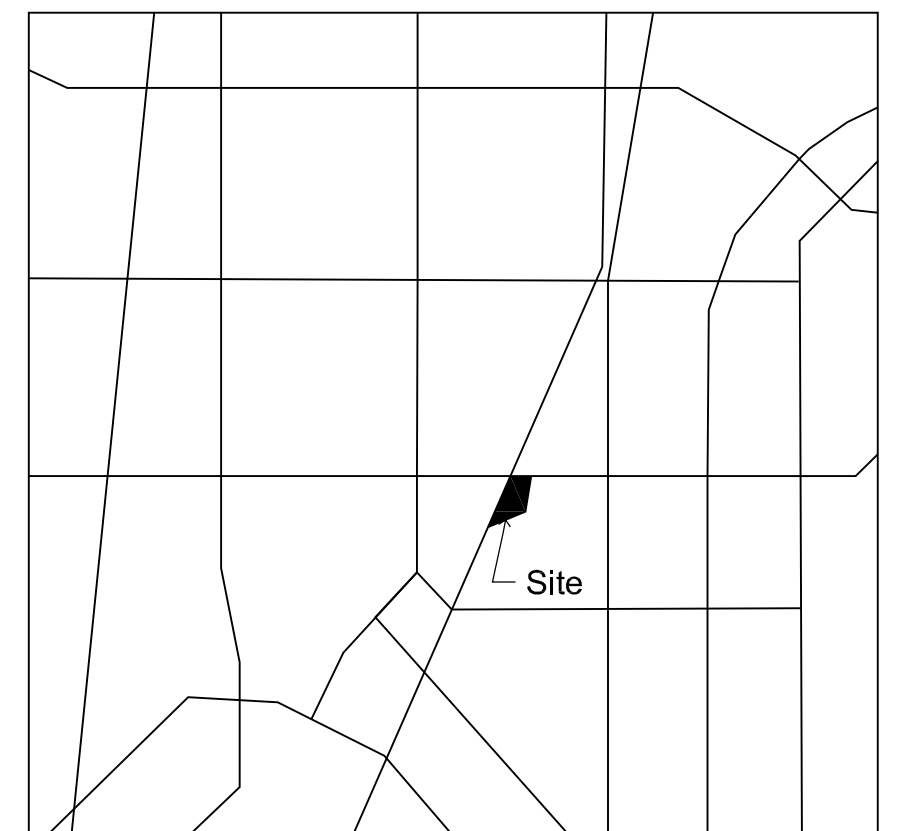


TRACT 1 : DEVELOPMENT PLAN

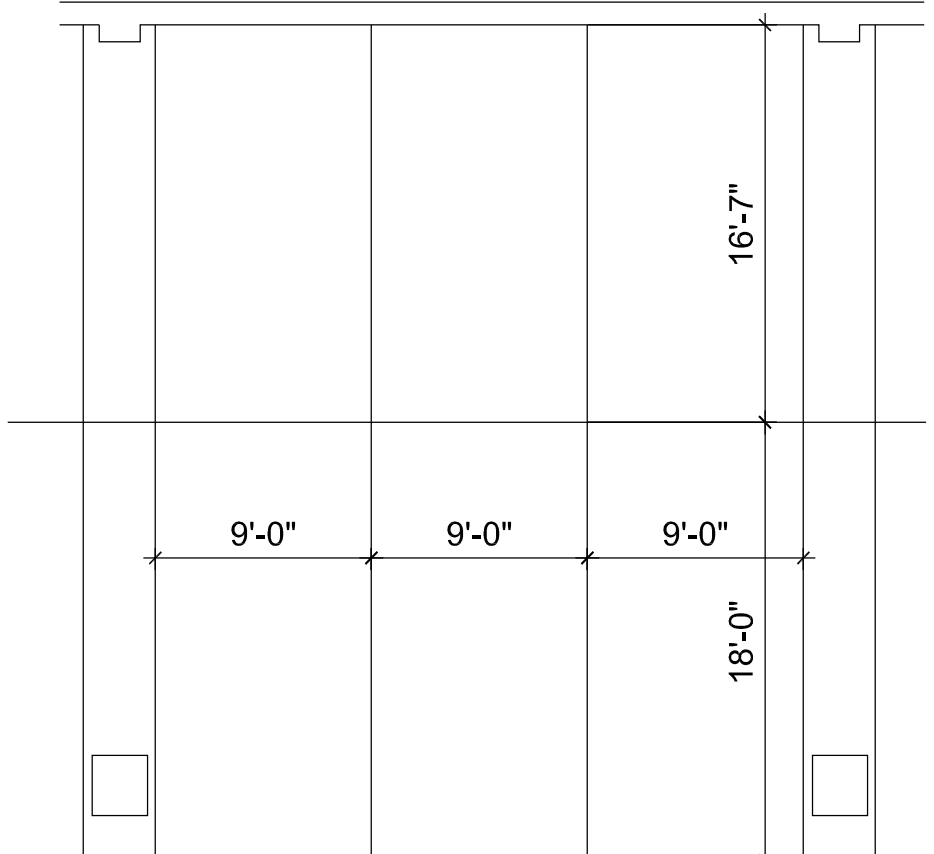
- Land Area 3.817 Acre
- Setbacks
 - A. Front Yard
 - [i] Minimum. Front yard setback is 15 feet.
- Density
 - A. Multifamily use: Maximum of 77 dwelling units
 - B. Hotel use: Maximum of 208 guest rooms
- Floor Area
 - A. Meeting area for a Hotel: 13,500 square feet
 - B. Restaurant without drive-in or drive through service as a main use: 8,300 square feet
 - C. Restaurant without drive-in or drive through service as an accessory use to a hotel: 7,500 square feet
 - D. Spa: 9,300 square feet
 - E. All other retail and personal service uses: 9,000 square feet
- Height
 - A. Existing Hotel Building
 - [i] Top of Roof Parapet (Near East Property Line) (687.0') 111'-0"
 - [ii] Top of Penthouse Roof (691.0') 115'-0"
 - B. New South Condo Tower
 - [i] Top of Roof Parapet (Near East property Line) (687.0') 113'-0"
 - [ii] Top of Penthouse Roof (702.0') 128'-0"
 - C. New North Condo and Retail (619.0') 43'-0"
- Stories
 - A. New North Condo and Retail No Maximum
 - B. Existing Hotel Building No Maximum
 - C. New South Condo Tower No Maximum
- Lot Coverage 80%
- Off Street Parking
 - Required: 500 Spaces
 - Provided: 501 Spaces

Tract 1 Development / Tract 2 Conceptual Plan
Scale: 1" = 40'-0"



VICINITY MAP

Not To Scale



TYPICAL PACKED PARKING

Scale: 1/8" = 1'-0"

TRACT 2 : CONCEPTUAL PLAN

- Land Area 1.522 Acre
- Setbacks
 - A. Front Yard
 - [i] Minimum. Front yard setback is 15 feet.
 - B. Side and Rear Yard
 - [i] No minimum
- Density
 - Multifamily use: Maximum of 200,000 GSF
 - Office use: Maximum of 200,000 GSF
- Floor Area
 - Residential & Non-residential uses: Maximum of 200,000 square feet.
- Height
 - A. New Office or Condominium Tower
 - [ii] Maximum Structure Height (705.0') 133'-0"
- Stories
 - Maximum 2 stories of parking above grade, No maximum for building.
- Lot Coverage 90%
- Off Street Parking
 - Per uses per Dallas Development Code