

**North Lot Development Facts & Estimates Based Upon  
Revised MUP Application Dated May 8, 2009**

Seller: King County

Buyer: North Lot Development, L.L.C.

Developers: Opus NW & Daniels Development Co. (successor to Nitze-Stagen)

Property Size: approximately 167,513 sf or 3.85 acres

Project Details as Proposed under the MUP Application:

Total Gross Floor Area (GSF) - 1,119,712 sf

Residential Housing GSF - 660,556 sf

Office GSF - 426,355 sf

Retail GSF - 32,801 sf

Parking GSF - 324,875 sf

Number of Residential Units- 668

For Sale units- 564 (includes 100 affordable units)

For Rent units- 104

Total Parking Stalls - 886

For Residential Use - 392

For Office / Replacement Parking Use - 494

Total Estimated Project Costs (in 2008 dollars) - approximately \$441,004,604

Residential block costs- approximately \$273,913,286

Office block costs- approximately \$167,091,318

Estimated number of construction jobs to be created- approximately 2,700

Estimated number of permanent jobs created- 1,600

Estimated sales taxes paid on construction costs- approx. \$25,300,000

Economic benefits to the government not listed above include B&O, Retail Sales, Property and Utility taxes that will be generated annually from the project. For comparison those taxes approximated \$9.7 million in 2003 from the adjacent Union Station development (1.5 million sf). In addition the purchase of electricity, water and sewer services from the City were approximately \$1.5 million in 2003 for the Union Station development.