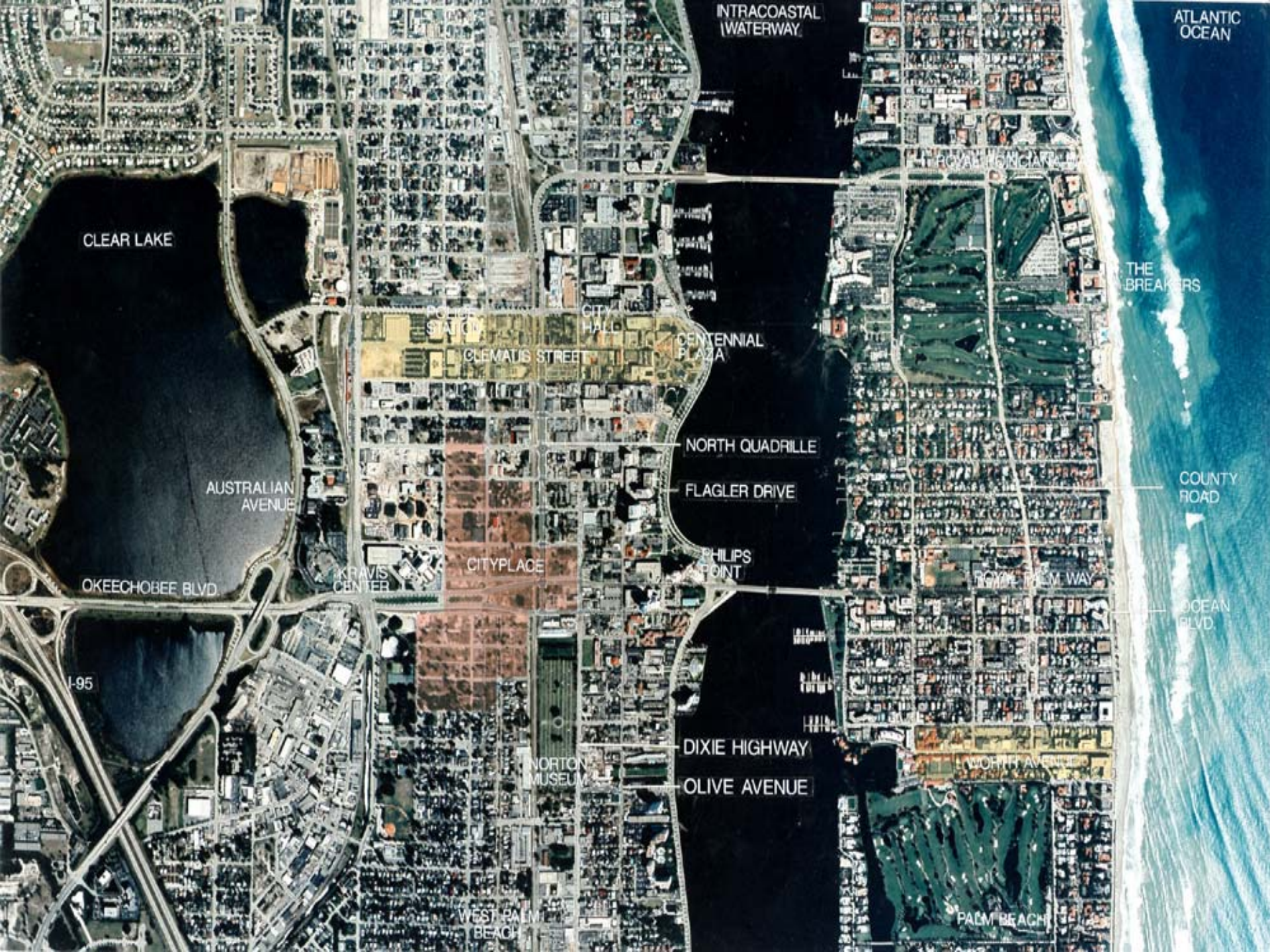
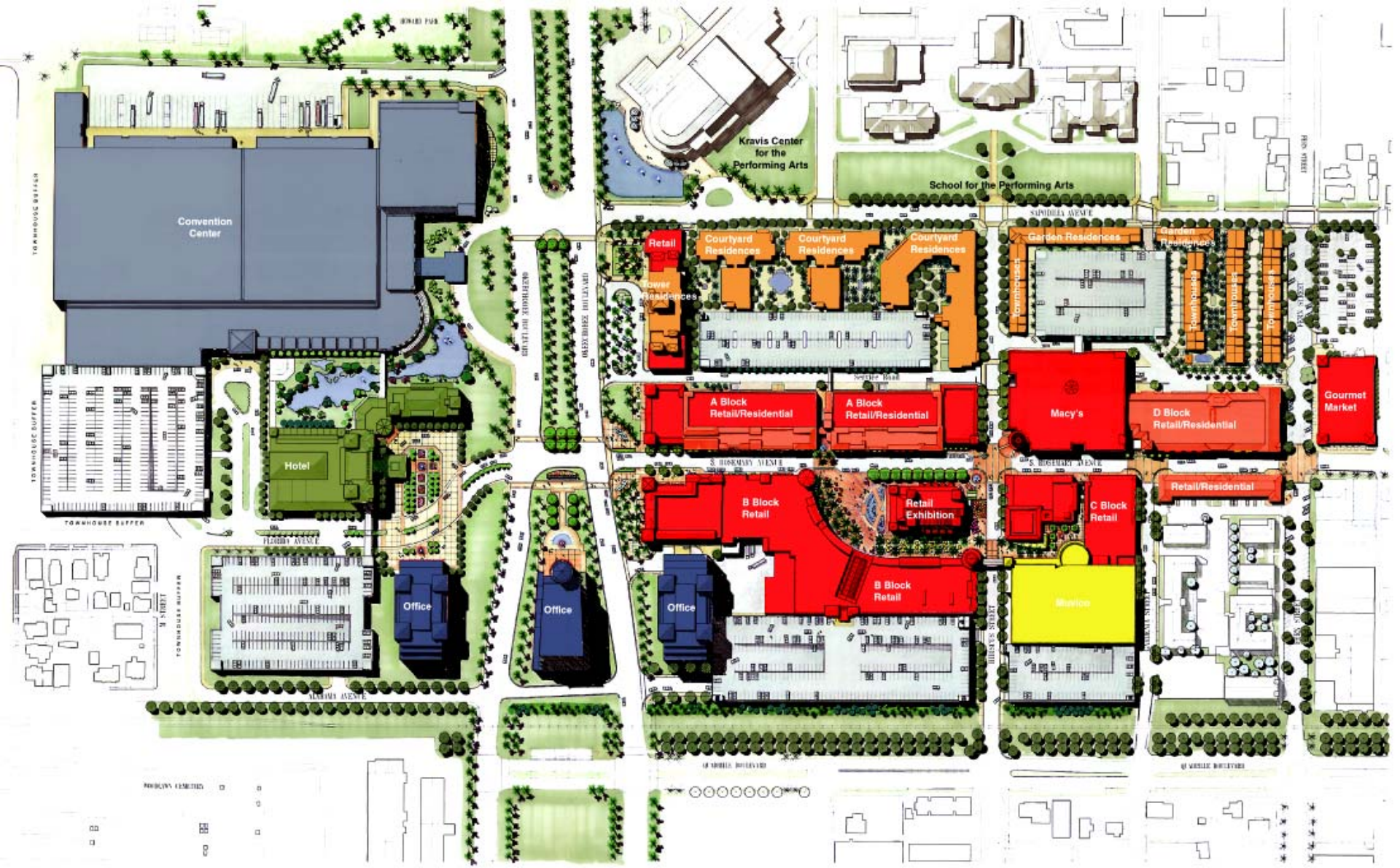
Pulling It All Together:

The CityPlace Story

Nancy C. Graham *President, Urban Principles LLC*


INTRACOASTAL WATERWAY
ATLANTIC OCEAN
CLEAR LAKE
THE BREAKERS
CITY HALL
CENTENNIAL PLAZA
CLEMATIS STREET
NORTH QUADRILLE
FLAGLER DRIVE
COUNTY ROAD
AUSTRALIAN AVENUE
CITYPLACE
PHILIPS POINT
KRAVIS CENTER
OKEECHOBEE BLVD.
OCEAN BLVD.
I-95
DIXIE HIGHWAY
NORTON MUSEUM
OLIVE AVENUE
WEST PALM BEACH
PALM BEACH

ATLANTIC OCEAN
THE BREAKERS
WORTH AVENUE
INTERCOASTAL
PALM BEACH
CLEMATIS STREET
COURTHOUSE
POLICE STATION
TRAIN STATION
CITYPLACE
KRAVIS CENTER
WEST PALM BEACH
AUSTRALIAN AVENUE
SHERATON
CLEAR LAKE


Convention Center
Kravis Center for the Performing Arts
School for the Performing Arts
Retail
Courtyard Residences
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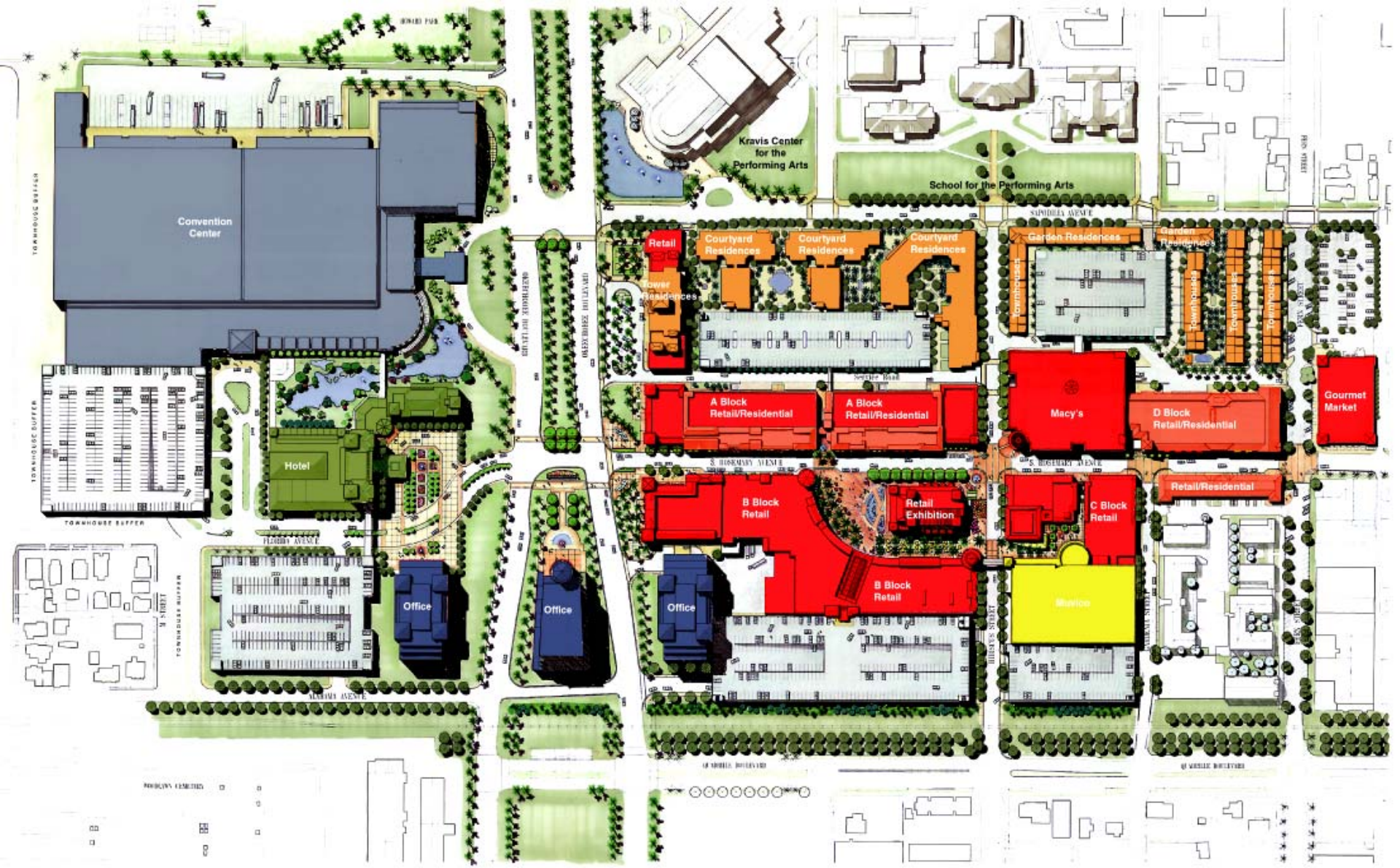
Tower Residences
Garden Residences
Garden Residences
Townhouses
Townhouses
Townhouses
Townhouses
Hotel
A Block Retail/Residential
A Block Retail/Residential
Macy's
D Block Retail/Residential
Gourmet Market
B Block Retail
Retail Exhibition
C Block Retail
Retail/Residential
B Block Retail
Office
Office
Office
Movies
TOWNHOUSE BUFFER
TOWNHOUSE BUFFER
TOWNHOUSE BUFFER
TOWNHOUSE BUFFER
OLD HIGHWAY
OLD HIGHWAY
CONVENTION
OFFICE
HOTEL
RESIDENTIAL
RETAIL
CINEMA
RETAIL/ RESIDENTIAL

CITY

STOP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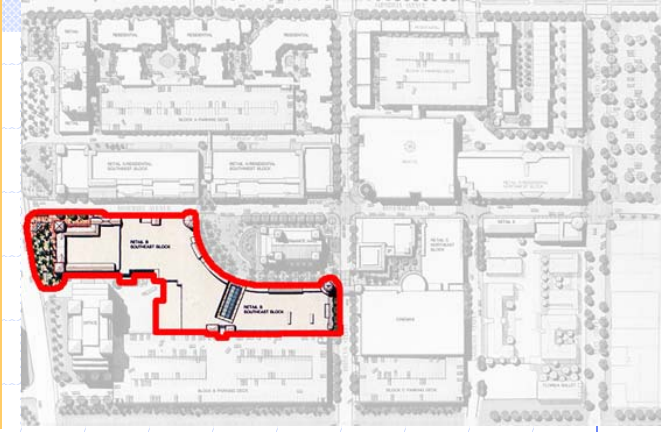
CityPlace

ANN TAYLOR



BELLAGIO
BELLAGIO

HARD

HIMMEL GUMAN THEATER
BELLAGIO

STOP

LOCAL SPA FOODS
LELA
AHAVA

AHAVA

BLUE MARTINI

THE
HARRIET
HIMMEL
GILMAN
THEATER

HIBISCUS ST
PALLADIUM AT
CITYPLACE

POTTERYBARN
THE HARRIET HIMMEL GI
BELLAGIO

BELLAGIO
BELLAGIO

BELLAGIO

PALLADIVM AT
CITYPLACE

BARNES & NOBLE
BOOKSELLERS

Retail Tenant	Square Feet	Retail Tenant	Square Feet
Macy's	110,000	Celebrations	2,500
Muvico	92,000	Capriccio	2,350
Barnes & Noble	29,522	Gymboree	2,340
Publix	23,750	Fitigues	2,296
FAO Schwarz	15,918	Swim 'N Sport	2,250
Restoration Hardware	12,898	Artifacts & Objects	2,234
Gianna Christine Apa / Aveda Salon	10,300	Starbucks	2,074
Pottery Barn	10,004	Next Authentic	2,042
Anthropologie	9,003	Rhythm	2,000
Gap	8,933	Ocean Drive	2,000
Banana Republic	6,900	Jamis	1,899
Cima Gallery	6,797	Bolufe Leather	1,899
Reading Etc.	6,311	Cache	1,808
Mayors Jewelers	6,061	Palm Produce	1,644
Tommy Hillfiger	5,600	Boggi	1,633
Kenneth Cole	5,500	Stuart Norman Menswear	1,630
Hugo Boss	5,115	Nicole Miller	1,544
A/X Armani Exchange	4,925	Betsey Johnson	1,512
Dolly Duz	4,635	See	1,502
Williams Sonoma	4,508	Bang & Olufsen	1,347
Ann Taylor	4,280	Oilily	1,295
BCBG	4,125	White House/Black Market	1,188
Cutter & Buck	4,125	Franceska	1,136
City Lasik Optical	4,028	The Bikini Shop	1,100
Discovery Channel	3,960	Silver Edge	1,067
Kreiss Collection	3,897	Godiva	1,003
Flirt	3,850	Jacadi	888
Parfumerie Douglas	3,749	Paper Treasures	802
Ahava Gallery	3,382	Mephisto	790
Camelot Music	3,378	Destination Palm Beach	790
Brookstone	3,368	Thomas Kinkade Galleries	759
A Nose For Clothes	3,300	Lela	750
Lisa Todd	3,063	Caswell Massey	688
Deborah James	2,752	Cuty Gems	575
Bal Harbour Gallery	2,742	Ice	565
Illuminations	2,618	Liliblue	482
Ghirardelli	2,541	Landau	474
Kaye Louise	2,500	Grand Chase Boutique	445
		TOTAL SQUARE FEET	**493,639**

Restaurant Tenant	Square Feet
Mezzanote	8,547
Angelo & Maxies	8,500
Cheesecake Factory	8,114
City Cellar Wine Bar	8,000
Improv Comedy Club	7,356
Marks	7,000
Tsunami	7,000
NV	7,000
Legal Sea Foods	5,000
Blue Martini	4,920
Bellagio	4,830
TOTAL SQUARE FEET	**76,267**

RYDER

Lantana Landing

Site Plan and Development Program

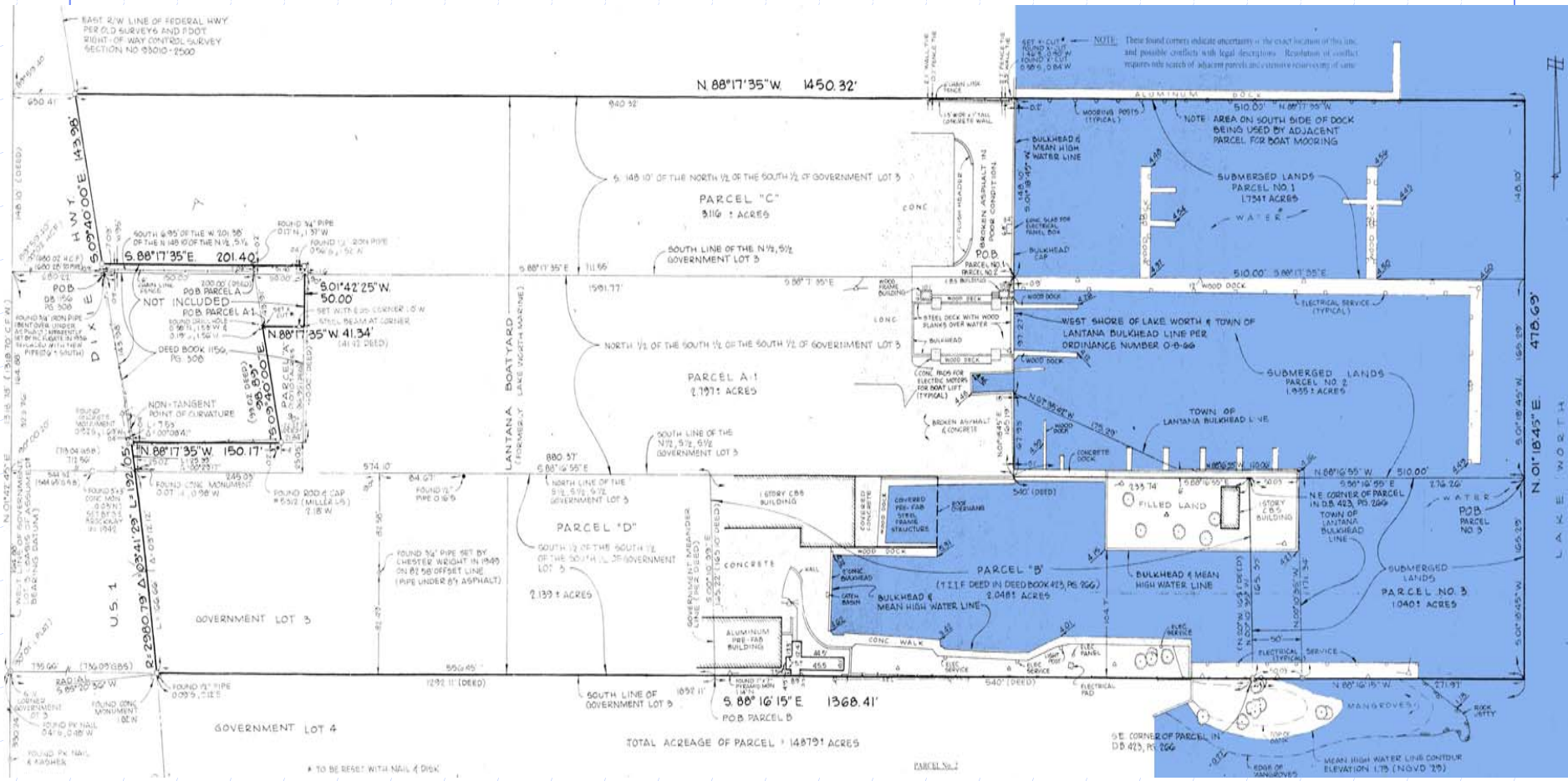
N-K Ventures LC and ALCAD Real Estate Company

Lantana Boat Yard

Existing Conditions

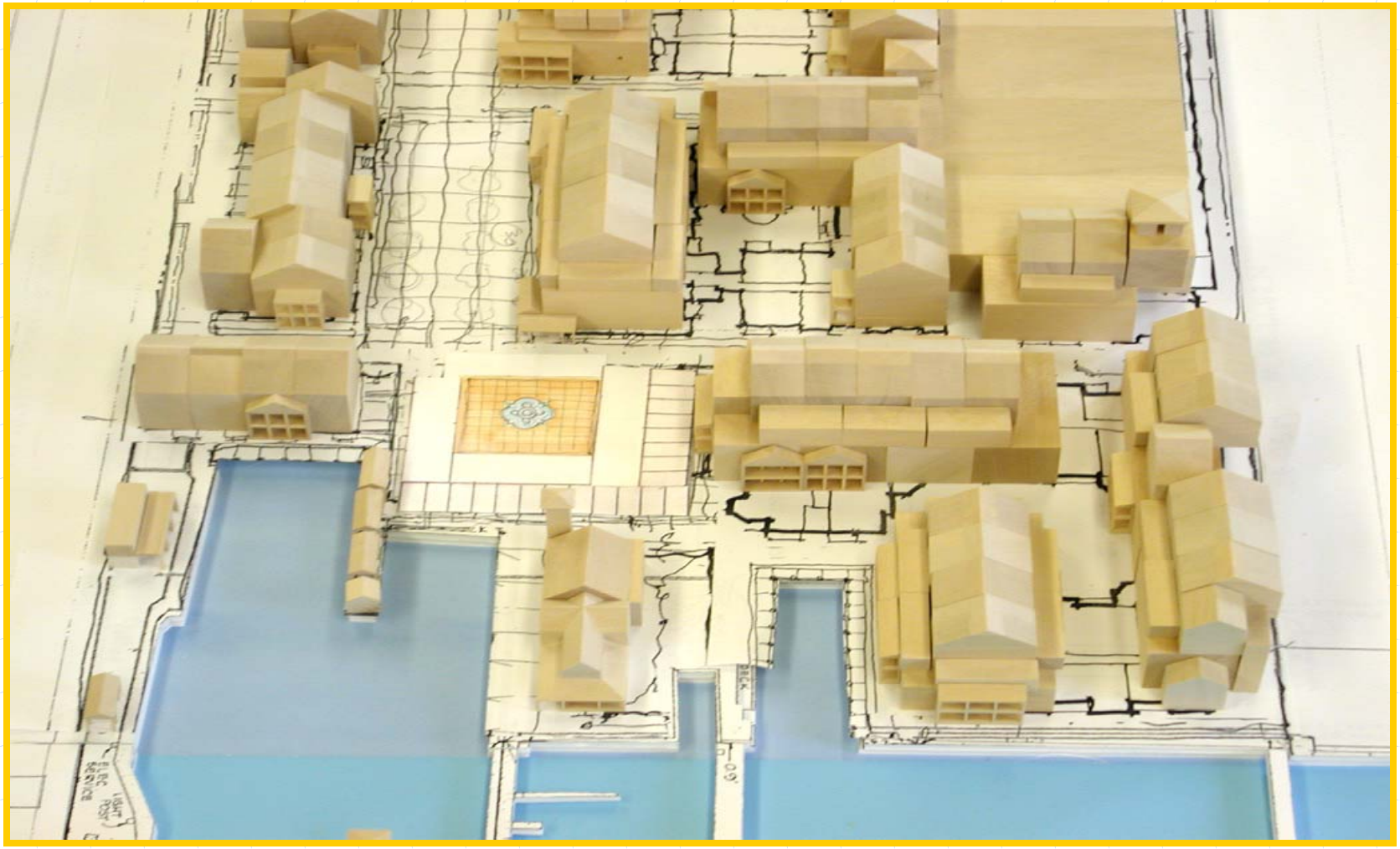
Lantana Landing

Property Dimensions



Lantana Landing

Site Plan Development Process



Lantana Landing

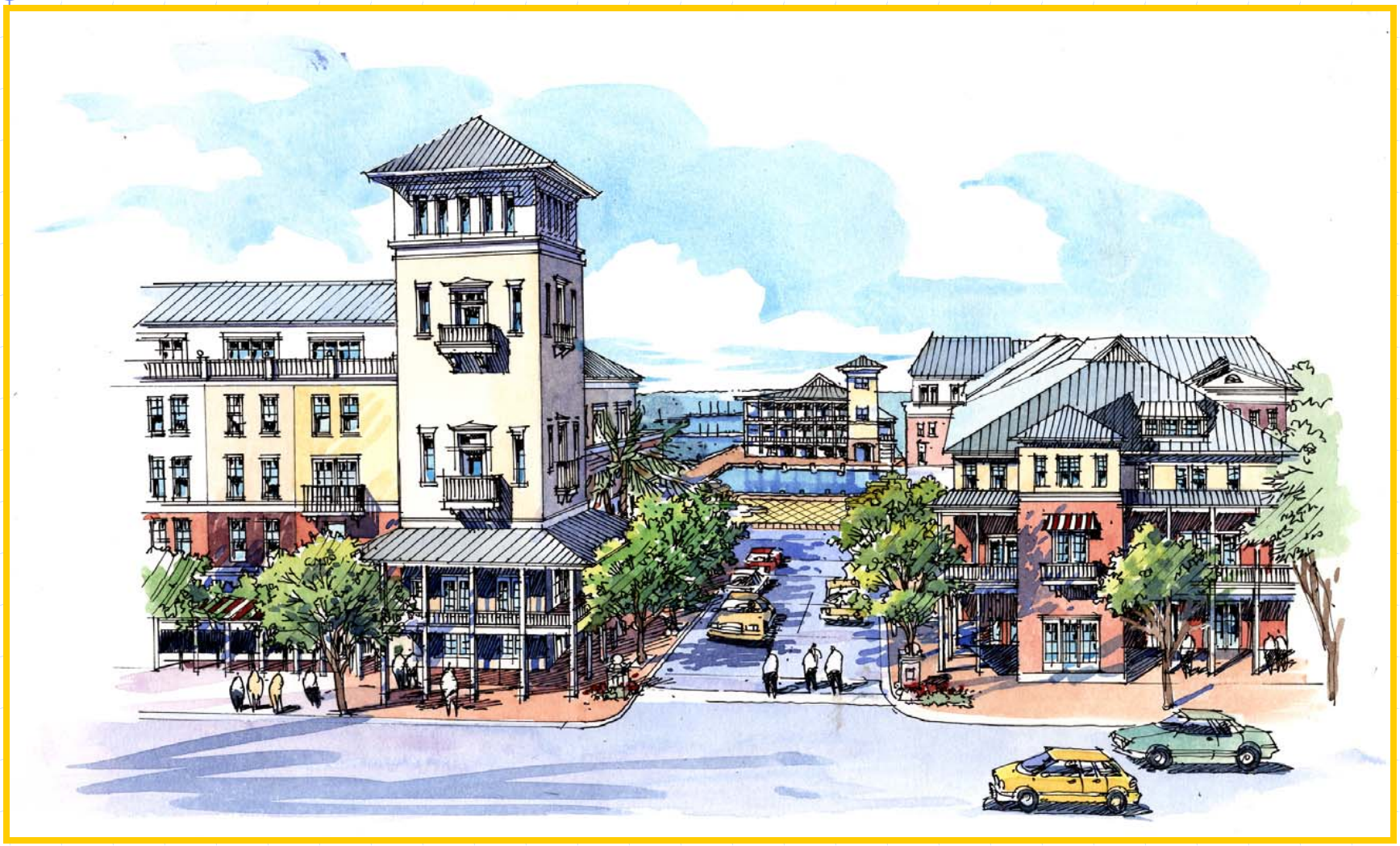
Development Overview

Lantana Landing

Waterside View and Height Sculpture

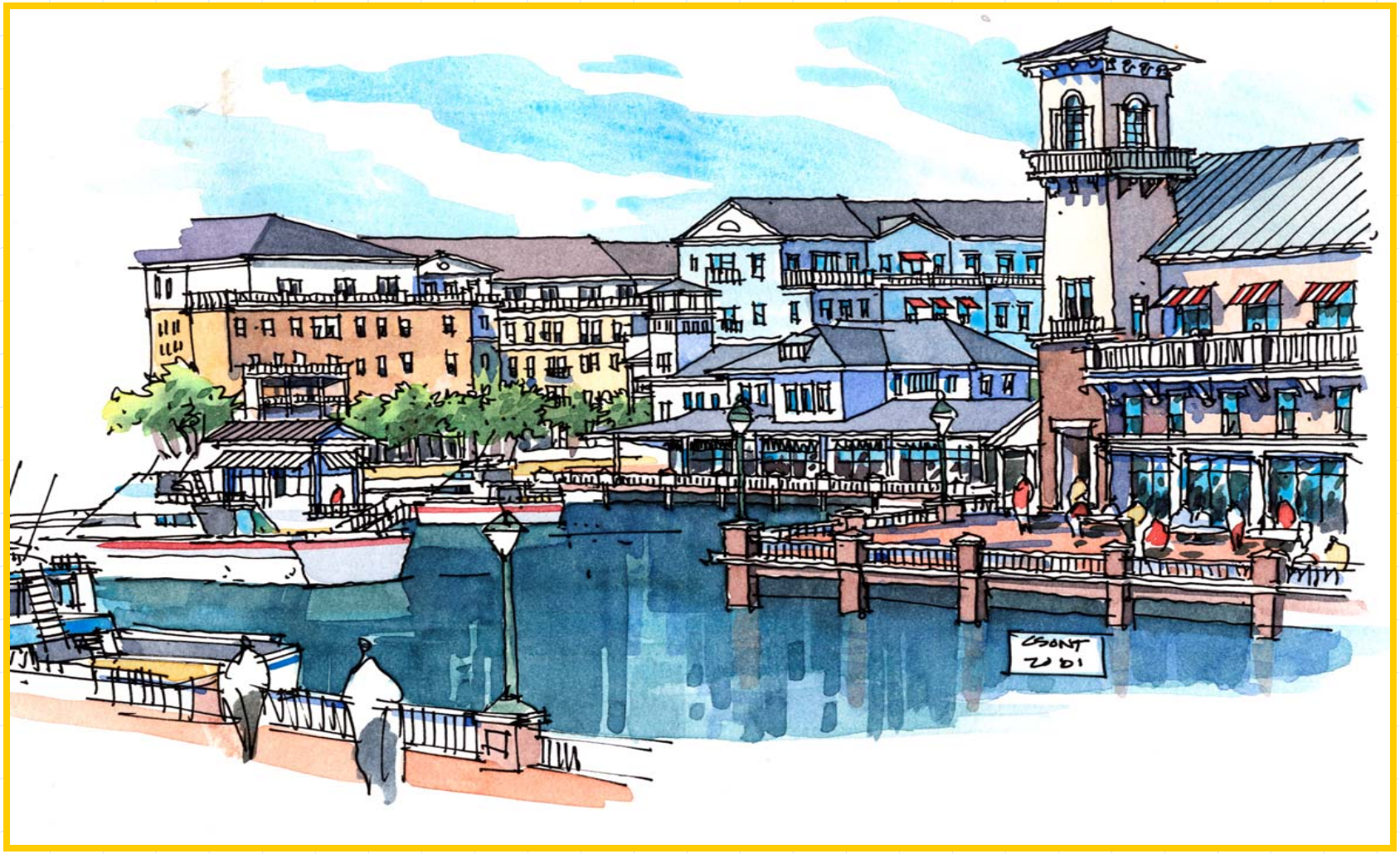
Lantana Landing

Main Entrance and Water Vista



Lantana Landing

Marina Basin and Public Spaces



Lantana Landing

Public Plaza

Lantana Landing

Site Development Plan

Lantana Landing

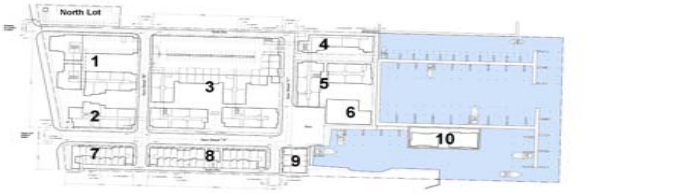
Site Development Summary

Infrastructure & Vehicular Connections

Typical Floor Plan

Pedestrian Connections

Parking Plan



Analysis Key Plan

SITE DATA

Property Area (upland):		473,410 sq. ft. (10.868 ac)
Submerged Land:		197,457 sq. ft. (4.533 ac)
Total Adjusted Land Area:		670,867 sq. ft. (15.401 ac)
Area of Structures:	39.5%	176,835 sq. ft.
Roadway and Drive Area:	15%	67,570sq. ft.
Walkway and Pool/Deck Area:	5.8%	25,952 sq. ft.
Landscape Area:	12%	52,732 sq. ft.
Open Space Calculation:	60%	270,615 sq. ft.
No. of Dwelling Units:		378 units
Density:		35 units/1 upland acre
Max. Retail/Commercial Space:		25,000 sq. ft.
Marina Slips:		83

BUILDING SETBACKS	REQUIRED	PROVIDED
Dixie Highway:	10 ft.	10 ft.
North Property Line:	10 ft.	11 ft.
Edge of Seawall:	10 ft.	15 ft.
South Property Line:	10 ft.	5 ft.

BUILDING HEIGHTS		BUILDING FOOTPRINT
Townhouses:	35 ft.	11318 sq. ft. - 2.5%
5-Story Condominiums/ Stacked Townhouses	55 ft.	80407 sq. ft. - 18%
8-Story Condominiums:	88 ft.	30066 sq. ft. - 6.7%
2&3-Story Retail Buildings:	35 ft.	8778 sq. ft. - 2%

PARKING REQUIREMENTS

DEDICATED USE	REQUIRED	PROVIDED
27 Townhouses:	1.5/unit	54 spaces
351 Condominiums/ Stacked Townhouses	1.5/unit	527 spaces
Marina Slips	1/slip	38 spaces
Retail/Commercial		
200-Seat Restaurant:	.25/seat	50 spaces
Retail/Commercial/Shops	2.5/1000 sq. ft.	43 spaces
Total:		712 spaces

PARKING SPACES (BY LOCATION)	
Townhouse Garages/Driveways:	54 spaces
5-Story Garage:	550 spaces
On-Street Parking:	50 spaces
North Surface Parking Lot:	32 spaces
8-Story Condominium, Ground Floor Parking	26 spaces
Total:	712 spaces

Analysis Table

URBAN DESIGN ASSOCIATES

GULF TOWER
30TH FLOOR
707 GRANT
STREET
PITTSBURGH, PA
15219

TEL 412 263-2200
FAX 412 263-2202

Lantana Landing
Lantana, Florida

Site Plan
Approval

Scale:
1"=200'

Date:
FEBRUARY
2002

Sheet Title:
Quantitative
Analysis

S-2

Lantana Landing

Public Plaza