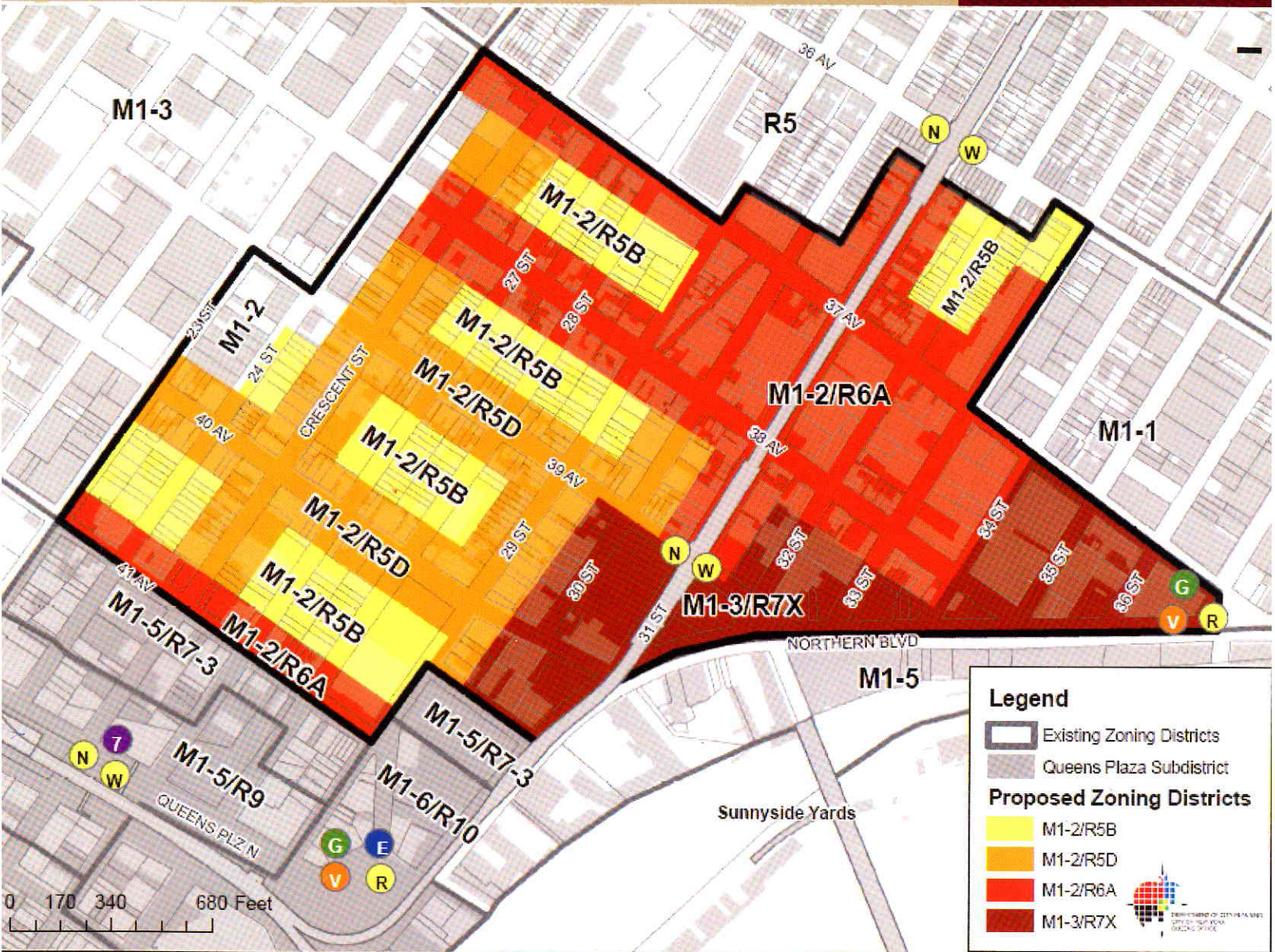


DUTCH KILLS REZONING: APPROVED

Commercial Market Update: Long Island City



New Zoning	Residential F.A.R.	Non-Residential F.A.R.	Maximum Building Height	Parking Required
M1-2/R5B	1.65	2.0	33 feet	66%
M1-2/R5D	2.0	2.0	40 feet	66%
M1-2/R6A ⁽¹⁾	3.0	2.0	70 feet	50%
M1-3/R7X ⁽²⁾	3.75	5.0	125 feet	50%

(1) a) F.A.R. is 4.0 for Use Groups I6A, I6D, I7A, and I7B.

(1) b) Residential buildings must be developed pursuant to the Quality Housing Program.

(2) Maximum residential F.A.R. of 5.0 if affordable housing is provided on or off-site.

*Photo and zoning information taken from the NYC Department of City Planning website:

http://www.nyc.gov/html/dcp/html/dutch_kills/index.shtml