



TEMPE MARKETPLACE
 SWC Loop 101 & 202 Freeways
 Tempe, AZ

CONSTRUCTION START DATE: Spring 2006

PREMISES DELIVERY DATE: Spring 2007

PROJECT OPENING DATE: Summer 2007

ESTIMATED POPULATION:

| | | | |
|--|---------------|---------------|----------------|
| | <u>3 Mile</u> | <u>5 Mile</u> | <u>10 Mile</u> |
| | 117,704 | 324,374 | 1,113,365 |

DAY TIME POPULATION: By 2006 2,300 housing units will be built within 2 miles. There are 55,000 students at Arizona State University and an additional 72,072 employees in the immediate trade area.

TRAFFIC COUNTS: The Loop 101 and Loop 202 intersection receives 657,000 cars/day. Third (3rd) Highest Traffic Intersection in Arizona.



THE CORRITORE COMPANY

15044 N. Scottsdale Rd., Ste 240
 Scottsdale, AZ 85254
 480-947-7200 www.corritore.com

DISTRICT F7 SECOND FLOOR PLAN



NOTE: The information shown is conceptual and subject to adjustments pending further verification and Client, Tenant and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

SWC LOOP 202 & LOOP 101
TEMPE, ARIZONA

A project for:
Vestar
2425 E. CAMELBACK RD.
SUITE 750
PHOENIX, AZ 85016
TEL: 602.955.0900
FAX: 602.955.2298

Architects:
Bdg
Butler Design Group Inc.
Architects & Planners
800 West First Avenue St.
Suite 700
Phoenix, Arizona 85001
Phone: 602-947-9000
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Beverly Hills, California 90212
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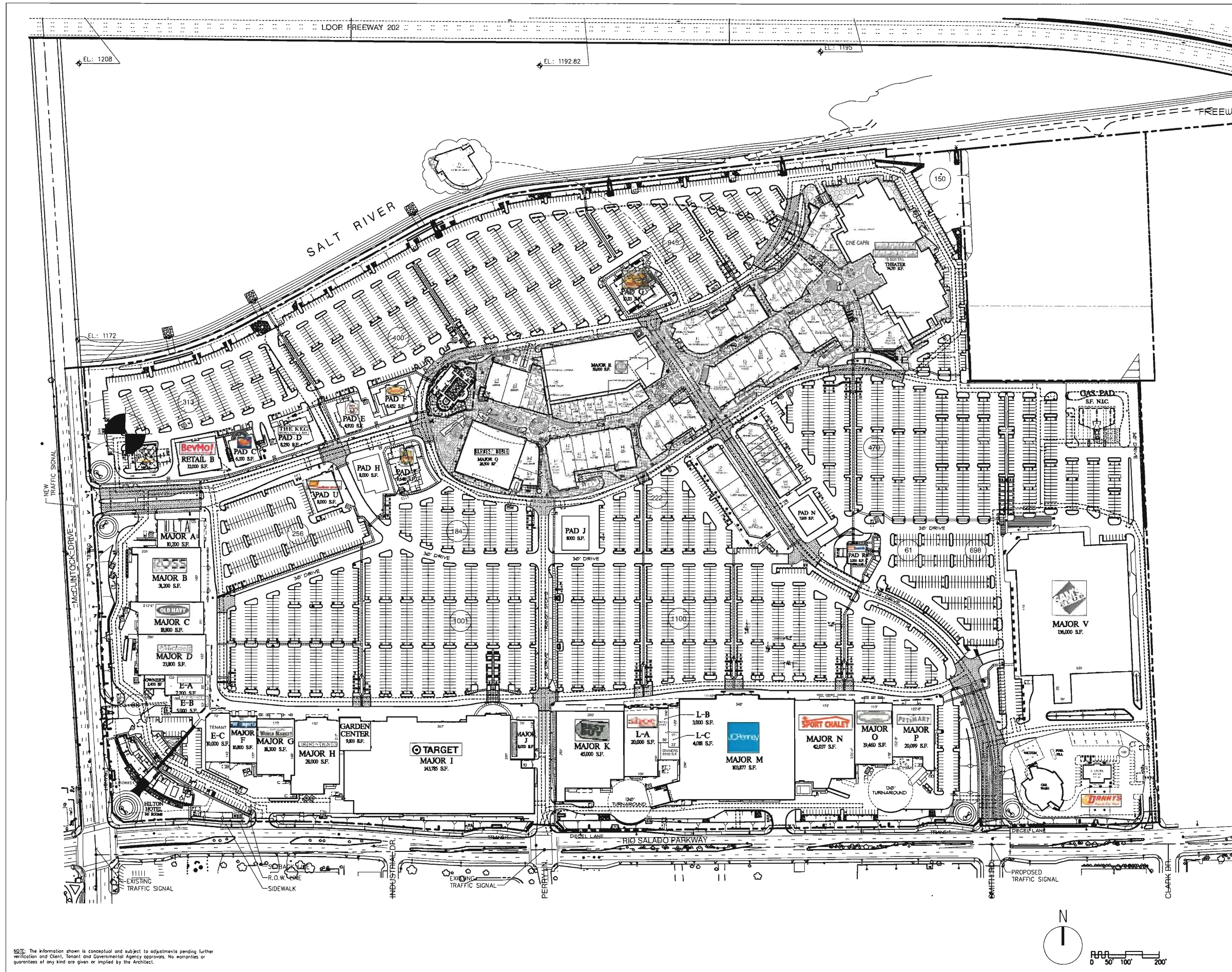


DISTRICT PLAN


Project No.: 03034
Client: JMEI
Checked by: RB
Date: 02-04-2008
Scale: 1" = 50'-0"
File Name: 3034 SITE
Sheet Number:

A002

LEASING SITE PLAN 02-04-2008



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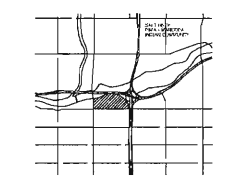
A project for:

Vestar
 2425 E. CAMELBACK RD.
 SUITE 700
 PHOENIX, AZ 85016
 TEL: 802.866.0900
 FAX: 602.855.2298

Architects:
 
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 Suite 210
 Phoenix, Arizona 85008
 602.957.9000
 602.957.7722



PHASE I - SITE DATA

| | |
|----------------------------|-----------------|
| GROSS SITE AREA: | 5,490,028 S.F. |
| | 126.03 AC |
| NET SITE AREA: | 5,234,000 S.F. |
| | 119.47 AC |
| BUILDING AREA: | |
| MAJORS: | 728,788 S.F. |
| SHOP'S PADS: | 36,882 S.F. |
| PADS: | 102,959 S.F. |
| THE DISTRICT: | |
| MAJORS: | 151,871 S.F. |
| SPECIALTY SHOPS: | 226,698 S.F. |
| HOTEL: | 105,287 SF |
| TOTAL BLDG. AREA: | 1,354,485 S.F. |
| COVERAGE: | 24% |
| PARKING REQ'D (PER STUDY): | 5,907 SP |
| PARKING PROVIDED: | 5,998 SP |
| PARKING RATIO: | 4.8 / 1000 S.F. |



SITE PLAN

Project No.: 03034
 Drawn By: JME1
 Checked By: RB
 Date: 02.04.2008
 Scale: 1" = 100'-0"
 File Name: 3034 OVERALL SITE
 Sheet Number:

A001

LEASING SITE PLAN 12-20-2007