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June 25, 2008

Mr. Joseph V. Apicella,
Executive Vice president
Cappelli Enterprises, Inc.,
115 Stevens Ave.,
Valhalla, NY 10595

Re: Parking Evaluation
LeCount Square
New Rochelle, NY

Dear Mr. Apicella:

At your request, **Adler Consulting** has performed an extensive parking analysis to determine whether sufficient capacity will be provided upon completion of the LeCount Square development to accommodate the additional parking generated by the residential, retail, restaurant, hotel and office components of the development. The results of this analysis indicate that, with minor changes to parking operations in the existing New Roc garage, with the 1027 on-Site parking spaces proposed, and with a minor reduction in the development program as now proposed, there will be sufficient capacity to accommodate future parking demand.

A. PROJECT DESCRIPTION

The Project evaluated in the Supplemental Draft Environmental Impact Statement (SDEIS) consisted of 258 residential condominiums, a 209-room hotel, 200,000 gross sf of retail space, 12,000 gross sf of restaurant space and 380,000 gross sf of office space (specifically for Class A financial tenants). It was proposed to provide 556 self-park and 456 valet-park spaces for the LeCount Square development on-Site and also to utilize available reserve capacity in the adjacent New Roc municipal garage. The on-Site valet spaces would be used to accommodate residential and hotel needs. During the daytime, up to 180 of these spaces would also be used to accommodate executives, management and select employees of the proposed office building. The bulk of the office parking was proposed to be accommodated in the spaces assigned for weekday permit parking in the New Roc garage. The on-Site self-park spaces would accommodate the development's retail and restaurant components.

As part of the detailed and extensive parking analysis conducted for the Final Environmental Impact Statement (FEIS) (which included the recently approved New Roc City conversion from an entertainment complex to a retail center), it was determined that the development program described above would generate slightly more parking than could be readily accommodated on-Site and in the adjacent New Roc municipal garage. The proposed LeCount Square development program was, therefore, reduced modestly so that adequate parking would be available. The revised program, therefore, will consist of 243 residential condominiums, a 150-room hotel, 154,000 gross sf of retail space, 22,000 gross sf of street-level restaurant space and 330,000 gross sf of office space (again specifically for Class A financial tenants). The number of on-Site parking spaces proposed has increased to 1027, with 543 self-park and 484 valet-park spaces. The on-Site valet spaces will continue to be used to accommodate residential and hotel needs. It is still proposed to utilize available reserve capacity in the adjacent New Roc municipal garage to accommodate the bulk of the development's office parking demand in the spaces assigned for weekday permit parking, though up to 210 of the office executives, management and select employees will be valet parked on-Site during the day. The on-Site self-park spaces will accommodate the development's retail and restaurant components, as well as hotel employees (in the lowest level). The lowest level of the self-park spaces will also be available overnight for valet parking of hotel guests' and residents' vehicles, if necessary.

B. EXISTING PARKING OPERATIONS

The New Roc municipal parking garage is bounded by Huguenot Street, LeCount Place, Harrison Street and New Street. Access is available from all four of these streets, although New Street is used almost exclusively for pedestrian access. Six levels of parking, with five pairs of scissor parking ramps, provide 2,114 parking spaces in the public portion of New Rock municipal garage and 186 gated parking spaces are provided on an additional pair of scissor ramps and on the roof of the municipal garage. In addition, there are 300 parking spaces provided in the parking lot at street level in front of Stop & Shop, immediately to the south of the municipal garage.

The municipal garage provides parking for a range of public and private consumers. The roof level and the pair of ramps leading to it are gate controlled, restricting access to 175 residents and guests of the Summit residential development and eleven (11) spaces reserved for use by the Marriott Residence Inn. Parking on the three levels

below the roof is designated primarily for metered and weekday municipal permit parking, with the western half of the garage generally assigned for metered parking and the eastern half of the garage assigned for permit parking. A small number of spaces on these levels are reserved for use by New Roc City management as well as Standard Parking employees. Parking on the three lowest levels is designated primarily for metered parking, hotel parking and permit parking, with the permit spaces confined to the east end of the garage, the hotel parking confined to the west end of the garage and the meter spaces in the middle.

The Master Garage Agreement between the City and the Applicant stipulates that, at a minimum, 500 permit parking spaces shall be provided in the garage, although a total of 800 spaces are presently signed for permit use. The Marriott Residence Inn has 107 spaces reserved on the lower levels. Accounting for the 24 spaces reserved for Standard Parking, New Roc Management and the summons office, the remaining 1,183 spaces are available for use by the general public on weekdays between the hours of 6:00 a.m. and 8:00 p.m. At all other times, when the restriction on parking in the permit spaces is not in effect, there are 1,983 spaces available for use by the general public. In addition, the 300 spaces in front of Stop & Shop can be used by retail tenants of the New Roc development.

C. EXISTING PARKING DEMAND

In order to ensure that there will continue to be sufficient capacity in the New Roc municipal garage to accommodate the proposed office parkers from the LeCount Square development, an extensive parking analysis of the facility was performed. A determination of "Existing" parking demand was based on hourly parking surveys conducted from 9:00 a.m. to 7:00 p.m. on Wednesday, February 13, 2008, from 9:00 a.m. to 11:00 p.m. on Friday, February 15, 2008 and from 11:00 a.m. to 11:00 p.m. on Saturday, February 16, 2008. The results of these parking surveys are presented in Table 1.

As can be seen from Table 1, there are at least 350 more permit spaces than permit parkers at all times and at least 809 spaces available for use by the general public ("Available Metered") at all times, with 187 spaces available in the Stop & Shop parking lot at all times.

D. NO-BUILD PARKING

A breakdown of the existing parking demand at New Roc City, which was originally prepared for the March 13, 2008 analysis of parking for the recently approved New Roc City conversion, is provided in Table 2, attached (this was also Table 2 in the March 13, 2008 analysis and remains unchanged). As can be seen from the table, parking demand for the existing development at New Roc City peaked at 1,109 vehicles on a Saturday night. During the middle of the day on a weekday, less than 500 vehicles were parked for New Rock City facilities.

(To remain as consistent as possible with the March 13, 2008 report, Table 3 is skipped for now).

The reduction in parking demand due to the elimination of existing program at the New Roc City development, which was contained in Table 4 of the March 13, 2008 analysis and remains unchanged, is again repeated in Table 4, herein. As can be seen from the table the proposed elimination of the existing program at New Roc City is projected to reduce parking demand at the facility by up to 460 vehicles on a Saturday night and by more than 200 vehicles during the middle of the day on a weekday.

The amount of parking associated with current New Roc City program which will remain (the sum of the values in Tables 2 and 4) upon completion of that project is presented in Table 5 (also remains unchanged from Table 5 of the March 13, 2008 analysis). As can be seen from the table the peak parking demand of those components of New Roc City which will remain will be 660 vehicles on a Saturday night and just over 200 vehicles during the middle of the day on a weekday.

At New Roc City, it is proposed to replace the existing 69,700 square foot (sf) supermarket, 42,900 sf fitness center, 11,000 sf sports memorabilia business, 7,200 sf of restaurant space and 165,900 sf of assorted entertainment facilities with 302,875 sf of retail space and 74,400 sf of retail-related storage in addition to the existing 28,000 sf of retail space and 2,900 sf of retail-related storage space which currently exist at the development. It is proposed to accommodate all parking for New Roc City in the 2,414 parking spaces currently provided for the facility in the development, 2114 in the New Roc municipal garage (not counting the 186 gated spaces on the roof) and 300 in front of the existing Stop & Shop.

The projected parking demand for the additional retail space proposed at New Roc City is presented in Table 6 (also remains unchanged from Table 6 of the March 13, 2008 analysis). As can be seen from the table the peak parking demand for the new retail space will be 1,123 vehicles in the middle of the day on a Saturday and 1,033 vehicles during the middle of the day on a weekday (Fridays, to be specific). The parking generated by the additional New Roc retail space was added to the existing New Roc demand in the metered spaces at the New Roc municipal garage as well as to the unmetered spaces in the parking area in front of Stop & Shop, depending on the number of spaces available in either facility.

The residential component of the Trump Plaza development is being parked on-Site. There is approximately 137,000 sf of total commercial space at Trump Plaza comprised of a 42,000 sf fitness center and 75,000 sf of non-national brand retail space. The remaining 20,000 sf is unleaseable common area. Parking for the Trump Plaza commercial space is proposed to be accommodated in the New Roc municipal garage. Furthermore, the recent completion of the Trump Plaza pedestrian bridge has eliminated four (4) metered spaces in the New Roc garage. Thus, there are now 2,110 spaces in the New Roc municipal garage (not counting the 186 gated rooftop spaces).

The Trump Plaza retail parking demand was determined by providing the code-required one (1) space for every 350 sf, yielding a peak parking demand of 214 vehicles in the middle of the day on a Saturday. Information contained in the Second Edition of the Urban Land Institute (ULI) publication, *Shared Parking* indicates that peak parking demand at shopping centers on an average weekday is approximately 12 percent less than peak parking demand on a typical Saturday. Further, information contained in the Third Edition of the ITE publication, *Parking Generation*, indicates that parking at retail facilities on Fridays is approximately 6.5 percent greater than Monday-through-Thursday parking demand. Applying this value to the average weekday reduction of 12 percent indicates that peak parking demand on Fridays is eight (8) percent less than parking demand on Saturdays and peak parking demand on regular weekdays is 13 percent less than the peak parking demand on Saturdays. Therefore, the Saturday peak retail parking demand projected was adjusted accordingly to reflect peak retail parking demand on regular weekdays and on Fridays.

Consistent with the previously approved parking analysis for the Trump Plaza development, the temporal distribution of the Trump Plaza retail parking demand

during the course of a weekday, Friday and a Saturday was obtained from Tables 2-5 and 2-6 of the ULI *Shared Parking* publication. Using the identified peak parking demand value, daily and temporal distributions, parking was generated for the retail component of the Trump Plaza development and added to the existing New Roc demand in the metered spaces at the New Roc municipal garage. Weekday parking demand for the Trump Plaza retail will peak at just under 200 parked vehicles in the middle of the day.

The Trump Plaza fitness center parking demand was determined by providing the code-required one (1) space for every 350 sf, yielding a peak parking demand of 120 vehicles on a Monday-to-Thursday morning. The temporal distribution of the Trump Plaza fitness center parking demand during the course of a weekday, Friday and a Saturday was determined based on the current Ballys fitness center temporal and daily parking demands contained in Table 2. Using the identified peak parking demand value, daily and temporal distributions, parking was generated for the fitness component of the Trump Plaza development and added to the existing New Roc demand in the metered spaces at the New Roc municipal garage.

The resulting "No-Build" parking demand, which is the sum of the existing parking demand, less the reduced demand due to the elimination of current New Roc City entertainment program, plus the increased parking demand associated with the Trump Plaza commercial and additional New Roc retail projects, is presented in Table 3. This table is based on the current New Roc municipal garage parking regulations and number of permit spaces, and is different to Table 3 of the March 13, 2008 analysis because it reflects the currently anticipated uses at Trump Plaza and because the New Roc conversion is now part of the No Build. As can be seen from the table, there are projected to be at least 350 unoccupied permit parking spaces and at least 41 unoccupied metered parking spaces available for use by the general public during the middle of the day on weekdays and at least 319 metered spaces available on Saturdays at the New Roc municipal garage.

E. LECOUNT SQUARE BUILD PARKING

The Project now consists of 243 residential condominiums, a 150-room hotel, 154,000 gross sf of retail space, 22,000 gross sf of street-level restaurant space and 330,000 gross sf of office space. The 1027 parking spaces proposed will consist of 543 self-park spaces and 484 valet-park spaces on-Site. The 484 on-Site valet spaces will be used to accommodate residential and hotel needs. The available reserve

capacity for permit parkers in the adjacent New Roc municipal garage will be used to accommodate the bulk of the development's office parking demand, though up to 210 of the office executives, management and select employees will be valet parked on-Site during the day. The 543 on-Site self-park spaces will accommodate the development's retail and restaurant components, as well as hotel employees (in the lowest level). The lowest level of the self-park spaces will also be available overnight for valet parking of hotel guests' and residents' vehicles, if necessary. The construction of a vertical core in the west side of the New Roc municipal garage, as well as the creation of a horizontal connection between the new facility and the garage will result in the elimination of up to 30 existing parking spaces in the New Roc garage. Five (5) parking spaces are expected to be lost on each level of the garage, except for the roof level. Of these spaces, 15 currently serve the existing hotel, 10 are metered spaces and five (5) are permit spaces. These spaces can easily be replaced by converting nearby metered spaces to hotel and permit use, with the result that all 30 spaces lost will, effectively, be metered spaces.

Parking demand for the office component of the development was determined using the City of New Rochelle Zoning Code value of one (1) parking space for every 500 sf, a value deemed reasonable based on comparisons with recent parking surveys conducted by **Adler Consulting** in Greenwich and Stamford, Connecticut. Information contained in the ULI publication, *Shared Parking* indicates that peak parking demand for office buildings on a Saturday is approximately 17 percent of peak parking demand on a weekday. Therefore, Project office parking demand on a Saturday was adjusted accordingly.

Parking demand for the 20,500 sf of street-level retail was determined using the City of New Rochelle Zoning Code value of one (1) parking space for every 350 sf of non-national-brand retail in the Central Parking Area (CPA), resulting in a peak parking demand of 59 parked vehicles during the middle of the day on a Saturday. Parking demand for the retail space on the second and third levels of the LeCount Square development, which is anticipated to be national brand retail, was determined using the City of New Rochelle Zoning Code value of one (1) parking space for every 250 sf of gross, finished floor area. Based on a review of the architectural plans, it was determined that approximately 95,250 sf of the 133,500 sf of additional retail space will be gross, finished floor area and that approximately 38,250 sf will be unfinished stock or storage space. Using these values, it is projected that the peak parking demand for the national brand retail component of the development will be 381 parked vehicles during the day on a Saturday.

Information contained in the Second Edition of *Shared Parking* indicates that peak parking demand at shopping centers on an average weekday is approximately 12 percent less than peak parking demand on a typical Saturday. Further, information contained in the Third Edition of the ITE publication, *Parking Generation*, indicates that parking at retail facilities on Fridays is approximately 6.5 percent greater than Monday-through-Thursday parking demand. Applying this value to the average weekday reduction of 12 percent indicates that peak parking demand on Fridays is eight (8) percent less than parking demand on Saturdays and peak parking demand on regular weekdays is 13 percent less than peak parking demand on Saturdays. Therefore, the projected Saturday peak retail parking demand was adjusted accordingly to reflect peak retail parking demand on regular weekdays and on Fridays.

Parking demand for the restaurant component of the development was determined using the City of New Rochelle Zoning Code value of one (1) parking space for every 200 sf. Information contained in the Third Edition of the ITE *Parking Generation* publication indicates that peak parking demand at restaurants on a Friday is approximately five (5) percent less than peak parking demand on a Saturday and parking demand a weekday is approximately 20 percent less than peak parking demand on a Saturday. Therefore, Project restaurant parking demand on a weekday and a Friday were reduced by five (5) percent on Friday and 20 percent on Saturday.

Parking demand for the residential component of the development was determined using the City of New Rochelle Zoning Code value of one (1) parking space for every dwelling unit. Parking demand for the hotel component of the development was determined using the City of New Rochelle Zoning Code value of one (1) parking space for every room plus one parking space for each of the 20 projected employees for the hotel, plus parking as needed for other uses. The hotel is also proposed to accommodate a 5,000 sf ballroom and an approximately 5,000 sf restaurant on the fourth floor. It is expected that many of the restaurant and ballroom patrons will also be hotel guests. Therefore, parking for the hotel restaurant and ballroom was generated at 67% of the rate required for regular restaurants, or one parking space for every 300 sf. Using these values, parking demand for the hotel is projected to peak at 203 parked vehicles on a Friday or Saturday evening, when the majority of hotel guests would have arrived and the restaurant and ballroom were busiest.

The temporal distributions of parking demand at each of the various components of the development during the course of a weekday and a Saturday were obtained from Exhibit 28 of the ULI *Shared Parking* publication. Using the peak parking demand values, daily and temporal distributions identified above, parking was generated for the various components of the LeCount Square development and added to the on-Site parking facilities as well as the No-Build parking demand at the New Roc garage. The hotel and residential parkers were assigned to the on-Site Valet spaces, except that the hotel employees were assigned to the lowest level of the on-Site self-park garage. In addition, up to 210 executive, management and select-employee office parkers were also assigned to the on-Site valet spaces during the daytime hours. The majority (450) of the office parkers were assumed to purchase permits and were assigned to park in the permit spaces in the New Roc municipal garage. The retail and restaurant parkers were assigned to the on-Site, self-park spaces.

As previously indicated, the construction of a vertical core at the west end of the New Roc municipal garage is projected to eliminate some parking spaces which, after the eliminated existing hotel spaces are reallocated, will result in the loss of 30 metered spaces. It is noted that, if the Project results in the relocation of the US Mail postal distribution facility out of the area, permit parking associated with distribution facility employees will be eliminated. To provide a conservative analysis, it was assumed that distribution center employees would continue to purchase permits to park in the New Roc Municipal garage.

A summary of future parking on-Site is presented in Table 7 while future parking at the New Roc municipal garage with 30 fewer metered spaces is presented in Table 8. As can be seen from Table 7, there will be at least five (5) valet spaces and at least 31 self-park spaces available for use at all times on-Site. As can be seen from Table 8, while there will a deficit of up to 95 permit spaces at the New Roc municipal garage in the middle of the day on weekdays with the addition of LeCount Square office parking, there will be a substantial number of other spaces in the structure, primarily spaces reserved for the hotel on the lower levels as well as spaces on the roof, which will remain unoccupied at all times.

F. RECOMMENDATIONS

In reviewing the historical parking demands from previous applications for Trump Plaza and the expansion of New Roc City, as well as the Existing and projected parking demands at the New Roc municipal garage discussed in this analysis, it is

apparent that there are a substantial number of spaces on the roof of the municipal garage which are never used and that the majority of the spaces reserved for hotel guests on the lower levels of the garage are never used during the daytime hours, when demand for permit spaces is greatest.

In order to accommodate the parking demand associated with that portion of the LeCount Square office component which is proposed to be accommodated in the New Roc Municipal garage, it is proposed to relocate the 11 hotel spaces on the roof to the lower levels of the garage. Further, it is proposed to move the gates to the roof parking further up the ramps leading to the roof, to reduce the number of spaces provided for the residences located on the roof of the building to the 144 spaces required under the terms of the lease agreement with that development. This will add 42 parking spaces to the New Roc municipal garage, 31 of which would be permit spaces, bringing the number of permit spaces to 831. In addition, it is proposed to redesignate all but 50 of the spaces reserved for the exclusive use of the hotel in the municipal garage so that they may also be used by permit parkers between the hours of 6:00 a.m. and 6:00 p.m. The 50 spaces closest to the hotel entrance will remain reserved exclusively for use by the hotel. This will free up 68 hotel spaces for use by permit parking during the busiest hours of the day, bringing the number of permit spaces to 899. Lastly, it is recommended that the number of parking spaces reserved for New Roc Management or Standard Parking be reduced by two (2) to 22, bringing the number of permit spaces to 901.

Table 9 reflects the proposed new assignment of parking spaces in the New Roc municipal garage. As can be seen from Table 9, there will be at least six (6) permit spaces unoccupied at all times and at least 11 metered spaces unoccupied at all times. It is noted that at the time when only six (6) permit spaces are unoccupied, there will be 226 metered spaces unoccupied; while when there are projected to be only 11 metered spaces unoccupied, there will be 81 permit spaces unoccupied. A graphical representation of the information contained in Table 9 is provided in Figures 1 through 3.

G. CONSTRUCTION PARKING

The projected No-Build parking demand at the New Roc municipal garage, as presented in Table 3, indicates that there will be at least 350 unoccupied permit spaces all day for which construction workers could purchase permits. In addition, if the measures recommended in this report were implemented at the start of

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construction, an additional 102 spaces would be made available for permit or metered use. Adding these to the existing unoccupied metered spaces would increase the total number of spaces available for use during the day on weekdays to at least 528, which should be adequate to accommodate construction worker parking. If necessary, the Applicant will provide satellite parking and shuttle overflow construction parkers to and from the Site.

H. CONCLUSIONS

The results of the analyses performed for this study indicate that there will be sufficient capacity in the New Roc City municipal garage to accommodate current parking demand as well as future demand associated with the approved modifications to the existing New Roc City development, as well as office parking from the LeCount Square development.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,
Adler Consulting,
Transportation Planning and Traffic Engineering, PLLC.



Bernard Adler, P.E.

President

New York Professional Engineer No. 048373

Table 1
Existing New Roc Parking

Time	Roof Parking	Available Roof Spaces	Hotel Parking	Available Hotel Spaces	Reserved Parking	Available Reserved Spaces	Total Permit Parking	Commuter Permit Parking	Postal Distribution Ctr Parking	Unused Permit Spaces	Total Metered Parking	New Roc Parking**	Available Metered Parking	Stop&Shop Parking	Available Unmetered Parking
Spaces	186*	186*	107**	107**	24	24	381	332	49	800	1183	300	1183	47	300
09:00 AM	31	155	49	58	19	5	427	373	54	419	213	213	970	80	253
10:00 AM	29	157	43	64	20	4	445	391	54	373	267	267	916	91	220
11:00 AM	27	159	38	69	22	2	450	401	49	355	199	199	984	91	209
12:00 PM	27	159	38	69	21	3	425	376	49	350	267	267	916	97	203
01:00 PM	29	157	39	68	21	3	421	372	49	379	321	321	890	101	199
02:00 PM	28	158	39	68	19	5	396	346	50	404	328	328	862	102	198
03:00 PM	25	161	36	71	20	4	378	329	49	422	340	340	843	91	209
04:00 PM	25	161	36	71	19	5	169	127	42	631	317	317	866	99	201
05:00 PM	24	162	39	68	16	8	102	76	26	698	256	256	927	96	204
06:00 PM	26	160	51	56	13	11	96	86	10	704	252	252	925	98	202
07:00 PM	23	163	63	44	12	12	24	24	800	300	1,983	300	1,983	12	288
Spaces	186*	186*	107**	107**	24	24	396	347	49	404	185	185	998	54	246

* 186 spaces above the gates on the roof, including 11 Hotel Spaces and 144 spaces for the Lofts required by lease agreement and 31 other spaces.

** 107 spaces reserved for the Hotel on the lower levels of the parking structure.

Friday Feb 15, 2008 Existing New Roc Parking

Time	Roof Parking	Available Roof Spaces	Hotel Parking	Available Hotel Spaces	Reserved Parking	Available Reserved Spaces	Total Permit Parking	Commuter Permit Parking	Postal Distribution Ctr Parking	Unused Permit Spaces	Total Metered Parking	New Roc Parking**	Available Metered Parking	Stop&Shop Parking	Available Unmetered Parking
Spaces	186*	186*	107**	107**	24	24	396	347	49	800	1183	300	1183	54	246
09:00 AM	47	139	48	59	18	6	424	370	54	376	238	238	945	76	224
10:00 AM	42	144	42	65	18	6	426	372	54	374	253	253	930	93	207
11:00 AM	45	141	41	66	17	7	427	378	49	373	297	297	886	98	202
12:00 PM	46	140	37	70	17	8	415	366	49	385	323	323	860	105	195
01:00 PM	44	142	36	71	16	8	395	346	49	405	325	325	858	103	197
02:00 PM	45	141	33	74	18	6	364	314	50	436	330	330	853	94	206
03:00 PM	47	139	34	73	19	5	394	345	49	406	367	367	816	95	205
04:00 PM	42	144	31	76	21	3	222	180	42	578	374	374	809	101	199
05:00 PM	41	145	35	72	18	6	109	83	26	691	361	361	822	101	199
06:00 PM	37	149	39	68	15	9	100	90	10	700	335	350	833	98	202
07:00 PM	37	149	41	66	13	11	167	162	5	633	381	381	652	84	216
08:00 PM	41	145	43	64	9	15	89	87	2	0	351	351	1,543	56	244
09:00 PM	44	142	37	70	17	7	208	207	1	0	380	380	1,395	32	268
10:00 PM	44	142	38	69	16	8	142	142	0	0	425	425	1,416	12	288
11:00 PM	44	142	63	44	17	7	24	24	1,983	300	1,983	300	1,983	12	288
Spaces	186*	186*	107**	107**	24	24	396	347	49	800	1183	300	1,983	12	288

* 186 spaces above the gates on the roof, including 11 Hotel Spaces and 144 spaces for the Lofts required by lease agreement and 31 other spaces.

** 107 spaces reserved for the Hotel on the lower levels of the parking structure.

Saturday Feb 16, 2008 Existing New Roc Parking

Time	Roof Parking	Available Roof Spaces	Hotel Parking	Available Hotel Spaces	Reserved Parking	Available Reserved Spaces	Metered (Permit) Parking	Commuter Permit Parking	Postal Distribution Ctr Parking	Unused Permit Spaces	Total Metered Parking	New Roc Parking**	Available Metered Parking	Stop&Shop Parking	Available Unmetered Parking
Spaces	186*	186*	107**	107**	24	24	64	10	54	0	147	211	1,772	58	242
11:00 AM	43	143	45	62	8	16	76	26	50	0	299	299	1,608	84	216
12:00 PM	48	138	42	65	8	16	156	113	43	0	520	520	1,307	106	194
01:00 PM	47	139	46	61	8	16	194	162	32	0	583	583	1,206	113	187
02:00 PM	44	142	45	62	9	15	229	205	24	0	667	667	1,087	101	199
03:00 PM	45	141	44	63	10	14	191	170	21	0	694	694	1,098	88	212
04:00 PM	44	142	43	64	10	14	190	177	13	0	665	665	1,318	103	197
05:00 PM	42	144	49	58	10	14	238	227	11	0	644	644	1,101	96	204
06:00 PM	41	145	49	58	10	14	207	197	10	0	761	761	1,015	63	237
07:00 PM	40	146	58	49	13	11	260	250	10	0	801	801	922	48	252
08:00 PM	39	147	62	45	13	11	340	340	0	0	738	738	1,078	29	271
09:00 PM	42	144	68	39	14	10	278	278	0	0	652	652	1,053	28	272
10:00 PM	42	144	67	40	13	11	302	302	0	0	635	635	1,046	14	286
11:00 PM	42	144	70	37	13	11	24	24	1,983	300	1,983	300	1,983	14	286
Spaces	186*	186*	107**	107**	24	24	64	10	54	0	147	211	1,772	58	242

* 186 spaces above the gates on the roof, including 11 Hotel Spaces and 144 spaces for the Lofts required by lease agreement and 31 other spaces.

** 107 spaces reserved for the Hotel on the lower levels of the parking structure.

Table 2
Breakdown of Existing New Roc Retail/Entertainment Parking

Wednesday Feb 13, 2008

Use	Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	Models Retail	Billiards	Total
Size (KSF)	69.7	118	23.2	29.3	39.4	10.2	21	42.9	55	11	25.5	11	456.2
Time													
09:00 AM	47	10	24	11	7	0	0	109	0	4	48	0	260
10:00 AM	80	11	37	10	6	0	0	119	1	7	74	1	347
11:00 AM	91	11	32	12	8	0	1	64	1	9	60	1	290
12:00 PM	97	75	44	13	8	2	6	39	12	7	54	8	364
01:00 PM	101	122	27	20	14	4	9	22	19	11	35	9	394
02:00 PM	102	138	28	23	15	4	8	22	21	13	38	11	423
03:00 PM	91	146	18	24	16	4	8	26	23	13	38	11	419
04:00 PM	92	143	22	24	16	4	8	40	22	13	37	11	432
05:00 PM	99	126	29	21	14	4	7	41	19	12	34	10	416
06:00 PM	96	101	24	17	11	3	8	33	16	9	24	10	352
07:00 PM	98	106	24	18	12	3	10	25	16	10	23	11	356

Friday Feb 15, 2008

Use	Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	Models Retail	Billiards	Total
Size (KSF)	69.7	118	23.2	29.3	39.4	10.2	21	42.9	55	11	25.5	11	456.2
Time													
09:00 AM	54	14	22	12	10	0	0	84	1	3	39	0	239
10:00 AM	76	17	35	11	9	0	0	94	1	7	62	1	314
11:00 AM	93	22	41	20	17	0	1	69	2	11	68	1	346
12:00 PM	98	111	42	15	12	3	6	31	17	7	45	8	395
01:00 PM	105	163	23	21	18	5	7	16	25	10	26	9	428
02:00 PM	103	167	22	22	18	5	7	14	26	10	26	9	428
03:00 PM	94	173	13	23	19	5	7	17	27	10	26	10	424
04:00 PM	95	185	18	24	21	5	8	28	27	11	27	10	462
05:00 PM	101	181	27	24	20	5	8	32	28	11	28	10	475
06:00 PM	101	174	26	23	19	5	10	30	27	11	23	13	462
07:00 PM	98	168	25	27	23	5	11	21	26	10	21	12	448
08:00 PM	84	280	33	37	31	8	15	23	43	17	24	20	615
09:00 PM	56	225	31	29	25	8	14	11	41	14	15	19	488
10:00 PM	32	339	43	34	29	10	18	7	52	17	13	24	620
11:00 PM	12	360	44	16	13	10	19	1	56	16	6	26	579

Saturday Feb 16, 2008

Use	Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	Models Retail	Billiards	Total
Size (KSF)	69.7	118	23.2	29.3	39.4	10.2	21	42.9	55	11	25.5	11	456.2
Time													
11:00 AM	58	27	30	3	2	1	1	66	3	10	68	1	269
12:00 PM	84	166	32	28	18	5	7	29	26	10	47	9	459
01:00 PM	106	349	36	58	39	10	14	26	54	21	50	19	782
02:00 PM	113	400	34	67	44	11	16	28	62	28	66	21	890
03:00 PM	101	467	34	78	52	13	19	33	72	36	68	25	997
04:00 PM	88	446	35	75	49	13	18	52	69	37	67	24	973
05:00 PM	103	329	40	55	36	9	13	45	51	23	47	18	768
06:00 PM	96	441	60	74	49	13	18	60	68	26	50	24	978
07:00 PM	63	500	61	92	58	14	21	44	77	29	45	27	1,031
08:00 PM	48	569	65	95	63	16	23	37	88	34	41	30	1,109
09:00 PM	29	585	65	98	68	18	25	20	95	36	36	33	1,107
10:00 PM	28	547	57	66	50	16	21	9	85	29	22	29	958
11:00 PM	14	584	76	38	42	17	22	1	90	22	14	31	951

**Table 3
(NO BUILD)**

Wednesday

Time	Roof Parking Spaces	Available Roof Spaces	Hotel Parking Spaces	Available Hotel Parking Spaces	Reserved Parking Spaces	Total Permit Parking Spaces	Unused Permit Spaces	Existing Metered to Remain	Parcel 1A Retail Parking	Parcel 1A Fitness Parking	Additional New Roc Meter Parking	Total Metered Parking	Available Metered Parking	Additional New Roc Un-Metered Parking	Available Unmetered Parking
09:00 AM	31	155	49	58	19	5	381	67	74	110	281	532	1,179	109	300
10:00 AM	29	157	43	64	20	4	427	100	130	120	492	843	336	191	109
11:00 AM	27	159	38	69	22	3	445	152	162	64	612	923	256	238	62
12:00 PM	27	159	38	69	21	3	450	152	181	39	682	1,054	125	265	35
01:00 PM	29	157	39	68	21	3	425	171	186	22	703	1,083	96	273	27
02:00 PM	28	158	39	68	19	5	421	190	181	22	682	1,075	104	265	35
03:00 PM	25	161	36	71	20	4	396	190	171	27	647	1,035	144	252	48
04:00 PM	25	161	36	71	19	5	378	190	171	41	647	1,048	131	252	48
05:00 PM	24	162	39	68	16	8	169	175	177	41	668	1,062	117	260	40
06:00 PM	26	160	51	56	13	11	102	138	177	33	668	1,016	163	260	40
07:00 PM	23	163	63	44	12	12	96	137	177	25	668	1,007	172	260	40
Spaces	186*	107**	107**	24	800	800	1,179	1,179	1,179	1,179	1,179	1,179	1,179	1,179	300

* 186 spaces above the gates on the roof, including 11 Hotel Spaces and 144 spaces for the Lofts required by lease agreement and 31 other spaces.
 ** 107 spaces reserved for the Hotel on the lower levels of the parking structure.

Existing New Roc Parking

Time	Roof Parking Spaces	Available Roof Spaces	Hotel Parking Spaces	Available Hotel Parking Spaces	Reserved Parking Spaces	Total Permit Parking Spaces	Unused Permit Spaces	Existing Metered to Remain	Parcel 1A Retail Parking	Parcel 1A Fitness Parking	Additional New Roc Meter Parking	Total Metered Parking	Available Metered Parking	Additional New Roc Un-Metered Parking	Available Unmetered Parking
09:00 AM	47	139	48	59	18	6	396	62	79	85	294	519	660	119	181
10:00 AM	42	144	42	65	18	6	424	94	138	95	514	841	338	209	91
11:00 AM	45	141	41	66	18	6	426	109	171	70	639	989	190	269	40
12:00 PM	46	140	37	70	17	7	427	179	191	31	712	1,113	66	290	10
01:00 PM	44	142	36	71	16	8	415	201	191	11	734	1,138	41	299	1
02:00 PM	45	141	33	74	18	6	395	204	197	14	712	1,127	52	290	10
03:00 PM	47	139	34	73	19	5	364	204	181	17	676	1,078	101	275	25
04:00 PM	42	144	31	76	21	3	394	221	181	28	676	1,107	72	275	25
05:00 PM	41	145	35	72	18	6	222	224	187	32	690	1,133	46	292	8
06:00 PM	37	149	39	68	15	9	109	212	187	30	698	1,127	52	284	16
07:00 PM	37	149	41	66	13	11	100	188	187	21	698	1,094	85	284	16
08:00 PM	41	145	43	64	9	15	167	173	161	23	602	960	219	245	55
09:00 PM	44	142	37	70	17	7	89	0	179	108	11	426	813	142	158
10:00 PM	44	142	38	69	16	8	208	0	172	63	7	248	698	1,281	217
11:00 PM	44	142	63	44	17	7	142	0	254	24	1	93	513	1,466	269
Spaces	186*	107**	107**	24	800	800	1,979	1,979	1,979	1,979	1,979	1,979	1,979	1,979	300

* 186 spaces above the gates on the roof, including 11 Hotel Spaces and 144 spaces for the Lofts required by lease agreement and 31 other spaces.
 ** 107 spaces reserved for the Hotel on the lower levels of the parking structure.

Existing New Roc Parking

Time	Roof Parking Spaces	Available Roof Spaces	Hotel Parking Spaces	Available Hotel Parking Spaces	Reserved Parking Spaces	Metered Parking (Permit) Spaces	Unused Permit Spaces	Existing Metered to Remain	Parcel 1A Retail Parking	Parcel 1A Fitness Parking	Additional New Roc Meter Parking	Total Metered Parking	Available Metered Parking	Additional New Roc Un-Metered Parking	Available Unmetered Parking
11:00 AM	43	143	45	62	8	16	64	41	154	67	622	949	1,030	186	114
12:00 PM	48	138	42	65	8	16	76	0	152	29	735	1,174	805	219	81
01:00 PM	47	139	46	61	8	16	156	0	261	199	804	1,447	532	240	60
02:00 PM	44	142	45	62	9	15	194	0	286	214	865	1,586	393	258	42
03:00 PM	45	141	44	63	10	14	229	0	319	214	865	1,660	319	258	42
04:00 PM	44	142	43	64	10	14	191	0	337	208	53	1,627	352	250	50
05:00 PM	42	144	49	58	10	14	190	0	206	197	45	1,433	546	238	62
06:00 PM	41	145	49	58	10	14	238	0	287	175	61	1,470	509	212	88
07:00 PM	40	146	58	49	13	11	207	0	373	165	45	1,455	524	199	101
08:00 PM	39	147	62	45	13	11	260	0	389	146	37	1,420	559	176	124
09:00 PM	42	144	68	39	14	10	340	0	320	118	20	1,274	705	142	158
10:00 PM	42	144	67	40	13	11	278	0	328	81	9	1,024	955	98	202
11:00 PM	42	144	70	37	13	11	302	0	346	32	1	828	1,151	44	256
Spaces	186*	107**	107**	24	800	800	1,979	1,979	1,979	1,979	1,979	1,979	1,979	1,979	300

* 186 spaces above the gates on the roof, including 11 Hotel Spaces and 144 spaces for the Lofts required by lease agreement and 31 other spaces.
 ** 107 spaces reserved for the Hotel on the lower levels of the parking structure.

**Table 4
Existing New Roc Retail/Entertainment Parking to be Removed**

Weekday		Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	Retail	Billiards	Total
Use	Size (KSF)													
Time														
09:00 AM		-69.7	0	-7.2	-29.3	-39.4	-10.2	-21	-42.9	-55	-11	-11	0	-296.7
10:00 AM		-47	0	-7	-11	-7	-0	-0	-109	-0	-4	-4	-7	-193
11:00 AM		-80	0	-11	-10	-6	-0	-0	-119	-1	-7	-7	-11	-247
12:00 PM		-91	0	-10	-12	-8	-0	-1	-64	-1	-9	-9	-9	-206
01:00 PM		-97	0	-14	-13	-8	-2	-6	-39	-12	-7	-7	-8	-212
02:00 PM		-101	0	-9	-9	-14	-4	-9	-22	-19	-11	-11	-5	-223
03:00 PM		-102	0	-9	-23	-15	-4	-8	-22	-21	-13	-13	-6	-233
04:00 PM		-91	0	-5	-24	-16	-4	-8	-26	-23	-13	-13	-6	-228
05:00 PM		-92	0	-7	-24	-16	-4	-8	-40	-22	-13	-13	-5	-242
06:00 PM		-99	0	-9	-21	-14	-4	-7	-41	-19	-12	-12	-5	-241
07:00 PM		-96	0	-7	-17	-11	-3	-8	-33	-16	-9	-9	-3	-214
		-98	0	-8	-18	-12	-3	-10	-25	-16	-10	-10	-3	-213

Friday		Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	Retail	Billiards	Total
Use	Size													
Time														
09:00 AM		-69.7	0	-7.2	-29.3	-39.4	-10.2	-21	-42.9	-55	-11	-11	0	-296.7
10:00 AM		-54	0	-7	-12	-10	-0	-0	-84	-1	-3	-3	-6	-177
11:00 AM		-76	0	-11	-11	-9	-0	-0	-94	-1	-7	-7	-9	-220
12:00 PM		-93	0	-13	-20	-17	-0	-1	-69	-2	-11	-11	-10	-237
01:00 PM		-98	0	-13	-15	-12	-3	-6	-31	-17	-7	-7	-7	-216
02:00 PM		-105	0	-7	-21	-18	-5	-7	-16	-25	-10	-10	-4	-227
03:00 PM		-103	0	-7	-22	-18	-5	-7	-14	-26	-10	-10	-4	-224
04:00 PM		-94	0	-4	-23	-19	-5	-7	-17	-27	-10	-10	-4	-219
05:00 PM		-95	0	-6	-24	-21	-5	-8	-28	-29	-11	-11	-4	-240
06:00 PM		-101	0	-8	-24	-20	-5	-8	-32	-28	-11	-11	-4	-251
07:00 PM		-101	0	-8	-23	-19	-5	-10	-30	-27	-11	-11	-3	-250
08:00 PM		-98	0	-8	-27	-23	-5	-11	-21	-26	-10	-10	-3	-245
09:00 PM		-84	0	-10	-37	-31	-8	-15	-23	-43	-17	-17	-2	-292
10:00 PM		-56	0	-10	-29	-25	-8	-14	-11	-41	-14	-14	-2	-228
11:00 PM		-32	0	-13	-34	-29	-10	-18	-7	-52	-17	-17	-2	-241
		-12	0	-14	-16	-13	-10	-19	-1	-56	-16	-16	-1	-184

Saturday		Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	Retail	Billiards	Total
Use	Size													
Time														
11:00 AM		-69.7	0	-7.2	-29.3	-39.4	-10.2	-21	-42.9	-55	-11	-11	0	-296.7
12:00 PM		-58	0	-9	-3	-2	-1	-1	-66	-3	-10	-10	-10	-164
01:00 PM		-84	0	-10	-28	-18	-5	-7	-29	-26	-10	-10	-7	-231
02:00 PM		-106	0	-11	-58	-39	-10	-14	-26	-54	-21	-21	-7	-365
03:00 PM		-113	0	-10	-67	-44	-11	-16	-28	-62	-28	-28	-10	-410
04:00 PM		-101	0	-11	-78	-52	-13	-19	-33	-72	-36	-36	-10	-449
05:00 PM		-88	0	-11	-75	-49	-13	-18	-52	-69	-37	-37	-10	-445
06:00 PM		-103	0	-12	-55	-36	-9	-13	-45	-51	-23	-23	-7	-372
07:00 PM		-96	0	-19	-74	-49	-13	-18	-60	-68	-26	-26	-7	-453
08:00 PM		-63	0	-19	-92	-58	-14	-21	-44	-77	-29	-29	-7	-451
09:00 PM		-29	0	-20	-95	-63	-16	-16	-37	-88	-34	-34	-6	-460
10:00 PM		-28	0	-20	-98	-68	-18	-25	-20	-95	-36	-36	-5	-447
11:00 PM		-14	0	-18	-66	-50	-16	-21	-9	-85	-29	-29	-3	-352
				-24	-38	-42	-17	-22	-1	-90	-22	-22	-2	-303

Table 5
Existing New Roc Retail/Entertainment Parking to Remain

Weekday	Use	Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	Models Retail	Billiards	Total
	Size (KSF)	0	118		16	0	0	0	0	0	0	25.5	0	159.5
	Time													
	09:00 AM	0	10		16	0	0	0	0	0	0	41	0	67
	10:00 AM	0	11		25	0	0	0	0	0	0	63	0	100
	11:00 AM	0	11		22	0	0	0	0	0	0	51	0	84
	12:00 PM	0	75		30	0	0	0	0	0	0	46	0	152
	01:00 PM	0	122		19	0	0	0	0	0	0	30	0	171
	02:00 PM	0	138		19	0	0	0	0	0	0	32	0	190
	03:00 PM	0	146		12	0	0	0	0	0	0	32	0	190
	04:00 PM	0	143		15	0	0	0	0	0	0	32	0	190
	05:00 PM	0	126		20	0	0	0	0	0	0	29	0	175
	06:00 PM	0	101		16	0	0	0	0	0	0	20	0	138
	07:00 PM	0	106		17	0	0	0	0	0	0	20	0	143

Friday	Use	Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	Models Retail	Billiards	Total
	Size	0	118		16	0	0	0	0	0	0	25.5	0	159.5
	Time													
	09:00 AM	0	14		15	0	0	0	0	0	0	33	0	62
	10:00 AM	0	17		24	0	0	0	0	0	0	53	0	94
	11:00 AM	0	22		28	0	0	0	0	0	0	58	0	109
	12:00 PM	0	111		29	0	0	0	0	0	0	39	0	179
	01:00 PM	0	163		16	0	0	0	0	0	0	22	0	201
	02:00 PM	0	167		15	0	0	0	0	0	0	22	0	204
	03:00 PM	0	173		9	0	0	0	0	0	0	22	0	204
	04:00 PM	0	185		13	0	0	0	0	0	0	23	0	221
	05:00 PM	0	181		19	0	0	0	0	0	0	24	0	224
	06:00 PM	0	174		18	0	0	0	0	0	0	20	0	212
	07:00 PM	0	168		17	0	0	0	0	0	0	18	0	203
	08:00 PM	0	280		23	0	0	0	0	0	0	21	0	323
	09:00 PM	0	225		21	0	0	0	0	0	0	13	0	260
	10:00 PM	0	339		29	0	0	0	0	0	0	11	0	380
	11:00 PM	0	360		30	0	0	0	0	0	0	5	0	396

Saturday	Use	Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	Models Retail	Billiards	Total
	Size	0	118		16	0	0	0	0	0	0	25.5	0	159.5
	Time													
	11:00 AM	0	27		21	0	0	0	0	0	0	58	0	105
	12:00 PM	0	166		22	0	0	0	0	0	0	40	0	228
	01:00 PM	0	349		25	0	0	0	0	0	0	43	0	417
	02:00 PM	0	400		23	0	0	0	0	0	0	57	0	480
	03:00 PM	0	467		24	0	0	0	0	0	0	58	0	548
	04:00 PM	0	446		24	0	0	0	0	0	0	58	0	528
	05:00 PM	0	329		27	0	0	0	0	0	0	40	0	396
	06:00 PM	0	441		41	0	0	0	0	0	0	42	0	525
	07:00 PM	0	500		42	0	0	0	0	0	0	38	0	580
	08:00 PM	0	569		45	0	0	0	0	0	0	35	0	649
	09:00 PM	0	585		45	0	0	0	0	0	0	31	0	660
	10:00 PM	0	547		40	0	0	0	0	0	0	19	0	606
	11:00 PM	0	584		53	0	0	0	0	0	0	12	0	648

Table 6
New Retail Parking Demand

Weekday	Use	Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	New Retail	Billiards	Total
	Size (KSF)													
	Time													
	09:00 AM	0	0	0	0	0	0	0	0	0	0	377,275	0	377,275
	10:00 AM	0	0	0	0	0	0	0	0	0	0	391	0	391
	11:00 AM	0	0	0	0	0	0	0	0	0	0	684	0	684
	12:00 PM	0	0	0	0	0	0	0	0	0	0	850	0	850
	01:00 PM	0	0	0	0	0	0	0	0	0	0	947	0	947
	02:00 PM	0	0	0	0	0	0	0	0	0	0	977	0	977
	03:00 PM	0	0	0	0	0	0	0	0	0	0	947	0	947
	04:00 PM	0	0	0	0	0	0	0	0	0	0	899	0	899
	05:00 PM	0	0	0	0	0	0	0	0	0	0	899	0	899
	06:00 PM	0	0	0	0	0	0	0	0	0	0	928	0	928
	07:00 PM	0	0	0	0	0	0	0	0	0	0	928	0	928

Friday	Use	Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	New Retail	Billiards	Total
	Size													
	Time													
	09:00 AM	0	0	0	0	0	0	0	0	0	0	377,275	0	377,275
	10:00 AM	0	0	0	0	0	0	0	0	0	0	413	0	413
	11:00 AM	0	0	0	0	0	0	0	0	0	0	723	0	723
	12:00 PM	0	0	0	0	0	0	0	0	0	0	899	0	899
	01:00 PM	0	0	0	0	0	0	0	0	0	0	1,002	0	1,002
	02:00 PM	0	0	0	0	0	0	0	0	0	0	1,033	0	1,033
	03:00 PM	0	0	0	0	0	0	0	0	0	0	1,002	0	1,002
	04:00 PM	0	0	0	0	0	0	0	0	0	0	950	0	950
	05:00 PM	0	0	0	0	0	0	0	0	0	0	950	0	950
	06:00 PM	0	0	0	0	0	0	0	0	0	0	981	0	981
	07:00 PM	0	0	0	0	0	0	0	0	0	0	981	0	981
	08:00 PM	0	0	0	0	0	0	0	0	0	0	981	0	981
	09:00 PM	0	0	0	0	0	0	0	0	0	0	847	0	847
	10:00 PM	0	0	0	0	0	0	0	0	0	0	568	0	568
	11:00 PM	0	0	0	0	0	0	0	0	0	0	331	0	331
												124	0	124

Saturday	Use	Supermarket	Theater	Restaurant	Skating	Go Carts	Mini Golf	Bowling	Health Club	Arcade Games	Steiner Sports	New Retail	Billiards	Total
	Size													
	Time													
	11:00 AM	0	0	0	0	0	0	0	0	0	0	377,275	0	377,275
	12:00 PM	0	0	0	0	0	0	0	0	0	0	808	0	808
	01:00 PM	0	0	0	0	0	0	0	0	0	0	954	0	954
	02:00 PM	0	0	0	0	0	0	0	0	0	0	1,044	0	1,044
	03:00 PM	0	0	0	0	0	0	0	0	0	0	1,123	0	1,123
	04:00 PM	0	0	0	0	0	0	0	0	0	0	1,123	0	1,123
	05:00 PM	0	0	0	0	0	0	0	0	0	0	1,089	0	1,089
	06:00 PM	0	0	0	0	0	0	0	0	0	0	1,033	0	1,033
	07:00 PM	0	0	0	0	0	0	0	0	0	0	921	0	921
	08:00 PM	0	0	0	0	0	0	0	0	0	0	865	0	865
	09:00 PM	0	0	0	0	0	0	0	0	0	0	763	0	763
	10:00 PM	0	0	0	0	0	0	0	0	0	0	618	0	618
	11:00 PM	0	0	0	0	0	0	0	0	0	0	427	0	427
												191	0	191

Table 7
Future On-Site Parking

Wednesday

Time	Executive Office Parking	New Hotel Parking	Residential Parking	Available Valet Spaces	Retail	Restaurant Parking	Hotel Employee Parking	Available Self-park Spaces
Spaces				484				543
09:00 AM	197	71	211	5	153	18	20	352
10:00 AM	210	61	207	6	268	31	20	224
11:00 AM	210	51	207	16	333	41	20	149
12:00 PM	189	46	207	42	371	70	15	86
01:00 PM	189	46	207	42	383	70	15	75
02:00 PM	204	46	207	27	371	63	15	93
03:00 PM	195	51	207	31	352	38	20	133
04:00 PM	162	71	211	40	352	48	20	122
05:00 PM	99	102	219	64	364	73	20	86
06:00 PM	48	122	224	90	364	85	20	74
07:00 PM	15	132	228	109	364	88	20	71
Spaces				484				543

Future On-Site Parking

Friday

Time	Executive Office Parking	Hotel Parking	Residential Parking	Available Valet Spaces	Retail	Restaurant Parking	Hotel Employee Parking	Available Self-park Spaces
Spaces				484				543
09:00 AM	197	71	211	5	162	21	20	340
10:00 AM	210	61	207	6	283	37	20	203
11:00 AM	210	51	207	16	352	49	20	122
12:00 PM	189	46	207	42	393	84	15	52
01:00 PM	189	46	207	42	405	78	15	45
02:00 PM	204	46	207	27	393	75	15	60
03:00 PM	195	51	207	31	372	45	20	106
04:00 PM	162	71	211	40	372	57	20	93
05:00 PM	99	102	219	64	385	87	20	52
06:00 PM	48	122	224	90	385	101	20	37
07:00 PM	17	132	228	107	385	105	20	34
08:00 PM	15	163	233	73	332	105	20	87
09:00 PM	6	173	238	67	223	105	20	196
10:00 PM	6	188	241	49	130	101	15	297
11:00 PM	0	189	243	52	49	82	10	403
Spaces				484				543

Future On-Site Parking

Saturday

Time	Executive Office Parking	Hotel Parking	Residential Parking	Available Valet Spaces	Retail	Restaurant Parking	Hotel Employee Parking	Available Self-park Spaces
Spaces				484				543
11:00 AM	42	51	207	184	317	33	20	173
12:00 PM	42	46	207	189	374	61	15	94
01:00 PM	34	46	207	197	409	68	15	51
02:00 PM	25	56	207	196	440	52	15	36
03:00 PM	17	61	207	199	440	52	20	31
04:00 PM	16	82	211	175	427	52	20	45
05:00 PM	8	102	219	155	405	79	20	39
06:00 PM	8	122	224	130	361	101	20	61
07:00 PM	8	142	228	106	339	107	20	77
08:00 PM	8	163	233	80	299	110	20	114
09:00 PM	0	173	238	73	242	101	20	180
10:00 PM	0	188	241	55	167	101	15	260
11:00 PM	0	189	243	52	66	97	10	370
Spaces				484				543

**Table 8
Build with Current Parking Configuration**

Wednesday

Time	Roof Parking	Available Roof Spaces	Hotel Parking	Reserve Hotel Spaces	Reserve Parking Spaces	Reserve Reserved Spaces	Current Permit Parkers	Project Office Permits	Unused Permit Spaces	Existing Parking to Remain	Parcel 1A		Additional New Roc Meter Parking	Total Metered Parking	Available Metered Parking	Additional New Roc Un-Metered Meter Parking	Available Unmetered Parking
											Retail Parking	Fitness Parking					
09:00 AM	31	155	49	58	19	5	381	423	-4	67	74	110	281	532	617	109	300
10:00 AM	29	157	43	64	20	4	427	450	-77	100	130	120	492	843	306	191	109
11:00 AM	27	159	38	69	22	2	445	450	-95	84	162	64	612	923	226	238	62
12:00 PM	27	159	38	69	21	3	450	405	-55	152	181	39	682	1,054	95	265	35
01:00 PM	29	157	39	68	21	3	425	405	-30	171	186	32	703	1,083	66	273	27
02:00 PM	28	158	39	68	19	5	421	436	-57	190	181	22	682	1,075	74	265	35
03:00 PM	25	161	36	71	20	4	396	419	-15	190	171	27	647	1,035	114	252	48
04:00 PM	25	161	36	71	19	5	378	346	76	190	171	41	647	1,048	101	252	48
05:00 PM	24	162	39	68	16	8	169	211	420	175	177	41	668	1,062	87	260	40
06:00 PM	26	160	51	56	13	11	102	104	594	138	177	33	668	1,016	133	260	40
07:00 PM	23	163	63	44	12	12	96	31	673	137	177	25	668	1,007	142	260	40
Spaces		186*		107**		24			800						1,149		300

* 186 spaces above the gates on the roof, including 11 Hotel Spaces and 144 spaces for the Lofts required by lease agreement and 31 other spaces.
 ** 107 spaces reserved for the Hotel on the lower levels of the parking structure.

Friday

350
356

Time	Roof Parking	Available Roof Spaces	Hotel Parking	Reserve Hotel Spaces	Reserve Parking Spaces	Reserve Reserved Spaces	Current Permit Parkers	Project Office Permits	Unused Permit Spaces	Existing Parking to Remain	Parcel 1A		Additional New Roc Meter Parking	Total Metered Parking	Available Metered + UnMetered	Additional New Roc Un-Metered Meter Parking	Available Unmetered Parking
											Retail Parking	Fitness Parking					
09:00 AM	47	139	48	59	18	6	396	423	-19	62	79	85	294	519	630	119	181
10:00 AM	42	144	42	65	18	6	424	450	-74	94	138	95	514	841	308	209	91
11:00 AM	45	141	41	66	18	6	426	450	-76	109	171	70	639	989	160	260	40
12:00 PM	46	140	37	70	17	7	427	405	-32	179	191	31	712	1,113	36	290	10
01:00 PM	44	142	36	71	16	8	415	405	-20	201	191	11	734	1,138	11	299	1
02:00 PM	45	141	33	74	18	6	395	436	-31	204	197	14	712	1,127	22	290	10
03:00 PM	47	139	34	73	19	5	364	419	17	204	181	17	676	1,078	71	275	25
04:00 PM	42	144	31	76	21	3	394	346	60	221	181	28	42	1,107	42	275	25
05:00 PM	41	145	35	72	18	6	222	211	367	224	187	32	690	1,133	16	292	8
06:00 PM	37	149	39	68	15	9	109	104	587	212	187	30	698	1,127	22	284	16
07:00 PM	37	149	41	66	13	11	100	36	664	188	187	21	698	1,094	55	284	16
08:00 PM	41	145	43	64	9	15	167	31	602	173	161	23	602	960	189	245	55
09:00 PM	44	142	37	70	17	7	89	14	0	179	108	11	426	826	1,123	142	158
10:00 PM	44	142	38	69	16	8	208	12	0	172	63	7	248	710	1,239	83	217
11:00 PM	44	142	63	44	17	7	142	0	0	254	24	1	93	513	1,436	31	269
Spaces		186*		107**		24			800						1,949		300

* 186 spaces above the gates on the roof, including 11 Hotel Spaces and 144 spaces for the Lofts required by lease agreement and 31 other spaces.
 ** 107 spaces reserved for the Hotel on the lower levels of the parking structure.

Saturday

Time	Roof Parking	Available Roof Spaces	Hotel Parking	Reserve Hotel Spaces	Reserve Parking Spaces	Reserve Reserved Spaces	Metered Parking (Permit)	Project Office Parkers	Unused Permit Spaces	Existing Parking to Remain	Parcel 1A		Additional New Roc Meter Parking	Total Metered Parking	Available Metered + UnMetered	Additional New Roc Un-Metered Meter Parking	Available Unmetered Parking
											Retail Parking	Fitness Parking					
11:00 AM	43	143	45	62	8	16	64	90	0	41	154	67	622	1,039	910	186	114
12:00 PM	48	138	42	65	8	16	76	90	0	152	182	29	735	1,264	685	219	81
01:00 PM	47	139	46	61	8	16	156	72	0	261	199	27	804	1,519	430	240	60
02:00 PM	44	142	45	62	9	15	194	54	0	286	214	28	865	1,640	309	258	42
03:00 PM	45	141	44	63	10	14	229	36	0	319	214	33	865	1,696	253	258	42
04:00 PM	44	142	43	64	10	14	191	35	0	337	208	53	839	1,662	287	250	50
05:00 PM	42	144	49	58	10	14	190	18	0	206	197	45	795	1,451	498	238	62
06:00 PM	41	145	49	58	10	14	238	18	0	287	175	61	709	1,488	461	212	88
07:00 PM	40	146	58	49	13	11	207	18	0	373	165	45	666	1,473	476	199	101
08:00 PM	39	147	62	45	13	11	260	18	0	389	146	37	588	1,437	512	176	124
09:00 PM	42	144	68	39	14	10	340	0	0	320	118	20	475	1,274	675	142	158
10:00 PM	42	144	67	40	13	11	278	0	0	328	81	9	329	1,024	925	98	202
11:00 PM	42	144	70	37	13	11	302	0	0	346	32	1	147	828	1,121	44	256
Spaces		186*		107**		24			800						1,949		300

* 186 spaces above the gates on the roof, including 11 Hotel Spaces and 144 spaces for the Lofts required by lease agreement and 31 other spaces.
 ** 107 spaces reserved for the Hotel on the lower levels of the parking structure.

**Table 9
BUILD - with Recommended Parking Configuration**

Wednesday

Time	Roof Parking	Available Roof Spaces	Hotel Parking	Reserve Hotel Spaces	Reserve Parking Spaces	Reserve Reserved Spaces	Current Permit Parkers	Project Office Permits	Unused Permit Spaces	Existing Metered to Remain	Retail Parking	Parcel 1A Fitness Parking	Additional New Roc Meter Parking	Total Metered Parking	Available Metered Parking	Additional New Roc Un-Metered Meter Parking	Available Unmetered Parking
09:00 AM	31	113	49	50**	19	22	381	423	901	67	74	110	281	532	1,149	109	300
10:00 AM	29	115	43	7	20	2	427	450	24	100	130	120	492	843	617	191	109
11:00 AM	27	117	38	12	22	0	445	450	6	84	162	64	612	923	226	238	62
12:00 PM	27	117	38	12	21	1	450	405	46	152	186	39	682	1,054	95	265	35
01:00 PM	29	115	39	11	21	1	425	405	71	171	186	22	703	1,083	66	273	27
02:00 PM	28	116	39	11	19	3	421	436	44	190	181	22	682	1,075	74	265	35
03:00 PM	25	119	36	14	20	2	396	419	86	190	171	27	647	1,035	114	252	48
04:00 PM	25	119	36	14	19	3	378	346	177	190	171	41	647	1,048	101	252	48
05:00 PM	24	120	39	11	16	6	169	211	521	175	177	41	668	1,062	87	260	40
06:00 PM	26	118	51	67	13	9	102	104	627	138	177	33	668	1,016	133	260	40
07:00 PM	23	121	63	55	12	10	96	31	706	137	177	25	668	1,007	142	260	40
Spaces	144*		118**		22		833						1,149				300

* 144 spaces above the gates on the roof, for the Lofts required by lease agreement.

** 118 spaces permitted for use by hotel only from 6:00 p.m. to 6:00 a.m., 50 of these spaces will be exclusive hotel spaces at all hours and 68 will allow weekday permit parking from 6:00a.m. to 6:00 p.m.

Friday

Existing New Roc Parking

Time	Roof Parking	Available Roof Spaces	Hotel Parking	Reserve Hotel Spaces	Reserve Parking Spaces	Reserve Reserved Spaces	Current Permit Parkers	Project Office Permits	Unused Permit Spaces	Existing Metered to Remain	Retail Parking	Parcel 1A Fitness Parking	Additional New Roc Meter Parking	Total Metered Parking	Available Metered Parking	Additional New Roc Un-Metered Meter Parking	Available Unmetered Parking
09:00 AM	47	97	48	50**	18	22	396	423	901	62	79	85	294	519	630	119	181
10:00 AM	42	102	42	8	18	4	424	450	27	94	138	95	514	841	308	209	91
11:00 AM	45	99	41	9	18	4	426	450	25	109	171	70	639	160	639	260	40
12:00 PM	46	98	37	13	17	5	427	405	69	179	191	31	712	1,113	36	290	10
01:00 PM	44	100	36	14	16	6	415	405	81	201	191	11	734	1,138	11	299	1
02:00 PM	45	99	33	17	18	4	395	436	70	204	197	14	712	1,127	22	290	10
03:00 PM	47	97	34	16	19	3	364	419	118	204	181	17	676	1,078	71	275	25
04:00 PM	42	102	31	19	21	1	394	346	161	221	181	28	676	1,107	42	275	25
05:00 PM	41	103	35	15	18	4	222	211	468	224	187	32	690	1,133	16	292	8
06:00 PM	37	107	39	79	15	7	109	104	620	212	187	30	698	1,127	22	292	16
07:00 PM	37	107	41	77	13	9	100	36	697	188	187	21	698	1,094	55	284	16
08:00 PM	41	103	43	75	9	13	167	31	635	173	161	23	602	960	189	245	55
09:00 PM	44	100	37	81	17	5	89	14	0	179	108	11	426	826	1,156	142	158
10:00 PM	44	100	38	80	16	6	208	12	0	172	63	7	248	710	1,272	83	217
11:00 PM	44	100	63	55	17	5	142	0	0	254	24	1	93	513	1,469	31	269
Spaces	144*		118**		22		833						1,982				300

* 144 spaces above the gates on the roof, for the Lofts required by lease agreement.

** 118 spaces permitted for use by hotel only from 6:00 p.m. to 6:00 a.m., 50 of these spaces will be exclusive hotel spaces at all hours and 68 will allow weekday permit parking from 6:00a.m. to 6:00 p.m.

Saturday

Existing New Roc Parking

Time	Roof Parking	Available Roof Spaces	Hotel Parking	Reserve Hotel Spaces	Reserve Parking Spaces	Reserve Reserved Spaces	Metered Parking (Permit)	Project Office Parkers	Unused Permit Spaces	Existing Metered to Remain	Retail Parking	Parcel 1A Fitness Parking	Additional New Roc Meter Parking	Total Metered Parking	Available Metered Parking	Additional New Roc Un-Metered Meter Parking	Available Unmetered Parking
11:00 AM	43	101	45	73	8	14	64	90	0	41	154	67	622	1,039	943	186	114
12:00 PM	48	96	42	76	8	14	76	90	0	152	182	29	735	1,264	718	219	81
01:00 PM	47	97	46	72	8	14	156	72	0	261	199	27	804	1,519	463	258	60
02:00 PM	44	100	45	73	9	13	194	54	0	286	214	28	865	1,640	342	258	42
03:00 PM	45	99	44	74	10	12	229	36	0	319	214	33	865	1,696	286	258	42
04:00 PM	44	100	43	75	10	12	191	35	0	337	208	53	839	1,662	320	250	50
05:00 PM	42	102	49	69	10	12	190	18	0	206	197	45	795	1,451	531	238	62
06:00 PM	41	103	49	69	10	12	238	18	0	273	175	61	709	1,488	494	212	88
07:00 PM	40	104	58	60	13	9	207	18	0	373	165	45	666	1,473	509	199	101
08:00 PM	39	105	62	56	13	9	260	18	0	389	146	37	588	1,437	545	176	124
09:00 PM	42	102	68	50	14	8	340	0	0	320	118	20	475	1,274	708	142	158
10:00 PM	42	102	67	51	13	9	278	0	0	328	81	9	329	1,024	958	98	202
11:00 PM	42	102	70	48	13	9	302	0	0	346	32	1	147	828	1,154	44	256
Spaces	144*		118**		22		833						1,982				300

* 144 spaces above the gates on the roof, for the Lofts required by lease agreement.

** 118 spaces permitted for use by hotel only from 6:00 p.m. to 6:00 a.m., 50 of these spaces will be exclusive hotel spaces at all hours and 68 will allow weekday permit parking from 6:00a.m. to 6:00 p.m.

Figure 1, Weekday Build

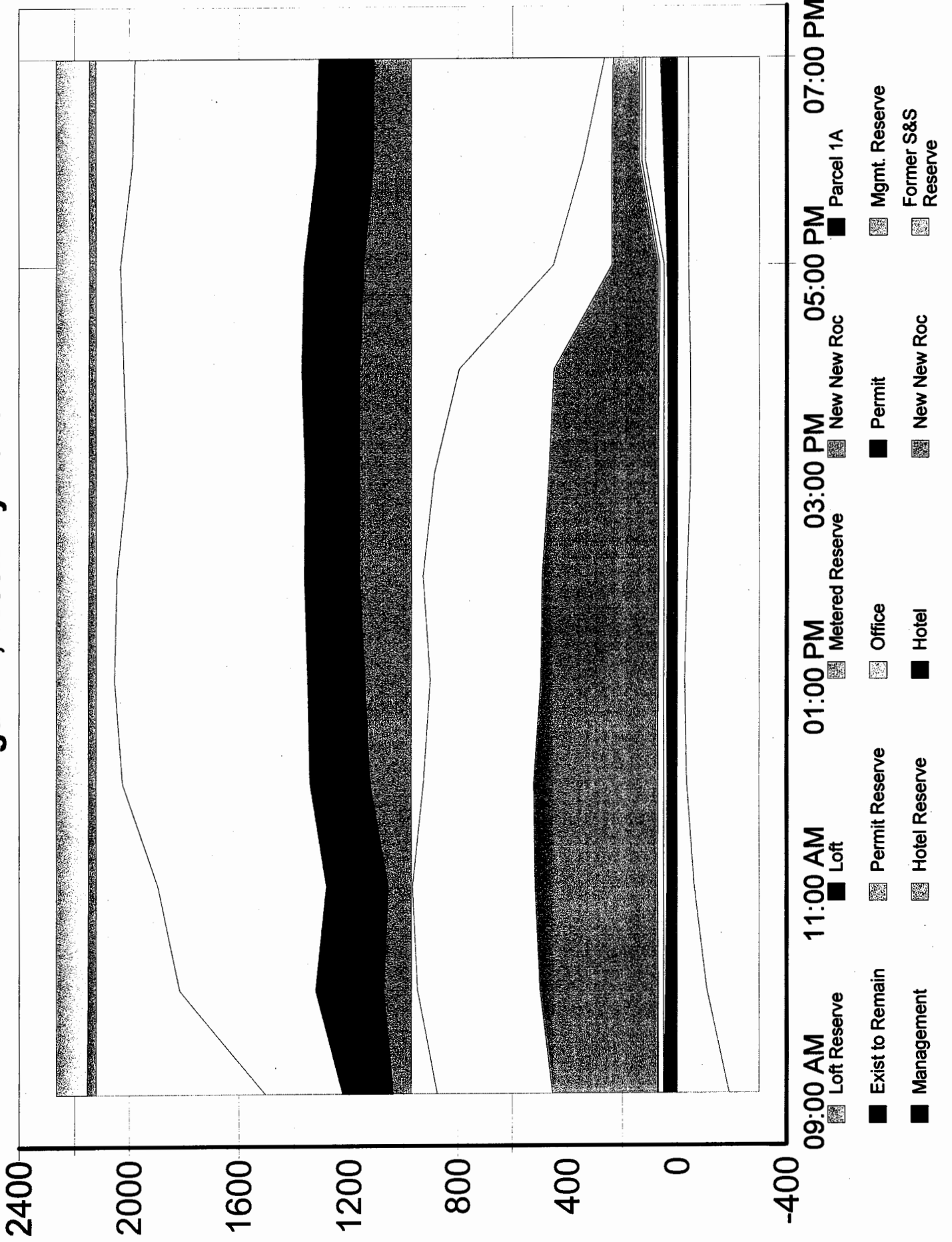


Figure 2, Friday Build

