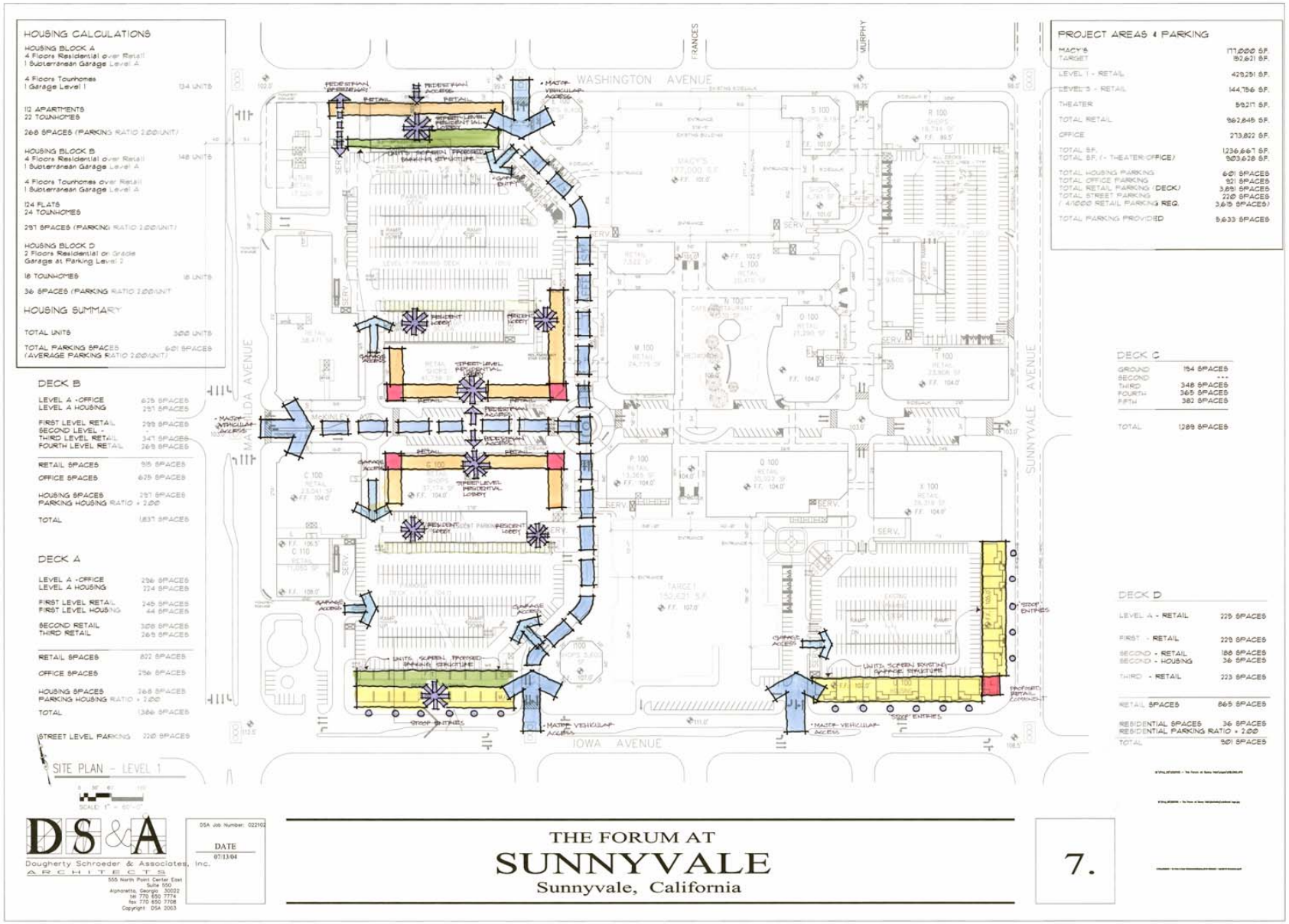
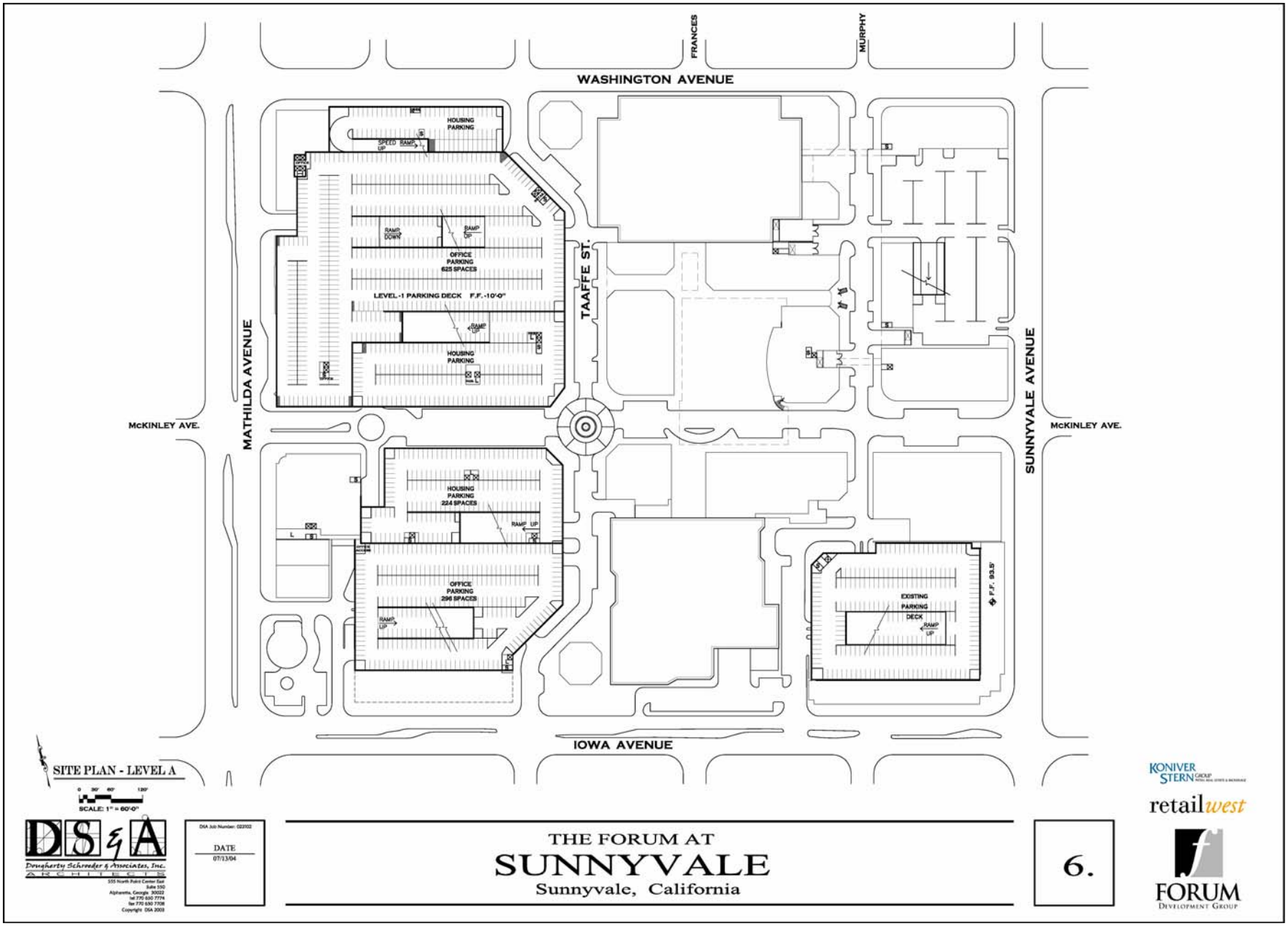
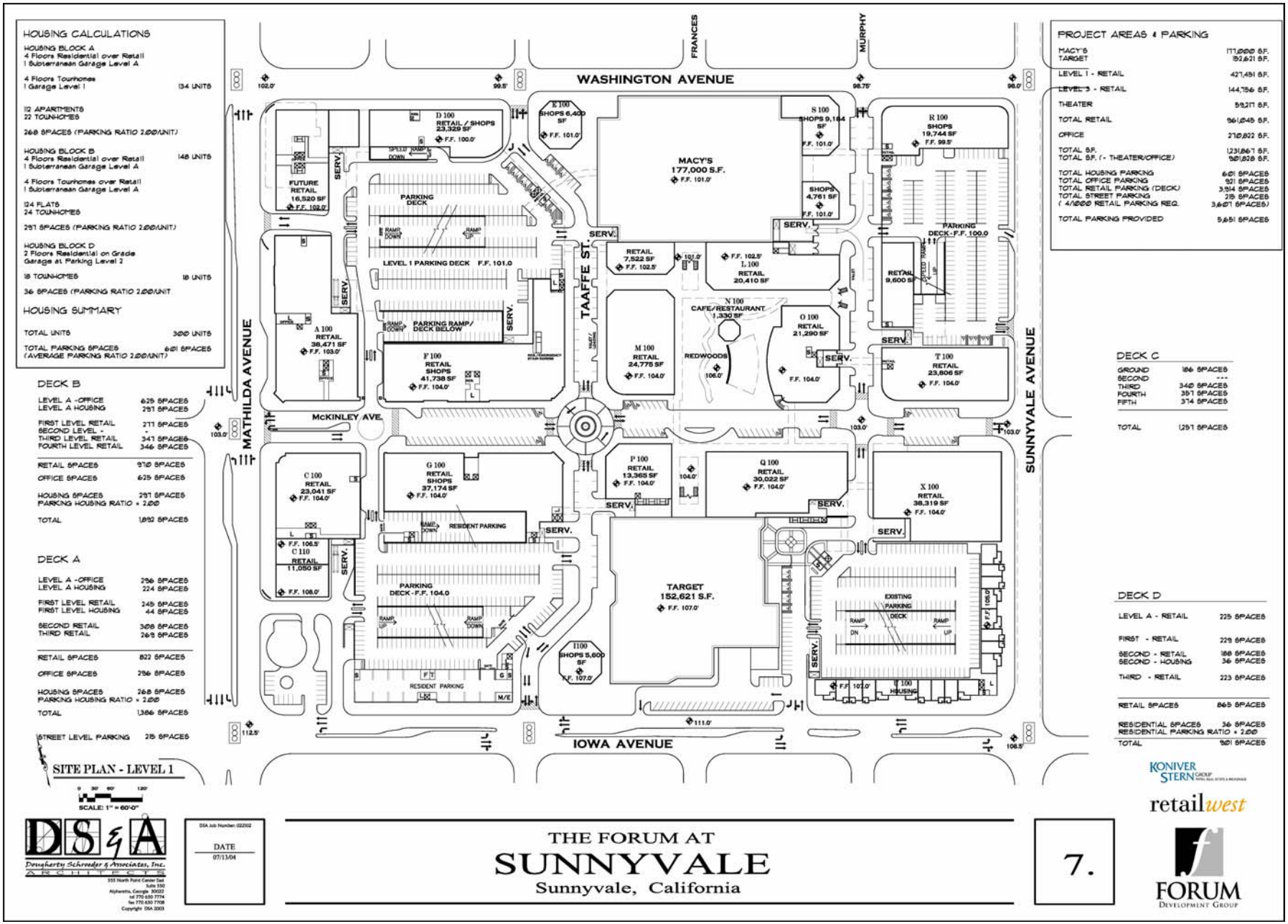
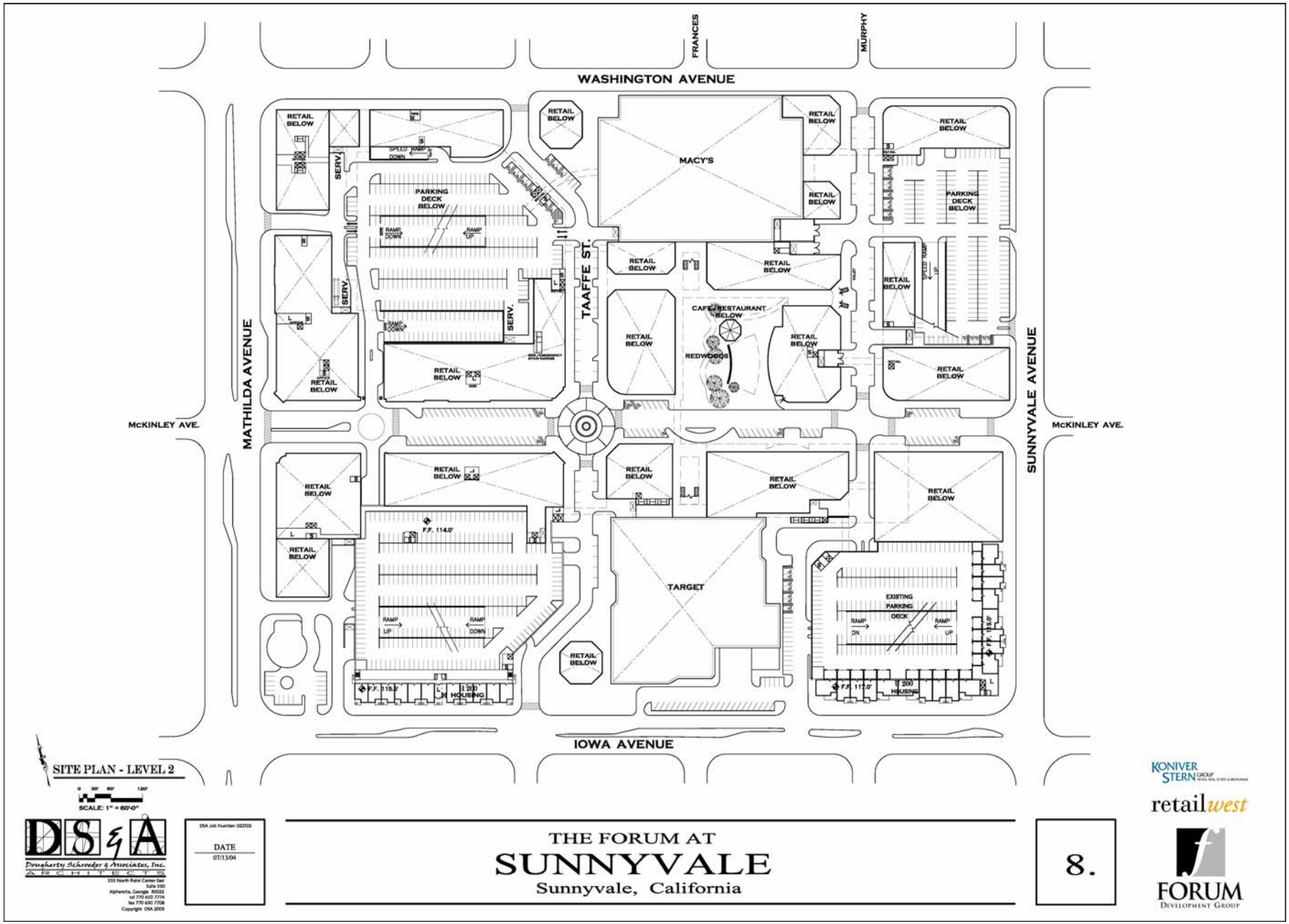
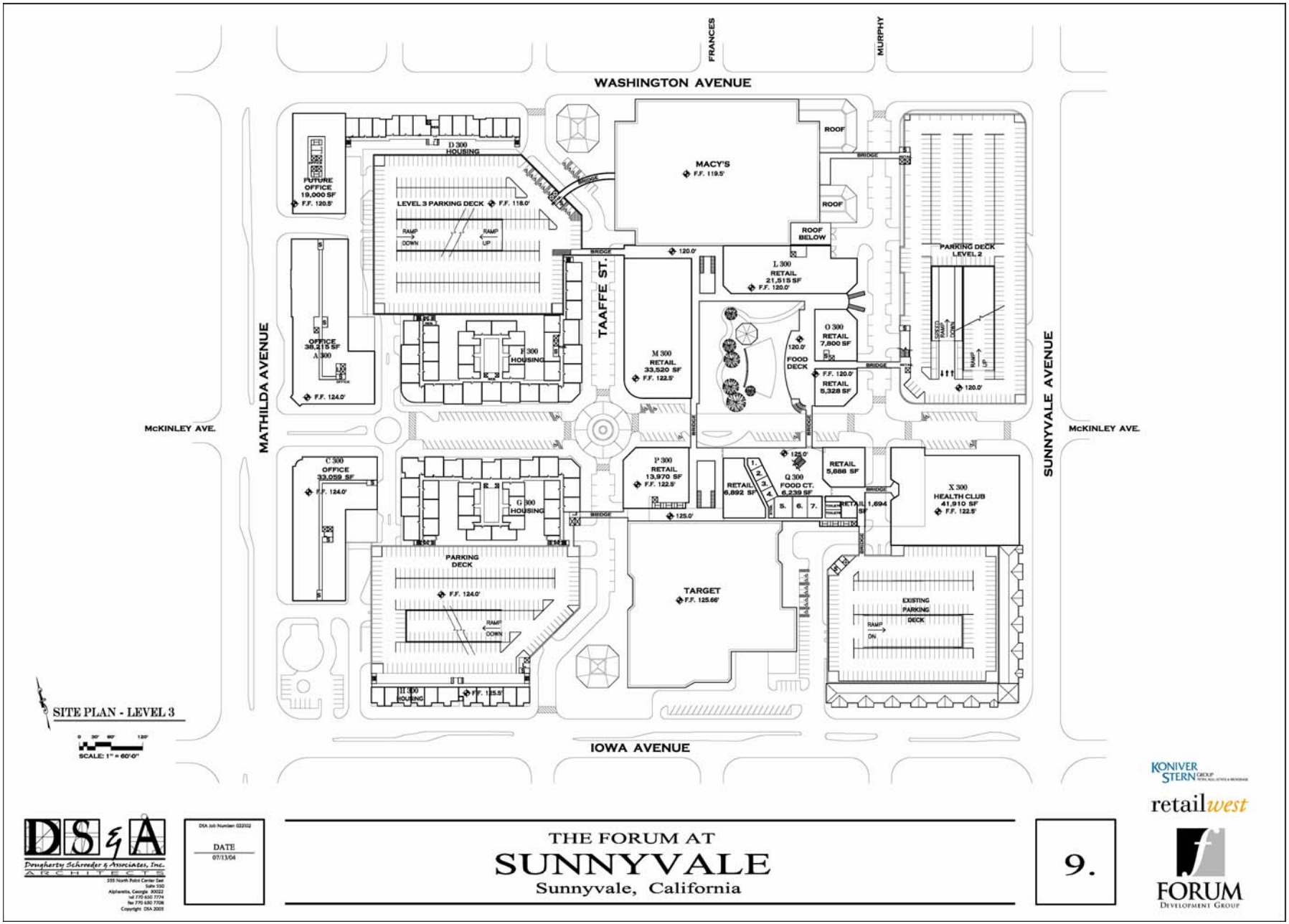


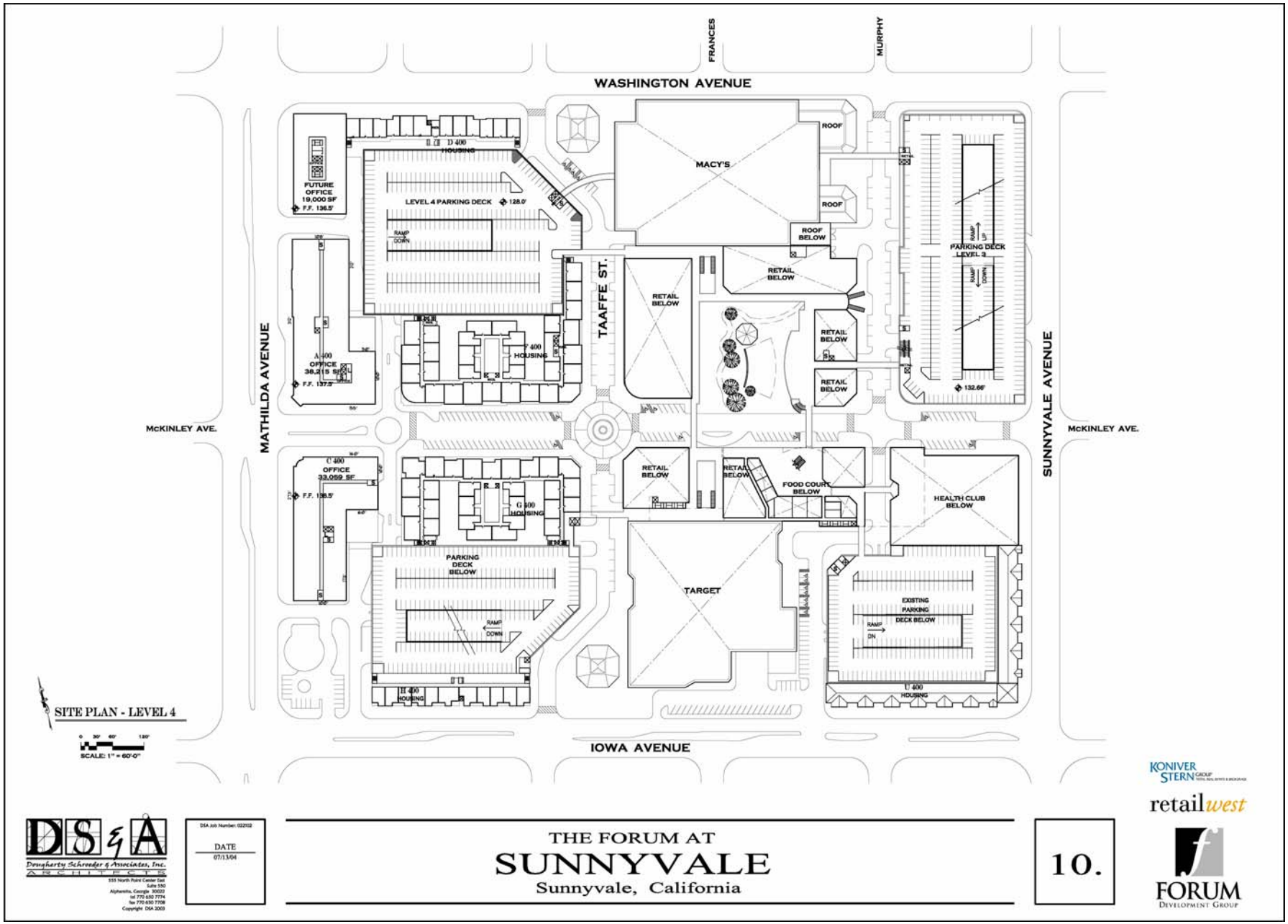
Schematic Residential Access


WASHINGTON AVENUE
FRANCES
MURPHY
MATHILDA AVENUE
McKINLEY AVE.
TAAFFE ST.
SUNNYVALE AVENUE
McKINLEY AVE.
IOWA AVENUE
HOUSING PARKING
SPEED RAMP UP
RAMP DOWN
RAMP UP
OFFICE PARKING 625 SPACES
LEVEL -1 PARKING DECK F.F. -10'-0"
HOUSING PARKING
HOUSING PARKING 224 SPACES
RAMP UP
OFFICE PARKING 296 SPACES
EXISTING PARKING DECK
F.F. 93.5'
SITE PLAN - LEVEL A
SCALE: 1" = 60'-0"
DS&A
Dougherty Schroeder & Associates, Inc.
ARCHITECTS
DSA Job Number: 022002
DATE
07/13/04
THE FORUM AT
SUNNYVALE
Sunnyvale, California
6.
KONIVER STERN GROUP
retailwest
FORUM
DEVELOPMENT GROUP


HOUSING CALCULATIONS
HOUSING BLOCK A
4 Floors Residential over Retail
1 Subterranean Garage Level A
4 Floors Townhomes
1 Garage Level 1 134 UNITS
112 APARTMENTS
22 TOWNHOMES
268 SPACES (PARKING RATIO 2.00/UNIT)
HOUSING BLOCK B
4 Floors Residential over Retail 148 UNITS
1 Subterranean Garage Level A
4 Floors Townhomes over Retail
1 Subterranean Garage Level A
124 FLATS
24 TOWNHOMES
297 SPACES (PARKING RATIO 2.00/UNIT)
HOUSING BLOCK D
2 Floors Residential on Grade
Garage at Parking Level 2
18 TOWNHOMES 18 UNITS
36 SPACES (PARKING RATIO 2.00/UNIT
HOUSING SUMMARY
TOTAL UNITS 300 UNITS
TOTAL PARKING SPACES 601 SPACES
(AVERAGE PARKING RATIO 2.00/UNIT)
DECK B
LEVEL A -OFFICE 625 SPACES
LEVEL A HOUSING 297 SPACES
FIRST LEVEL RETAIL 277 SPACES
SECOND LEVEL -
THIRD LEVEL RETAIL 341 SPACES
FOURTH LEVEL RETAIL 346 SPACES
RETAIL SPACES 970 SPACES
OFFICE SPACES 625 SPACES
HOUSING SPACES 297 SPACES
PARKING HOUSING RATIO = 2.00
TOTAL 1,892 SPACES
DECK A
LEVEL A -OFFICE 256 SPACES
LEVEL A HOUSING 224 SPACES
FIRST LEVEL RETAIL 245 SPACES
FIRST LEVEL HOUSING 44 SPACES
SECOND RETAIL 308 SPACES
THIRD RETAIL 263 SPACES
RETAIL SPACES 822 SPACES
OFFICE SPACES 256 SPACES
HOUSING SPACES 268 SPACES
PARKING HOUSING RATIO = 2.00
TOTAL 1,386 SPACES
STREET LEVEL PARKING 215 SPACES
SITE PLAN - LEVEL 1
SCALE: 1" = 60'-0"
WASHINGTON AVENUE
IOWA AVENUE
MATHILDA AVENUE
SUNNYVALE AVENUE
TAAFFE ST.
McKINLEY AVE.
FRANCES
MURPHY
MACY'S
177,000 S.F.
F.F. 101.0'
TARGET
152,621 S.F.
F.F. 107.0'
PARKING DECK
LEVEL 1 PARKING DECK F.F. 101.0
PARKING RAMP/ DECK BELOW
PARKING DECK - F.F. 104.0
PARKING DECK - F.F. 100.0
EXISTING PARKING DECK
RESIDENT PARKING
REDWOODS
CAFE/RESTAURANT
1,330 SF
FUTURE RETAIL
16,520 SF
F.F. 102.0'
A 100
RETAIL
38,471 SF
F.F. 103.0'
B 100
SHOPS 6,400 SF
F.F. 101.0'
D 100
RETAIL / SHOPS
23,329 SF
F.F. 100.0'
E 100
SHOPS 9,164 SF
F.F. 101.0'
SHOPS
4,761 SF
F.F. 101.0'
R 100
SHOPS
19,744 SF
F.F. 99.5'
RETAIL
7,522 SF
F.F. 102.5'
L 100
RETAIL
20,410 SF
F.F. 102.5'
M 100
RETAIL
24,775 SF
F.F. 104.0'
N 100
O 100
RETAIL
21,290 SF
F.F. 104.0'
RETAIL
9,600 SF
T 100
RETAIL
23,806 SF
F.F. 104.0'
F 100
RETAIL
SHOPS
41,738 SF
F.F. 104.0'
C 100
RETAIL
23,041 SF
F.F. 104.0'
C 110
RETAIL
11,050 SF
F.F. 106.5'
F.F. 108.0'
G 100
RETAIL
SHOPS
37,174 SF
F.F. 104.0'
P 100
RETAIL
13,365 SF
F.F. 104.0'
Q 100
RETAIL
30,022 SF
F.F. 104.0'
X 100
RETAIL
38,319 SF
F.F. 104.0'
I 100
SHOPS 5,600 SF
F.F. 107.0'
U 100
HOUSING
F.F. 107.0'
SERV.
PROJECT AREAS & PARKING
MACY'S 177,000 S.F.
TARGET 152,621 S.F.
LEVEL 1 - RETAIL 427,451 S.F.
LEVEL 3 - RETAIL 144,756 S.F.
THEATER 59,271 S.F.
TOTAL RETAIL 961,045 S.F.
OFFICE 270,822 S.F.
TOTAL S.F. 1,231,867 S.F.
TOTAL S.F. (- THEATER/OFFICE) 972,596 S.F.
TOTAL HOUSING PARKING 601 SPACES
TOTAL OFFICE PARKING 921 SPACES
TOTAL RETAIL PARKING (DECK) 3,914 SPACES
TOTAL STREET PARKING 215 SPACES
(4/1000 RETAIL PARKING REQ. 3,671 SPACES)
TOTAL PARKING PROVIDED 5,651 SPACES
DECK C
GROUND 186 SPACES
SECOND ---
THIRD 340 SPACES
FOURTH 357 SPACES
FIFTH 374 SPACES
TOTAL 1,257 SPACES
DECK D
LEVEL A - RETAIL 225 SPACES
FIRST - RETAIL 229 SPACES
SECOND - RETAIL 188 SPACES
SECOND - HOUSING 36 SPACES
THIRD - RETAIL 223 SPACES
RETAIL SPACES 865 SPACES
RESIDENTIAL SPACES 36 SPACES
RESIDENTIAL PARKING RATIO = 2.00
TOTAL 901 SPACES
KONIVER STERN GROUP
retailwest
FORUM
DEVELOPMENT GROUP
DS&A
Dougherty Schroeder & Associates, Inc.
ARCHITECTS
DSA Job Number: 022102
DATE
07/13/04
THE FORUM AT
SUNNYVALE
Sunnyvale, California
7.


WASHINGTON AVENUE
FRANCES
MURPHY
MacKINLEY AVE.
MATHILDA AVENUE
SUNNYVALE AVENUE
IOWA AVENUE
TAAFFE ST.
MACY'S
TARGET
PARKING DECK BELOW
EXISTING PARKING DECK
CAFE/RESTAURANT BELOW
REDWOODS
RETAIL BELOW
SERV.
RAMP DOWN
RAMP UP
SPEED RAMP DOWN
SPEED RAMP UP
F.F. 114.0'
F.F. 115.5'
F.F. 117.0'
1200 HOUSING
SITE PLAN - LEVEL 2
SCALE: 1" = 60'-0"
DS&A
Dougherty Schroeder & Associates, Inc.
DSA Job Number: 022102
DATE
07/13/04
THE FORUM AT
SUNNYVALE
Sunnyvale, California
8.
KONIVER STERN GROUP
retailwest
FORUM
DEVELOPMENT GROUP


WASHINGTON AVENUE
FRANCES
MURPHY
IOWA AVENUE
McKINLEY AVE.
MATHILDA AVENUE
SUNNYVALE AVENUE
TAAFFE ST.
MACY'S
F.F. 119.5'
ROOF
ROOF BELOW
BRIDGE
D 300 HOUSING
FUTURE OFFICE 19,000 SF
F.F. 120.5'
LEVEL 3 PARKING DECK
F.F. 118.0'
RAMP DOWN
RAMP UP
OFFICE 38,215 SF
A 300
F.F. 124.0'
F 300 HOUSING
M 300 RETAIL 33,520 SF
F.F. 122.5'
L 300 RETAIL 21,515 SF
F.F. 120.0'
FOOD DECK
O 300 RETAIL 7,800 SF
RETAIL 5,328 SF
PARKING DECK LEVEL 2
C 300 OFFICE 33,059 SF
G 300 HOUSING
PARKING DECK
P 300 RETAIL 13,970 SF
RETAIL 6,892 SF
Q 300 FOOD CT. 6,239 SF
RETAIL 5,888 SF
RETAIL 1,694 SF
X 300 HEALTH CLUB 41,910 SF
TARGET
F.F. 125.66'
EXISTING PARKING DECK
RAMP ON
H 300 HOUSING
F.F. 135.5'
SITE PLAN - LEVEL 3
SCALE: 1" = 60'-0"
DS&A Dougherty Schroeder & Associates, Inc. ARCHITECTS
DSA Job Number 022102
DATE 07/13/04
THE FORUM AT
SUNNYVALE
Sunnyvale, California
9.
KONIVER STERN GROUP
retailwest
FORUM DEVELOPMENT GROUP



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THE FORUM AT
SUNNYVALE
Sunnyvale, California

10.

KONIVER STERN GROUP

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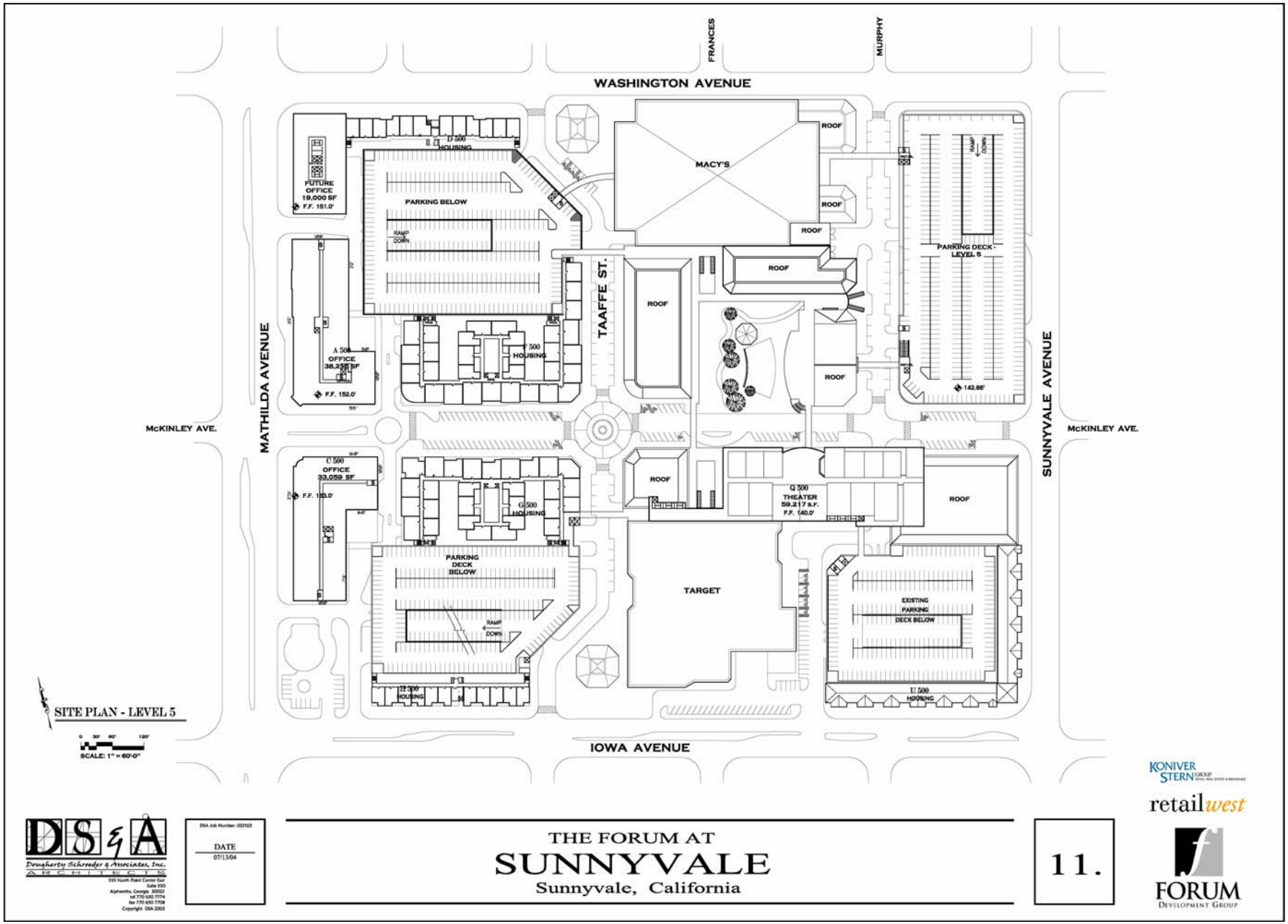
FORUM
DEVELOPMENT GROUP


WASHINGTON AVENUE
FRANCES
MURPHY
IOWA AVENUE
McKINLEY AVE.
MATHILDA AVENUE
SUNNYVALE AVENUE
TAAFFE ST.
MACY'S
ROOF
PARKING BELOW
RAMP DOWN
D 500 HOUSING
FUTURE OFFICE 19,000 SF
F.F. 151.0'
A 500 OFFICE 38,235 SF
F.F. 152.0'
F 500 HOUSING
PARKING DECK - LEVEL 5
142.66'
C 500 OFFICE 33,059 SF
F.F. 153.0'
G 500 HOUSING
PARKING DECK BELOW
Q 500 THEATER 59,217 S.F.
F.F. 140.0'
TARGET
EXISTING PARKING DECK BELOW
U 500 HOUSING
E 500 HOUSING
SITE PLAN - LEVEL 5
SCALE: 1" = 60'-0"
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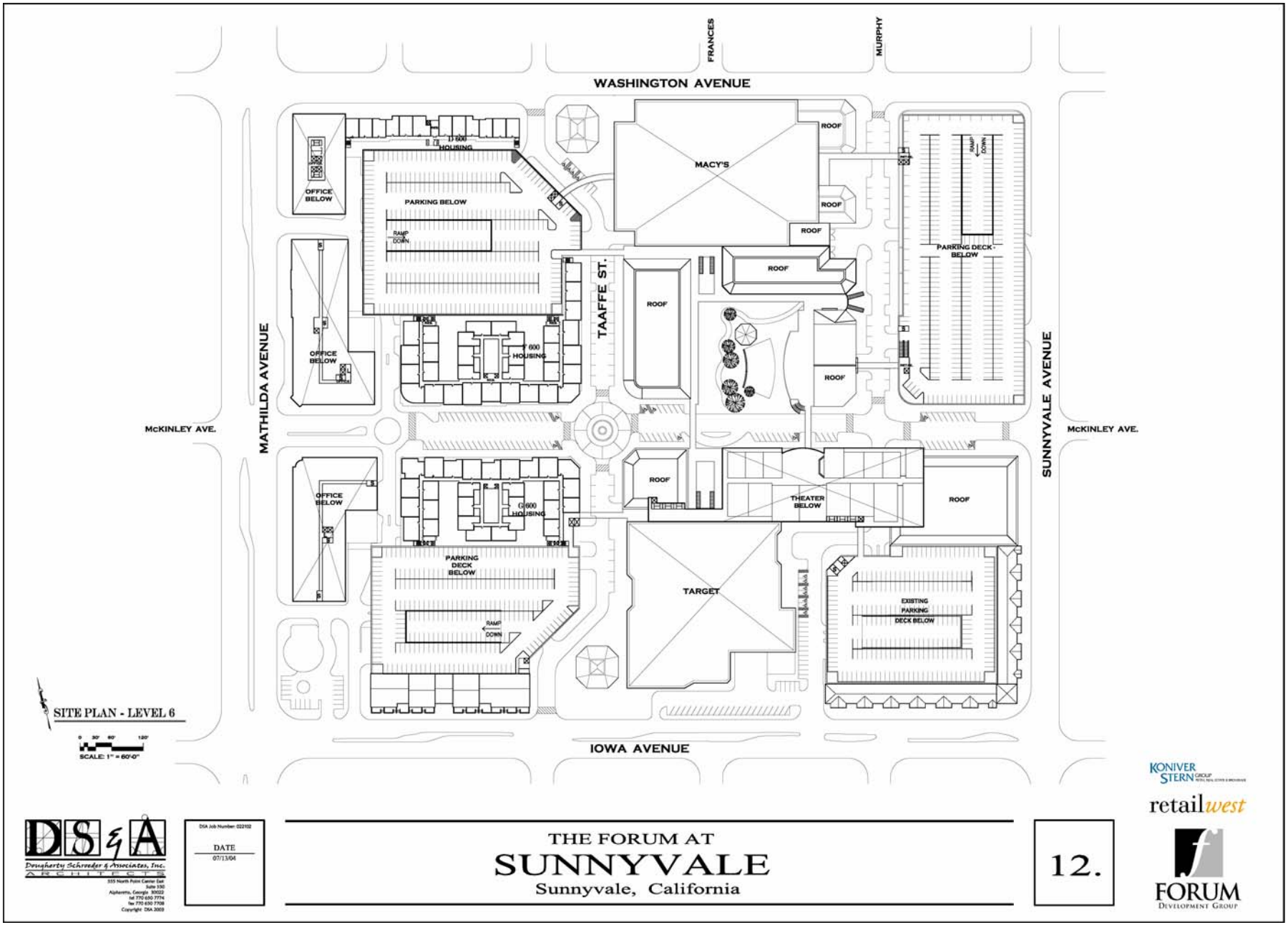
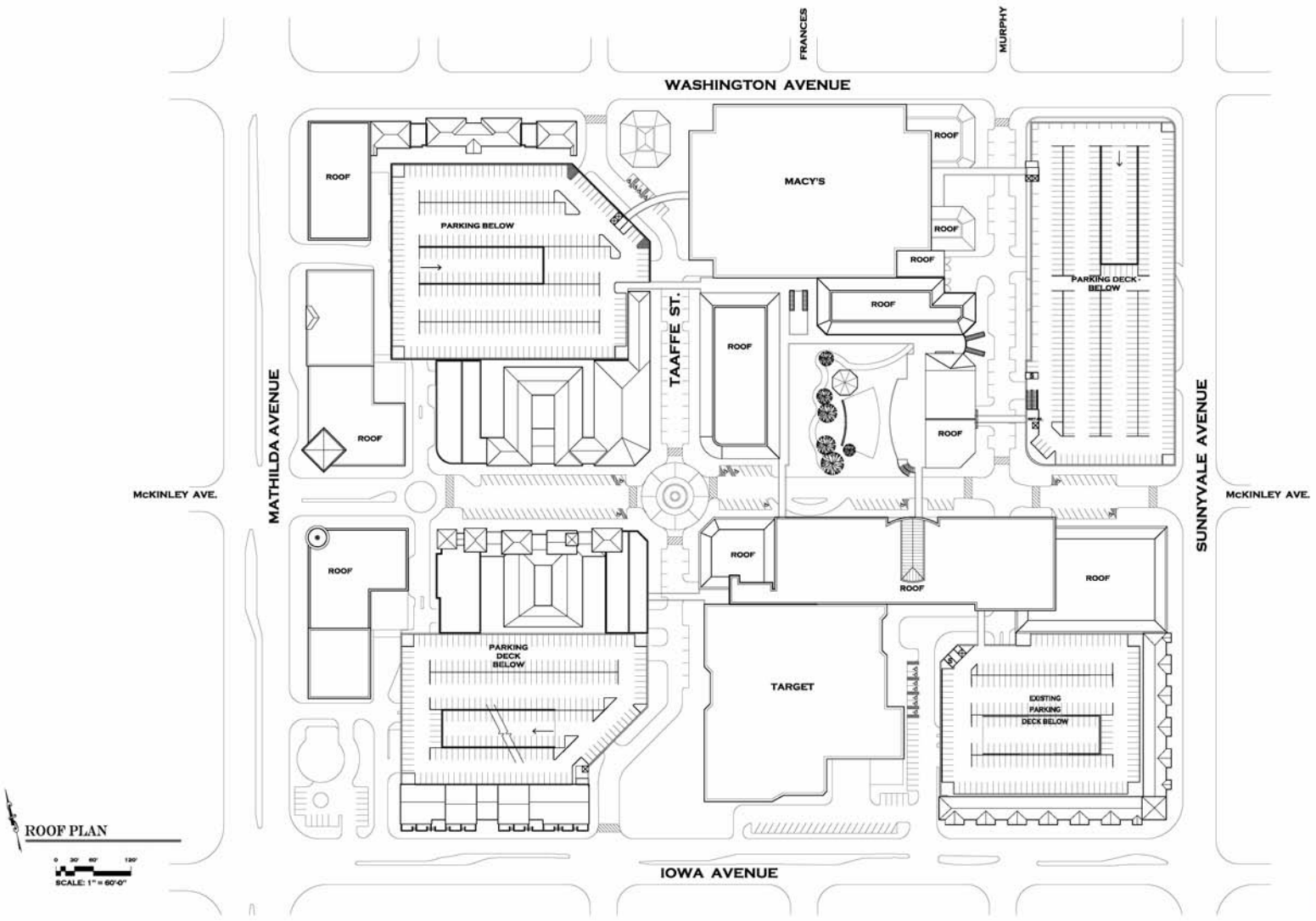
THE FORUM AT
SUNNYVALE
Sunnyvale, California
11.
KONIVER STERN GROUP
retailwest
FORUM
DEVELOPMENT GROUP


WASHINGTON AVENUE
FRANCES
MURPHY
MATHILDA AVENUE
SUNNYVALE AVENUE
McKINLEY AVE.
McKINLEY AVE.
IOWA AVENUE
TAAFFE ST.
MACY'S
TARGET
THEATER BELOW
ROOF
ROOF
ROOF
ROOF
ROOF
ROOF
ROOF
OFFICE BELOW
OFFICE BELOW
OFFICE BELOW
PARKING BELOW
RAMP DOWN
F 600 HOUSING
G 600 HOUSING
PARKING DECK BELOW
RAMP DOWN
PARKING DECK BELOW
RAMP DOWN
EXISTING PARKING DECK BELOW
SITE PLAN - LEVEL 6
SCALE: 1" = 60'-0"
DS&A
Dougherty Schroeder & Associates, Inc.
DSA Job Number: 022102
DATE
07/13/04
THE FORUM AT
SUNNYVALE
Sunnyvale, California
12.
KONIVER STERN GROUP
retailwest
FORUM
DEVELOPMENT GROUP



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OPTION 1

THE FORUM AT
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Sunnyvale, California

13.

KONIVER STERN GROUP

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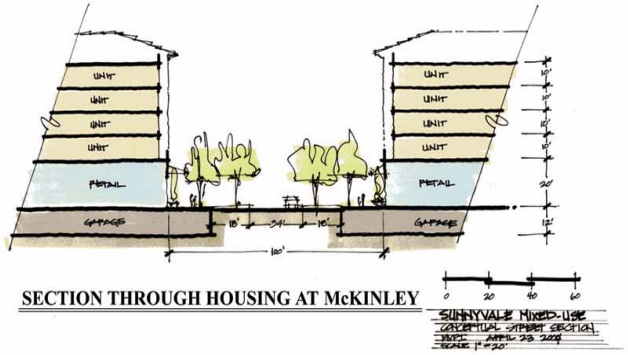
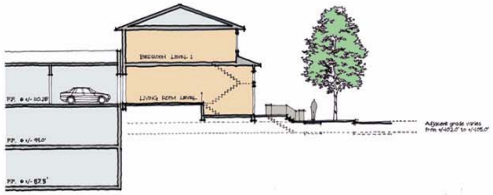
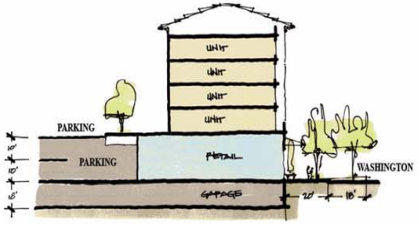


SECTION THROUGH HOUSING AT McKINLEY



SECTION THROUGH HOUSING AT IOWA



SECTION THROUGH HOUSING AT WASHINGTON

STANDARD PACIFIC HOMES

KONIVER STERN GROUP

retailwest

FORUM DEVELOPMENT GROUP

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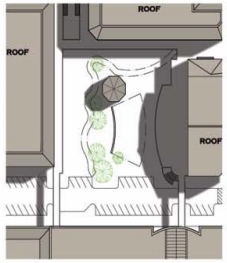
THE FORUM AT
SUNNYVALE
Sunnyvale, California

22



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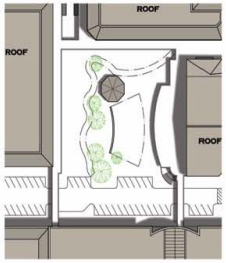

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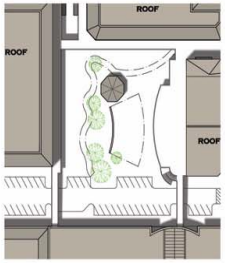

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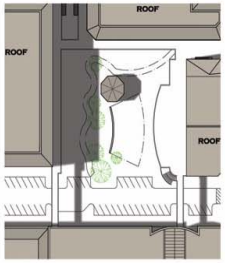

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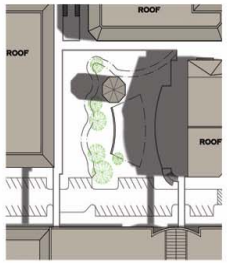
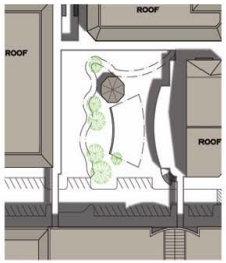


MAR/SEP 21 at 9 AM.



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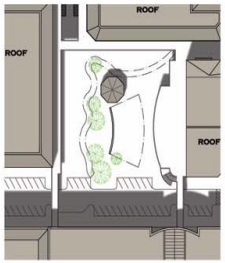

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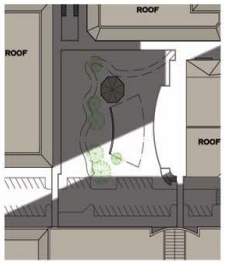

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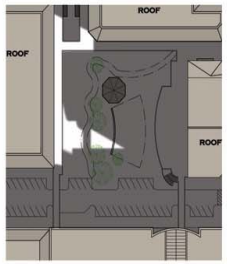

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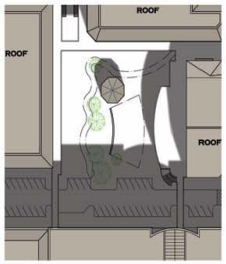

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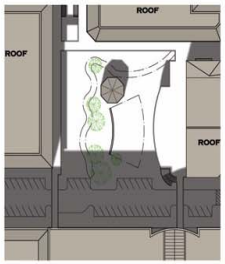

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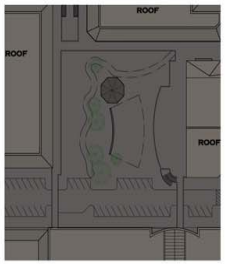

DECEMBER 21 at 6 PM.

STANDARD PACIFIC HOMES

KONIVER STERN GROUP

retailwest

FORUM DEVELOPMENT GROUP

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THE FORUM AT
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Sunnyvale, California

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