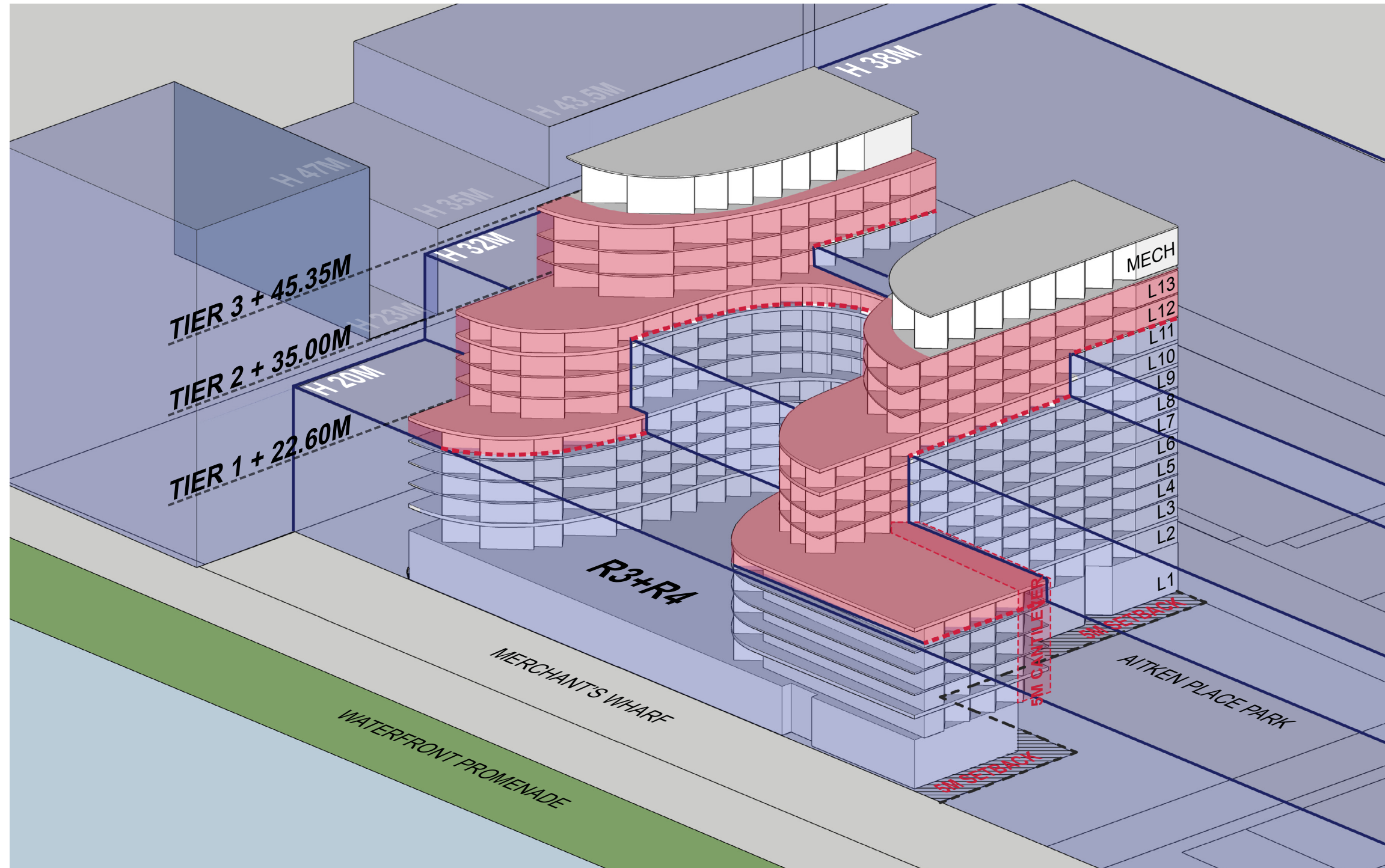


ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

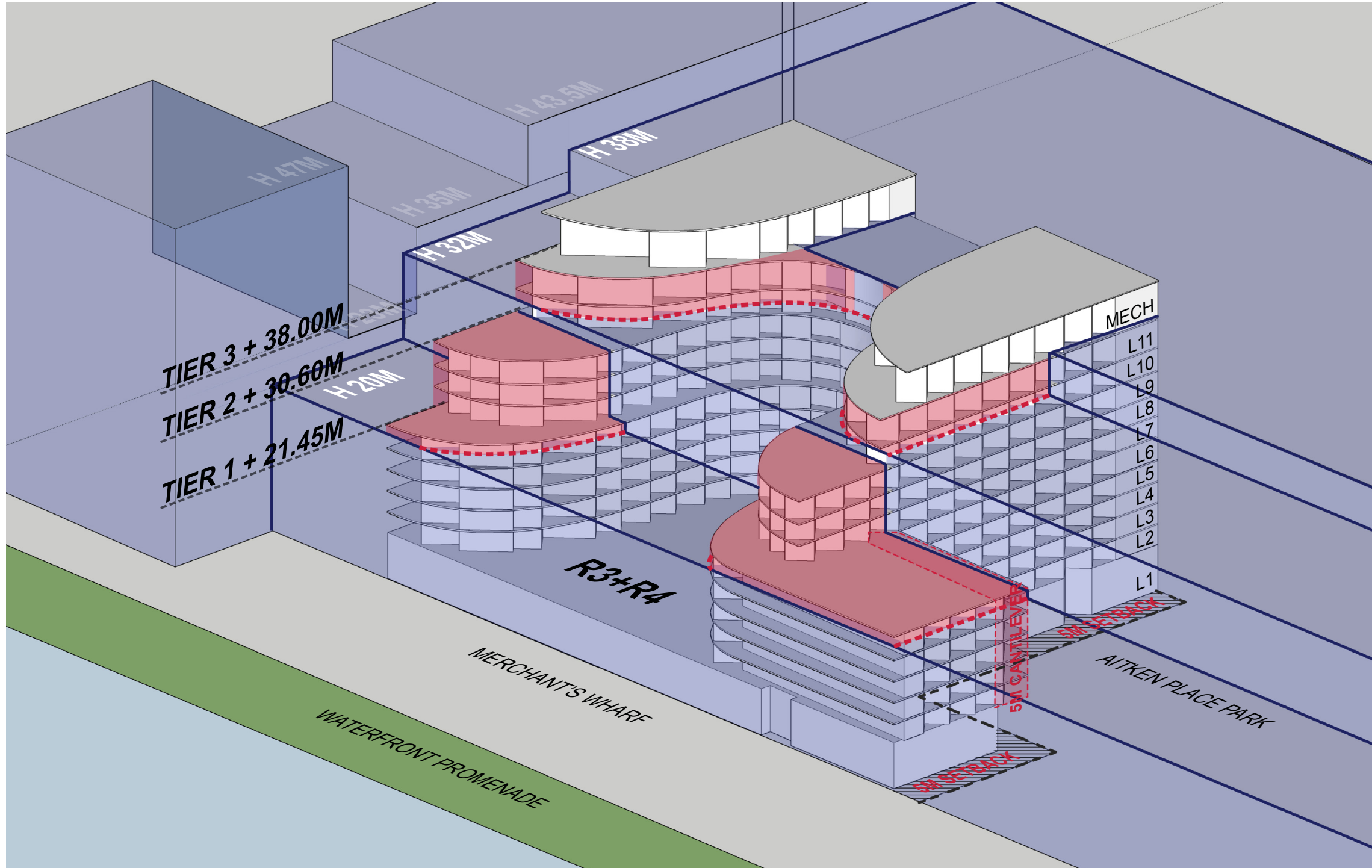
	TIER 1	TIER 2	TIER 3
H 38M ZONE			+7.35 M
H 32M ZONE		+3.00 M	+13.35 M
H 20M ZONE	+2.60 M	+15.00 M	+25.35 M

AREA CALCULATIONS:

	AREA (SQUARE METERS / SQUARE FEET)
TOTAL GFA:	38,106 SM / 410,168 SF
TOTAL SALABLE AREA:	21,579 SM / 232,275 SF

DESIGN SCHEME B: 06/13 DESIGN (CURRENT PROPOSAL)

ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

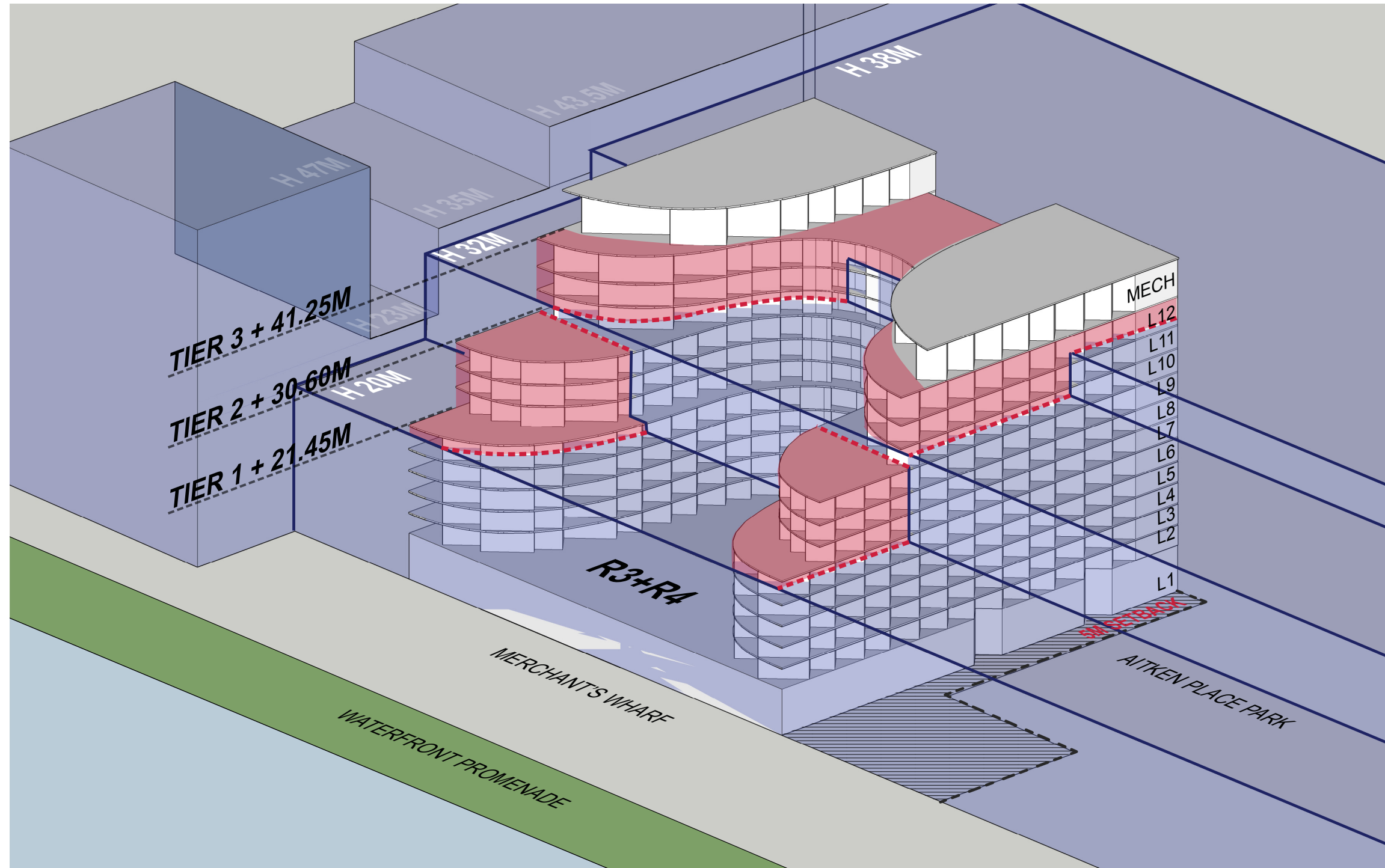
	TIER 1	TIER 2	TIER 3
H 38M ZONE			
H 32M ZONE			+6.00 M
H 20M ZONE	+1.45 M	+10.60 M	+18.00 M

AREA CALCULATIONS:

	AREA (SQUARE METERS / SQUARE FEET)
TOTAL GFA:	34,008 SM / 366,063 SF
TOTAL SALABLE AREA:	18,926 SM / 203,717 SF

DESIGN SCHEME C: 06/13 DESIGN, NO DOGLEG, EXTRA 10TH FLOOR

ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

	TIER 1	TIER 2	TIER 3
H 38M ZONE			+3.25 M
H 32M ZONE			+9.25 M
H 20M ZONE	+1.45 M	+10.60 M	+21.25 M

AREA CALCULATIONS:

	AREA (SQ.M / SQ.FT)	DIFFERENCE (FROM DESIGN 06/13/2014)
TOTAL GFA:	33,166 SM / 356,998 SF	- 842 SM / - 9,065 SF
TOTAL SALABLE AREA :	18,538 SM / 199,540 SF	- 388 SM / - 4,177 SF

DESIGN SCHEME D: 06/13 DESIGN, NO DOGLEG, EXTRA 9TH FLOOR

ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

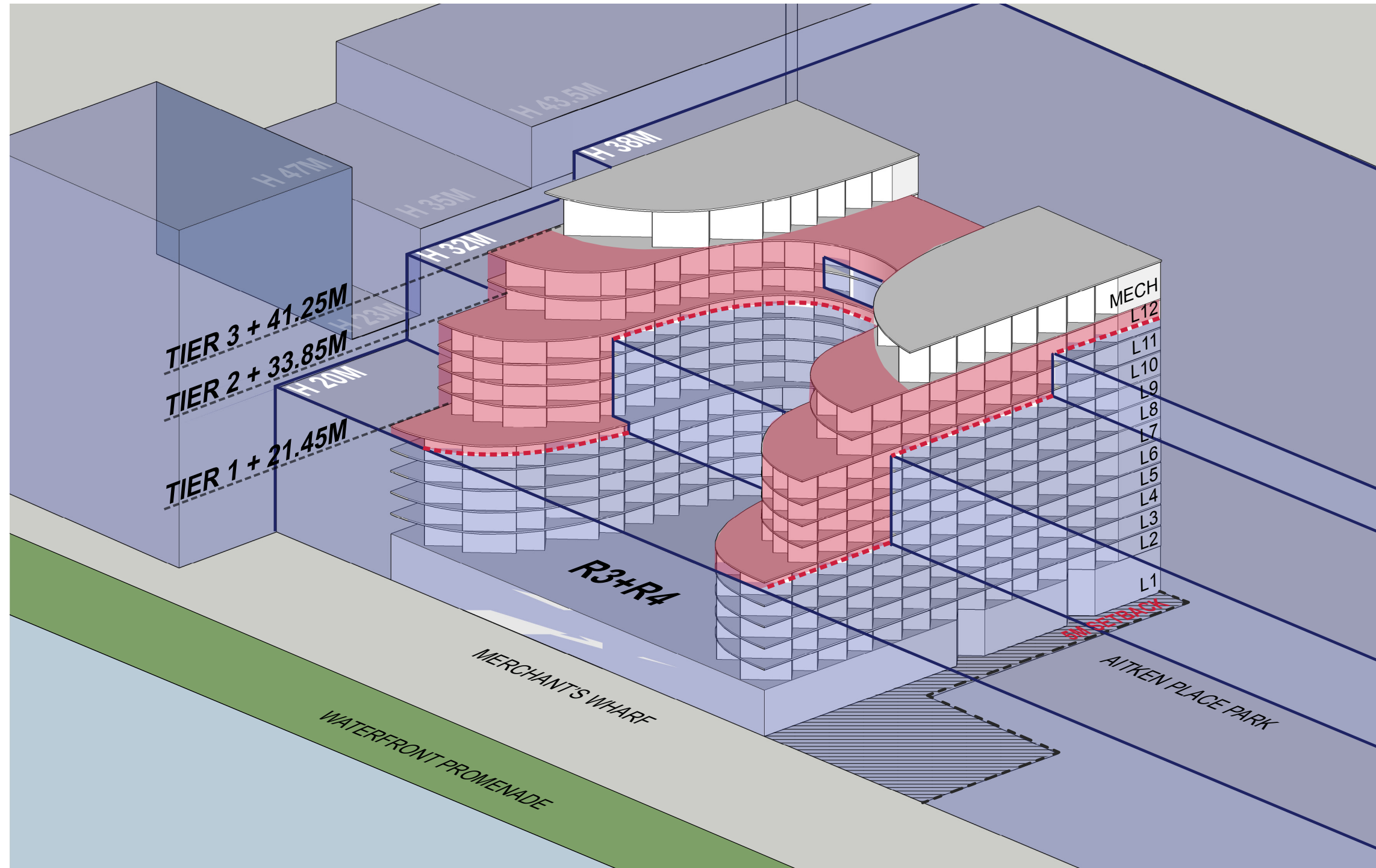
	TIER 1	TIER 2	TIER 3
H 38M ZONE			+3.25 M
H 32M ZONE		+1.85 M	+9.25 M
H 20M ZONE	+1.45 M	+13.85 M	+21.25 M

AREA CALCULATIONS:

	AREA (SQ.M / SQ.FT)	DIFFERENCE (FROM DESIGN 06/13/2014)
TOTAL GFA:	33,699 SM / 362,735 SF	- 309 SM / - 3,328 SF
TOTAL SALABLE AREA :	18,932 SM / 203,781 SF	6 SM / 64 SF

DESIGN SCHEME E: 06/13 DESIGN, NO DOGLEG, EXTRA 9TH FLOOR, STRETCHED 10TH/11TH FLOORS

ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

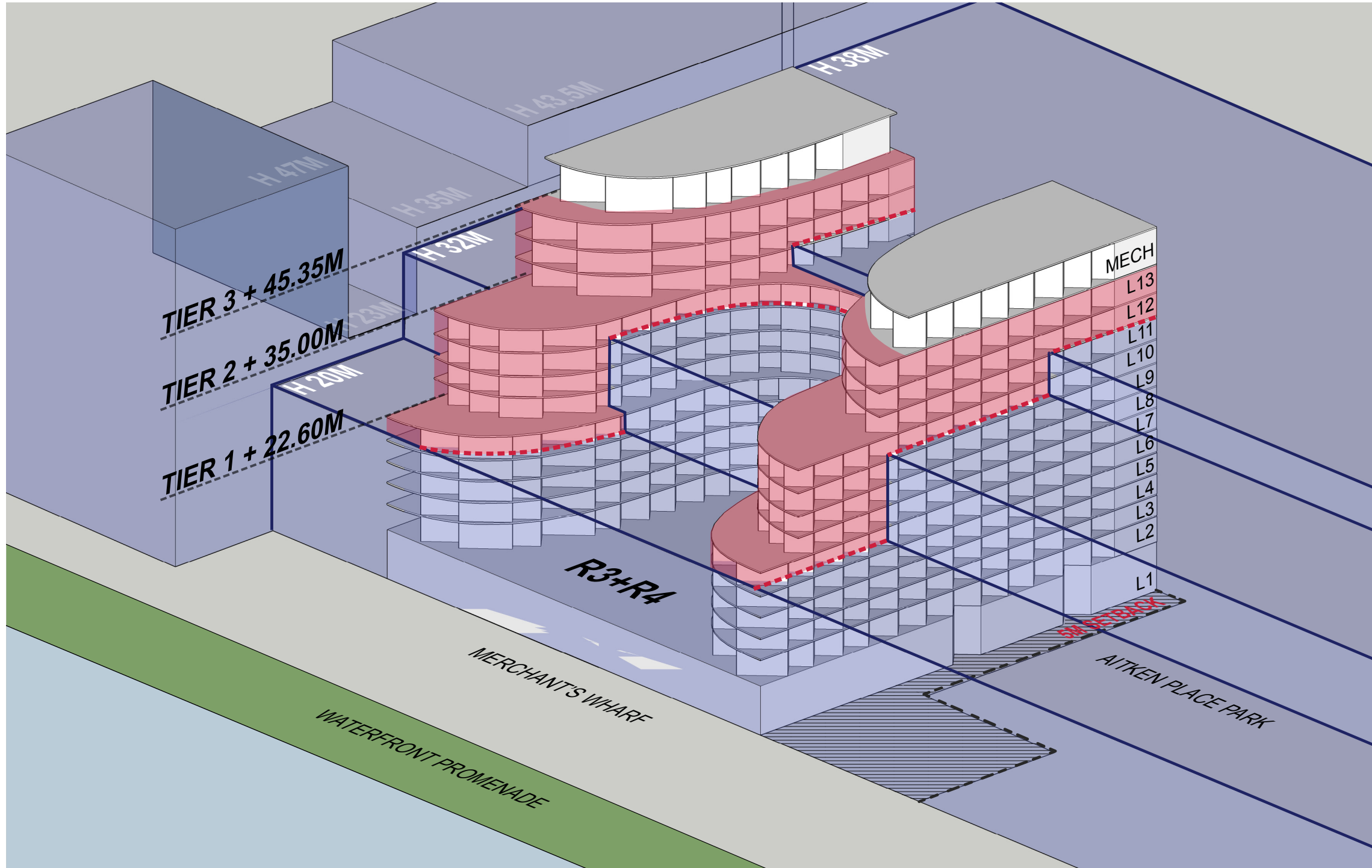
	TIER 1	TIER 2	TIER 3
H 38M ZONE			+3.25 M
H 32M ZONE		+1.85 M	+9.25 M
H 20M ZONE	+1.45 M	+13.85 M	+21.25 M

AREA CALCULATIONS:

	AREA (SQ.M / SQ.FT)	DIFFERENCE (FROM DESIGN 06/13/2014)
TOTAL GFA:	33,989 SM / 365,857 SF	- 19 SM / - 206 SF
TOTAL SALABLE AREA :	19,054 SM / 205,095 SF	128 SM / 1,378 SF

DESIGN SCHEME F: 04/24 DESIGN, NO DOGLEG

ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

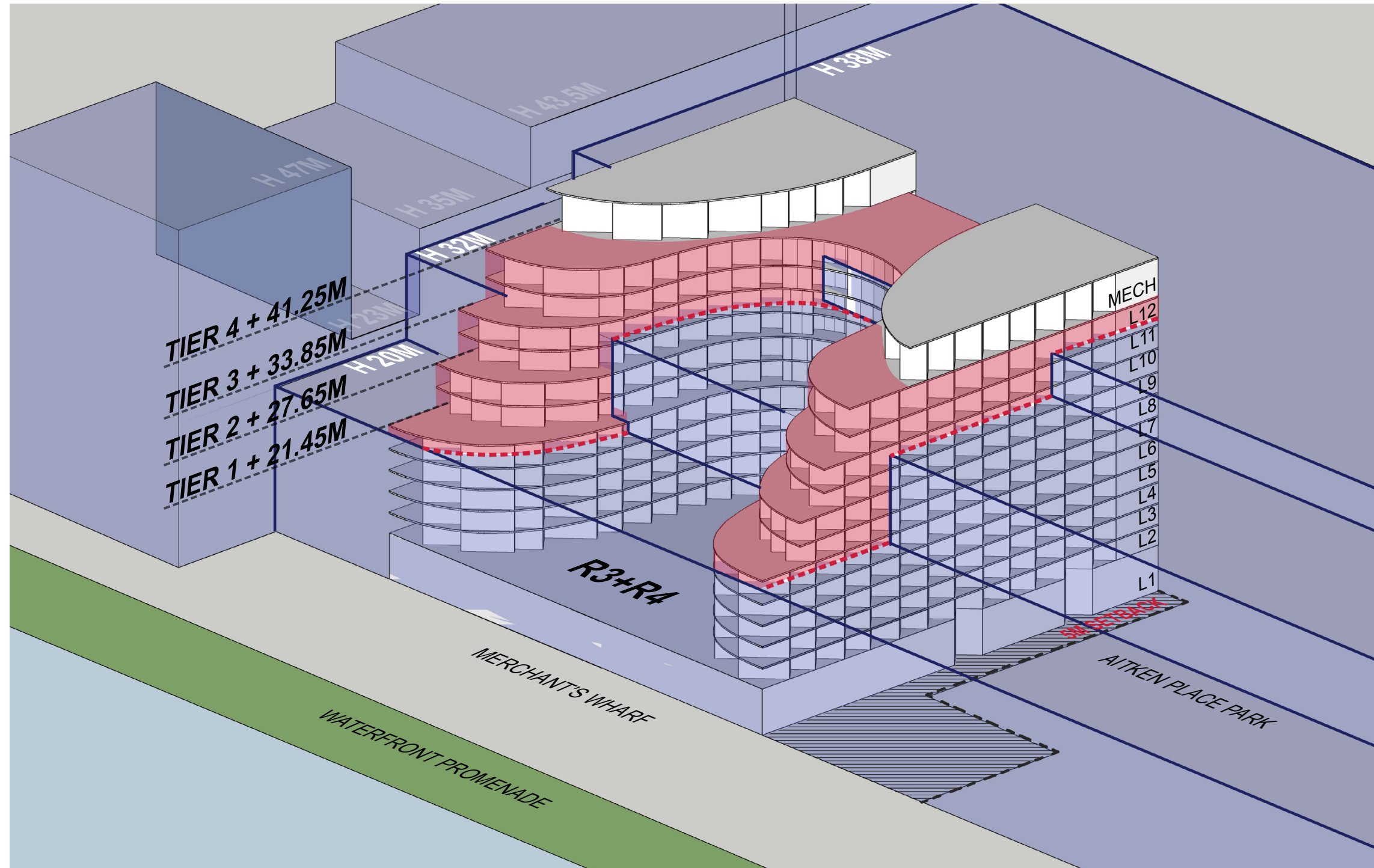
	TIER 1	TIER 2	TIER 3
H 38M ZONE			+7.35 M
H 32M ZONE		+3.00 M	+13.35 M
H 20M ZONE	+2.60 M	+15.00 M	+25.35 M

AREA CALCULATIONS:

	AREA (SQ.M / SQ.FT)	DIFFERENCE (FROM DESIGN 06/13/2014)
TOTAL GFA:	34,532 SM / 371,700 SF	524 SM / 5,637 SF
TOTAL SALABLE AREA :	19,418 SM / 209,014 SF	492 SM / 5,297 SF

DESIGN SCHEME G: 06/13 DESIGN, NO DOGLEG, EXTRA FLOOR / EXTRA TIER, STRETCHED LEVELS 11-12

ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

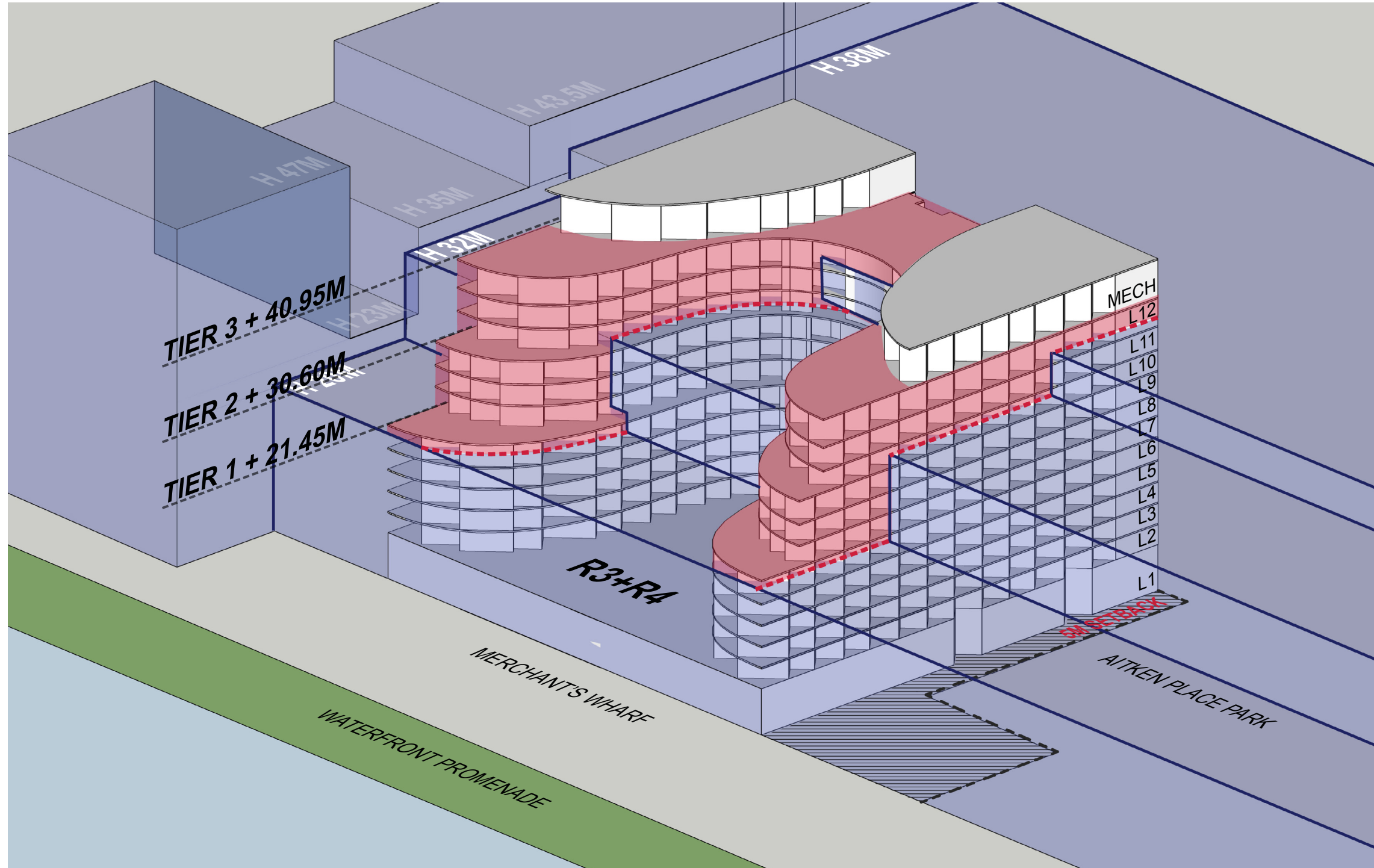
	TIER 1	TIER 2	TIER 3	TIER 4
H 38M ZONE				+3.25 M
H 32M ZONE			+1.85 M	+9.25 M
H 20M ZONE	+2.60 M	+7.65 M	+13.85 M	+21.25 M

AREA CALCULATIONS:

	AREA (SQ.M / SQ.FT)	DIFFERENCE (FROM DESIGN 06/13/2014)
TOTAL GFA:	33,193 SM / 357,289 SF	- 815 SM / - 8,774 SF
TOTAL SALABLE AREA :	18,539 SM / 199,550 SF	- 387 SM / -4,167 SF

DESIGN SCHEME H1: 06/13 DESIGN, NO DOGLEG, EXTRA FLOOR, STRETCHED LEVELS 10-12

ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

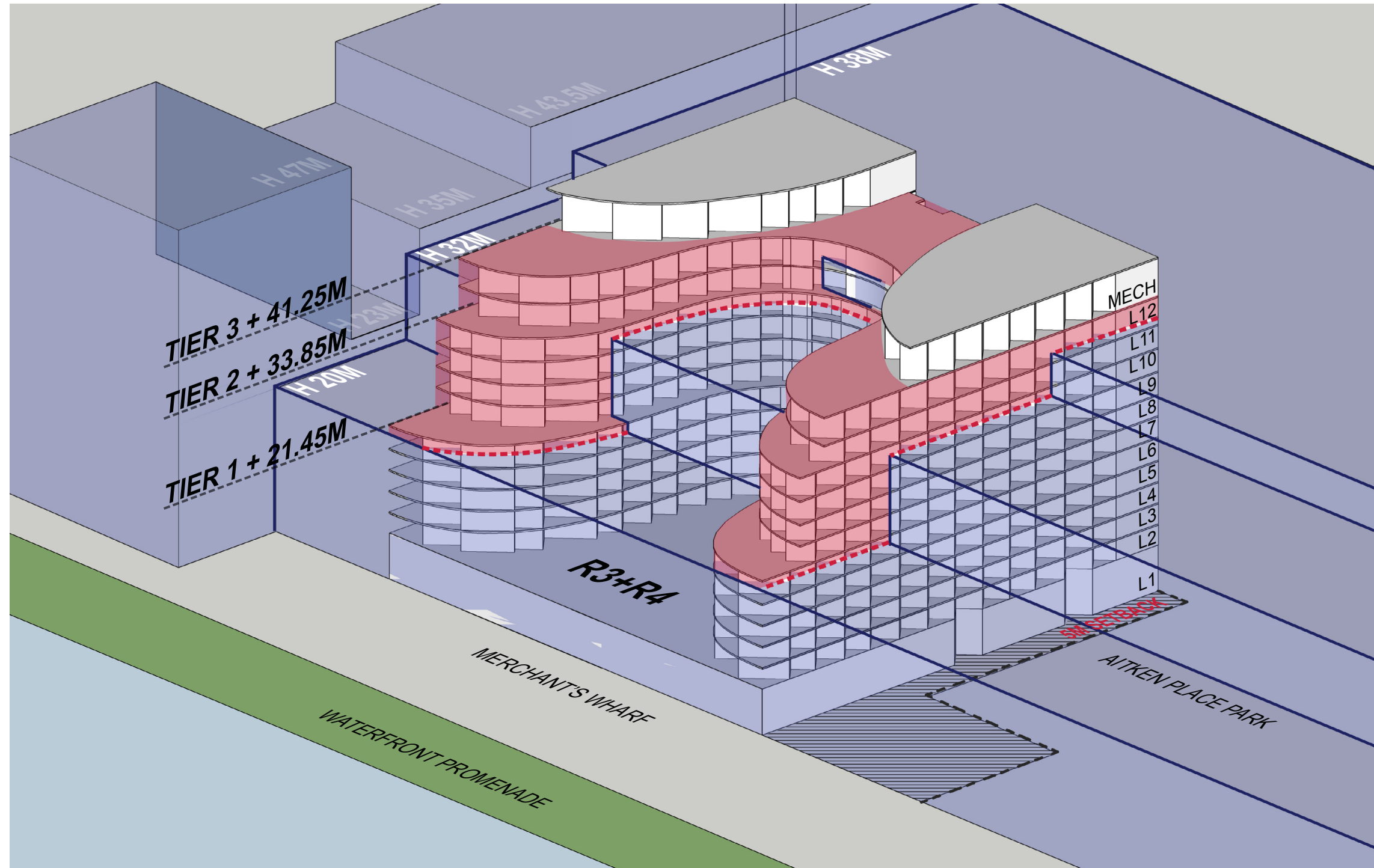
	TIER 1	TIER 2	TIER 3
H 38M ZONE			+2.95 M
H 32M ZONE		- 1.40 M	+8.95 M
H 20M ZONE	+1.45 M	+10.60 M	+20.95 M

AREA CALCULATIONS:

	AREA (SQ.M / SQ.FT)	DIFFERENCE (FROM DESIGN 06/13/2014)
TOTAL GFA:	34,032 SM / 366,319 SF	24 SM / 256 SF
TOTAL SALABLE AREA :	19,063 SM / 205,192 SF	137 SM / 1,475 SF

DESIGN SCHEME H2: 06/13 DESIGN, NO DOGLEG, EXTRA FLOOR, STRETCHED LEVELS 11-12

ZONING AXONOMETRIC + PROPOSED BUILDING:



HEIGHT VARIANCES:

	TIER 1	TIER 2	TIER 3
H 38M ZONE			+3.25 M
H 32M ZONE		+1.85 M	+9.25 M
H 20M ZONE	+1.45 M	+13.85 M	+21.25 M

AREA CALCULATIONS:

	AREA (SQ.M / SQ.FT)	DIFFERENCE (FROM DESIGN 06/13/2014)
TOTAL GFA:	34,294 SM / 369,135 SF	286 SM / 3,072 SF
TOTAL SALABLE AREA :	19,282 SM / 207,549 SF	356 SM / 3,832 SF

AREA CALCULATION SUMMARY: SCHEMES A - C

Proposed Levels by Scheme							Scheme A - 4/24 Design						Scheme B - 6/13 Design (current proposal)						Scheme C - 6/13 Design, no dogleg, extra 10th Floor					
A + F	D + E	C	G	H1	H2	B	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA
PH.2							761	8,191	174	1,873	1,348	14,510							761	8,191	174	1,873	1,348	14,510
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2		1,625	17,491			1,625	17,491							2,021	21,754			2,021	21,754
12	PH.1	PH.1	PH.1	PH.1	PH.1	12/PH.2	1,625	17,491			1,625	17,491							2,021	21,754			2,021	21,754
11	11	11	11	11	11	11/PH.1	1,625	17,491			1,625	17,491							2,021	21,754			2,021	21,754
10	10	10	10	10	10	10	2,554	27,491			2,554	27,491							1,786	19,224	777	8,359	2,554	27,491
9	9	9	9	9	9	9	1,786	19,224	777	8,359	2,554	27,491							1,786	19,224	777	8,359	2,554	27,491
8	8	8	8	8	8	8	1,786	19,224	777	8,359	2,554	27,491							1,786	19,224	777	8,359	2,554	27,491
7	7	7	7	7	7	7	1,786	19,224	777	8,359	2,554	27,491							1,786	19,224	777	8,359	2,554	27,491
6	6	6	6	6	6	6	2,628	28,288	777	8,359	3,410	36,705							2,138	23,013	777	8,359	2,920	31,431
5	5	5	5	5	5	5	2,628	28,288	777	8,359	3,410	36,705							2,138	23,013	777	8,359	2,920	31,431
4	4	4	4	4	4	4	2,628	28,288	777	8,359	3,410	36,705							2,138	23,013	777	8,359	2,920	31,431
3	3	3	3	3	3	3	2,362	25,424	777	8,359	3,145	33,852							1,873	20,161	777	8,359	2,655	28,578
2	2	2	2	2	2	2	2,372	25,532	777	8,359	3,154	33,949							1,882	20,258	777	8,359	2,664	28,675
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	145	1,562	90	969	90	969							145	1,562	90	969	295	3,176
1	1	1	1	1	1	1	678	7,298	137	1,476	5,048	54,336							867	9,335	137	1,476	3,719	40,031
Totals							26,989	290,507	6,614	71,190	38,106	410,168	23,791	256,088	6,614	71,190	34,008	366,063	23,363	251,480	6,614	71,190	33,166	356,998

Proposed Levels by Scheme							Design Scheme A - 4/24 Design						Design Scheme B - 6/13 Design (current proposal)						Scheme C - 6/13 Design, no dogleg, extra 10th Floor					
A + F	D + E	C	G	H1	H2	B	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA
PH.2							411	4,424											411	4,424				
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2		1,344	14,467											1,773	19,084				
12	PH.1	PH.1	PH.1	PH.1	PH.1	12/PH.2	1,344	14,467											1,773	19,084				
11	11	11	11	11	11	11/PH.1	1,344	14,467											1,773	19,084				
10	10	10	10	10	10	10	2,167	23,325											1,478	15,909	644	6,933		
9	9	9	9	9	9	9	1,478	15,909	644	6,933									1,478	15,909	644	6,933		
8	8	8	8	8	8	8	1,478	15,909	644	6,933									1,478	15,909	644	6,933		
7	7	7	7	7	7	7	1,443	15,532	644	6,933									1,443	15,532	644	6,933		
6	6	6	6	6	6	6	2,241	24,122	644	6,933									1,808	19,461	644	6,933		
5	5	5	5	5	5	5	2,241	24,122	644	6,933									1,808	19,461	644	6,933		
4	4	4	4	4	4	4	2,241	24,122	644	6,933									1,808	19,461	644	6,933		
3	3	3	3	3	3	3	1,975	21,259	644	6,933									1,543	16,609	644	6,933		
2	2	2	2	2	2	2	1,872	20,150	644	6,933									1,442	15,522	644	6,933		
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ					3,066	33,002											2,661	28,637
1	1	1	1	1	1	1																		
Totals							21,579	232,275	5,153	55,464	3,066	33,002	18,926	203,717	5,153	55,464	3,066	33,002	18,538	199,540	5,153	55,464	2,661	28,637

NOTE: GFA is currently including mechanical spaces

AREA CALCULATION SUMMARY: SCHEMES D - F

Proposed Levels by Scheme							Scheme D - 6/13 Design, no dogleg, extra 9th Floor					Scheme E - Scheme D, plus stretched 11th/12th Floors					Scheme F - 4/24 Design, no dogleg							
A + F	D + E	C	G	H1	H2	B	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA
PH.2							761	8,191	174	1,873	1,348	14,510	761	8,191	174	1,873	1,348	14,510	761	8,191	174	1,873	1,348	14,510
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2		2,021	21,754			2,021	21,754	2,166	23,315			2,166	23,315	1,625	17,491			1,625	17,491
12	PH.1	PH.1	PH.1	PH.1	PH.1	12/PH.2	2,021	21,754			2,021	21,754	2,166	23,315			2,166	23,315	1,625	17,491			1,625	17,491
11	11	11	11	11	11	11/PH.1	2,554	27,491			2,554	27,491	2,554	27,491			2,554	27,491	2,554	27,491			2,554	27,491
10	10	10	10	10	10	10	1,786	19,224	777	8,359	2,554	27,491	1,786	19,224	777	8,359	2,554	27,491	1,786	19,224	777	8,359	2,554	27,491
9	9	9	9	9	9	9	1,786	19,224	777	8,359	2,554	27,491	1,786	19,224	777	8,359	2,554	27,491	1,786	19,224	777	8,359	2,554	27,491
8	8	8	8	8	8	8	1,786	19,224	777	8,359	2,554	27,491	1,786	19,224	777	8,359	2,554	27,491	1,786	19,224	777	8,359	2,554	27,491
7	7	7	7	7	7	7	1,786	19,224	777	8,359	2,554	27,491	1,786	19,224	777	8,359	2,554	27,491	1,786	19,224	777	8,359	2,554	27,491
6	6	6	6	6	6	6	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431
5	5	5	5	5	5	5	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431
4	4	4	4	4	4	4	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431
3	3	3	3	3	3	3	1,873	20,161	777	8,359	2,655	28,578	1,873	20,161	777	8,359	2,655	28,578	1,873	20,161	777	8,359	2,655	28,578
2	2	2	2	2	2	2	1,882	20,258	777	8,359	2,664	28,675	1,882	20,258	777	8,359	2,664	28,675	1,882	20,258	777	8,359	2,664	28,675
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	145	1,562	90	969	295	3,176	145	1,562	90	969	295	3,176	145	1,562	90	969	295	3,176
1	1	1	1	1	1	1	867	9,335	137	1,476	3,719	40,031	867	9,335	137	1,476	3,719	40,031	867	9,335	137	1,476	3,719	40,031
Totals							23,896	257,217	6,614	71,190	33,699	362,735	24,186	260,339	6,614	71,190	33,989	365,857	24,729	266,182	6,614	71,190	34,532	371,700

Proposed Levels by Scheme							Scheme D - 6/13 Design, no dogleg, extra 9th Floor					Scheme E - Scheme D, plus stretched 11th/12th Floors					Scheme F - 4/24 Design, no dogleg							
A + F	D + E	C	G	H1	H2	B	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA
PH.2							411	4,424					411	4,424					411	4,424				
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2		1,773	19,084					1,834	19,741					1,344	14,467				
12	PH.1	PH.1	PH.1	PH.1	PH.1	12/PH.2	1,773	19,084					1,834	19,741					1,344	14,467				
11	11	11	11	11	11	11/PH.1	2,167	23,325					2,167	23,325					2,167	23,325				
10	10	10	10	10	10	10	1,478	15,909	644	6,933			1,478	15,909	644	6,933			1,478	15,909	644	6,933		
9	9	9	9	9	9	9	1,478	15,909	644	6,933			1,478	15,909	644	6,933			1,478	15,909	644	6,933		
8	8	8	8	8	8	8	1,443	15,532	644	6,933			1,443	15,532	644	6,933			1,443	15,532	644	6,933		
7	7	7	7	7	7	7	1,808	19,461	644	6,933			1,808	19,461	644	6,933			1,808	19,461	644	6,933		
6	6	6	6	6	6	6	1,808	19,461	644	6,933			1,808	19,461	644	6,933			1,808	19,461	644	6,933		
5	5	5	5	5	5	5	1,808	19,461	644	6,933			1,808	19,461	644	6,933			1,808	19,461	644	6,933		
4	4	4	4	4	4	4	1,543	16,609	644	6,933			1,543	16,609	644	6,933			1,543	16,609	644	6,933		
3	3	3	3	3	3	3	1,442	15,522	644	6,933			1,442	15,522	644	6,933			1,442	15,522	644	6,933		
2	2	2	2	2	2	2																		
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ					2,661	28,637					2,661	28,637					2,661	28,637
1	1	1	1	1	1	1					2,661	28,637					2,661	28,637					2,661	28,637
Totals							18,932	203,781	5,153	55,464	2,661	28,637	19,054	205,095	5,153	55,464	2,661	28,637	19,418	209,014	5,153	55,464	2,661	28,637

NOTE: GFA is currently including mechanical spaces

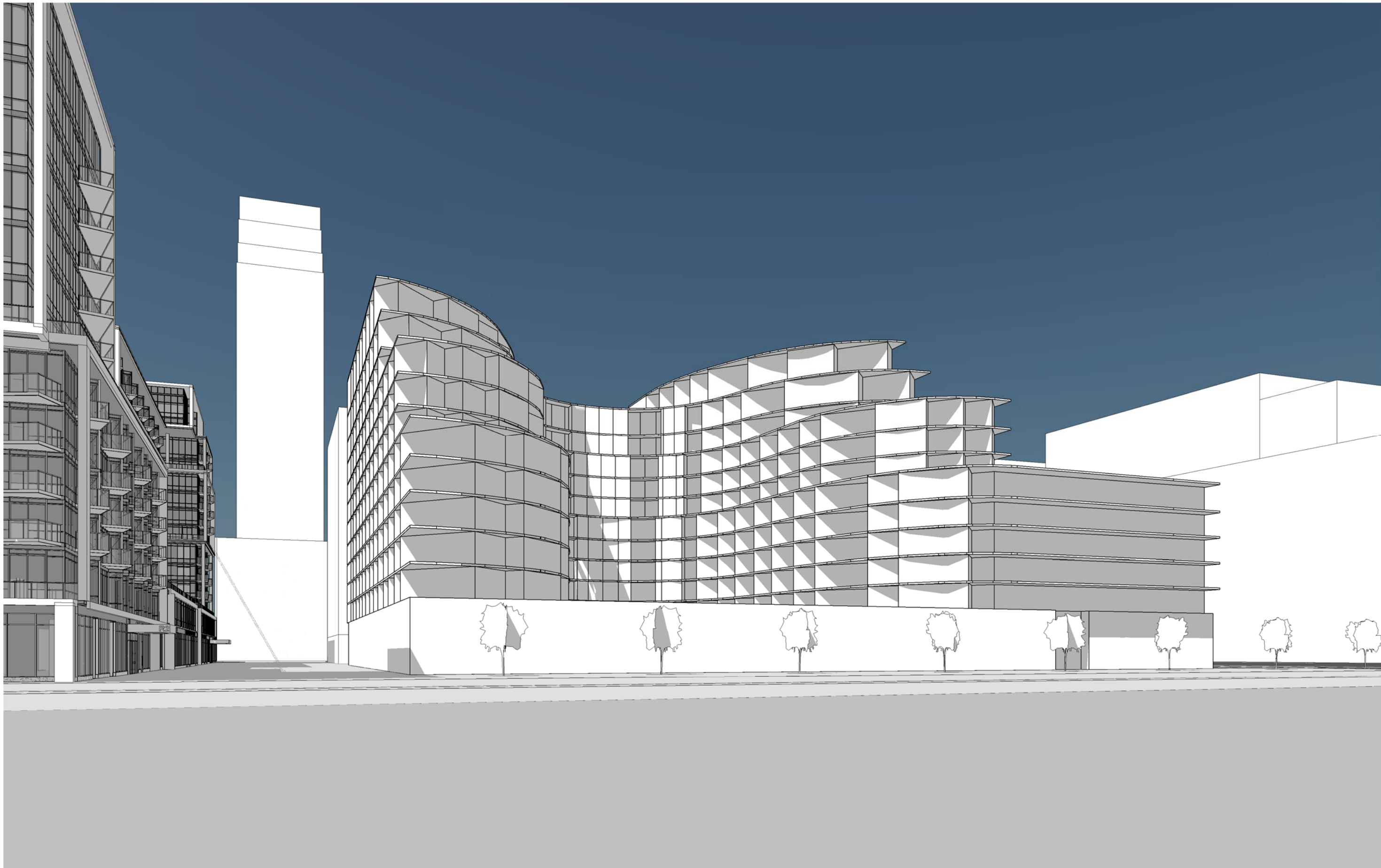
AREA CALCULATION SUMMARY: SCHEMES G / H1 + H2

Proposed Levels by Scheme							Scheme G						Scheme H1						Scheme H2					
A + F PH.2	D + E	C	G	H1	H2	B	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA	Condo	GFA	Rental	GFA	Total	GFA
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2	12/PH.2	761	8,191	174	1,873	1,348	14,510	761	8,191	174	1,873	1,348	14,510	761	8,191	174	1,873	1,348	14,510
12	PH.1	PH.1	PH.1	PH.1	PH.1	11/PH.1	2,021	21,754			2,021	21,754	2,301	24,768			2,301	24,768	2,301	24,768			2,301	24,768
11	11	11	11	11	11	10	2,021	21,754			2,021	21,754	2,301	24,768			2,301	24,768	2,301	24,768			2,301	24,768
10	10	10	10	10	10	9	2,301	24,768			2,301	24,768	2,301	24,768			2,301	24,768	2,563	27,584			2,563	27,584
9	9	9	9	9	9	8	1,524	16,408	777	8,359	2,301	24,768	1,786	19,224	777	8,359	2,563	27,584	1,786	19,224	777	8,359	2,563	27,584
8	8	8	8	8	8	7	1,786	19,224	777	8,359	2,554	27,491	1,786	19,224	777	8,359	2,563	27,584	1,786	19,224	777	8,359	2,563	27,584
7	7	7	7	7	7	6	1,786	19,224	777	8,359	2,554	27,491	1,786	19,224	777	8,359	2,563	27,584	1,786	19,224	777	8,359	2,563	27,584
6	6	6	6	6	6	5	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431
5	5	5	5	5	5	4	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431
4	4	4	4	4	4	3	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431	2,138	23,013	777	8,359	2,920	31,431
3	3	3	3	3	3	2	1,873	20,161	777	8,359	2,655	28,578	1,873	20,161	777	8,359	2,655	28,578	1,873	20,161	777	8,359	2,655	28,578
2	2	2	2	2	2	1MEZZ	1,882	20,258	777	8,359	2,664	28,675	1,882	20,258	777	8,359	2,664	28,675	1,882	20,258	777	8,359	2,664	28,675
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1	145	1,562	90	969	295	3,176	145	1,562	90	969	295	3,176	145	1,562	90	969	295	3,176
1	1	1	1	1	1	Totals	867	9,335	137	1,476	3,719	40,031	867	9,335	137	1,476	3,719	40,031	867	9,335	137	1,476	3,719	40,031
							23,382	251,678	6,614	71,190	33,193	357,289	24,203	260,522	6,614	71,190	34,032	366,319	24,465	263,338	6,614	71,190	34,294	369,135

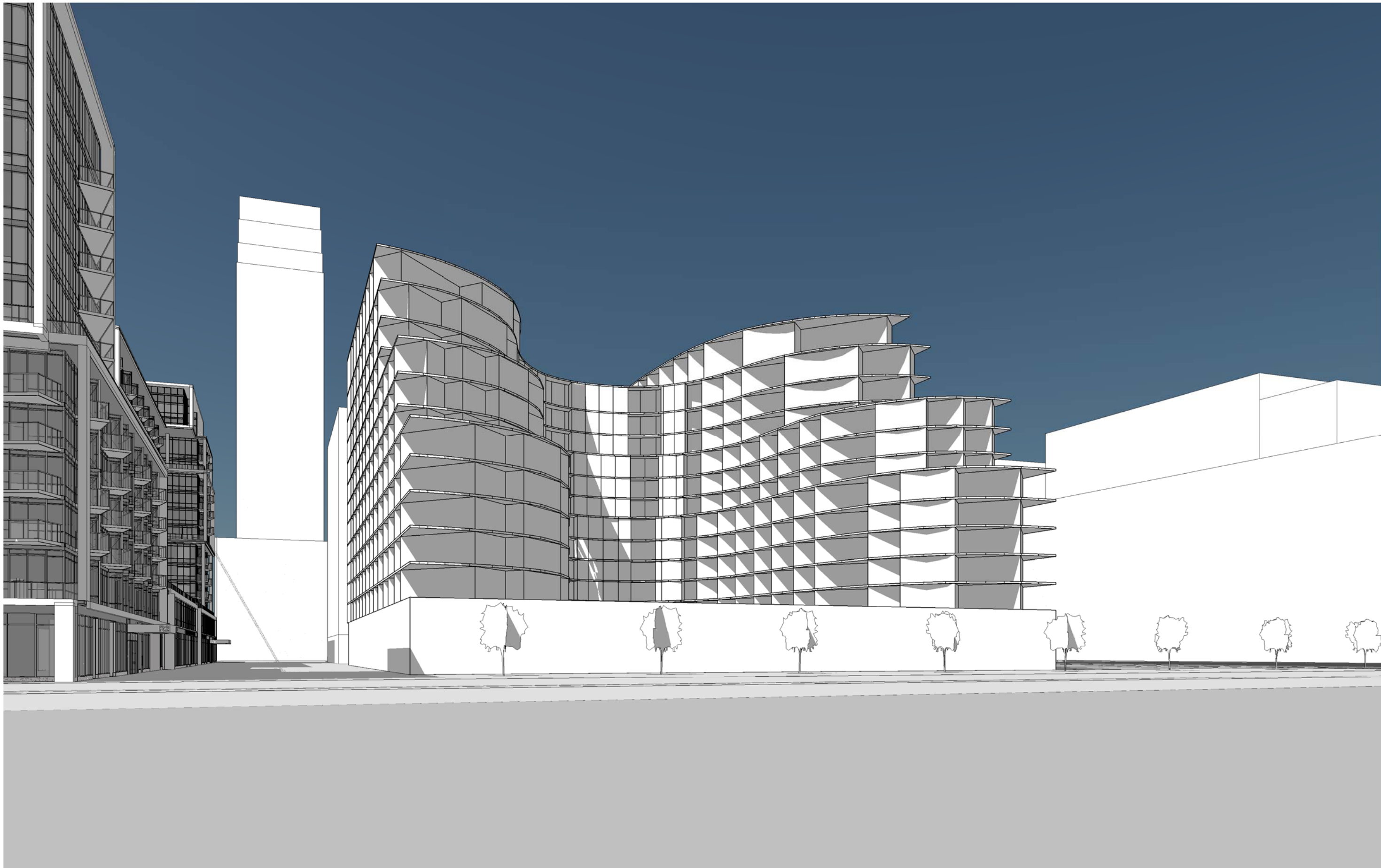
Proposed Levels by Scheme							Scheme G						Scheme H1						Scheme H2					
A + F PH.2	D + E	C	G	H1	H2	B	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA	Condo	TSA	Rental	TLA	Retail	TLA
PH.1	PH.2	PH.2	PH.2	PH.2	PH.2	12/PH.2	411	4,424					411	4,424					411	4,424				
12	PH.1	PH.1	PH.1	PH.1	PH.1	11/PH.1	1,773	19,084					1,948	20,968					1,948	20,968				
11	11	11	11	11	11	10	1,773	19,084					1,948	20,968					1,948	20,968				
10	10	10	10	10	10	9	1,948	20,968					1,304	14,035	644	6,933			2,167	23,325	644	6,933		
9	9	9	9	9	9	8	1,304	14,035	644	6,933			1,478	15,909	644	6,933			1,478	15,909	644	6,933		
8	8	8	8	8	8	7	1,478	15,909	644	6,933			1,478	15,909	644	6,933			1,478	15,909	644	6,933		
7	7	7	7	7	7	6	1,443	15,532	644	6,933			1,443	15,532	644	6,933			1,443	15,532	644	6,933		
6	6	6	6	6	6	5	1,808	19,461	644	6,933			1,808	19,461	644	6,933			1,808	19,461	644	6,933		
5	5	5	5	5	5	4	1,808	19,461	644	6,933			1,808	19,461	644	6,933			1,808	19,461	644	6,933		
4	4	4	4	4	4	3	1,808	19,461	644	6,933			1,808	19,461	644	6,933			1,808	19,461	644	6,933		
3	3	3	3	3	3	2	1,543	16,609	644	6,933			1,543	16,609	644	6,933			1,543	16,609	644	6,933		
2	2	2	2	2	2	1MEZZ	1,442	15,522	644	6,933			1,442	15,522	644	6,933			1,442	15,522	644	6,933		
1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1MEZZ	1					2,661	28,637					2,661	28,637					2,661	28,637
1	1	1	1	1	1	Totals	18,539	199,550	5,153	55,464	2,661	28,637	19,063	205,192	5,153	55,464	2,661	28,637	19,282	207,549	5,153	55,464	2,661	28,637

NOTE: GFA is currently including mechanical spaces

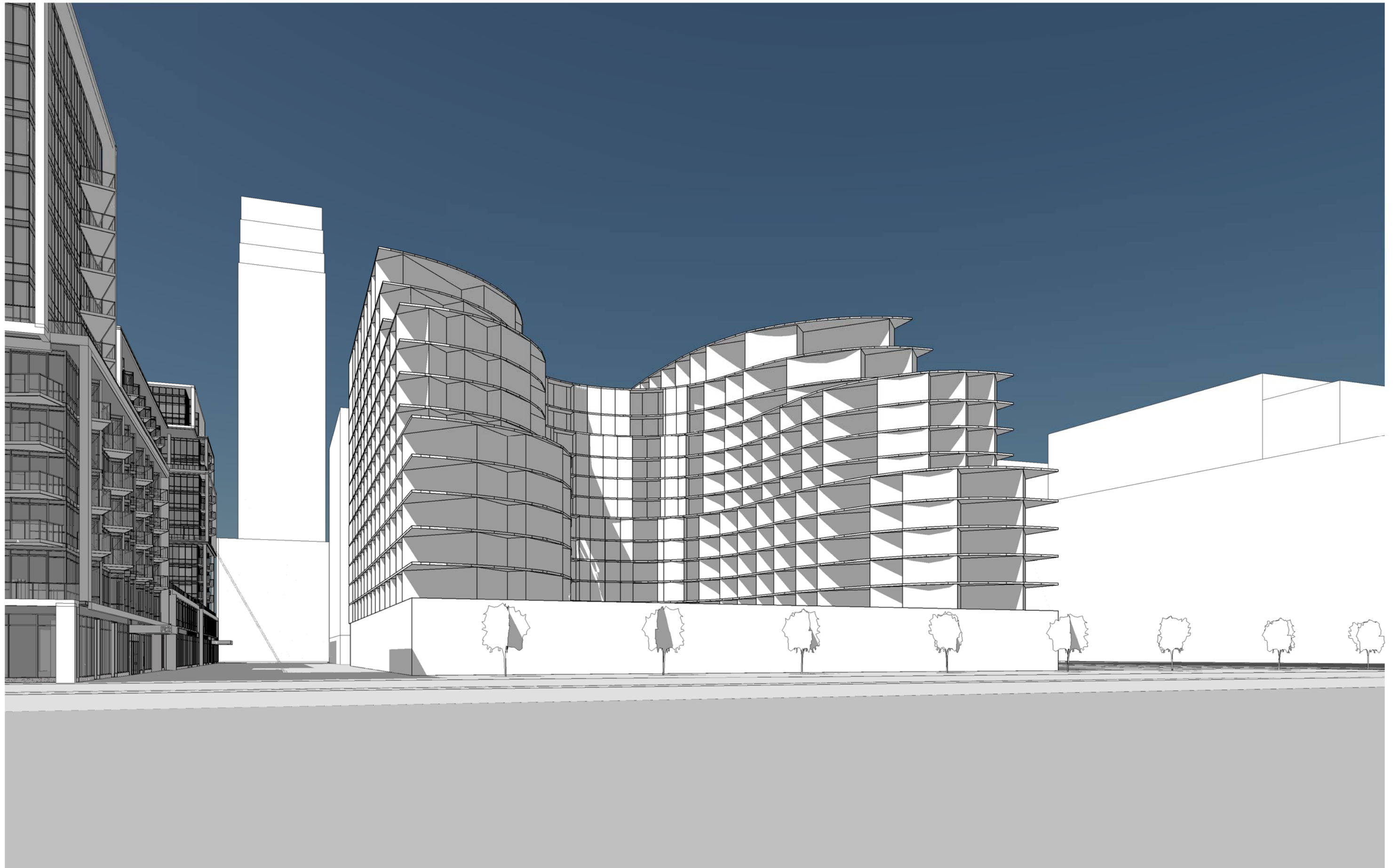
DESIGN SCHEME B: 06/13 DESIGN (CURRENT PROPOSAL)



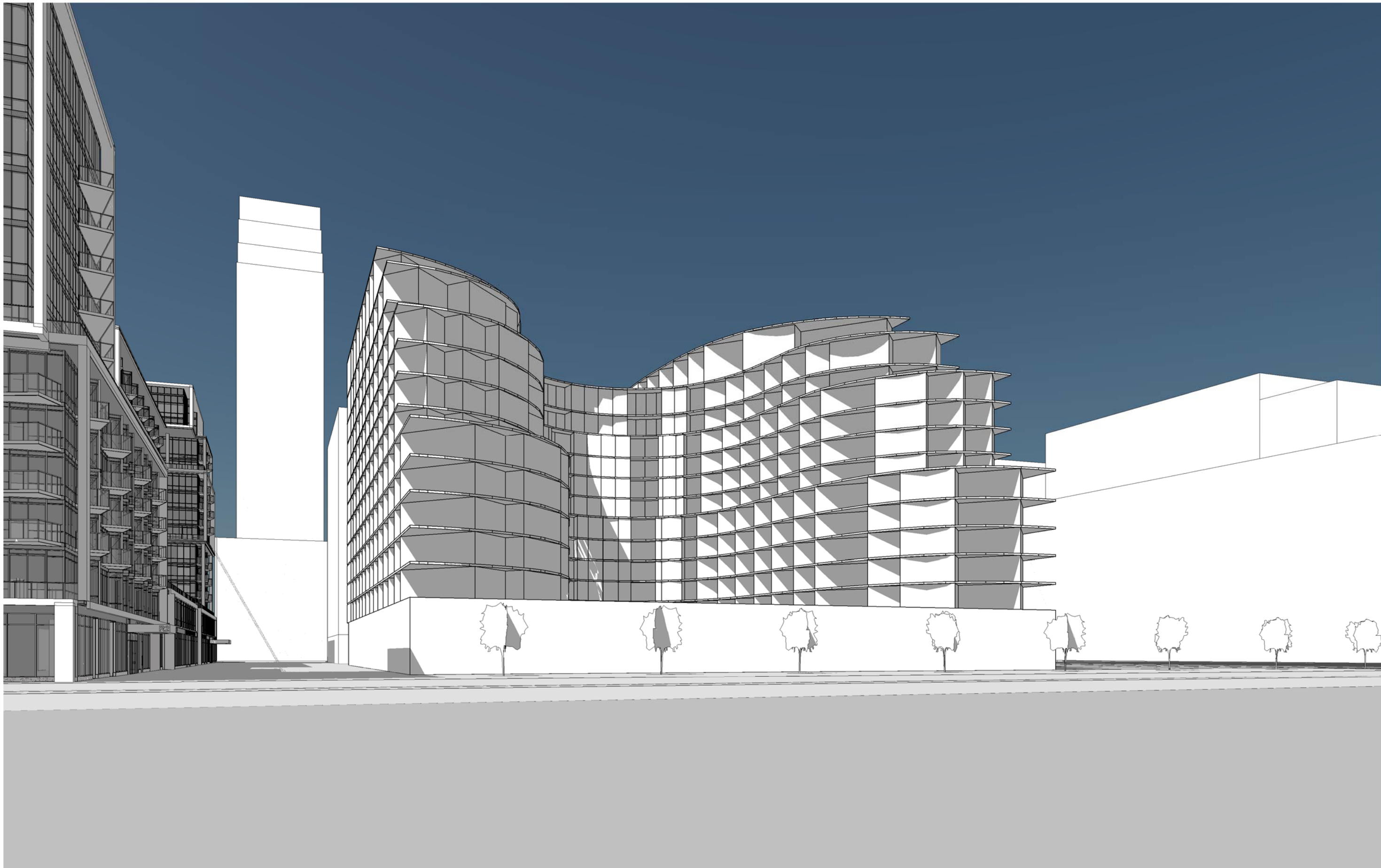
DESIGN SCHEME C: 06/13 DESIGN, NO DOGLEG, EXTRA 10TH FLOOR

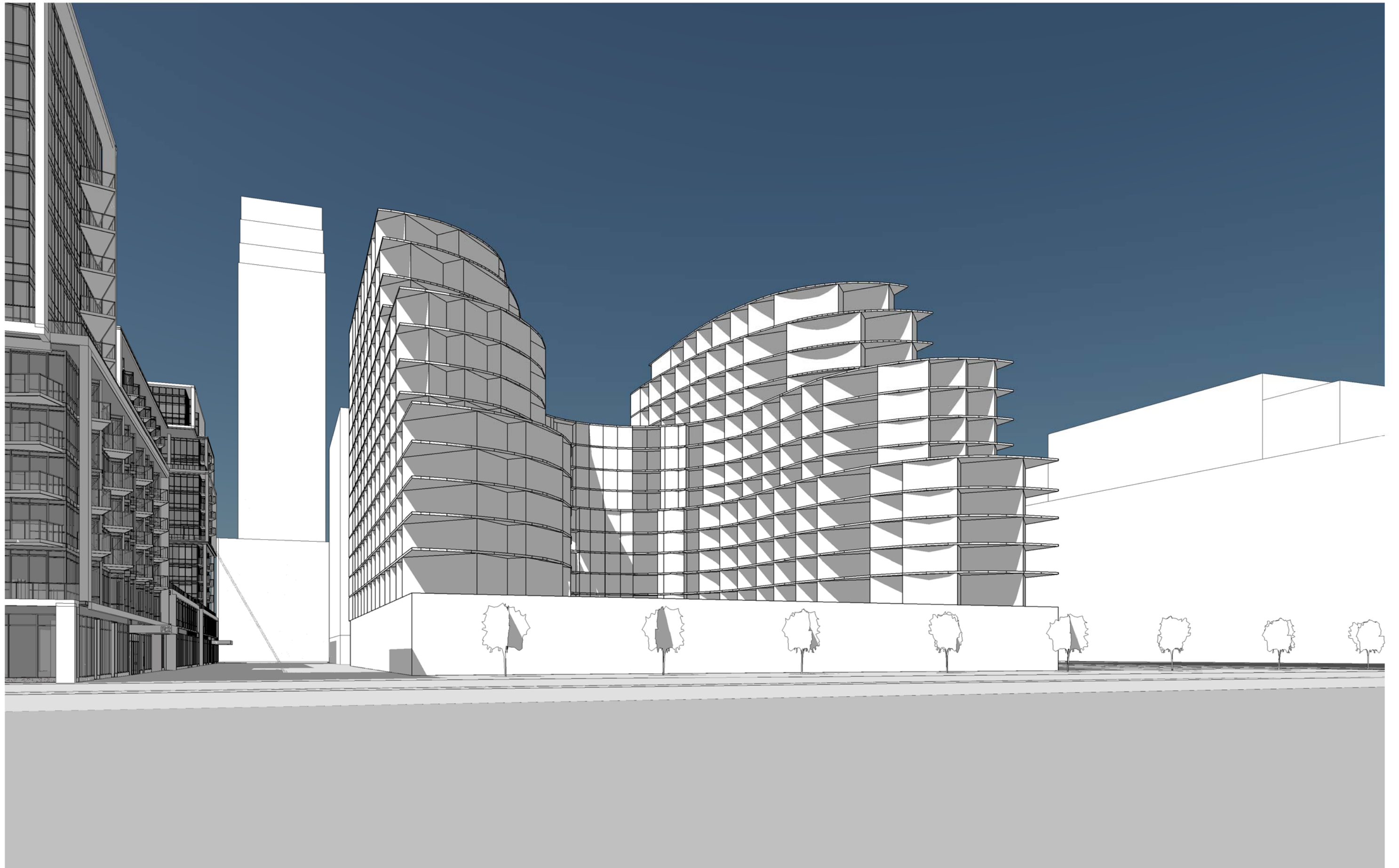


DESIGN SCHEME D: 06/13 DESIGN, NO DOGLEG, EXTRA 9TH FLOOR



DESIGN SCHEME E: 06/13 DESIGN, NO DOGLEG, EXTRA 9TH FLOOR, STRETCHED 10TH/11TH FLOORS

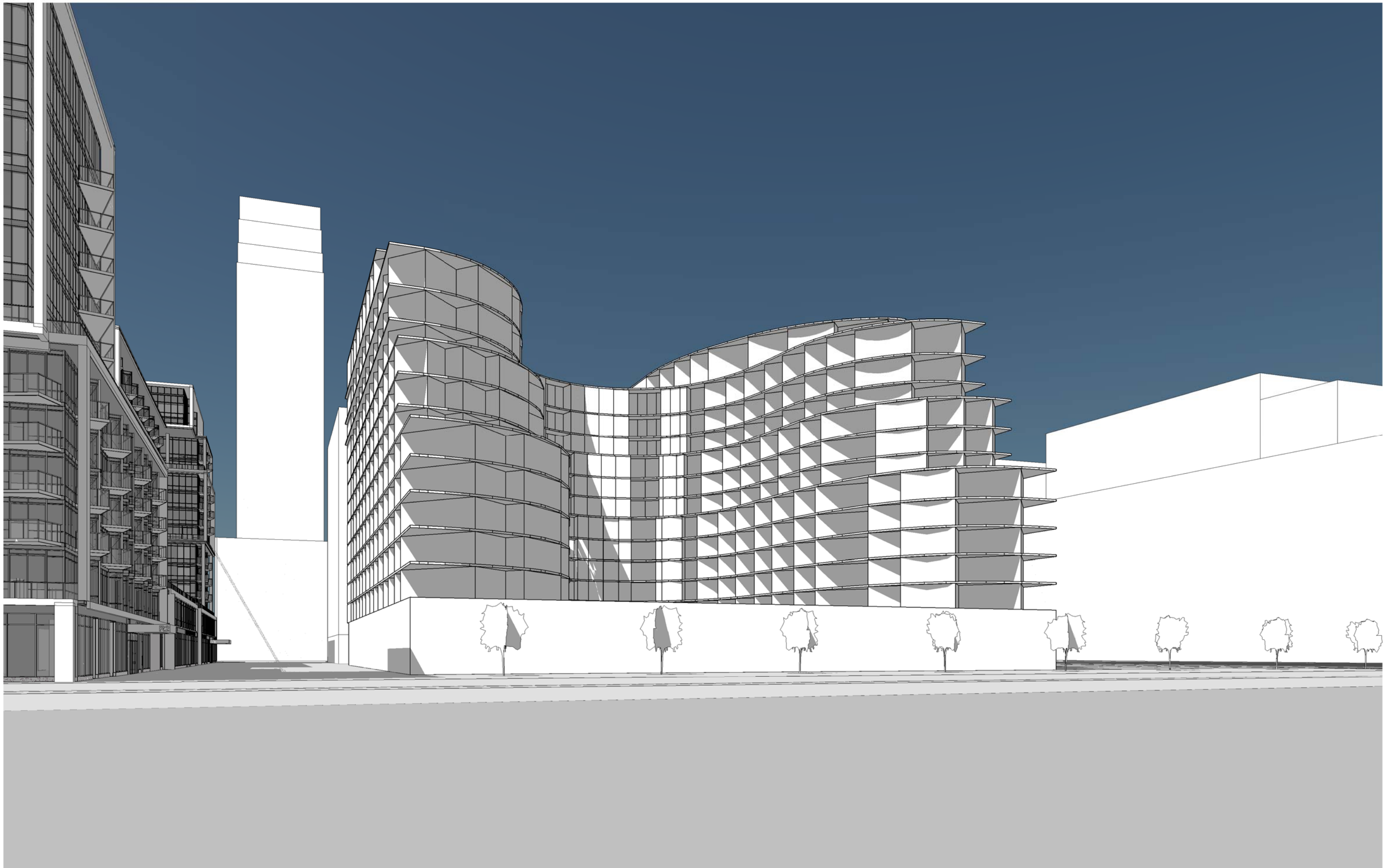




DESIGN SCHEME G: 06/13 DESIGN, NO DOGLEG, EXTRA FLOOR / EXTRA TIER, STRETCHED LEVELS 11-12



DESIGN SCHEME H1: 06/13 DESIGN, NO DOGLEG, EXTRA FLOOR, STRETCHED LEVELS 10-12



DESIGN SCHEME H2: 06/13 DESIGN, NO DOGLEG, EXTRA FLOOR, STRETCHED LEVELS 11-12

