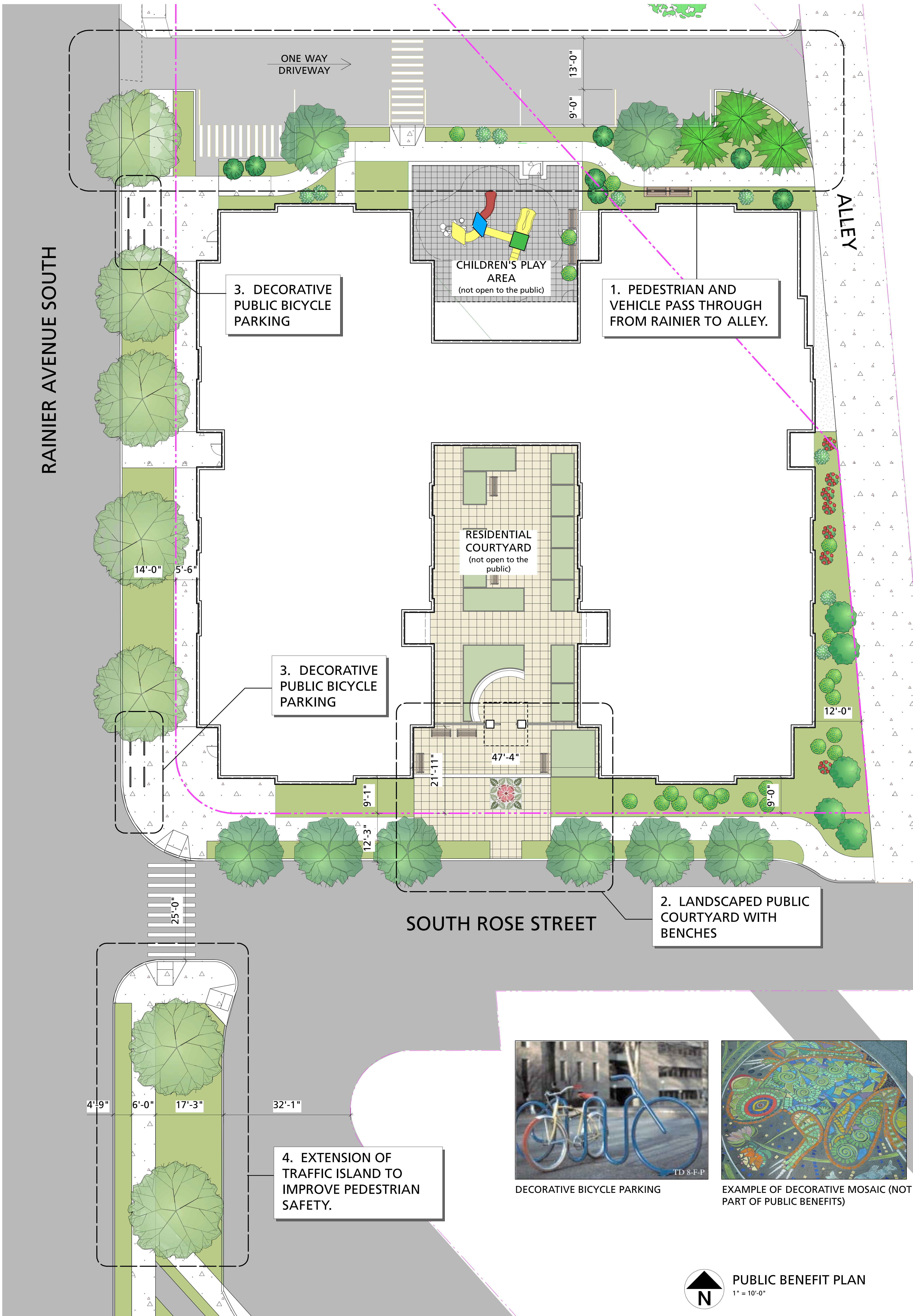


PARCEL	OWNER	VAULE	AREA	VALUE / SF
3336500006	HRG	\$288,800	15,072 S.F.	\$19
3336500005	HRG	\$137,200	9,286 S.F.	\$15
3336500007	HRG	\$125,900	3,024 S.F.	\$42
3336500050	HRG	\$43,600	1,739 S.F.	\$25
3336500060	HRG	\$38,400	1,954 S.F.	\$20
3336500055	HRG	\$100,900	5,754 S.F.	\$18
3336500045	HRG	\$6,300	381 S.F.	\$17
3336509133	CHUNG TAI	\$3,329,600	66,991 S.F.	\$50
TOTAL		\$4,070,700	104,201 S.F.	\$39

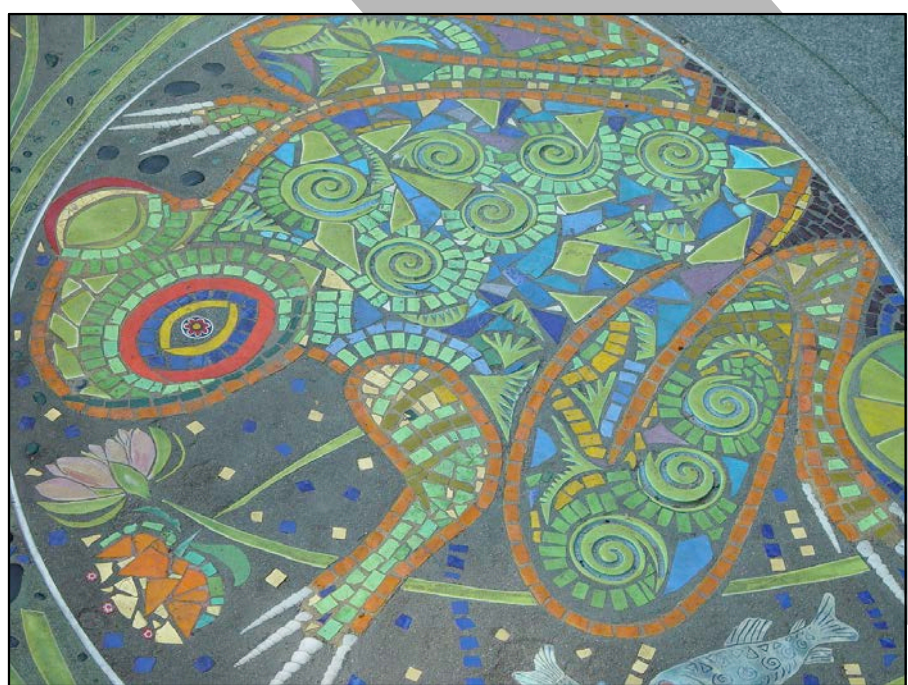
NOTE: THE LOWER VALUE PARCELS ARE VACANT LAND. STRUCTURES ARE LOCATED ON THE TWO PARCELS WITH A HIGHER VALUE PER SQUARE FOOT. AN INCOME GENERATING BILLBOARD IS LOCATED ON PARCEL 3336500007. MULTIPLE BUILDINGS ARE LOCATED ON PARCEL 3336509133.

PUBLIC BENEFIT MATRIX

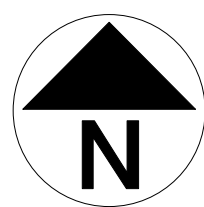
ZONING DESIGNATION:	ALL HRG PROPERTIES ADJACENT TO THE WOLCOTT AVENUE RIGHT OF WAY ARE ZONED NC2-40.
STREET CLASSIFICATION:	WOLCOTT AVENUE BETWEEN RAINIER AVENUE SOUTH AND THE ALLEY IS NOT IMPROVED, AND IS NOT SHOWN AS A STREET ON THE SDOT STREET CLASSIFICATION MAPS.
ASSESSED VALUE OF ADJACENT PARCELS:	THE TOTAL ASSESSED VALUE OF ALL ADJACENT PROPERTY AS OF 2008 IS \$4,070,700. SEE CHART ABOVE FOR BREAKDOWN OF VALUE BY PARCEL NUMBER.
SIZE OF PROJECT:	THE SIZE OF THE PROPOSED HOUSING RESOURCES GROUP LOW INCOME APARTMENT BUILDING IS 91,679 S.F. INCLUDING A 21,750 S.F. BASEMENT LEVEL.
SIZE OF AREA TO BE VACATED:	THE WOLCOTT AVENUE RIGHT OF WAY TO BE VACATED IS 15,234 S.F.
CONTRIBUTION OF VACATED AREA TO DEVELOPMENT POTENTIAL:	THE VACATED AREA ADDS 1,133 S.F. TO EACH FLOOR LEVEL OF THE PROJECT, FOR A TOTAL OF 4,532 S.F. OUT OF 91,679 S.F.



DECORATIVE BICYCLE PARKING



EXAMPLE OF DECORATIVE MOSAIC (NOT PART OF PUBLIC BENEFITS)



PUBLIC BENEFIT PLAN

1" = 10'-0"









CHILDREN'S PLAY AREA, LOOKING DOWN FROM THIRD FLOOR



NORTHWEST CORNER OF THE BUILDING, LOOKING SOUTH ON RAINIER AVENUE



CHILDREN'S PLAY AREA, LOOKING SOUTH



CORNER PLAZA, LOOKING NORTH ON RAINIER AVENUE



TRAFFIC ISLAND SEEN FROM THE SOUTH.



VIEW OF THE GAP BETWEEN THE TRAFFIC ISLAND AND THE SIDEWALK ADJACENT TO THE HRG SITE.



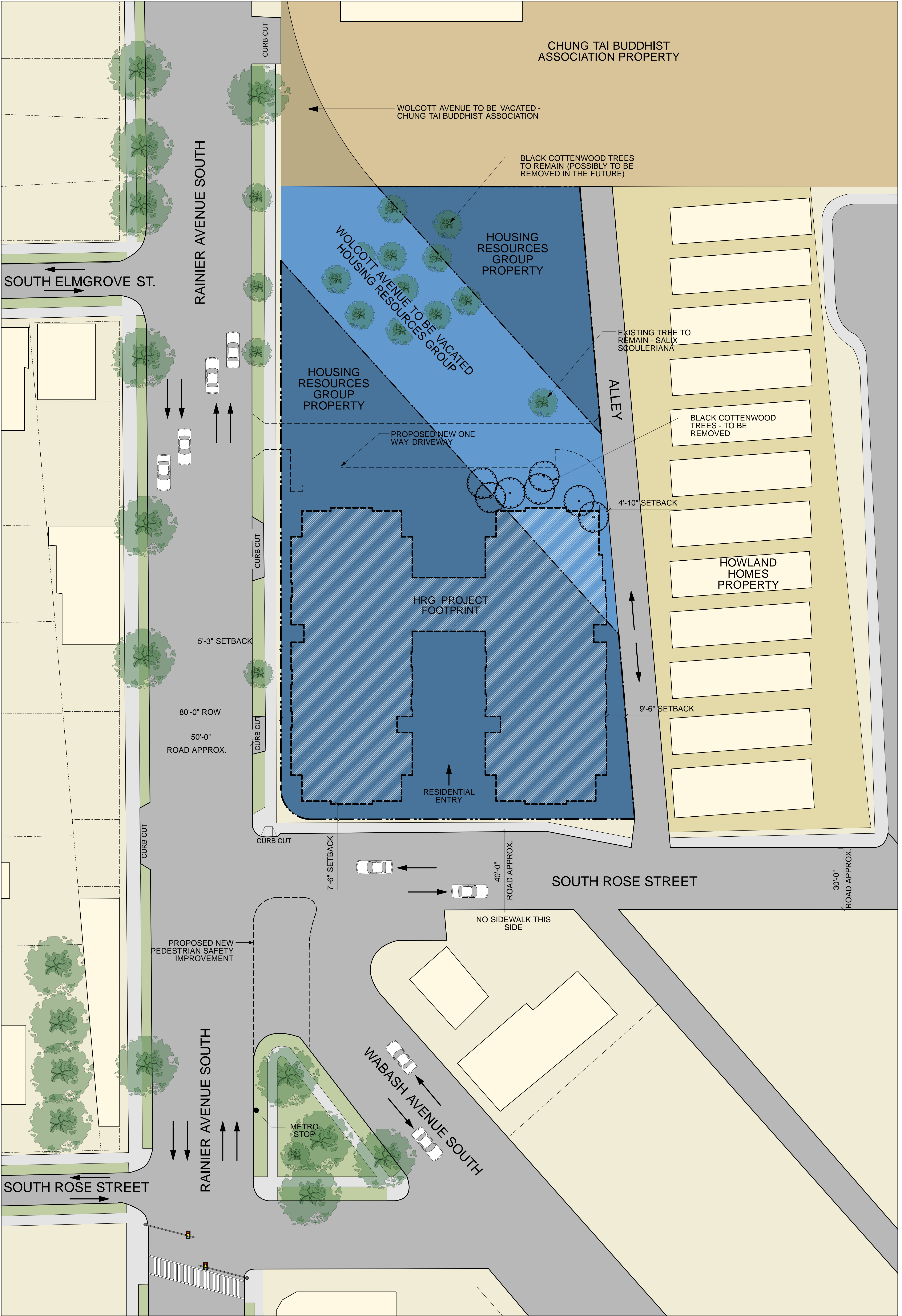
WOLCOTT AVENUE RIGHT OF WAY, VIEW FROM RAINIER AVENUE LOOKING TOWARDS THE ALLEY.

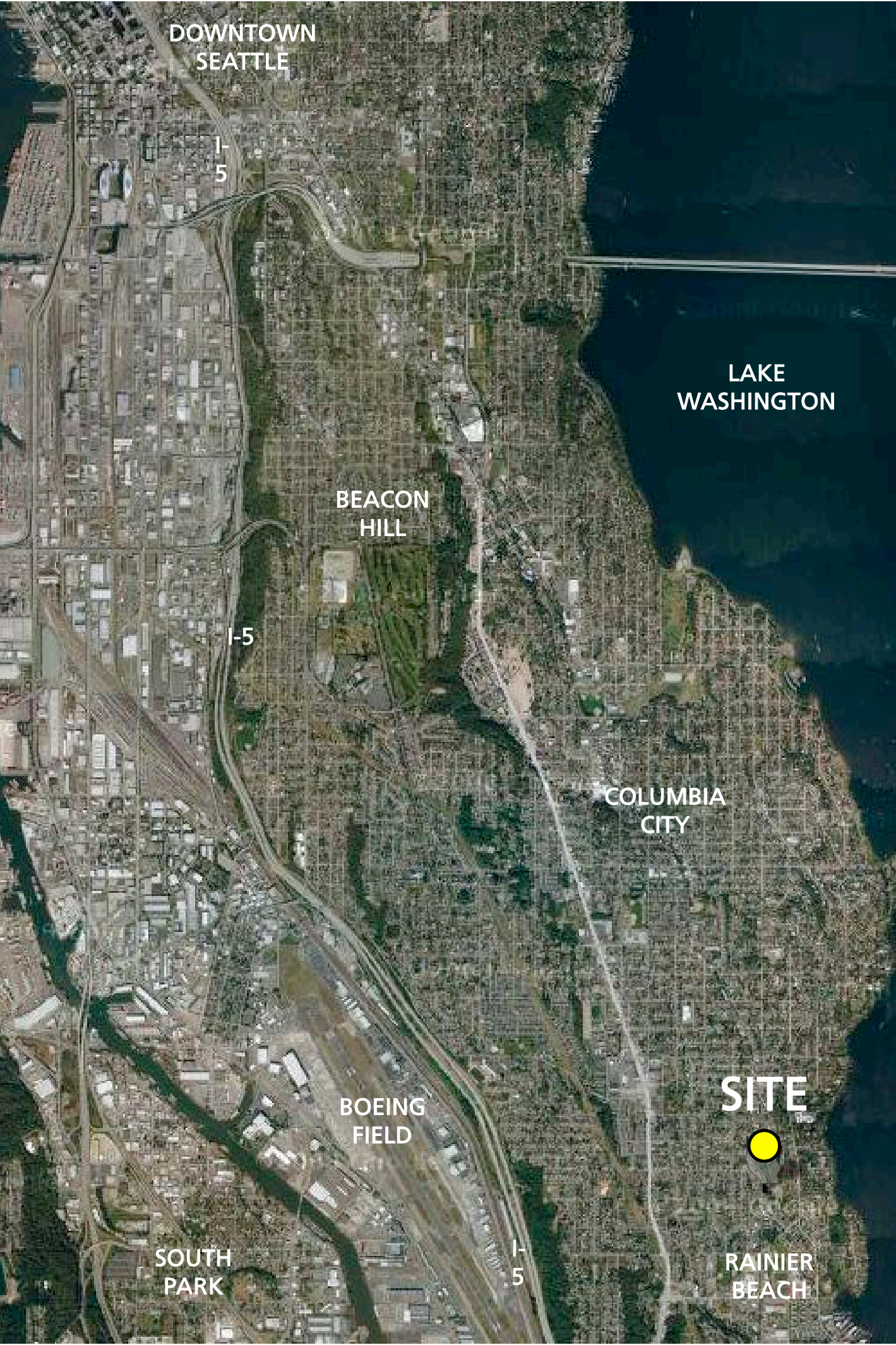


ROSE STREET, LOOKING EAST TOWARDS DEAD END.



ROSE STREET, LOOKING WEST TOWARDS RAINIER AVENUE.





PROJECT LOCATION



RAINIER AVENUE NORTH - SIDEWALK.



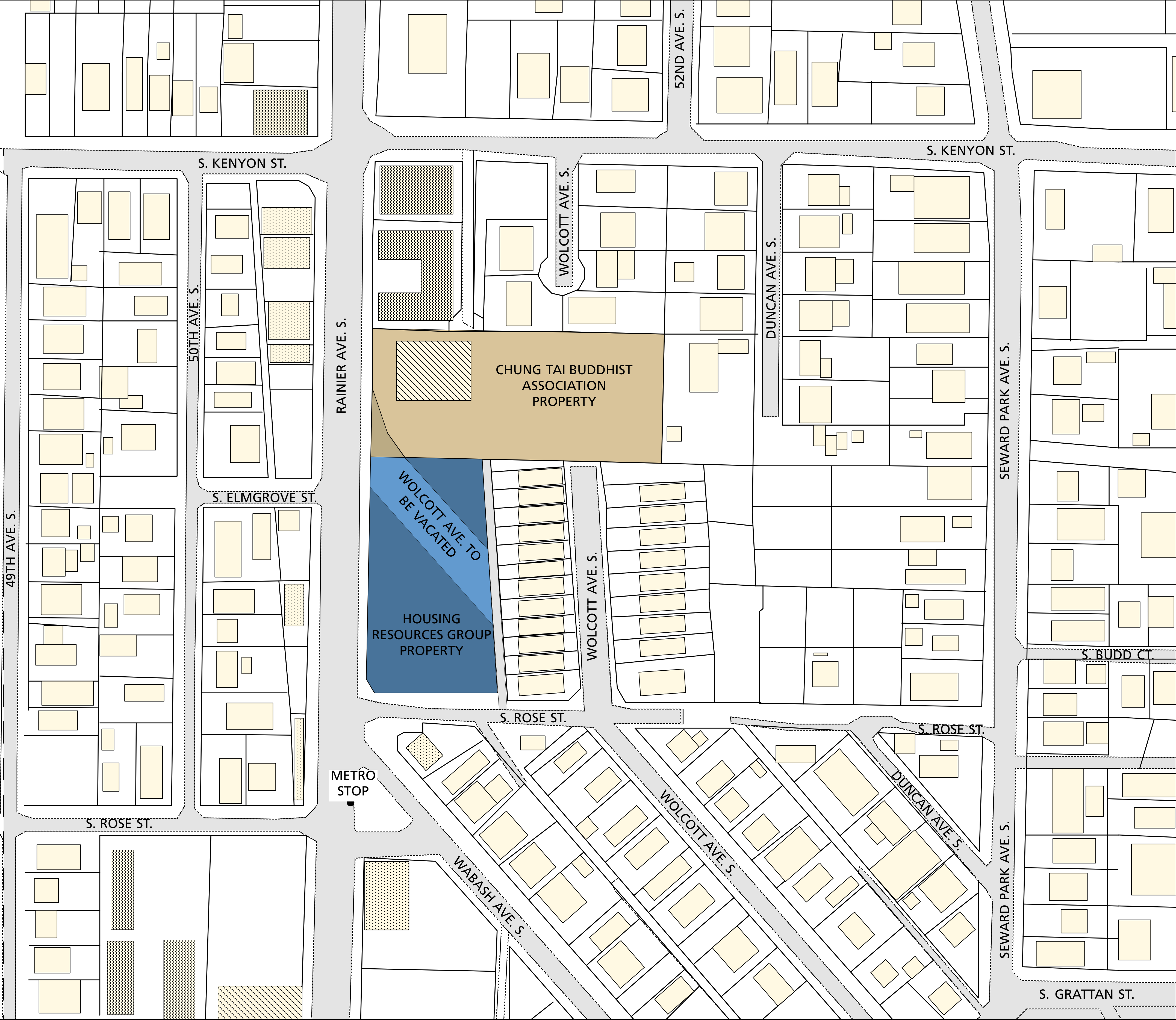
NEW ALLEY AND NEW HOWLAND HOMES SINGLE FAMILY HOUSES.



CHUNG TAI BUDDHIST ASSOCIATION.



SINGLE FAMILY HOMES TO THE SOUTH OF THE HRG PROPERTY.



 VICINITY PLAN
N.T.S.