

<b>VINELAND STATION L.P.</b>					
<b>SUMMARY OF LAND USE</b>					
<b>MASTER PLAN</b>					
	<b>SQ. FT.</b>	<b>% OF TOTAL</b>			
TOTAL LAND AREA	370,260		Land area does not include link property to Grayson Ave.		
PROPOSED OAK STREET EXTENSION	46,760				
REMAINING LAND	323,500	100.00%			
TOTAL OF ALL BUILDINGS (footprint)	65,277	20.18%	FAR		
TOTAL OF ALL BUILDINGS	88,377	27.32%	FAR		
REMAINING LAND	258,223	79.82%	% OF VACANT LAND		
ON SITE PARKING	111,200	34.37%	% OF ON SITE PARKING		
REMAINING LAND	147,023	45.45%	% OF REMAINING LAND		
HARDSCAPED AREAS	55,950	17.30%	% HARDSCAPED AREA		
LANDSCAPED AREA (plantable)	91,073	28.15%	% LANDSCAPED AREA		
TOTALS	346,600	100.00%	Foot Print of Buildings		
<b>BUILDINGS</b>					
<b>VINELAND STATION L.P.</b>		<b>SQ. FT.</b>	<b>TOTAL</b>	<b>FOOTPRINT</b>	<b>Required Parking Spaces</b>
Number of Rooms	60	560	33,600	16,800	66
<b>1281 &amp; 1285 Vidovich Ave. (New Buildings)</b>					
Service Commercial Spaces (tenant use unknown)	11	630	6,930	6,930	23
Breakfast Lunch Diner (50 seats)	1	2042	2,042	2,042	13
Tea & Coffee Shop	1	630	630	630	5
Wine tasting	1	1260	1,260	1,260	8
Tanning Salon	1	630	630	630	3
Loft Apartment Units	10	630	6,300		15
<b>TOTAL OF NEW CONSTRUCTION</b>		<b>5822</b>	<b>51,392</b>	<b>28,292</b>	
<b>EXISTING COMMERCIAL STRUCTURES</b>					
633 Main Street	1429	Vineland Station L.P. office			5
639 Main Street	955	Karl Lawrence Cellars			3
641 Main Street (Go Fish)	5800	Go Fish Restaurant	Use Permit Parking		42
649 Main Street	1440	Tesoro			5
651 Main Street	960	Napa Soap Company			3
653/655 Main Street	1600	Gutenberg Transfer			5
657 Main Street	1666	Acorn Thrift Shop			6
659 Main Street	1484	Napa Valley Wine Hardware			5
661 Main Street	1575	Clinic OLE			5
709 Main Street	1428	Dragonfly Clothing			5
789 Main Street	2000	Azteca Market	Use Permit Parking		7
1282 Vidovich Ave.	2500	St.Helena Chiropractic Center			8
1284 Vidovich Ave	2500	Dean & DeLuca Catering			8
1286 Vidovich Ave.	2500	Frank Borges Jr.			8
1304 Vidovich Ave.	1896	Napa Valley Auto Upholstery			6
1308 Vidovich Ave.	525	Piner Ambulance			2
1312 Vidovich Ave.	1827	Clif Family Winery			6
1334 "A" Vidovich Ave.	1,042	Dave Dexter Estate Landscapes			3
1334 "B" Vidovich Ave.	1,858	Bill Lefevor Salon			6
1334 "C" Vidovich Ave.	2,000	Medical Spa Anthropology			7
<b>TOTAL OF EXISTING BUILDINGS</b>	<b>36,985</b>		<b>36,985</b>	<b>36,985</b>	
<b>TOTAL OF ALL BUILDINGS (new &amp; existing)</b>	<b>88,377</b>		<b>88,377</b>	<b>65,277</b>	
<b>PARKING TOTALS</b>					
		<b>REQUIRED PARKING</b>			<b>278</b>
		<b>PLANNED ON SITE PARKING</b>			<b>260</b>
		<b>ADA PARKING</b>			<b>18</b>
		<b>TOTAL ON SITE PARKING</b>			<b>278</b>
		<b>EXCESS ON-SITE PARKING</b>			<b>0</b>
		<b>OFF SITE PARKING</b>			<b>68</b>
		<b>TOTAL AVAILABLE PARKING</b>			<b>346</b>