Capitola Town Square
Capitola, California

OVERALL SITE PLAN
Ground Level

PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Site Information</th>
<th>square feet</th>
<th>acres</th>
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</thead>
<tbody>
<tr>
<td>Total Overall Site Area</td>
<td>2,010,920 sf</td>
<td>46.16 ac</td>
</tr>
<tr>
<td>Development Site Area</td>
<td>2,010,920 sf</td>
<td>46.16 ac</td>
</tr>
<tr>
<td>Development Floor Area Ratio (FAR)</td>
<td>0.82</td>
<td></td>
</tr>
<tr>
<td>Development Dwelling Units per Acre (du/ac)</td>
<td>20 du/ac</td>
<td></td>
</tr>
<tr>
<td>Existing Building Area - Development</td>
<td>373,451 sf</td>
<td></td>
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<tr>
<td>Proposed Retail Building Area - Development</td>
<td>339,321 sf</td>
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<tr>
<td>Net Loss of Retail Building Area - Development</td>
<td>34,320 sf</td>
<td></td>
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<tr>
<td>Overall Building Area</td>
<td>387,170 sf</td>
<td></td>
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</tbody>
</table>

BUILDING A-1: Total Retail Building Area - Overall: 339,131 sf
BUILDING A-2: Existing Retail - Overall: 373,451 sf
BUILDING A-3: Proposed New Retail - Overall: 339,321 sf

OVERALL BUILDING AREA - OVERALL: 606,311 sf
PROPOSED NEW RETAIL - OVERALL: 240,700 sf

MGP Controlled Building Area

Total Retail Building Area - MGP Development: 339,131 sf
Residential Building Area: 74,074 sf
Residential Unit - A: 184 du
Residential Unit - B: 253 du
Total Residential Count: 437 du

Total Building Area - MGP Development: 1,123,325 sf

Retail Parking Summary

Parking Area PK1: 150 stalls
Parking Area PK2: 256 stalls
Parking Area PK3a: 416 stalls
Parking Area PK3b: 158 stalls
Parking Area PK4: 107 stalls
Parking Area PK5: 413 stalls
Parking Area PK6: 232 stalls
Parking Area PK7: 235 stalls

Total Retail Parking - Overall: 2,034 stalls
Parking Ratio - Development Retail: 3.8 / 1000 sf
Parking Ratio - Overall Retail: 4.5 / 1000 sf

Residential Parking Summary

Parking Structure - PK8(s): 423 stalls
Parking Structure - PK9(s): 645 stalls

Total Residential Parking: 1,068 stalls
Development Residential Parking Ratio: 1.72 stalls/du
Capitola Town Square
Capitola, California

MATERIALS AND FINISHES

PLASTER-CONCRETE WALL FINISH
FACE BRICK VENEER
STONE VENEER STACKED LEDGESTONE
4A SIMULATED WOOD SIDINGS & CONCRETE CEMENT PANELS
4B SIMULATED METAL SIDING
4C SIMULATED LAP SIDING
4D SIMULATED BOARD & BATTEN
ALUMINUM STYLE. MILLION & MUNNINGS
CURTAIN WALL

5 PORCELAIN TILE. LARGE FORMAT
6A METAL TUBE SLATS
6B VERTICAL/HORIZONTAL SLATS
6C TRELLEIS
7 EXPOSED STRUCTURAL STEEL CHAIRMED
8 FAUX WOOD

9 CORRUGATED METAL PANEL
10A METAL LOUVRES
10B METAL TOP-ROOF
11 METAL REVEALS TRIMS. STEEL PLATE & CHANNEL SURROUNDS
12 METAL ROOF
13 STONE METAL COLUMN. PLASTER CLADDING
14 FAUX CORNICE. TRIMS & SHAPES
15 GREEN SCREEN” SYSTEM

16A PAINTED GRAPHICS / WALL MURAL TO BE DESIGNED
17 EXTERIOR LIGHTING
18 PERFORATED METAL PANEL WALKING
19 VERTICAL METAL BATTEN WOOD FINISH
20 RECLAIMED WOOD

21 P01
P02
P03
P04
P05
P06
P07
P08
P09

Merlone Geier Partners

FINISHES LEGEND
FIBER CEMENT
PAINT
SHERWIN WILLIAMS

MATERIALS LEGEND

1 LIGHT DASH PLASTER FINISH
2 FACE BRICK VENEER
3 STONE VENEER STACKED LEDGESTONE
4A SIMULATED WOOD SIDINGS & CONCRETE CEMENT PANELS
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