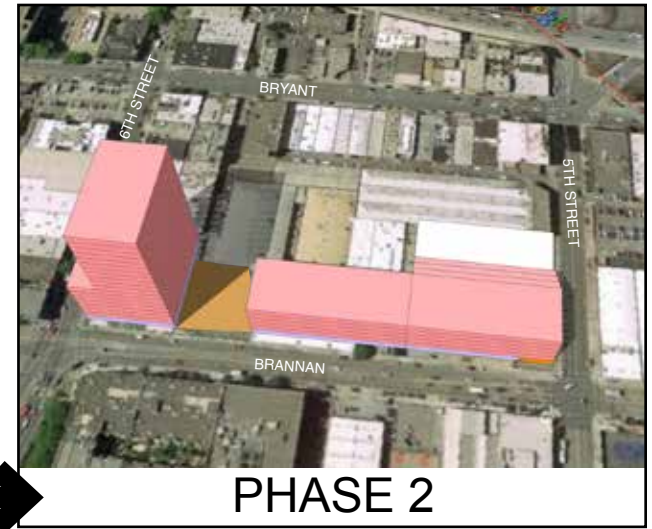
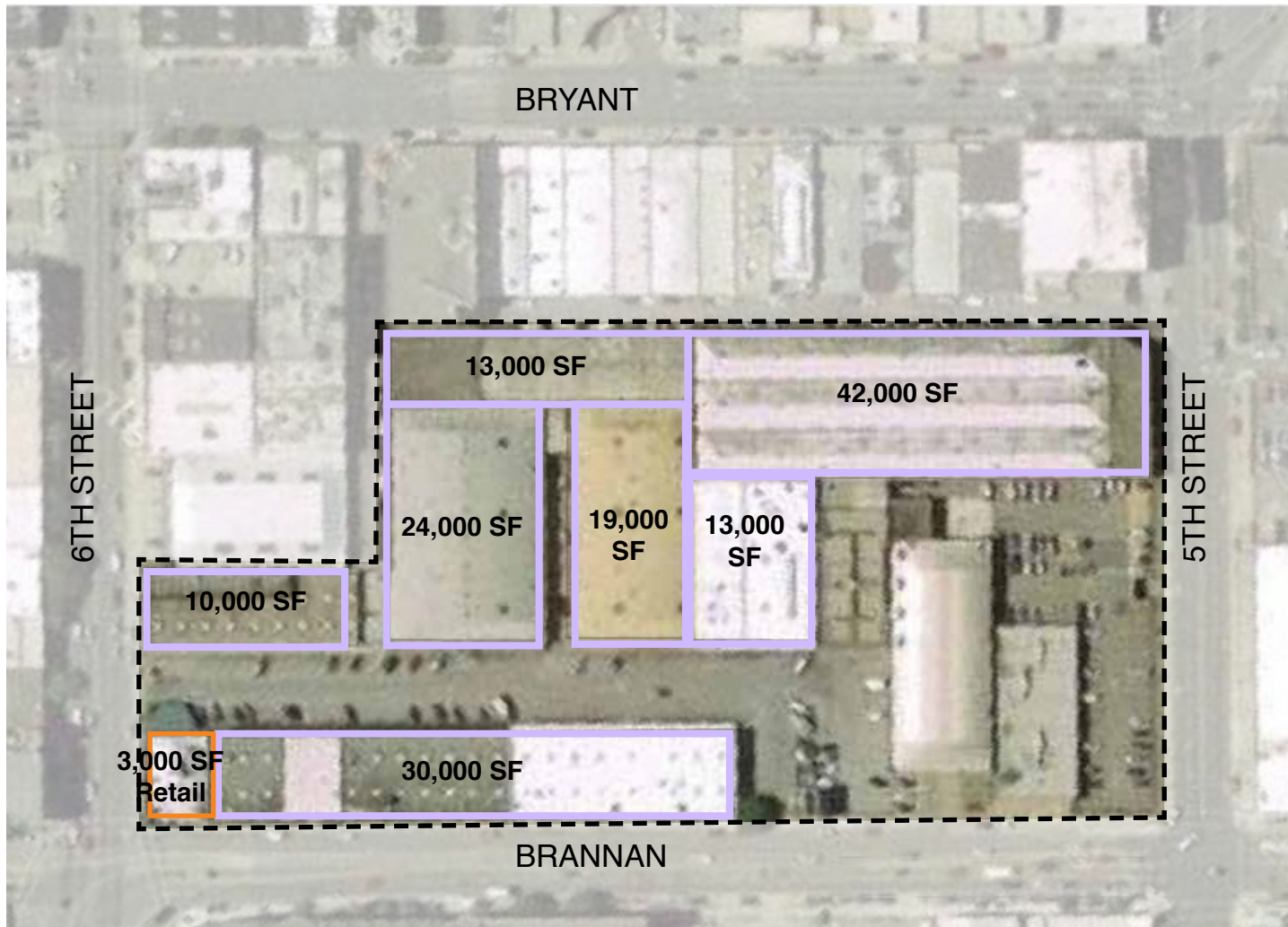


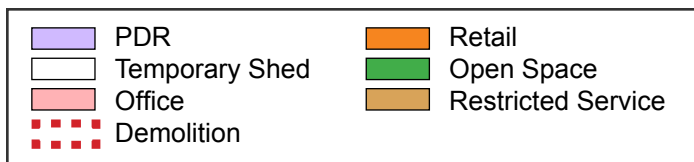
# Flowermart Phasing Plan Overview



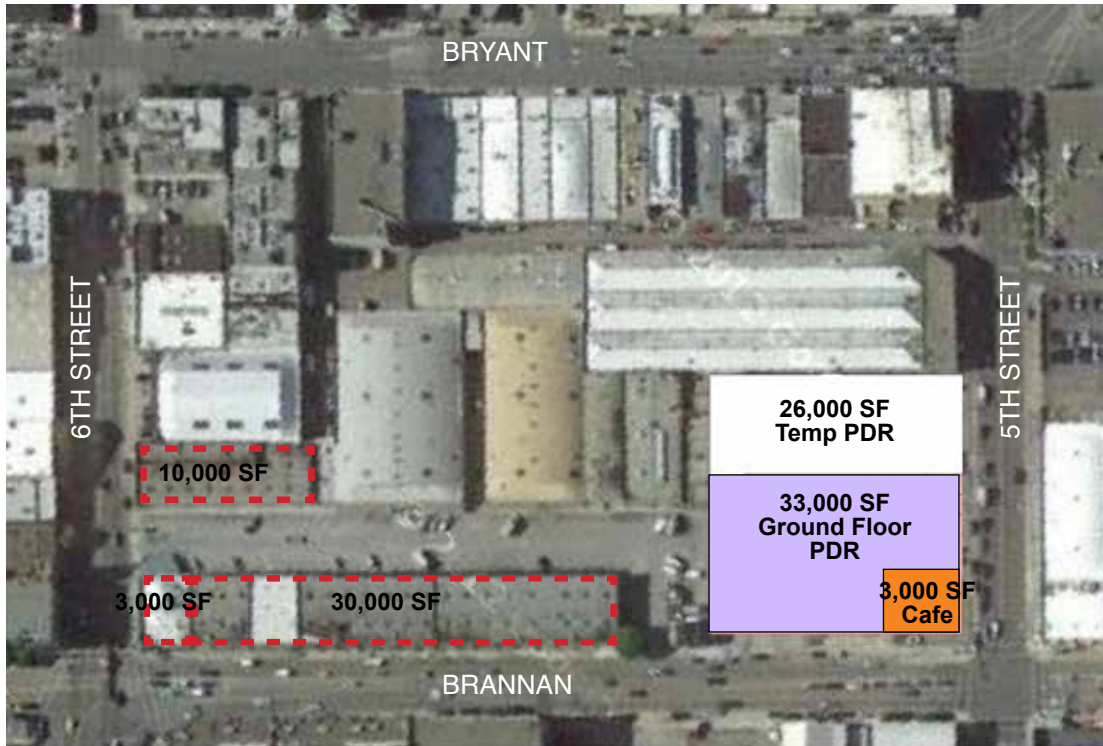
# Flowermart Phasing Plan Existing Conditions










Site boundary and existing PDR warehouse square feet.



# Flowermart Phasing Plan Phase 1



Ground floor plan

	PDR		Retail
	Temporary Shed		Open Space
	Office		Restricted Service
	Demolition		

Build Zappatini Phase 1 with office over ground floor PDR.

Construct shed for Temporary PDR.

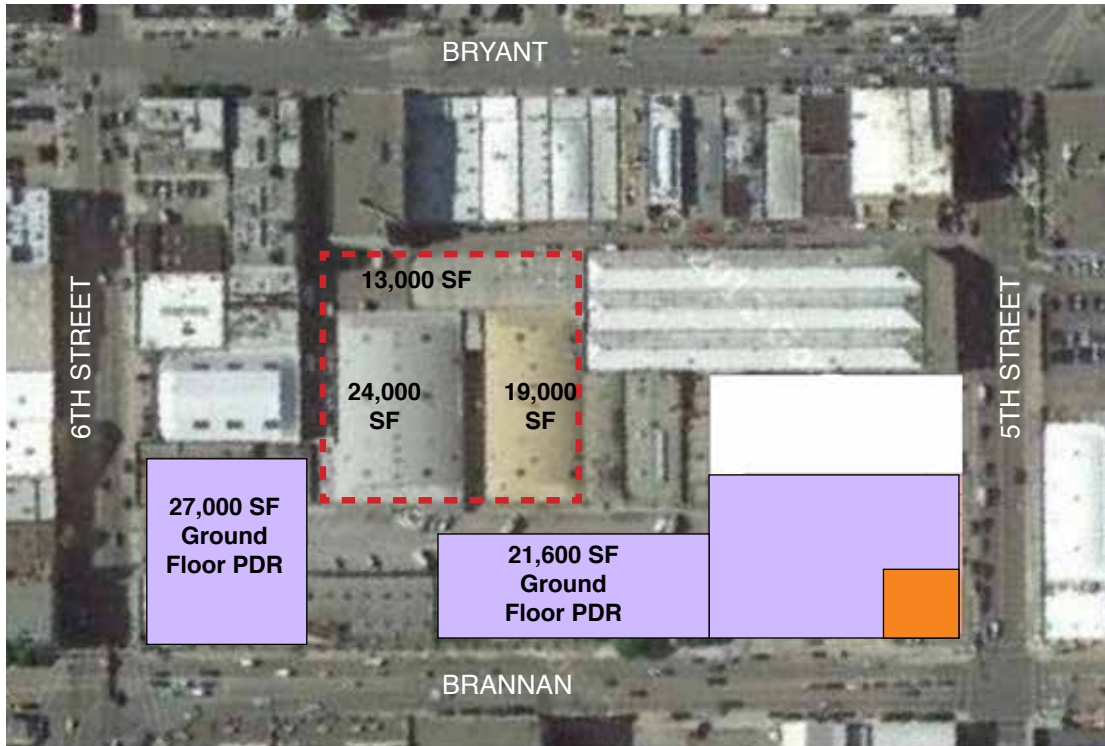
Demolish Flowermart small retail along Brannan and 6th St. and move into new PDR space.

Move Cafe from 6th and Brannan to permanent 5th and Brannan corner location

Phase	PDR Demolished	New PDR Built	Temp PDR built	New/Temp PDR Used	New/Temp PDR Available
1	40,000	33,000	26,000	40,000	19,000

\*10% ground floor subtracted for building services

# Flowermart Phasing Plan Phase 2



Ground floor plan

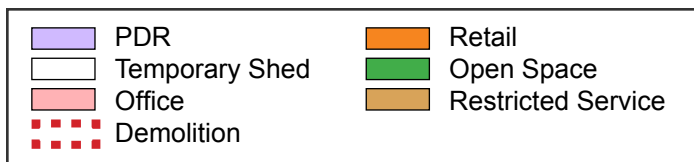
Build 6th and Brannan 285' tower with office over ground floor PDR.

Build Phase 2 of Zappatini building with 5 floors office over ground floor PDR.

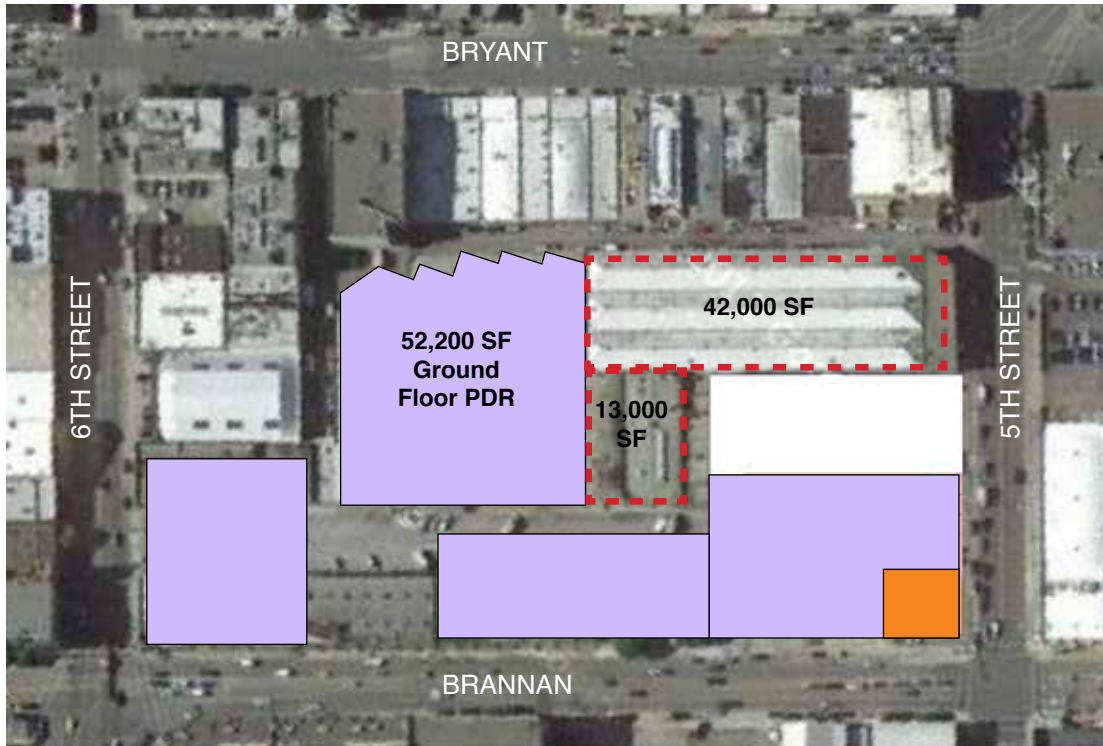
Demolish western Flowermart warehouses and move into new PDR space and Temp PDR space.

Phase	PDR Demolished	New PDR Built*	Temp PDR built	Total New/Temp PDR Used	Total New/Temp PDR Available
1	40,000	33,000	26,000	40,000	19,000
2	56,000	48,600	-	56,000	11,600

\*10% ground floor subtracted for building services



# Flowermart Phasing Plan Phase 3



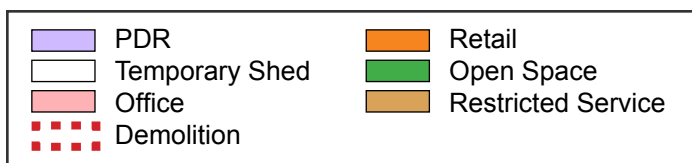
Ground floor plan

Build western half of podium building with 5 floors of office over ground floor PDR.

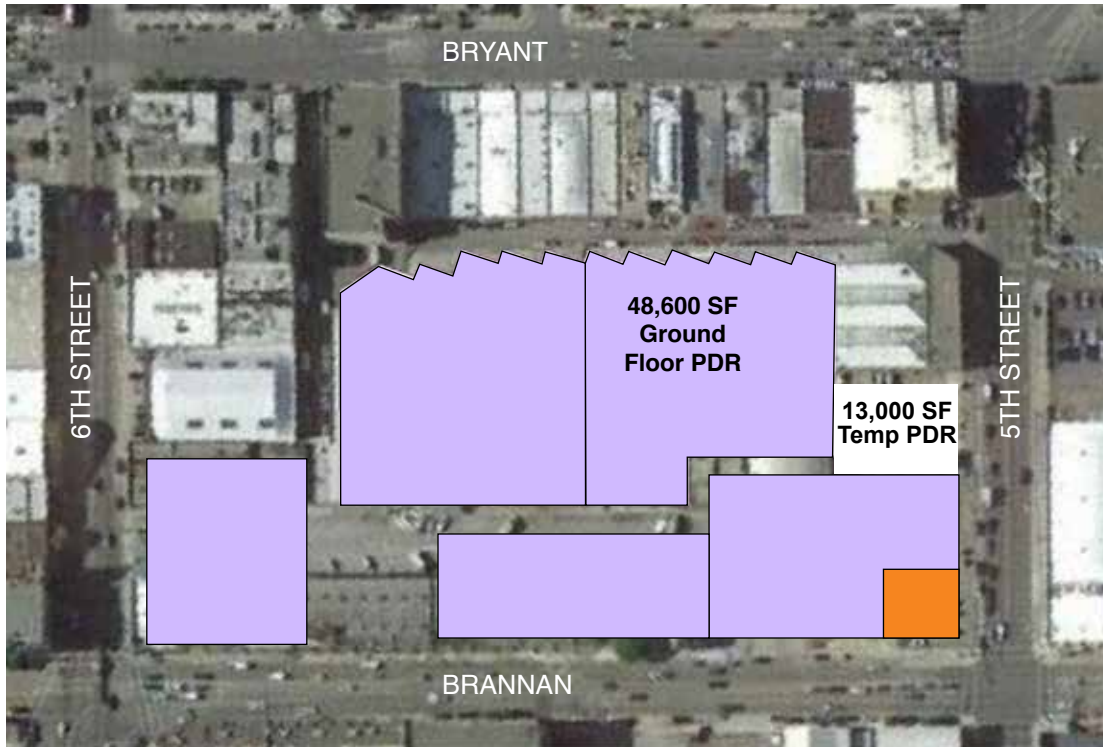
Demolish remaining FlowerMart warehouses, and move into new PDR space.

Phase	PDR Demolished	New PDR Built*	Temp PDR built	Total New/Temp PDR Used	Total New/Temp PDR Available
1	40,000	33,000	26,000	40,000	19,000
2	56,000	48,600	-	56,000	11,600
3	55,000	52,200	-	55,000	8,800

\*10% ground floor subtracted for building services



# Flowermart Phasing Plan Phase 4



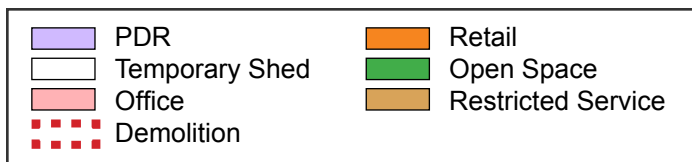
Ground floor plan

Build eastern half of podium building with office over ground floor PDR.

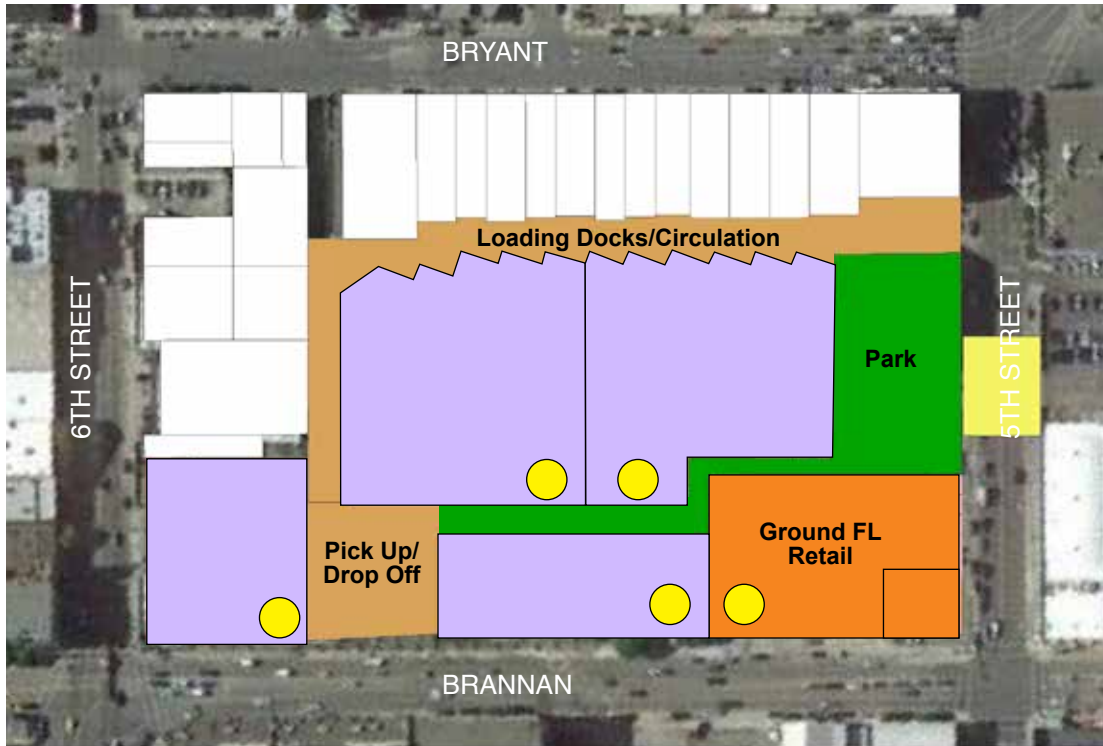
Remove half of Temp PDR Shed.

Phase	PDR Demolished	New PDR Built*	Temp PDR built	Total New/Temp PDR Used	Total New/Temp PDR Available
1	40,000	33,000	26,000	40,000	19,000
2	56,000	48,600	-	56,000	11,600
3	55,000	52,200	-	55,000	8,800
4	-	48,600	13,000	13,000	44,400

\*10% ground floor subtracted for building services



# Flowermart Final Project



Ground floor plan

Move all Flowermart small businesses into their permanent PDR locations.









Remove remaining Temp PDR Shed.

Complete street-level and open space improvements.

Convert Zappatini 5th and Brannan first floor into Central City serving anchor retail.

Phase	PDR Demolished/Removed	New PDR Built*	Temp PDR built	Total New/Temp PDR Used	Total New/Temp PDR Available
1	40,000	33,000	26,000	40,000	19,000
2	56,000	48,600	-	56,000	11,600
3	55,000	52,200	-	55,000	8,800
4	13,000	48,600	-	13,000	44,400
5	46,000	-	-	44,400	1,600

\*10% ground floor subtracted for building services








	PDR		Retail
	Temporary Shed		Open Space
	Office		Restricted Service
	Demolition		Office Lobby

# Flowermart Development Buildout

	Site Area / FAR	Height	Floors Office	Office SF	Retail SF*	PDR SF*	Public Open Space
Total Site Area	303,181						
Large Floorplate Office		95'	5	483,418		100,800	30,000
5th & Brannan Zappatini Site		90'	5	309,484	36,000	21,300	
6th & Brannan Tower		285'	18	432,171		27,000	
FAR	4.0		<b>TOTAL</b>	<b>1,225,074</b>	<b>36,000</b>	<b>149,100</b>	<b>30,000</b>

\* 10% deducted for ground floor services, circulation, lobbies, etc.



	PDR		Retail
	Temporary Shed		Open Space
	Office		Restricted Service
	Demolition		