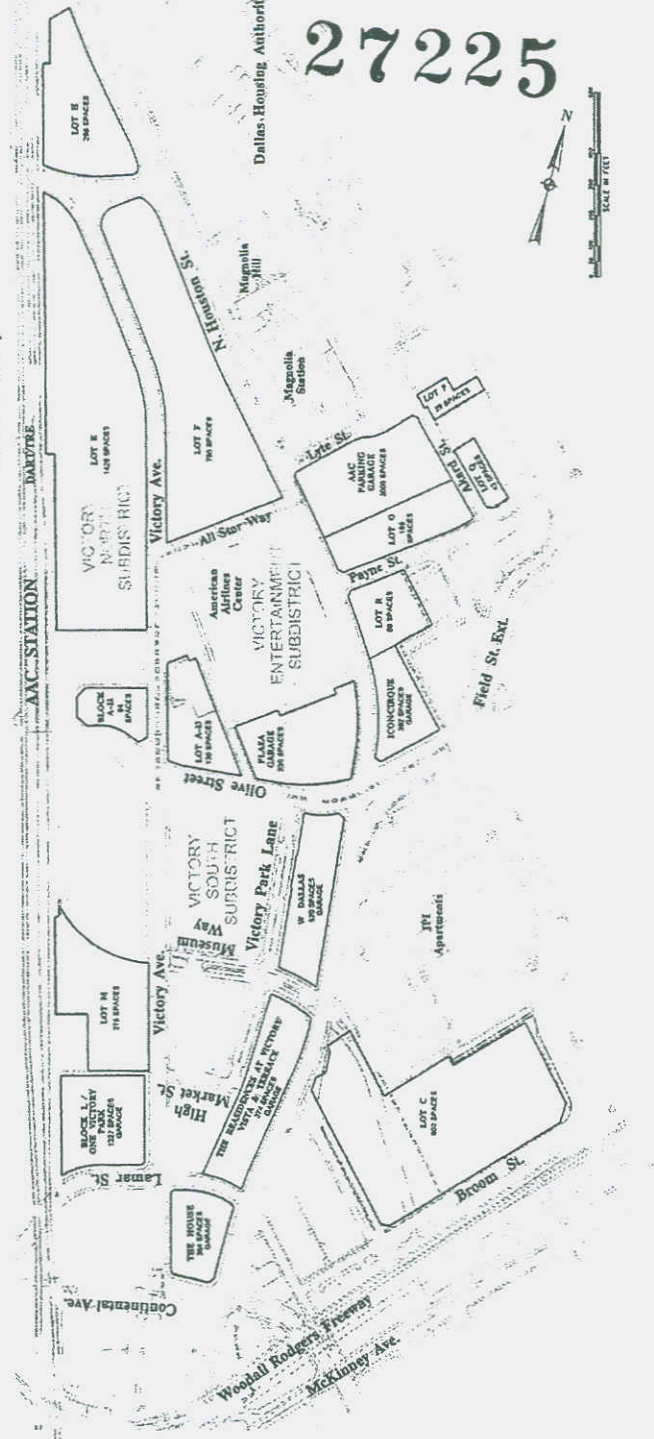


27225



EXHIBIT K

Stemmons Freeway



MASTER PARKING AND FLOOR AREA PLAN

Victory
Dallas, Texas
JANUARY 16, 2008

Planned Development
District No. 582

TABULATION OF REQUIRED OFF-STREET PARKING SPACES

Existing Building and Building Under Development	Use	SF/Unit	Primary Parking Spaces	Location of Required Parking Spaces	Proposed Number of Spaces
Anchor Mall Center 2500 Victory Ave.	Existing Mall Center Retail/Office	840,000 SF 1,000 SF	3,000	1414-1518 (150) Victory 1414-1518 (150) Victory 1414-1518 (150) Victory 1414-1518 (150) Victory 1414-1518 (150) Victory 1414-1518 (150) Victory	65 65 65 65 65 65
Total AMC			3,000		1,827
Block A 2500 N. Houston Street 2500 N. 2900 West Street	Residential Residential/Office/Hotel	254,000 SF 11,600 SF	38 405	See Garage Lot A	38 405
Block B 2600 N. Houston Street 2600 N. 2900 West Street	Residential Residential/Office/Hotel	254,000 SF 11,600 SF	38 405	See Garage Lot B	38 405
Block C 2700 N. Houston Street 2700 N. 2900 West Street	Residential Residential/Office/Hotel	254,000 SF 11,600 SF	38 405	See Garage Lot C	38 405
Block D 2800 N. Houston Street 2800 N. 2900 West Street	Residential Residential/Office/Hotel	254,000 SF 11,600 SF	38 405	See Garage Lot D	38 405
Block E 2900 N. Houston Street 2900 N. 2900 West Street	Residential Residential/Office/Hotel	254,000 SF 11,600 SF	38 405	See Garage Lot E	38 405
Block F 3000 N. Houston Street 3000 N. 2900 West Street	Residential Residential/Office/Hotel	254,000 SF 11,600 SF	38 405	See Garage Lot F	38 405
Block G 3100 N. Houston Street 3100 N. 2900 West Street	Residential Residential/Office/Hotel	254,000 SF 11,600 SF	38 405	See Garage Lot G	38 405
Block H 3200 N. Houston Street 3200 N. 2900 West Street	Residential Residential/Office/Hotel	254,000 SF 11,600 SF	38 405	See Garage Lot H	38 405
Block I 3300 N. Houston Street 3300 N. 2900 West Street	Residential Residential/Office/Hotel	254,000 SF 11,600 SF	38 405	See Garage Lot I	38 405
Total Victory Park Buildings			3,000		1,827
The House 2500 Victory Ave. 3001-3121 Victory Ave.	Residential Retail Restaurant	60,000 SF 80,000 SF 500,000 SF	200 200 200	See Garage	14 14 14
Total The House			200		14
Block L (One Victory Park - Office Building) 2125 Victory Ave.	Office Retail Restaurant	442,240 SF 1,500 SF	425	See Victory Park Garage	1,177
Total One Victory Park			425		1,177
Block M (Two Victory Park - Office Building) 2125 Victory Ave.	Office Retail Restaurant	528,749 SF 13,919 SF	1,078 138	See Victory Park Garage	1,177
Total Two Victory Park			1,078		1,177
Total Victory Park			3,000		1,827

* SF shared spaces with other use

The new buildings at Victory Park and The House One Victory Park and Two Victory Park and the existing building at The American Center are located within 400 feet of the proposed structured parking garage information is provided by the Architects of Record for such projects through Southland Reg. LLP, WDC Architecture, Inc., Boca Paved and HCS, Inc., respectively.

Currently, structured parking spaces on Lots L, F and H are striped 3 feet wide, which exceeds the City of Dallas minimum standard of 2 feet. The proposed structured parking spaces on Lots L, F and H are striped 2 feet wide, which meets the City of Dallas minimum standard. Structured parking spaces can account for 25% of parking spaces, and accessible spaces are required to be provided in the structured parking spaces. The provided number of spaces for wheelchair accessible spaces is based on the ADA requirements. The provided number of spaces for wheelchair accessible spaces is based on the ADA requirements.

The floor area and use information for the existing buildings and buildings under development is taken from the most recent City-approved development plans for such buildings.

The 841 spaces required to be within 400 feet from the American Center building are located on Lot L, Lot F, Lot H, Lot J, Lot K, Lot L, Lot M, Lot N, Lot O, Lot P, Lot Q, Lot R, Lot S, Lot T, Lot U, Lot V, Lot W, Lot X, Lot Y, Lot Z, Lot AA, Lot AB, Lot AC, Lot AD, Lot AE, Lot AF, Lot AG, Lot AH, Lot AI, Lot AJ, Lot AK, Lot AL, Lot AM, Lot AN, Lot AO, Lot AP, Lot AQ, Lot AR, Lot AS, Lot AT, Lot AU, Lot AV, Lot AW, Lot AX, Lot AY, Lot AZ, Lot BA, Lot BB, Lot BC, Lot BD, Lot BE, Lot BF, Lot BG, Lot BH, Lot BI, Lot BJ, Lot BK, Lot BL, Lot BM, Lot BN, Lot BO, Lot BP, Lot BQ, Lot BR, Lot BS, Lot BT, Lot BU, Lot BV, Lot BW, Lot BX, Lot BY, Lot BZ, Lot CA, Lot CB, Lot CC, Lot CD, Lot CE, Lot CF, Lot CG, Lot CH, Lot CI, Lot CJ, Lot CK, Lot CL, Lot CM, Lot CN, Lot CO, Lot CP, Lot CQ, Lot CR, Lot CS, Lot CT, Lot CU, Lot CV, Lot CW, Lot CX, Lot CY, Lot CZ, Lot DA, Lot DB, Lot DC, Lot DD, Lot DE, Lot DF, Lot DG, Lot DH, Lot DI, Lot DJ, Lot DK, Lot DL, Lot DM, Lot DN, Lot DO, Lot DP, Lot DQ, Lot DR, Lot DS, Lot DT, Lot DU, Lot DV, Lot DW, Lot DX, Lot DY, Lot DZ, Lot EA, Lot EB, Lot EC, Lot ED, Lot EE, Lot EF, Lot EG, Lot EH, Lot EI, Lot EJ, Lot EK, Lot EL, Lot EM, Lot EN, Lot EO, Lot EP, Lot EQ, Lot ER, Lot ES, Lot ET, Lot EU, Lot EV, Lot EW, Lot EX, Lot EY, Lot EZ, Lot FA, Lot FB, Lot FC, Lot FD, Lot FE, Lot FF, Lot FG, Lot FH, Lot FI, Lot FJ, Lot FK, Lot FL, Lot FM, Lot FN, Lot FO, Lot FP, Lot FQ, Lot FR, Lot FS, Lot FT, Lot FU, Lot FV, Lot FW, Lot FX, Lot FY, Lot FZ, Lot GA, Lot GB, Lot GC, Lot GD, Lot GE, Lot GF, Lot GG, Lot GH, Lot GI, Lot GJ, Lot GK, Lot GL, Lot GM, Lot GN, Lot GO, Lot GP, Lot GQ, Lot GR, Lot GS, Lot GT, Lot GU, Lot GV, Lot GW, Lot GX, Lot GY, Lot GZ, Lot HA, Lot HB, Lot HC, Lot HD, Lot HE, Lot HF, Lot HG, Lot HH, Lot HI, Lot HJ, Lot HK, Lot HL, Lot HM, Lot HN, Lot HO, Lot HP, Lot HQ, Lot HR, Lot HS, Lot HT, Lot HU, Lot HV, Lot HW, Lot HX, Lot HY, Lot HZ, Lot IA, Lot IB, Lot IC, Lot ID, Lot IE, Lot IF, Lot IG, Lot IH, Lot II, Lot IJ, Lot IK, Lot IL, Lot IM, Lot IN, Lot IO, Lot IP, Lot IQ, Lot IR, Lot IS, Lot IT, Lot IU, Lot IV, Lot IW, Lot IX, Lot IY, Lot IZ, Lot JA, Lot JB, Lot JC, Lot JD, Lot JE, Lot JF, Lot JG, Lot JH, Lot JI, Lot JJ, Lot JK, Lot JL, Lot JM, Lot JN, Lot JO, Lot JP, Lot JQ, Lot JR, Lot JS, Lot JT, Lot JU, Lot JV, Lot JW, Lot JX, Lot JY, Lot JZ, Lot KA, Lot KB, Lot KC, Lot KD, Lot KE, Lot KF, Lot KG, Lot KH, Lot KI, Lot KJ, Lot KK, Lot KL, Lot KM, Lot KN, Lot KO, Lot KP, Lot KQ, Lot KR, Lot KS, Lot KT, Lot KU, Lot KV, Lot KW, Lot KX, Lot KY, Lot KZ, Lot LA, Lot LB, Lot LC, Lot LD, Lot LE, Lot LF, Lot LG, Lot LH, Lot LI, Lot LJ, Lot LK, Lot LL, Lot LM, Lot LN, Lot LO, Lot LP, Lot LQ, Lot LR, Lot LS, Lot LT, Lot LU, Lot LV, Lot LW, Lot LX, Lot LY, Lot LZ, Lot MA, Lot MB, Lot MC, Lot MD, Lot ME, Lot MF, Lot MG, Lot MH, Lot MI, Lot MJ, Lot MK, Lot ML, Lot MM, Lot MN, Lot MO, Lot MP, Lot MQ, Lot MR, Lot MS, Lot MT, Lot MU, Lot MV, Lot MW, Lot MX, Lot MY, Lot MZ, Lot NA, Lot NB, Lot NC, Lot ND, Lot NE, Lot NF, Lot NG, Lot NH, Lot NI, Lot NJ, Lot NK, Lot NL, Lot NM, Lot NN, Lot NO, Lot NP, Lot NQ, Lot NR, Lot NS, Lot NT, Lot NU, Lot NV, Lot NW, Lot NX, Lot NY, Lot NZ, Lot OA, Lot OB, Lot OC, Lot OD, Lot OE, Lot OF, Lot OG, Lot OH, Lot OI, Lot OJ, Lot OK, Lot OL, Lot OM, Lot ON, Lot OO, Lot OP, Lot OQ, Lot OR, Lot OS, Lot OT, Lot OU, Lot OV, Lot OW, Lot OX, Lot OY, Lot OZ, Lot PA, Lot PB, Lot PC, Lot PD, Lot PE, Lot PF, Lot PG, Lot PH, Lot PI, Lot PJ, Lot PK, Lot PL, Lot PM, Lot PN, Lot PO, Lot PP, Lot PQ, Lot PR, Lot PS, Lot PT, Lot PU, Lot PV, Lot PW, Lot PX, Lot PY, Lot PZ, Lot QA, Lot QB, Lot QC, Lot QD, Lot QE, Lot QF, Lot QG, Lot QH, Lot QI, Lot QJ, Lot QK, Lot QL, Lot QM, Lot QN, Lot QO, Lot QP, Lot QQ, Lot QR, Lot QS, Lot QT, Lot QU, Lot QV, Lot QW, Lot QX, Lot QY, Lot QZ, Lot RA, Lot RB, Lot RC, Lot RD, Lot RE, Lot RF, Lot RG, Lot RH, Lot RI, Lot RJ, Lot RK, Lot RL, Lot RM, Lot RN, Lot RO, Lot RP, Lot RQ, Lot RR, Lot RS, Lot RT, Lot RU, Lot RV, Lot RW, Lot RX, Lot RY, Lot RZ, Lot SA, Lot SB, Lot SC, Lot SD, Lot SE, Lot SF, Lot SG, Lot SH, Lot SI, Lot SJ, Lot SK, Lot SL, Lot SM, Lot SN, Lot SO, Lot SP, Lot SQ, Lot SR, Lot SS, Lot ST, Lot SU, Lot SV, Lot SW, Lot SX, Lot SY, Lot SZ, Lot TA, Lot TB, Lot TC, Lot TD, Lot TE, Lot TF, Lot TG, Lot TH, Lot TI, Lot TJ, Lot TK, Lot TL, Lot TM, Lot TN, Lot TO, Lot TP, Lot TQ, Lot TR, Lot TS, Lot TT, Lot TU, Lot TV, Lot TW, Lot TX, Lot TY, Lot TZ, Lot UA, Lot UB, Lot UC, Lot UD, Lot UE, Lot UF, Lot UG, Lot UH, Lot UI, Lot UJ, Lot UK, Lot UL, Lot UM, Lot UN, Lot UO, Lot UP, Lot UQ, Lot UR, Lot US, Lot UT, Lot UV, Lot UW, Lot UX, Lot UY, Lot UZ, Lot VA, Lot VB, Lot VC, Lot VD, Lot VE, Lot VF, Lot VG, Lot VH, Lot VI, Lot VJ, Lot VK, Lot VL, Lot VM, Lot VN, Lot VO, Lot VP, Lot VQ, Lot VR, Lot VS, Lot VT, Lot VU, Lot VV, Lot VW, Lot VX, Lot VY, Lot VZ, Lot WA, Lot WB, Lot WC, Lot WD, Lot WE, Lot WF, Lot WG, Lot WH, Lot WI, Lot WJ, Lot WK, Lot WL, Lot WM, Lot WN, Lot WO, Lot WP, Lot WQ, Lot WR, Lot WS, Lot WT, Lot WU, Lot WV, Lot WW, Lot WX, Lot WY, Lot WZ, Lot XA, Lot XB, Lot XC, Lot XD, Lot XE, Lot XF, Lot XG, Lot XH, Lot XI, Lot XJ, Lot XK, Lot XL, Lot XM, Lot XN, Lot XO, Lot XP, Lot XQ, Lot XR, Lot XS, Lot XT, Lot XU, Lot XV, Lot XW, Lot XX, Lot XY, Lot XZ, Lot YA, Lot YB, Lot YC, Lot YD, Lot YE, Lot YF, Lot YG, Lot YH, Lot YI, Lot YJ, Lot YK, Lot YL, Lot YM, Lot YN, Lot YO, Lot YP, Lot YQ, Lot YR, Lot YS, Lot YT, Lot YU, Lot YV, Lot YW, Lot YX, Lot YY, Lot YZ, Lot ZA, Lot ZB, Lot ZC, Lot ZD, Lot ZE, Lot ZF, Lot ZG, Lot ZH, Lot ZI, Lot ZJ, Lot ZK, Lot ZL, Lot ZM, Lot ZN, Lot ZO, Lot ZP, Lot ZQ, Lot ZR, Lot ZS, Lot ZT, Lot ZU, Lot ZV, Lot ZW, Lot ZX, Lot ZY, Lot ZZ.

SUBMITTED, IF APPLICABLE, WITH DEVELOPMENT PLAN/AMENDMENT: _____

Approved
City Plan Commission
April 24, 2008

27225

Planned Development
District No. 582

EXHIBIT K-1

Master Parking and Floor Area Plan Supplement
Planned Development District 582
Victory PD

Approved
City Plan Commission
April 24, 2008

Date: _____

Number: _____

Before processing this supplement, the building inspection file for PD 582 must be checked in order to ensure that the most recent current totals are being used.

Supplement to Master Parking and Floor Area Plan No. _____.

For Master Parking and Floor Area Plan tracking purposes, this supplement must be submitted to the building official if: (i) a development plan or minor amendment is approved that adds or removes floor area in the district, (ii) the location of required parking spaces are relocated, or (iii) special parking spaces are add or removed.

Supplements must be numbered sequentially in order to track all previous applications. The Master Parking and Floor Area Plan supplement must be stamped as received by the building official to accurately reflect the receipt of the supplement and a copy of the supplement must be provided for filing with PD 582 in the offices of the building official.

Parking calculation:

1. Required Parking:

A. Existing required parking (as of last Master Parking and Floor Area Plan or supplement) _____

- i. Existing shared parking spaces _____
- ii. Existing remote parking spaces (outside of PD 582) _____
- iii. Existing packed parking spaces _____

B. Increase or reduction in required parking spaces by a development plan or minor amendment (Date approved: _____) _____

- i. Shared parking spaces _____
- ii. Remote parking spaces (outside of PD 582) _____
- iii. Packed parking spaces _____

C. New total required parking _____

2. Provided parking

A. Existing provided parking (as of last master Parking and Floor Area Plan or supplement) _____

27225

z067-222(tb)

EXHIBIT K-1

- B. Increase or reduction in provided parking spaces _____
- C. New total provided parking _____
- 3. Required parking spaces to be relocated. _____
 - A. Current location and number of spaces

 - B. New location and number of spaces

- 4. New or relocated special parking.
 - A. Shared parking spaces:
 - i. New shared parking spaces _____
 - Recipient use A: _____
 - Floor Area: _____
 - Required Parking: _____
 - Provider use B: _____
 - Floor Area: _____
 - Required Parking _____
 - Location of required parking _____
 - ii. Revised location of shared parking spaces _____
 - Recipient use A: _____
 - Location: _____
 - Floor Area: _____
 - Required Parking: _____
 - Provider use B: _____
 - Location: _____
 - Floor Area: _____
 - Required Parking _____
 - New location of required parking _____

Planned Development
District No. 582

Approved
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EXHIBIT K-1

B. Remote parking spaces (outside of PD582)

i. New remote parking spaces _____

Location of remote parking: _____

Location of use: _____

Number of spaces: _____

Walking distance: _____

ii. Revised location for remote parking spaces _____

Existing location of remote parking: _____

New location of remote parking: _____

Location of use: _____

Number of spaces: _____

Walking distance: _____

C. Packed parking spaces:

i. New packed parking spaces _____
(Operational plan must be approved by building official.)

ii. Revised location of packed parking spaces _____
(Operational plan must be approved by building official.)

Received by: _____

Comments: _____

Date: _____

Planned Development
District No. 582

Approved
City Plan Commission
April 24, 2008