

MIXED-USE PROJECT DEVELOPMENT SUMMARY (Continued)

8 PROPOSED

CATHEDRAL SQUARE -- 11th & J Streets

This proposed 23-story building by St. Anton Partners features of 252,350 square feet of residential space (233 condominium units) as well as 12,000 square feet of ground floor retail and on-site parking (approximately 300 parking spaces). This project is currently working with a delivery date of 2011 and has been approved by the city. The developer is still in the financing stage, but unlike the troubled Towers and Aura projects, owns the land outright.

9 PROPOSED

CAPITOL LOFTS -- 11th & R Streets (SEC)

This project, which is a partnership of Holliday Development and Regis Homes will develop the six-story historic warehouse building on the southeast corner of 11th & R streets. The project, also known as the CADA Warehouse, will include 122 loft units, including some penthouse units, and was designed by David Baker & partners, Architects. There will be one and two bedroom floor plans with a variety of sizes and layouts. An additional 7th and 8th floors will be constructed above the existing structure to create a limited number of exclusive loft penthouses with spectacular city views.

10 PROPOSED

TOWER DISTRICT -- 19th & Broadway

Downtown's mixed-use development craze may be expanding to the city's Tower District shortly, with a planned project at the northeast corner of 19th Street and Broadway that could add a \$22 million, mixed-use project that would feature office, retail and residential space. Plans will be submitted shortly for the construction of a four-story office building and retail shops on the northern portion of the site. The office component of this project would reportedly be occupied by the two tenants already in-place at the existing structures. Plans for the residential portion of this development include five live-work condo units and 64 apartment units.

11 PROPOSED

HOTEL ORLEANS -- 1022 2nd Street

The owners of the Firehouse Restaurant in Old Sacramento plan to build a 44,000 square foot mixed-use project at 1022 2nd Street, the site of the former Orleans Hotel. The new building will include high-end residential lofts and an upscale restaurant and marks only the second residential project in Old Town and the first to be developed in almost 40 years—the other is Clarendon House, which was rehabbed in 1969. The project will include 24 lofts on its top floors and retail space below. Work is planned to begin in early 2007.

12 PROPOSED

EBNER & EMPIRE HOTELS -- 116 & 118 K Street

The former Ebner and Empire Hotels in Old Town at 116 and 118 K Street will be redeveloped with reconstructed historic facades to feature approximately 6,000 square feet of street retail and 12,000 square feet of office space on two floors of space above. The Ebner Hotel had been on the National Register of Historic Places but was demolished three years ago because it was in danger of collapsing.

13 PROPOSED

MAGNOLIA SALOON/LORDS RESTAURANT BUILDING -- 119 & 121 J Street

Also in the works is the planned redevelopment of the Magnolia Saloon/Lords Restaurant Building Complex in Old Town. This building will be reconstructed to be one building with 2,500 square feet of street retail and 4,500 square feet of upper level office space. Construction is reportedly scheduled to start in early 2007.

14 PROPOSED

CRYSTAL ICE COMPLEX -- R Street

This proposal by developer Mark Friedman would convert the former Crystal Ice Factory Building on R Street into a mixed-use development over two blocks that would include 77,000 square feet of street level retail and approximately 150 condominium units on upper levels. This project remains in the planning stages.



Heller Pacific's MARRS (Midtown Art, Retail, Restaurant, Scene) Building is a unique development that further cements Midtown's reputation as the region's premier arts and entertainment community.

The MARRS Building