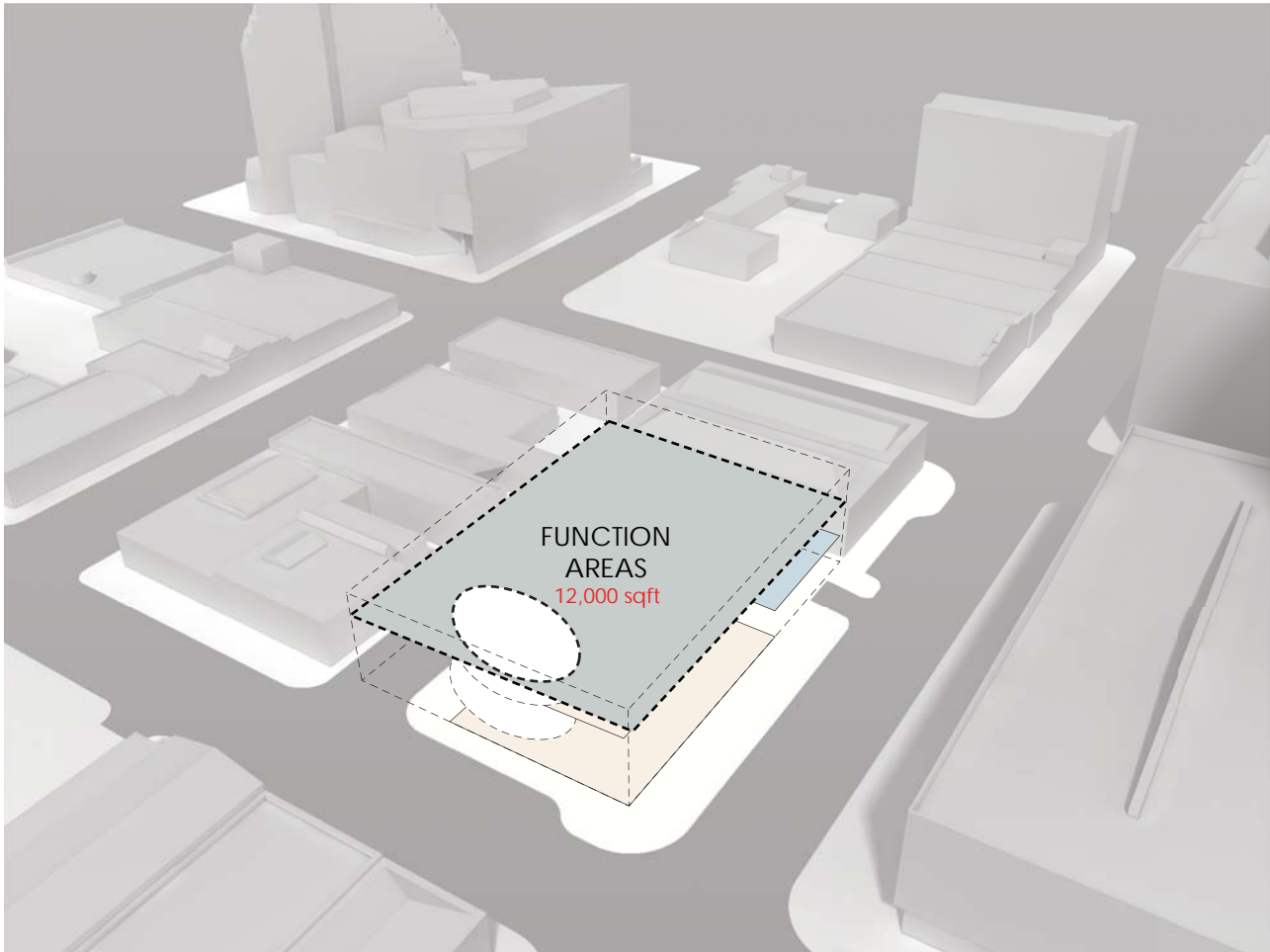
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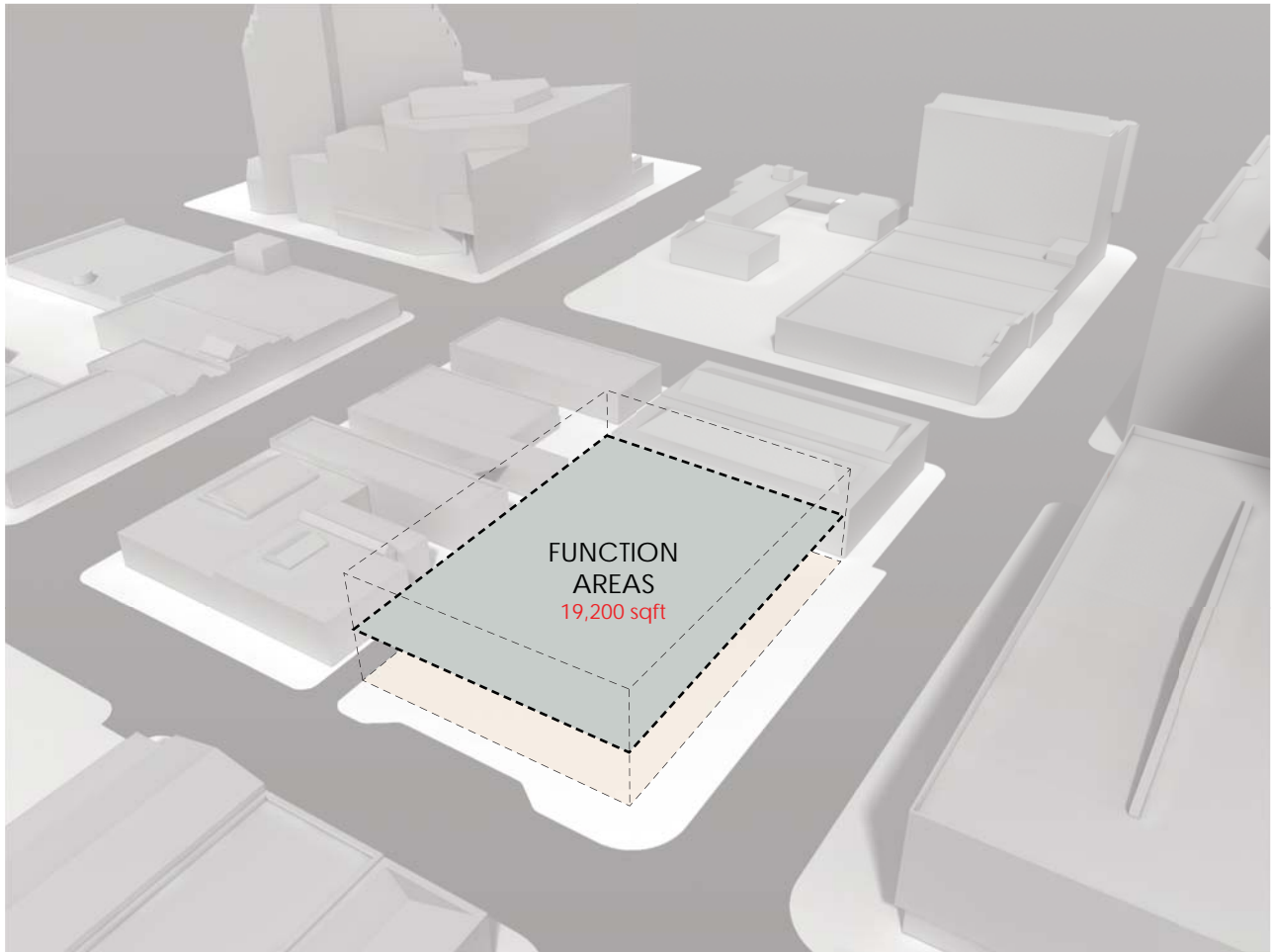
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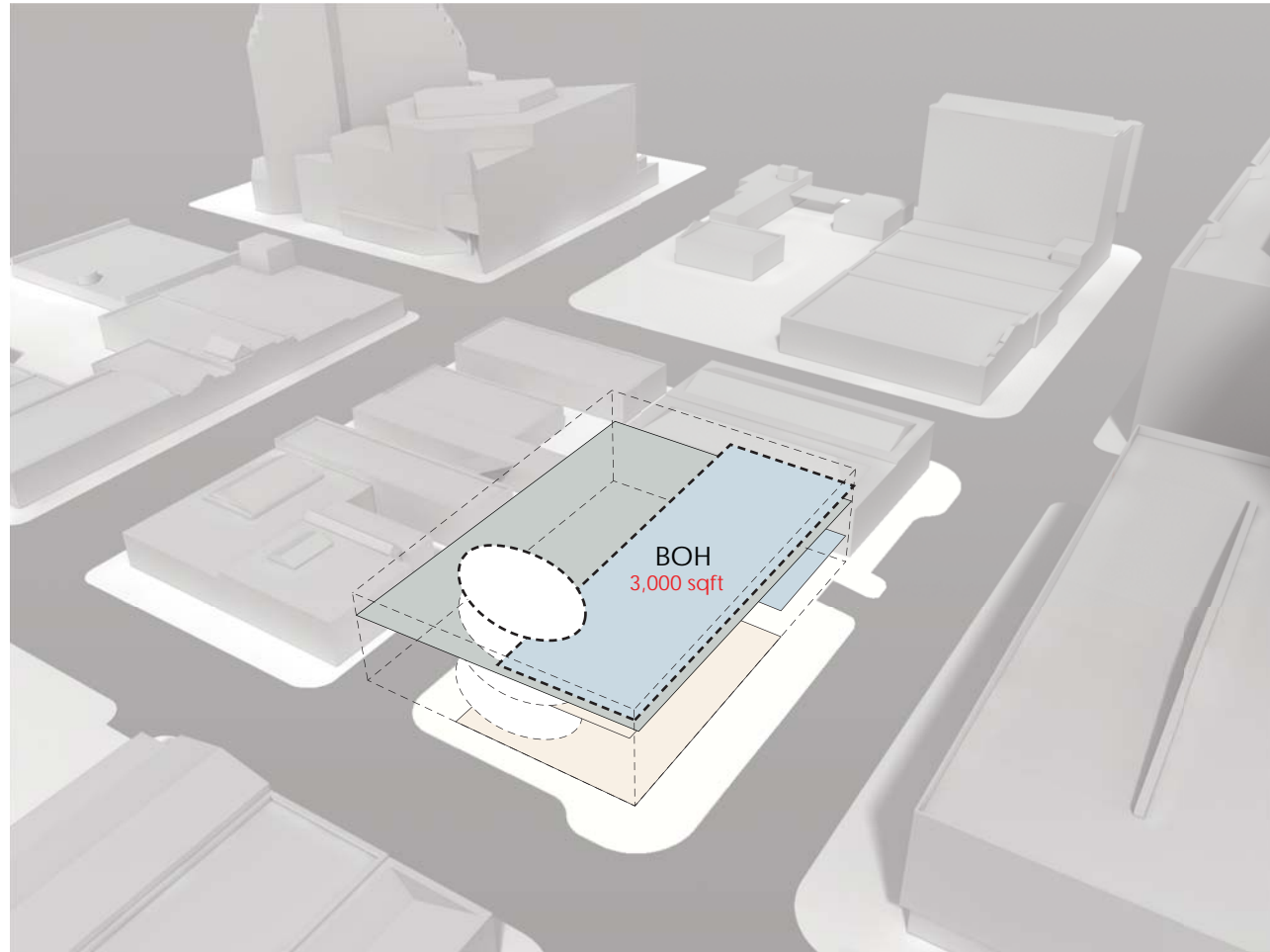
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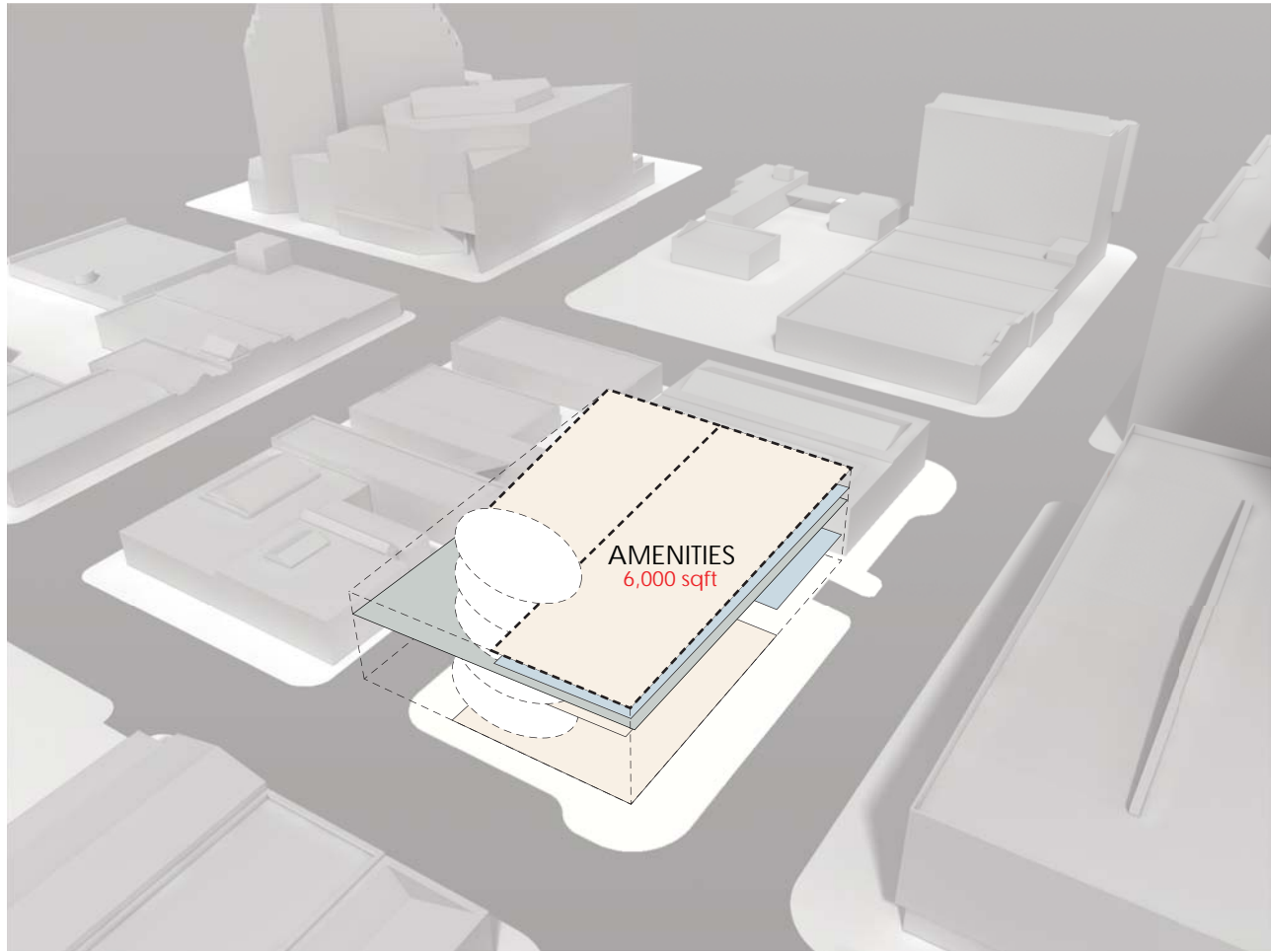
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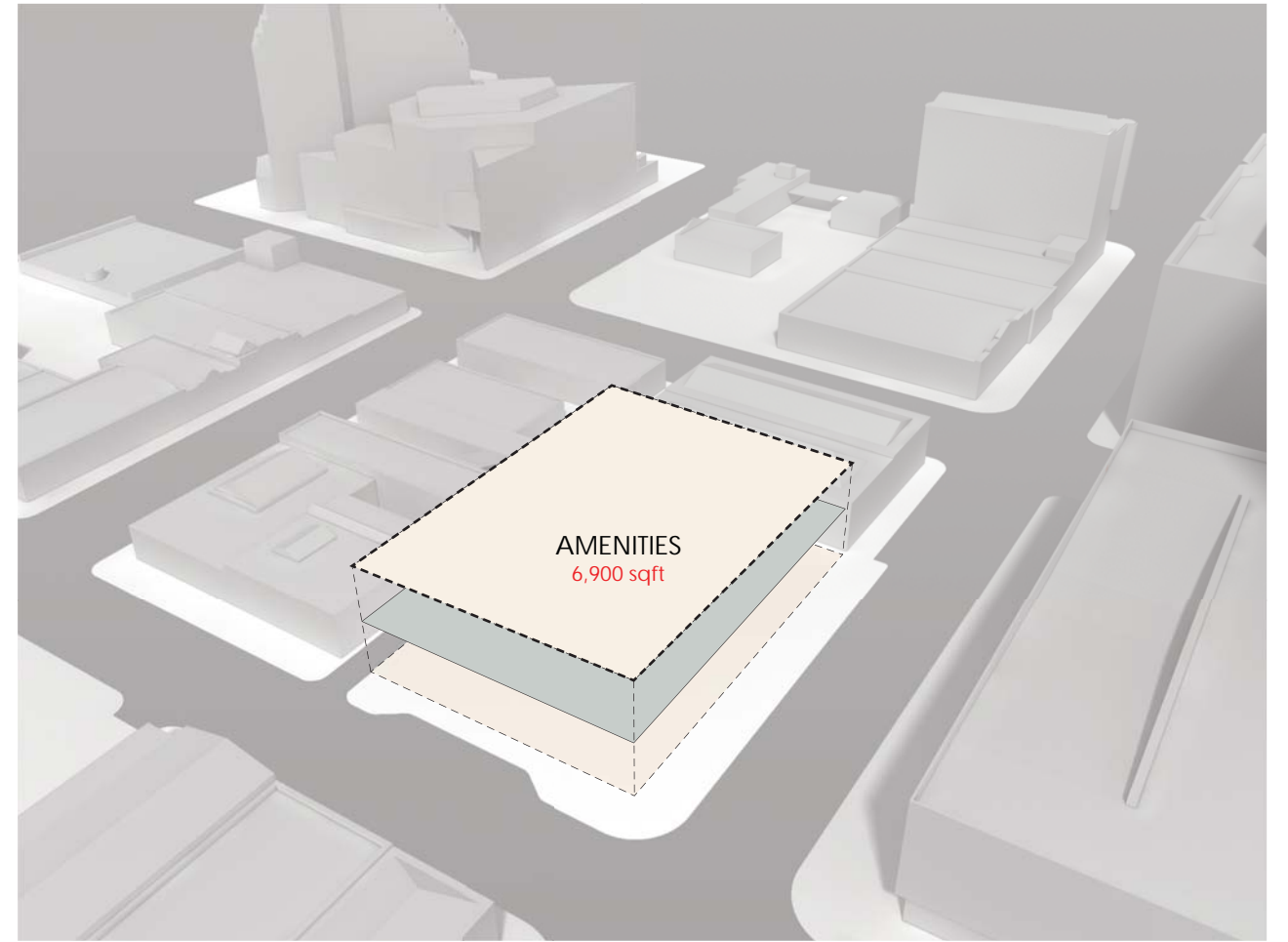
MAXIMUM ENTITLEMENT SCHEME



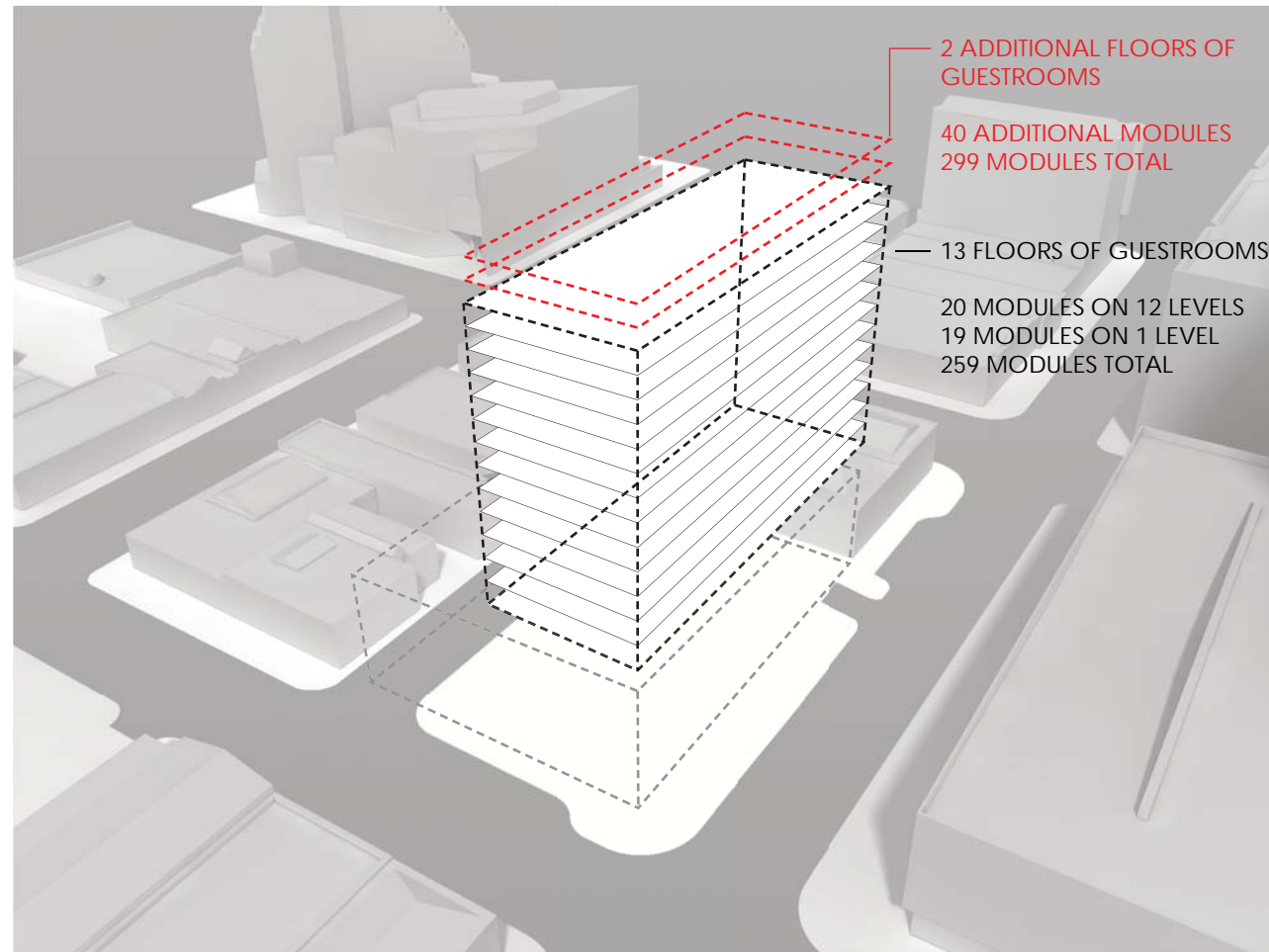
PREVIOUS SCHEME



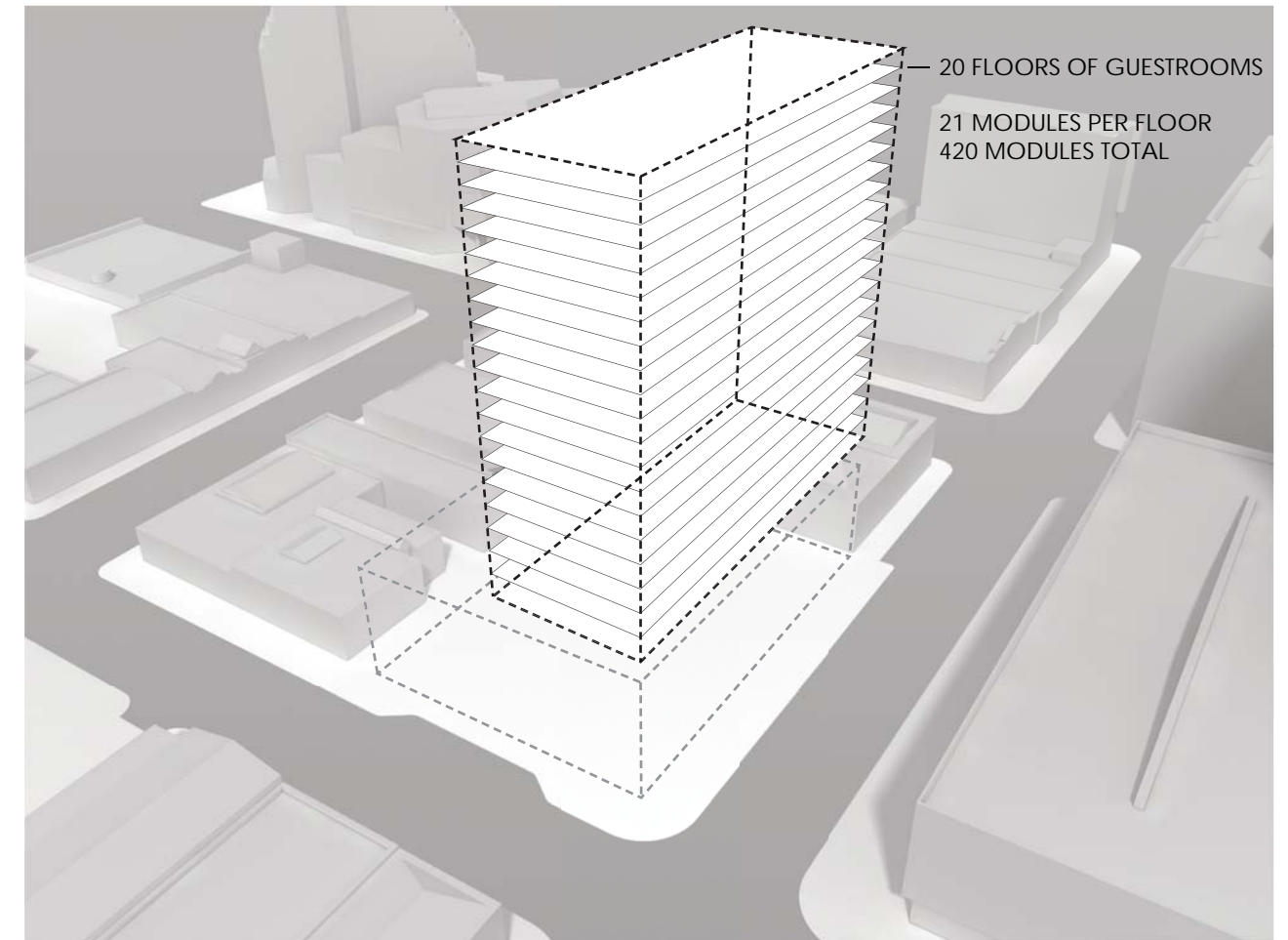
PREVIOUS SCHEME



MAXIMUM ENTITLEMENT SCHEME



PREVIOUS SCHEME



MAXIMUM ENTITLEMENT SCHEME



PREVIOUS SCHEME

299 modules - (20 modules per Typical Level) - 15 levels
 247,582 SQ. FT. (11,040 SQ. FT. per level)
 Podium - 57,510 SQFT.
 Parking - 43,349 SQFT.



MAXIMUM ENTITLEMENT SCHEME

420 modules - (21 modules per Typical Level) - 20 levels
 282,624 SQ. FT. (11,061 SQ. FT. per level)
 Podium - 53,310 SQFT.
 Parking - 41,657 SQFT.



'L' SHAPED OPTION - MAXIMUM ENTITLEMENT SCHEME

420 modules - (28 modules per Typical Level) - 15 levels

278,514 SQ. FT. (14,474 SQ. FT. per level)

Podium - 53,310 SQFT.

Parking - 41,657 SQFT

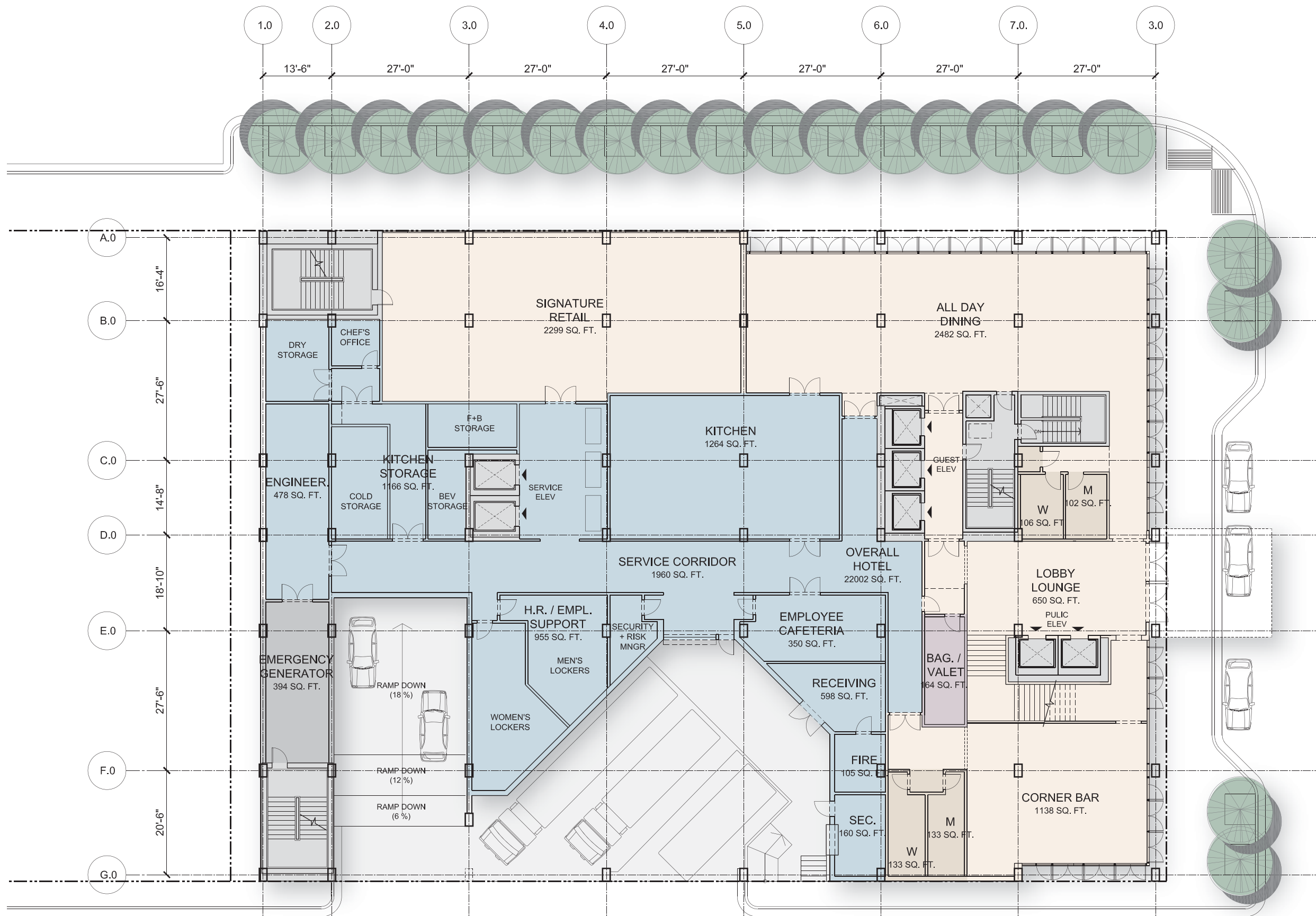
TOTAL AREA
20,829 SQFT



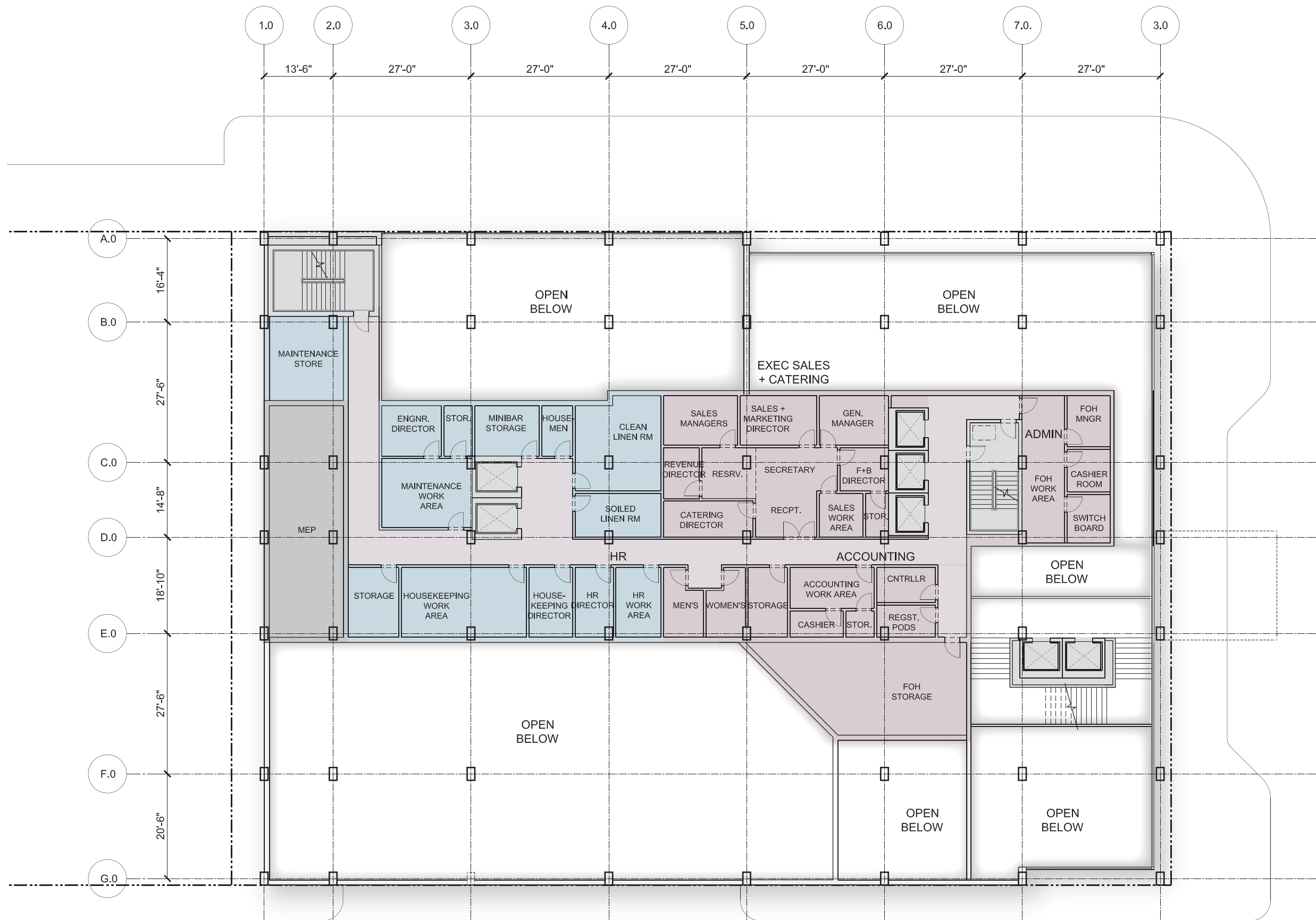
TOTAL AREA
20,829 SQFT



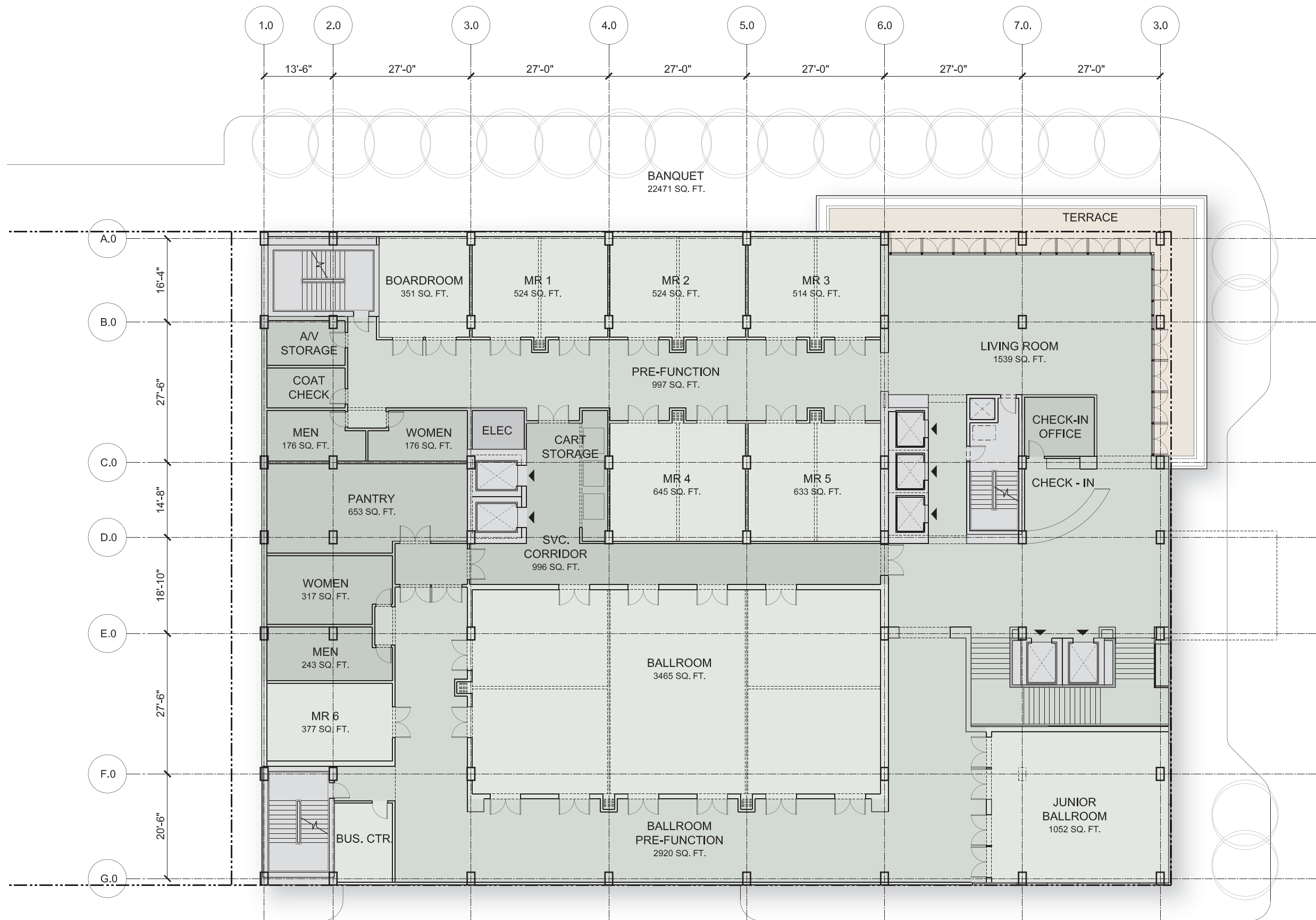
TOTAL AREA
16,674 SQFT



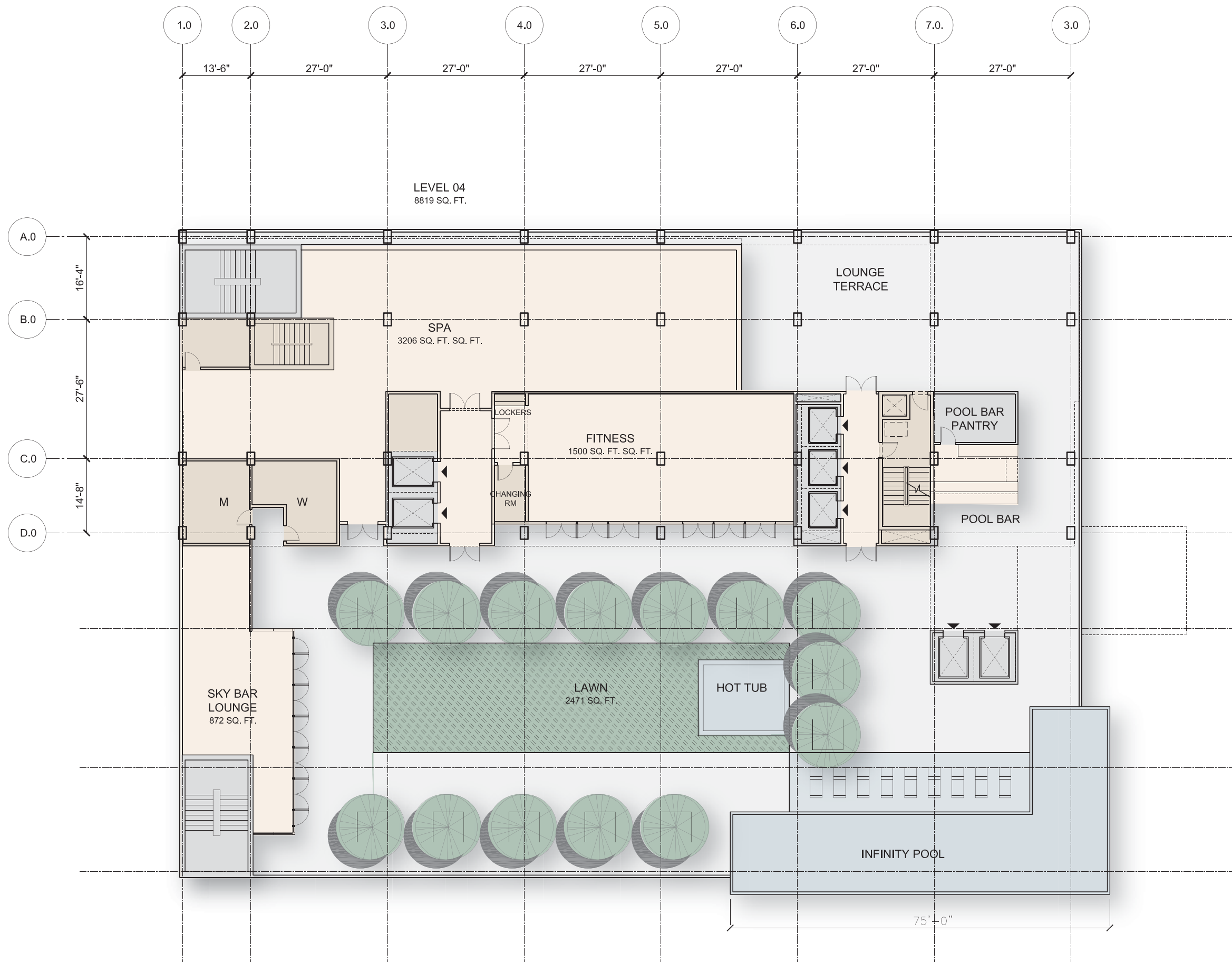
TOTAL AREA
7,986 SQFT



TOTAL AREA
21,051 SQFT



TOTAL AREA
7,599 SQFT



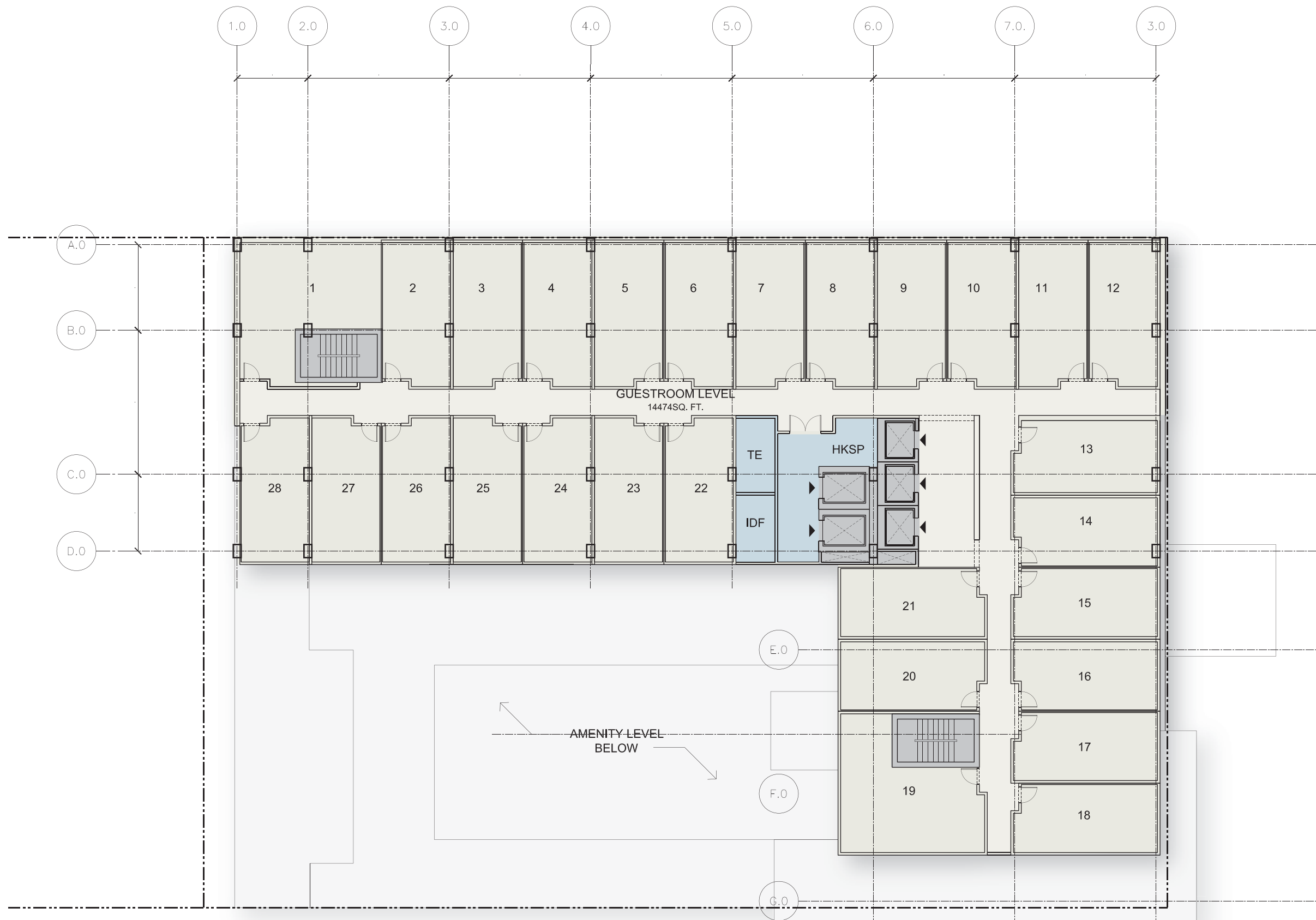
TYPICAL GUESTROOM LEVEL

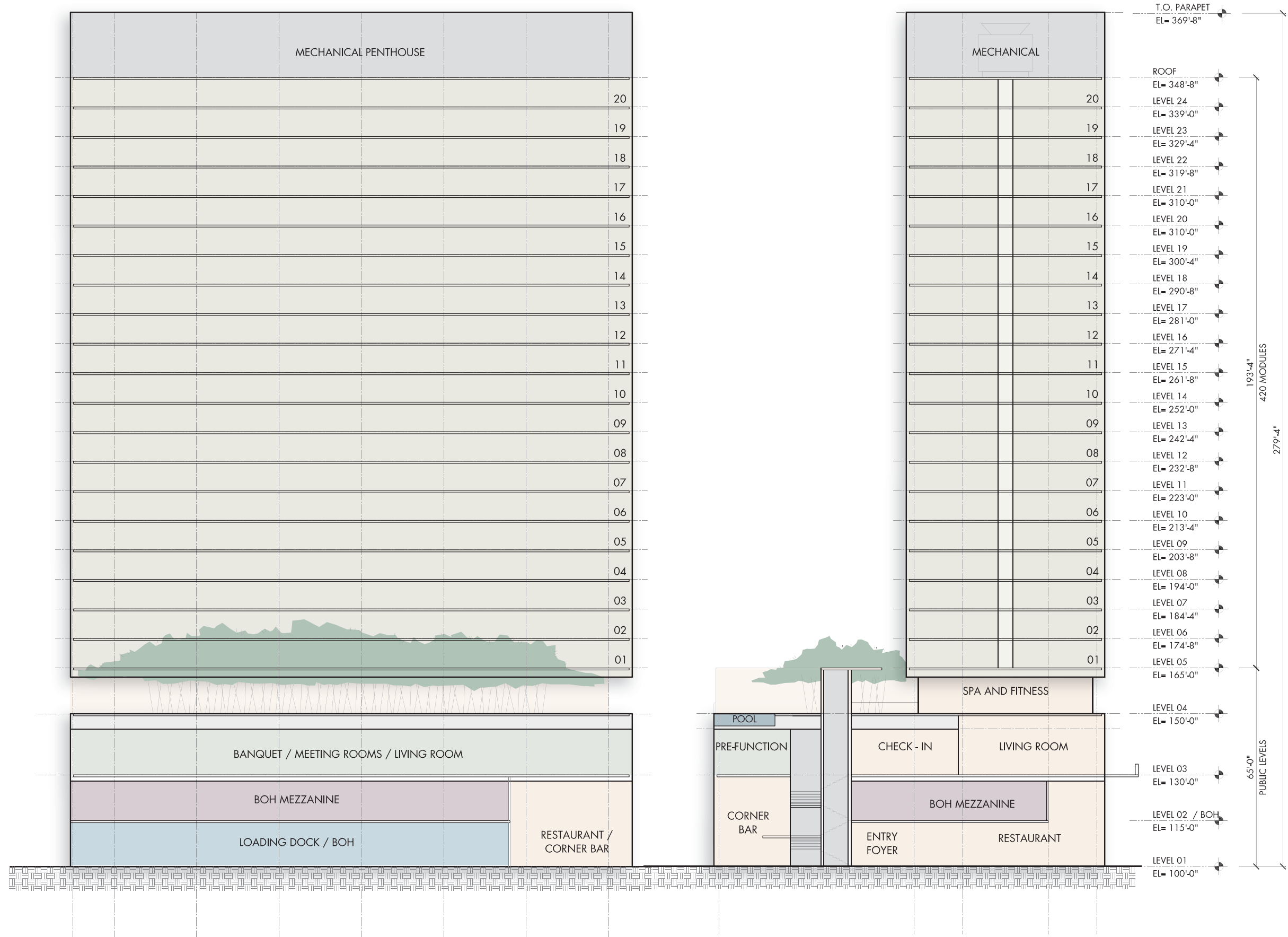
TOTAL AREA
10,396 SQFT



TYPICAL GUESTROOM LEVEL
'L' SHAPE OPTION

TOTAL AREA
14,474 SQFT





PREVIOUS SCHEME

FLOOR LEVEL	FAR GROSS [SF]	VERTICAL TRANSPORT		CORE TOTAL [SF]	FAR NET [SF]	MODULE COUNT	PROGRAM
		LIFTS	STAIRS				
B2	3057	172	780	952	2,105		BOH / PARKING
B1	8144	393	780	1,173	6,971		PARKING
GROUND FLOOR	17,114	567	1,085	1,652	15,462		FOH / BOH / F+B
MEZZANINE	11,014	567	1,132	1,699	9,315		BOH / F+B
2ND FLOOR	20,826	567	931	1,498	19,328		BUS CTR
3RD FLOOR	6,997	567	931	1,498	5,499		BUS CTR
4TH FLOOR	9,314	477	931	1,408	7,906		AMENITIES
5TH FLOOR	11,024	469	668	1,137	9,887	19	GUEST RM LVL 1
6TH FLOOR	11,043	469	399	868	10,175	20	2
7TH FLOOR	11,043	469	399	868	10,175	20	3
8TH FLOOR	11,043	469	399	868	10,175	20	4
9TH FLOOR	11,043	469	399	868	10,175	20	5
10TH FLOOR	11,043	469	399	868	10,175	20	6
11TH FLOOR	11,043	469	399	868	10,175	20	7
12TH FLOOR	11,043	469	399	868	10,175	20	8
13TH FLOOR	11,043	469	399	868	10,175	20	9
14TH FLOOR	11,043	469	399	868	10,175	20	10
15TH FLOOR	11,043	469	399	868	10,175	20	11
16TH FLOOR	11,043	469	399	868	10,175	20	12
PENTHOUSE LEVEL	11,002	469	399	868	10,134	20	13
ROOF LEVEL	5,531	469	399	868	4,663		MEP /GARDEN
SUB TOTAL	225,496	9,876	12,425	22,301	203,195	259	
2 ADDITIONAL GUESTROOM FLOORS							
13TH FLOOR	11,043	469	399	868	10,175	20	14
14TH FLOOR	11,043	469	399	868	10,175	20	15
TOTALS	247,582	10,814	13,223	24,037	223,545	299	

MAXIMUM ENTITLEMENT SCHEME

FLOOR LEVEL	FAR GROSS [SF]	VERTICAL TRANSPORT		CORE TOTAL [SF]	FAR NET [SF]	MODULE COUNT	PROGRAM
		LIFTS	STAIRS				
B2	2,135	158	805	963	1,172		MECH / PARKING
B1	963	158	805	963	0		MECH / PARKING
GROUND FLOOR	18,044	566	804	1,370	16,674		FOH / BOH / F+B
MEZZANINE	8,842	356	500	856	7,986		BOH
03 - BANQUET	22,417	566	800	1,366	21,051		BUS CTR
04 - AMENITY	9,003	538	866	1,404	7,599		AMENITIES
05 - TYP. LEVEL	11,061	353	312	665	10,396	21	GUEST RM LVL 1
06 - TYP. LEVEL	11,061	353	312	665	10,396	21	2
07 - TYP. LEVEL	11,061	353	312	665	10,396	21	3
08 - TYP. LEVEL	11,061	353	312	665	10,396	21	4
09 - TYP. LEVEL	11,061	353	312	665	10,396	21	5
10 - TYP. LEVEL	11,061	353	312	665	10,396	21	6
11 - TYP. LEVEL	11,061	353	312	665	10,396	21	7
12 - TYP. LEVEL	11,061	353	312	665	10,396	21	8
13 - TYP. LEVEL	11,061	353	312	665	10,396	21	9
14 - TYP. LEVEL	11,061	353	312	665	10,396	21	10
15 - TYP. LEVEL	11,061	353	312	665	10,396	21	11
16 - TYP. LEVEL	11,061	353	312	665	10,396	21	12
17 - TYP. LEVEL	11,061	353	312	665	10,396	21	13
18 - TYP. LEVEL	11,061	353	312	665	10,396	21	14
19 - TYP. LEVEL	11,061	353	312	665	10,396	21	15
20 - TYP. LEVEL	11,061	353	312	665	10,396	21	16
21 - TYP. LEVEL	11,061	353	312	665	10,396	21	17
22 - TYP. LEVEL	11,061	353	312	665	10,396	21	18
23 - TYP. LEVEL	11,061	353	312	665	10,396	21	19
24 - TYP. LEVEL	11,061	353	312	665	10,396	21	20
TOTALS	282,624	9,402	10,820	20,222	262,402	420	

PREVIOUS SCHEME

PROGRAM BREAKDOWN [SQFT]

LEVEL:	B2	B1	1	MEZZ	2	3	4	GUESTRMS	ROOF	UPPER RF	TOTAL
PUBLIC AREAS											
LOBBY		420	450	431	500	483		6,952			9,236
F+B			2,800	1,418		932	1,312				6,462
LOUNGE			808								808
PORTE-COCHERE/VALEI			4,375								4,375
COURTYARD											0
CHECK IN			236								236
FITNESS CENTER							765				765
SPA							1,414				1,414
STUDIO/BALLROOM							1,255				1,255
											FOH TOTAL 24,551
RESTROOMS /CHANGEROOMS			429	288	642	567	442				2,368
											BOH TOTAL 2,368
											26,919

GUESTROOMS

	ROOMS	LOBBY	MEP
LEVEL 5	7,138	534	133
TYPICAL LEVELS [X11]	85,547	5,874	1,463
PENTHOUSE LEVEL	7,777	534	135
	100,462	6,942	1,731

TOTALS

FOH	135,476
BOH	28,589
	164,065

BACK OF HOUSE

KITCHEN			1,109								1,109
KITCHEN STORAGE			791								791
LUGGAGE STORAGE			325								325
SECURITY/RECEIVING			367								367
SOILED LINEN			82								82
CART STORAGE			158								158
FIRE CONTROL			147								147
HOUSEKEEPING/EMPLOYEE				2,725							2,725
PANTRY						409					409
STORAGE MISC		2,029					530				2,559
											8,672

FUNCTIONS

BALLROOM					3,242						3,242
MEETING ROOMS					2,835						2,835
BUSINESS CENTER					468						468
BOARD ROOM					642						642
PRE-FUNCTION SPACE					2,082						2,082
											FOH TOTAL 9,269
FF&E STORAGE					700						700
PANTRY					565						565
A/V STORAGE					230						230
											BOH TOTAL 1,495
											10,764

ADMIN

OFFICES				1,194							1,194
											FOH TOTAL 1,194
LOCKERS				891							891
											BOH TOTAL 891
											2,085

MEP

MEP EQUIPMENT RMS	2,105	2,626	1,581	1,080	195	1,680	195		3,970		13,432
FROM GUEST ROOMS								1,731			1,731
											15,163

AREA PROGRAM SUMMARY [SQFT]

PROGRAM	GROSS	NET	EFF %	PROG %		PROG 3.9.2009
GUESTROOMS	100,462		49%	61.2%	14.1%	75.3%
PUBLIC AREAS	37,683		19%	23.0%	-8.6%	14.4%
BACK OF HOUSE	8,672		4%	5.3%	-0.5%	4.8%
ADMIN	2,085		1%	1.3%	0.2%	1.5%
MEP	15,163		7%	9.2%	-5.2%	4.0%
TOTAL PROGRAM	164,065		81%	100%		100%

MAXIMUM ENTITLEMENT SCHEME

PROGRAM BREAKDOWN [SQFT]

LEVEL:	B2	B1	1	MEZZ	BANQUET 3	SPA 4	GR'S LVL 5-24	TOTAL
PUBLIC AREAS								
LOBBY			836		489	502	6,000	7,827
F+B			3,620					3,620
LOUNGE					1,539	872		2,411
FITNESS CENTER						1,500		1,500
SPA						3,206		3,206
RETAIL			2,300					2,300
CHECK IN					2,024			2,024
							FOH TOTAL	22,888
RESTROOMS /CHANGEROOMS			580			436		1,016
							BOH TOTAL	1,016
								23,904

BACK OF HOUSE

STORAGE [MISC PUB. FUNC.]			124			339		463
KITCHEN			1,264					1,264
KITCHEN STORAGE			1,166					1,166
ENGINEER			478					478
EMERGENCY GENERATOR			394					394
RECEIVING			598					598
B.O.H.				671				671
LAUNDRY				645				645
MAINTENANCE AREAS				671				671
HOUSEKEEPING				630		6,180		6,810
SECURITY			160					160
RECEIVING			598					598
EMPLOYEE LOCKERS/SECURITY			955					955
HUMAN RESOURCES				263				263
SERVICE CORRIDOR			1,960					1,960
FIRE CONTROL			105					105
								17,201

FUNCTIONS

BALLROOM					3,465			3,465
MEETING ROOMS					3,216			3,216
BUSINESS CENTER					177			177
JUNIOR BALLROOM					1,052			1,052
BOARDROOM					351			351
PRE-FUNCTION SPACE					4,455			4,455
							FOH TOTAL	12,716
PANTRY					653			653
CART STORAGE					127			127
SERVICE CORRIDOR					996			996
AV STORAGE					135			135
PANTRY STORAGE					112			112
COAT CHECK					120			120
RESTROOMS					912			912
							BOH TOTAL	3,055
								15,771

ADMIN

OFFICES					2,639			2,639
							FOH TOTAL	2,639
LUGGAGE STORAGE					164			164
							BOH TOTAL	164
								2,803

MEP

MEP EQUIPMENT RMS	1,172				1,272	77		2,521
FROM GUEST ROOMS							4,120	4,120
								6,641

GUESTROOMS

	ROOMS	LOBBY	HOUSE.KP	MEP
TYPICAL LEVELS	8,151	300	309	206
x20	163,020	6,000	6,180	4,120
	163,020	6,000	6,180	4,120

TOTALS

FOH	201,263	87.8%
BOH	28,077	12.2%
	229,340	

AREA PROGRAM SUMMARY [SQFT]

PROGRAM	GROSS	NET	EFF %	PROG %		PROGRAM 3.9.2009
GUESTROOMS	163,020		62.1%	71.1%	4.2%	75.3%
PUBLIC AREAS + FUNCTIONS	39,675		15.1%	17.3%	-2.9%	14.4%
BACK OF HOUSE	17,201		6.6%	7.5%	-2.7%	4.8%
ADMIN	2,803		1.1%	1.2%	0.3%	1.5%
MEP	6,641		2.5%	2.9%	1.1%	4.0%
TOTAL PROGRAM	229,340		87%	100%		100%