

PARKING REQUIREMENT ANALYSIS

RETAIL LEASE SPACES (30,000 SF @ 120 CARS/10,000 SF)	3,041 CARS
RESTAURANTS (5,000 SF @ 140 CARS/3,500 SF)	214 CARS
THEATRE (50,000 SF @ 140 SEATS @ 5 CARS/SEAT)	740 CARS
BANK (3,000 SF @ 140 CARS/3,500 SF)	34 CARS
HOTEL (10,000 SF @ 140 CARS/7,000 SF)	300 CARS
OFFICES (25,000 SF @ 140 CARS/17,500 SF)	3,000 CARS
TOTAL PARKING REQUIRED	7,266 CARS

TOTAL PARKING PROVIDED	2,441 CARS
ON GRADE	2,441 CARS
ALL GARAGES	5,033 CARS
GARAGE 1 (100,000 SF @ 110 CARS)	11,000 CARS
GARAGE 2 (100,000 SF @ 110 CARS)	11,000 CARS
TOTAL PARKING AVAILABLE	7,474 CARS

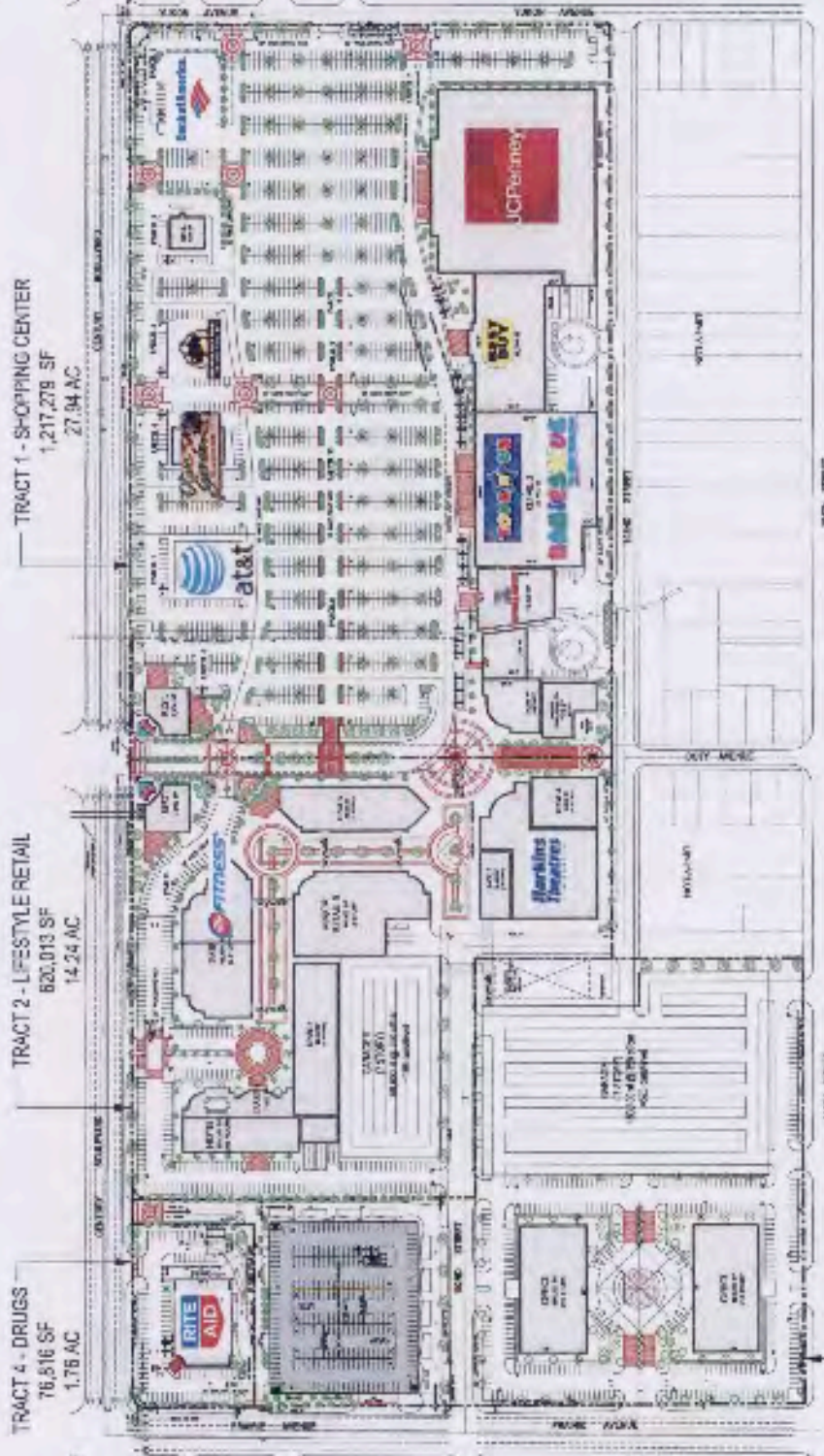
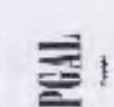
BUILDING AREA	1,729,195 SF
PARKING RATIO	4.32 CARS/1,000 SF
LAND AREA	2,305,866 SF (52.94 AC)
COLLECTIVE LAND GARAGE AND OFFICE SITES	75,076 SF
LAND USE DENSITY	75.076
COLLECTIVE LAND GARAGE AND OFFICE SITES	75,076

TOTAL LAND AREA	2,380,942 SF (54.74 AC)
TRACT 1	1,217,279 SF (27.94 AC)
TRACT 2	620,013 SF (14.24 AC)
TRACT 3	675,087 SF (15.50 AC)
TRACT 4	78,516 SF (1.78 AC)
TOTAL	2,590,965 SF (59.44 AC)

LAWA GARAGE & DRUGS SITE	TRACT LINE
DRUGS	17,272 SF
PARKING PROVIDED	89 CARS
GARAGE (100,000 SF @ 110 CARS)	2,142 CARS

PRELIMINARY SITE STUDY
 INGLEWOOD PROMENADE
 CENTURY BLVD. & PRAIRIE AVE.
 INGLEWOOD, CALIFORNIA

NOVEMBER 2009



TRACT 4 - DRUGS
76,516 SF
1.78 AC

TRACT 2 - LIFESTYLE RETAIL
620,013 SF
14.24 AC

TRACT 1 - SHOPPING CENTER
1,217,279 SF
27.94 AC

TRACT 3 - OFFICE/LAWA
675,087 SF
15.50 AC

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