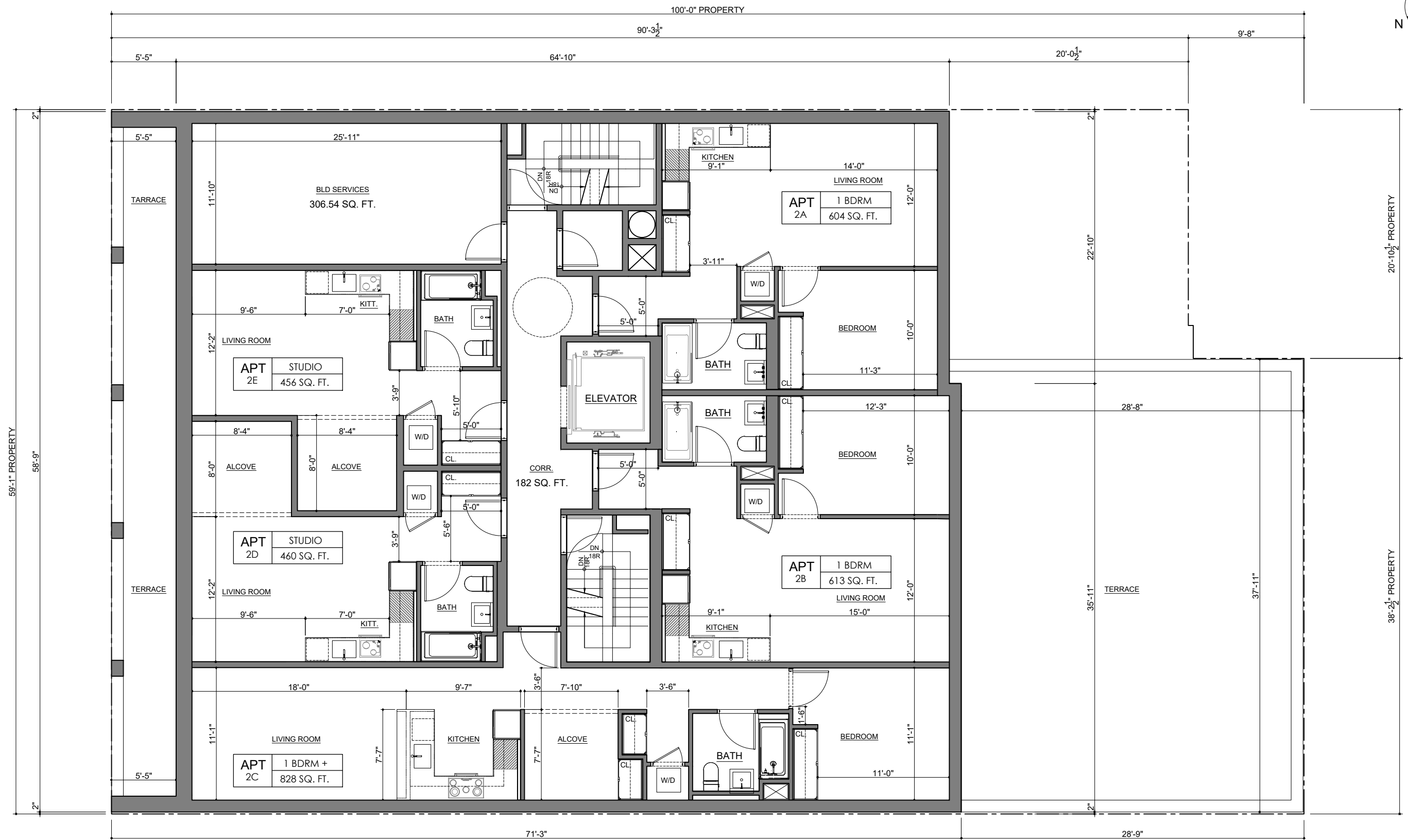
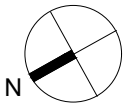


SUMMARY OF PROPOSED FLOOR AREAS - 140 2ND STREET , BROOKLYN																	
FLR.	TOTAL PROPOSED GROSS AREA	RESIDENTIAL GROSS AREA	COMMERCIAL GROSS AREA	EXCLUDED BICYCLE STORAGE	CORR. 50%	CORR. 100%	REFUSE STORAGE	MECH. DEDUCT. (2%)	COMPACTOR ROOM DEDUCT.	BLD SERVICES DEDUCT.	RESIDENTIAL Z.AREA PRE ENERGY	RES. 5% DEDUCT. "ULTRAEEB"	RESIDENTIAL Z AREA	COMMERCIAL Z AREA PRE ENERGY	COMMERCIAL 5% DEDUCT. "ULTRAEEB"	COMMERCIAL Z AREA	TOTAL PROPOSED Z AREA
1ST	5,253.03	2,090.42	3,162.61	278.59		504.34	4.00	15.00	106.39	172.49	1,009.61	50.48	959.13	3,162.61	158.13	3,004.48	3,963.61
2ND	3,845.04	3,845.04			91.00		20.00	76.90		306.54	3,350.60	167.53	3,183.07				3,183.07
3RD	3,845.04	3,845.04			91.00		20.00	76.90			3,657.14	182.86	3,474.28				3,474.28
4TH	3,845.04	3,845.04			91.00		20.00	76.90			3,657.14	182.86	3,474.28				3,474.28
5TH	3,845.04	3,845.04			91.00		20.00	76.90			3,657.14	182.86	3,474.28				3,474.28
6TH	3,845.04	3,845.04			91.00		16.00	76.90			3,661.14	183.06	3,478.08				3,478.08
7TH	3,845.04	3,845.04			91.00		16.00	76.90			3,661.14	183.06	3,478.08				3,478.08
8TH	3,845.04	3,845.04			91.00		16.00	76.90			3,661.14	183.06	3,478.08				3,478.08
ROOF	100.00	100.00											100.00				100.00
TOTAL	32,268.31	29,105.70	3,162.61	278.59	637.00	504.34	132.00	553.31	106.39	479.03	26,315.04	1,315.75	25,099.29	3,162.61	158.13	3,004.48	28,103.77

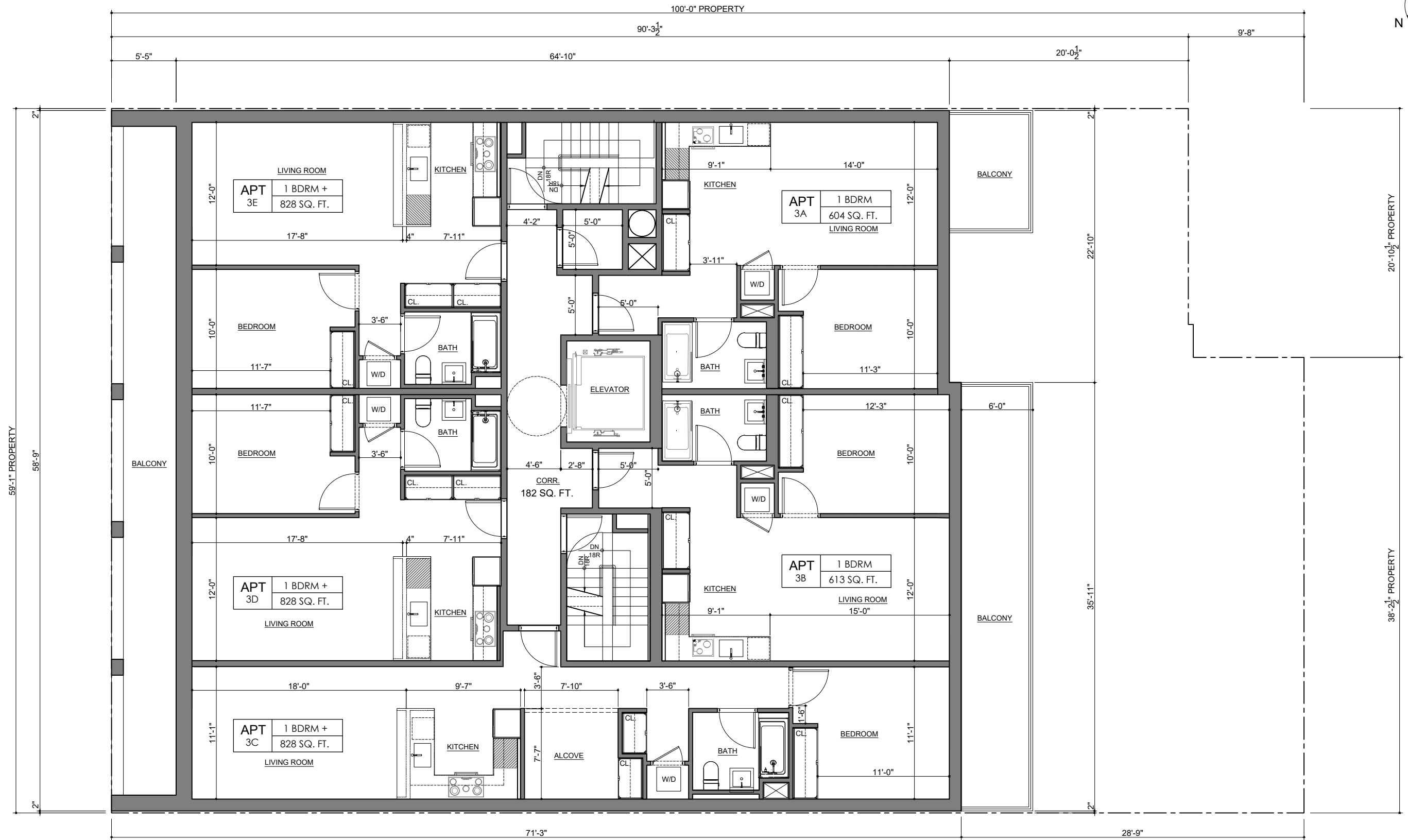
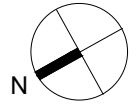
SCHEDULE OF D.U.'S				
FLR.	DWELLING UNITS			NUMBER OF DU
	0 BDRM.	1 BDRM.	2 BDRM.	
1ST	1			1
2ND	2	3		5
3RD		5		5
4TH		5		5
5TH		5		5
6TH		2	2	4
7TH		2	2	4
8TH		2	2	4
ROOF	NA	NA	NA	NA
TOTAL	3	24	6	33

SITE AREA		5,707.82
	FAR	AREA
ALLOWABLE	4.40	25,114.41
	COMM. BOONUS ALLOWABLE UP TO PROPOSED COMM.	
	FAR	AREA
	0.60	3,424.69
	0.53	3,004.48

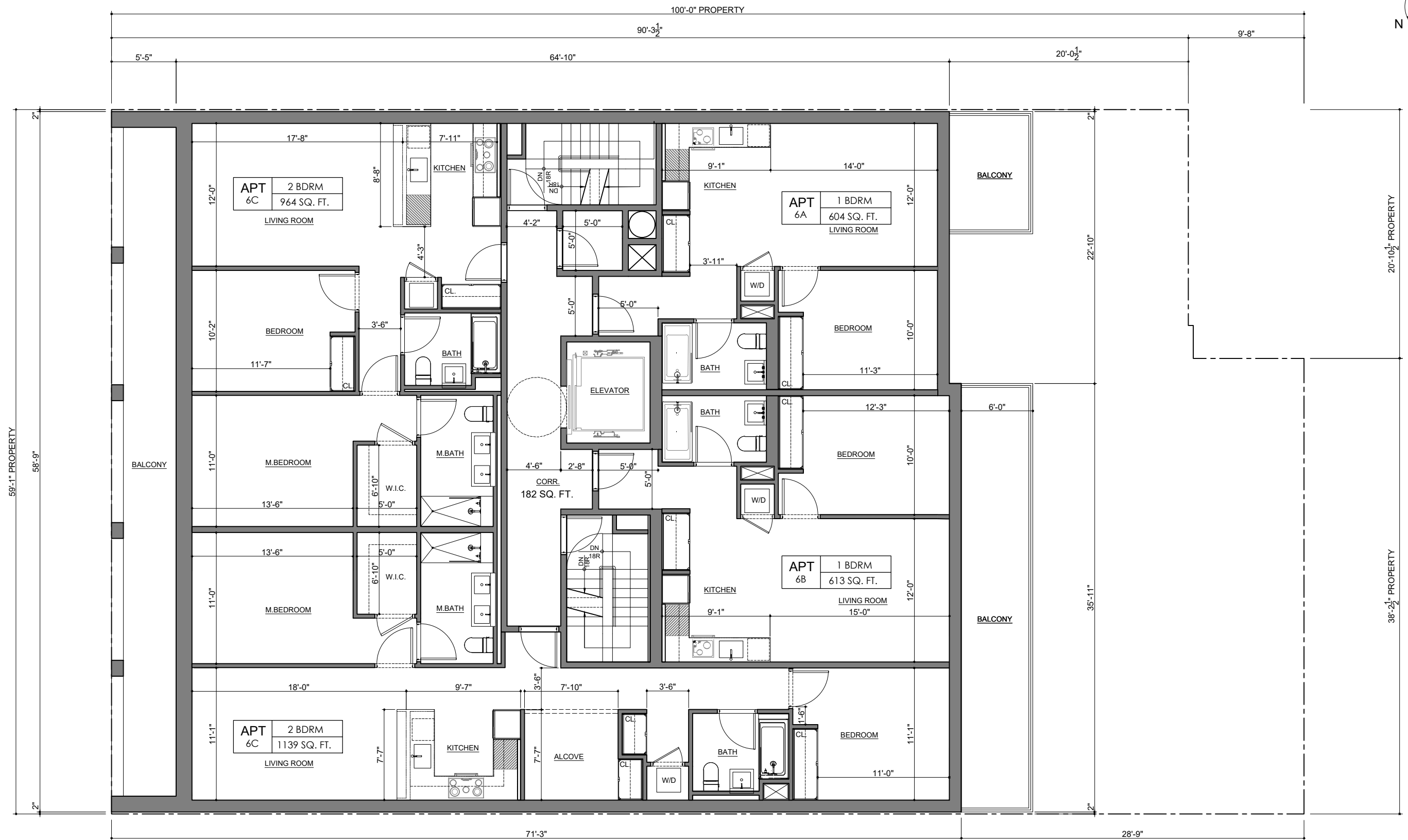
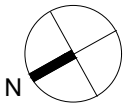
	FAR	AREA
PROPOSED	4.92	28,103.77
UNDER BY	0.00	15.12



2ND FLOOR
GROSS AREA : 3845.04 SQ. FT.



3TH-5TH FLOORS (3 FLOORS)
GROSS AREA : 3845.04 SQ. FT.



6TH-8TH FLOORS (3 FLOORS)
GROSS AREA : 3845.04 SQ. FT.