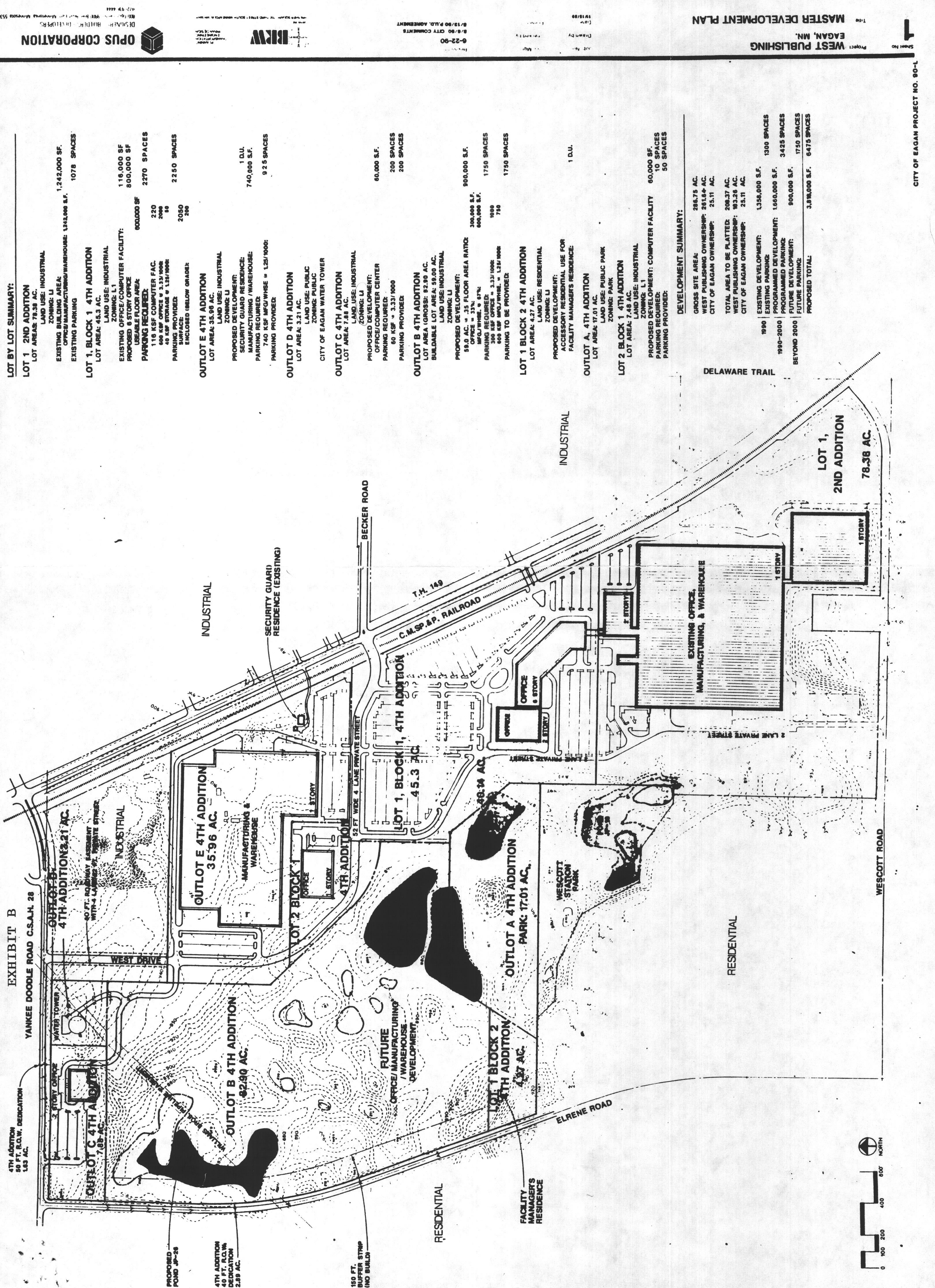




LOT BY LOT SUMMARY:			
LOT 1 2ND ADDITION LOT AREA: 78.38 AC.	LAND USE: INDUSTRIAL ZONING: L1 EXISTING BUILDING AREA: OFFICE/WAREHOUSE/WAREHOUSE: 1,242,000 S.F. EXISTING PARKING	1,242,000 S.F. 1078 SPACES	
LOT 1, BLOCK 1 4TH ADDITION LOT AREA: 45.3 AC.	LAND USE: INDUSTRIAL ZONING: L1 EXISTING OFFICE/COMPUTER FACILITY: PROPOSED 6 STORY OFFICE USABLE FLOOR AREA: PARKING REQUIRED: 110 KSF COMPUTER FAC. 600 KSF OFFICE @ 3.33/1000 40 KSF STORAGE @ 1.25/1000 PARKING PROVIDED: SURFACE: ENCLOSED (BELOW GRADE):	600,000 SF 2270 SPACES 220 2000 80 2050 200	
OUTLOT E 4TH ADDITION LOT AREA: 35.96 AC.	LAND USE: INDUSTRIAL ZONING: L1 PROPOSED DEVELOPMENT: SECURITY GUARD RESIDENCE: MANUFACTURING / WAREHOUSE: PARKING REQUIRED: 740 KSF MFG/WHS @ 1.25/1000: PARKING PROVIDED:	116,000 SF 800,000 SF 600,000 SF 2270 SPACES 220 2000 80 2050 200	1 D.U. 740,000 S.F. 9.25 SPACES
OUTLOT D 4TH ADDITION LOT AREA: 3.21 AC.	LAND USE: PUBLIC ZONING: PUBLIC CITY OF EAGAN WATER TOWER		
OUTLOT C 4TH ADDITION LOT AREA: 7.88 AC.	LAND USE: INDUSTRIAL ZONING: L1 PROPOSED DEVELOPMENT: OFFICE/COMPUTER CENTER PARKING REQUIRED: 60 KSF @ 3.33/1000 PARKING PROVIDED:	60,000 S.F. 200 SPACES 200 SPACES	
OUTLOT B 4TH ADDITION LOT AREA (GROSS): 92.90 AC. BUILDABLE LOT AREA: 59.00 AC. LAND USE: INDUSTRIAL ZONING: L1 PROPOSED DEVELOPMENT: 59.0 AC @ .35 FLOOR AREA RATIO OFFICE @ 3.33/1000 MFG/WHS @ .87% PARKING REQUIRED: 300 KSF OFFICE @ 3.33/1000 600 KSF MFG/WHS @ 1.25/1000 PARKING TO BE PROVIDED:	300,000 S.F. 600,000 S.F. 1000 750	900,000 S.F. 1750 SPACES 1750 SPACES	
LOT 1 BLOCK 2 4TH ADDITION LOT AREA: 4.27 AC.	LAND USE: RESIDENTIAL ZONING: L1 PROPOSED DEVELOPMENT: ACCESSORY RESIDENTIAL USE FOR FACILITY MANAGERS RESIDENCE:		1 D.U.
OUTLOT A, 4TH ADDITION LOT AREA: 17.01 AC.	LAND USE: PUBLIC PARK ZONING: PARK PROPOSED DEVELOPMENT: COMPUTER FACILITY PARKING REQUIRED: PARKING PROVIDED:		60,000 SF. 10 SPACES 50 SPACES
LOT 2 BLOCK 1 4TH ADDITION LOT AREA: 7.48 AC.	LAND USE: INDUSTRIAL ZONING: L1 PROPOSED DEVELOPMENT: COMPUTER FACILITY PARKING REQUIRED: PARKING PROVIDED:		

DEVELOPMENT SUMMARY:			
GROSS SITE AREA:	286.75 AC.		
WEST PUBLISHING OWNERSHIP:	261.64 AC.		
CITY OF EAGAN OWNERSHIP:	25.11 AC.		
TOTAL AREA TO BE PLATTED:	208.37 AC.		
WEST PUBLISHING OWNERSHIP:	193.26 AC.		
CITY OF EAGAN OWNERSHIP:	25.11 AC.		
EXISTING DEVELOPMENT:	1,358,000 S.F.	1300 SPACES	
EXISTING PARKING:			
1990-2000	PROGRAMMED DEVELOPMENT: 1,600,000 S.F.	3425 SPACES	
BEYOND 2000	FUTURE DEVELOPMENT: 900,000 S.F.	1750 SPACES	
PROPOSED TOTAL:	3,858,000 S.F.	6475 SPACES	

EXHIBIT B

