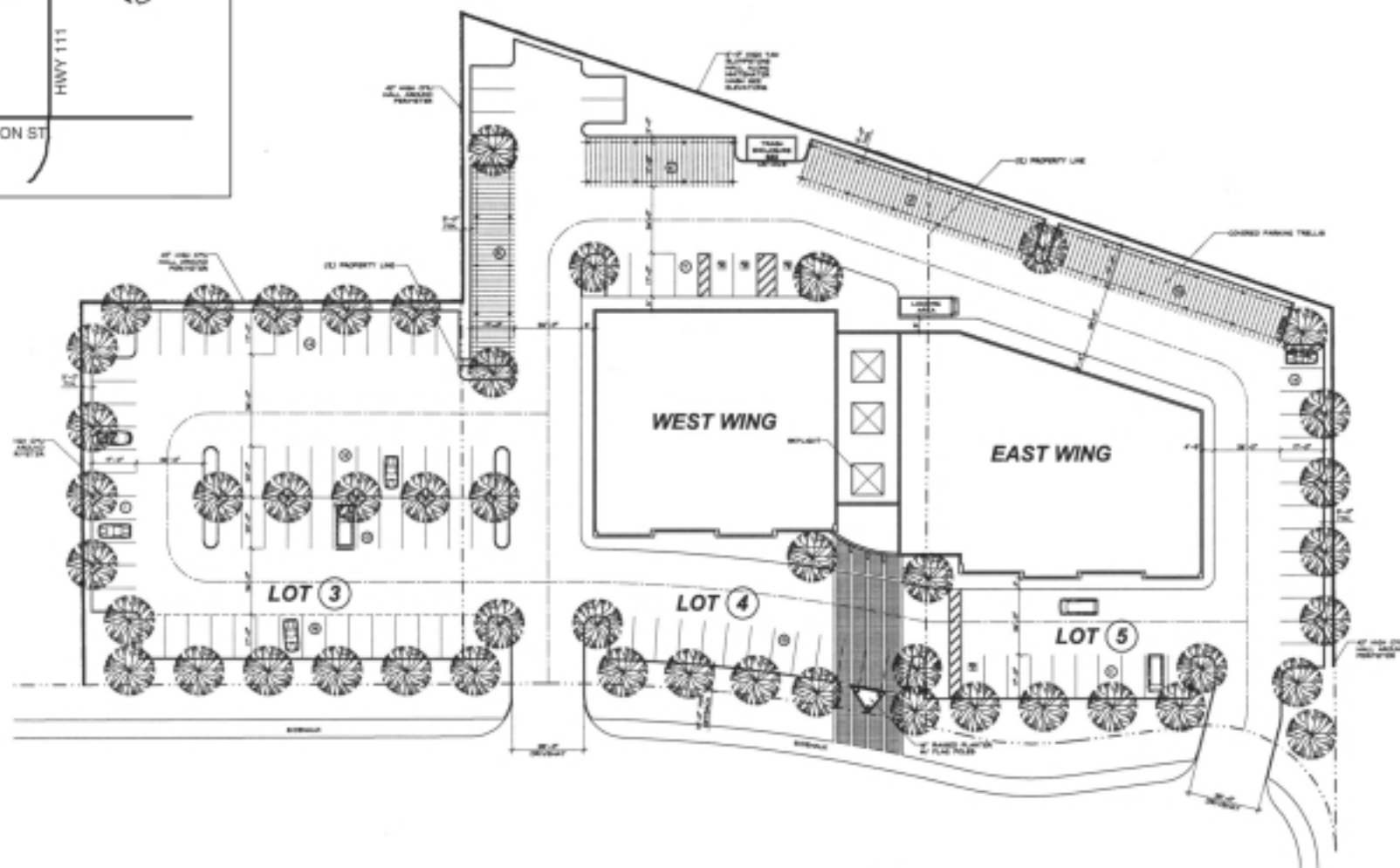
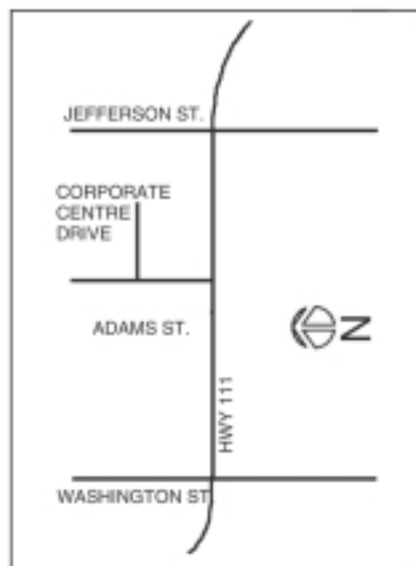


**SKYWEST  
CORPORATE CENTRE  
79-200 CORPORATE CENTRE DRIVE  
LA QUINTA, CA**



N  
SITE PLAN

**PROJECT DATA  
La Quinta Corporate Center**

LOTS 3,4,& 5	
Use:	Office
Class:	C-P
Gross Site Area:	97,326 s.f.

BUILDING AREAS:	Gross	Net	% of Gross
<b>FIRST FLOOR</b>			
Office East Wing	9,052 s.f.		
Services & Circulation	390 s.f.		
<b>SUBTOTAL EAST WING</b>	<b>9,432 s.f.</b>	<b>9,062 s.f.</b>	
Office WEST Wing	7,908 s.f.		
Services & Circulation	220 s.f.		
<b>SUBTOTAL WEST WING</b>	<b>8,128 s.f.</b>	<b>7,908 s.f.</b>	
Atrium:	1,596 s.f.		
<b>TOTAL FIRST FLOOR:</b>	<b>19,156 s.f.</b>	<b>16,960 s.f.</b>	<b>89%</b>

<b>SECOND FLOOR</b>			
Office East Wing	9,215 s.f.		
Services & Circulation	s.f.		
<b>SUBTOTAL EAST WING</b>	<b>9,215 s.f.</b>	<b>9,215 s.f.</b>	
Office WEST Wing	8,095 s.f.		
Services & Circulation	s.f.		
<b>SUBTOTAL WEST WING</b>	<b>8,095 s.f.</b>	<b>8,095 s.f.</b>	
Bridge:	553 s.f.		
<b>TOTAL SECOND FLOOR</b>	<b>17,863 s.f.</b>	<b>17,310</b>	<b>97%</b>

<b>TOTAL NET LEASABLE FLOOR AREA</b>	<b>34,270 s.f.</b>	<b>98%</b>
<b>MAX FLOOR AREA RATIO (FAR) 35%</b>	<b>34,365 s.f.</b>	<b>35%</b>

LANDSCAPING PROVIDED OFF SITE:	9,069	9%
LANDSCAPING PROVIDED ON SITE:	8,616 s.f.	9%
LANDSCAPING REQUIRED ON SITE:	9,733 s.f.	10%

PARKING DATA:	
PARKING RATIO	1:250 s.f.
STANDARD @ 9'X17'	109
COVERED @ 9'X27'	34
H.C. ACCESSIBLE	5
<b>TOTAL PARKING PROVIDED:</b>	<b>148</b>
<b>TOTAL PARKING REQUIRED:</b>	<b>137</b>