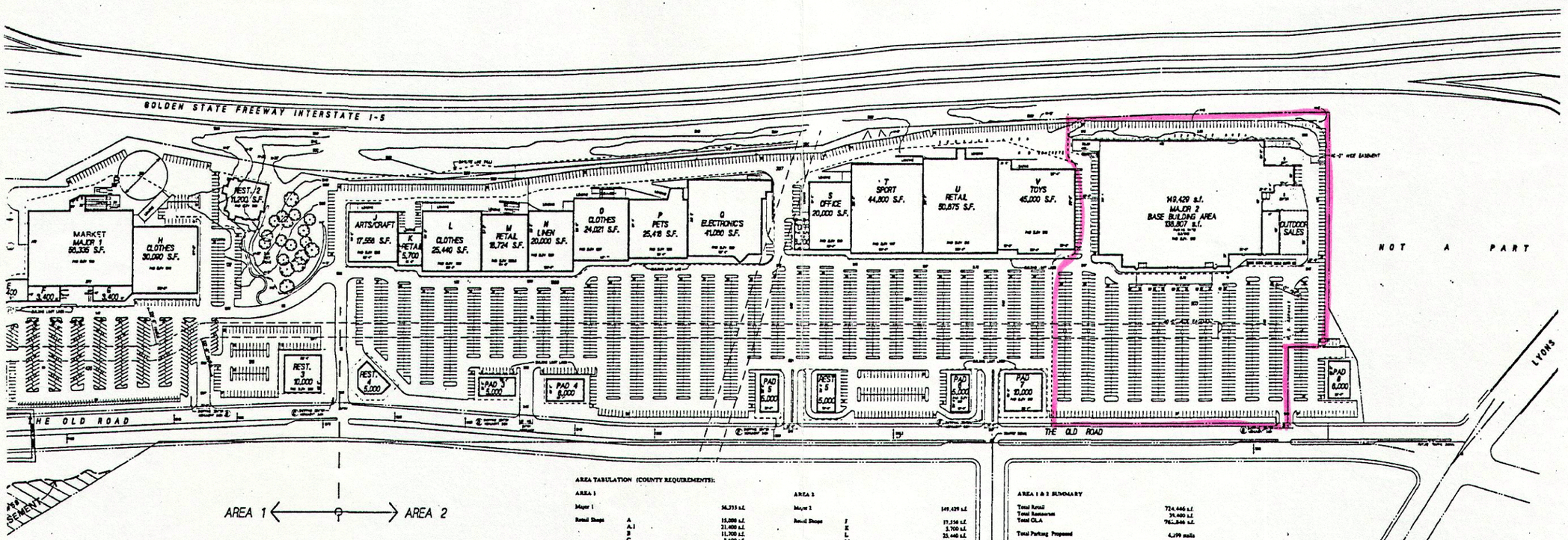

AREA TABULATION (COUNTY REQUIREMENTS):

AREA 1

Major 1		56,335 s.f.
Retail Shops	A	15,200 s.f.
	A-1	21,400 s.f.
	B	11,700 s.f.
	C	3,600 s.f.
	D	3,600 s.f.
	E	11,400 s.f.
	F	3,400 s.f.
	G	3,400 s.f.
	H	30,090 s.f.
	S	10,500 s.f.
	V	16,000 s.f.
Retail	Pad 1	5,000 s.f.
	Pad 2	5,000 s.f.
Restaurant	1	7,200 s.f.
	2	11,200 s.f.
	3	10,000 s.f.
Area 1 - GLA total		326,340 s.f.
Parking multiplier		1.350 stalls or 6.0/1000

AREA 2

Major 2		149,429 s.f.
Retail Shops	J	17,556 s.f.
	K	5,700 s.f.
	L	25,440 s.f.
	M	18,724 s.f.
	N	20,000 s.f.
	O	24,021 s.f.
	P	25,418 s.f.
	Q	41,060 s.f.
	R	3,200 s.f.
	T	30,000 s.f.
	U	44,800 s.f.
	V	50,875 s.f.
		45,000 s.f.
Retail	Pad 3	5,000 s.f.
	Pad 4	8,000 s.f.
	Pad 5	5,000 s.f.
	Pad 6	5,000 s.f.
	Pad 7	5,000 s.f.
	Pad 8	10,000 s.f.
		8,000 s.f.
Restaurant	4	5,000 s.f.
	5	5,000 s.f.
Area 2 - GLA Total		524,921 s.f.
Parking multiplier		3.002 stalls or 3.4/1,000

AREA 1 & 2 SUMMARY

Total Retail	724,446 s.f.
Total Restaurant	34,400 s.f.
Total GLA	761,846 s.f.
Total Parking Proposed	4,199 stalls
Parking Required By L.A. County (retail @ 1 per 250 sq. ft.) 724,446 s.f.	=2,897 stalls
(rest. @ 1 per 3 persons) 12,800 kitchen/1,200 64 persons	= 21 stalls
23,600 dining/1:15 1707 persons	= 569 stalls
Maximum Parking To Be Provided	3,487 stalls

Valencia
MARKETPLACE

SITE PLAN
TENATIVE MAP #8676
CPU # 92-075

7/7/95 REV. EXHIBIT A
12/20/95 REV. LOT 1

VICINITY MAP

JANUARY 11,1994
SCHEME A-17.0
DEVELOPER
EDWARD J. DEBARTOLO CORPORATION
ARCHITECT
SPENCER MAULE ARCHITECTS

SHEET 2 OF 2