

*University of California, San Diego
Science Research Park
Amendment 2 to Development Concept dated May 2002*

Density

Section 3.2, The SRP Development Program, is deleted and replaced with the following language:

“3.2 The SRP Development Program

3.2.1 Development Capacity

An overall development capacity and density of 650,000 gross square feet (gsf) has been established by the University for the SRP research buildings to achieve an appropriate balance of built space, open space, parking, and landscape amenities to be comparable to current local research facilities.

Revised Table 3A, SRP Development Capacity summarizes the total planned capacity of the site for each of the proposed five building lots in the SRP, defined as follows:

- Total lot area: the total gross square footage of the lot.
- Total buildable area of the lot: the total gross square footage of the lot less required landscaped setbacks.
- Total open spaces requirement of each lot. This is expressed as a percent of the total land area for each individual lot that is not covered by building foot print and parking.
- Total building area square footage capacity of each lot.
- Separate lots are dedicated to parking to accommodate the building density permitted on the five building lots. Each ground lessee will lease, in addition to its building lot, a proportionate share of the common areas of the SRP, including the shared perimeter parking lots and future parking structure. The passed parking and development plans are described in Section s 2.2.4 and 3.3.5, and shown in figures 3.4, 3.5, and 3.6.”

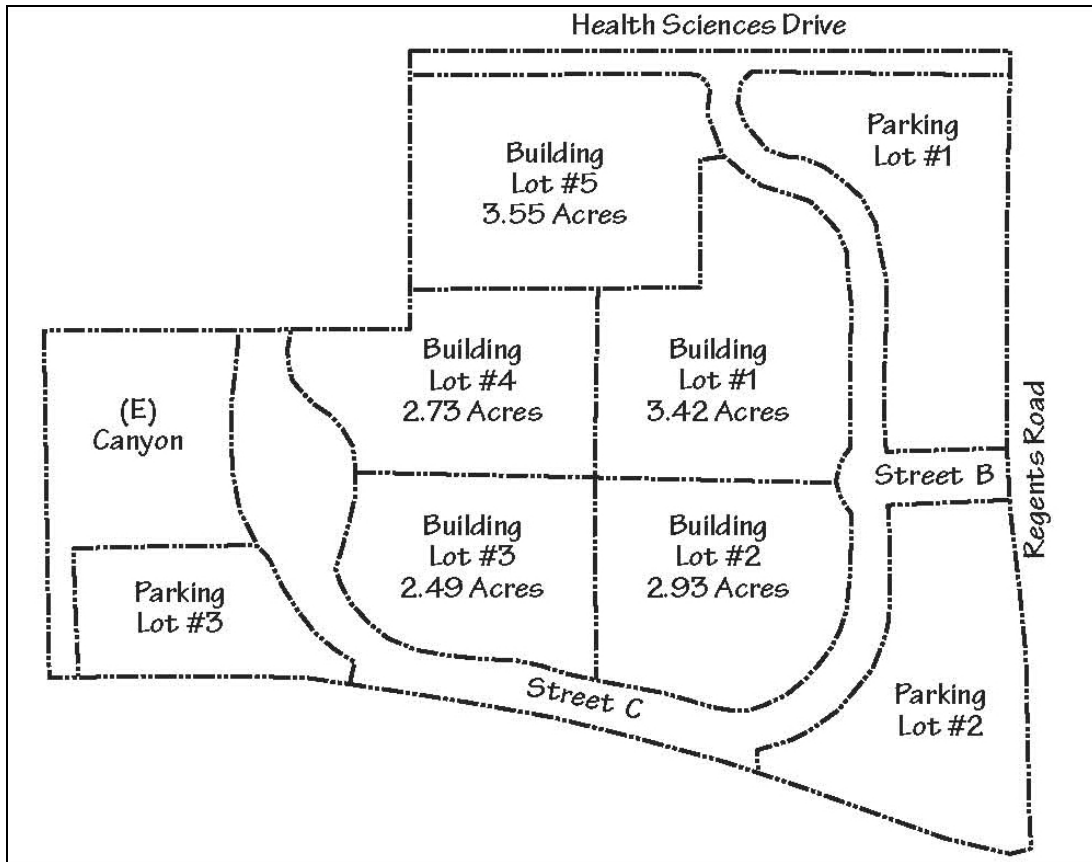


Figure 3.2 Lot Configuration

Revised Table 3A SRP Development Capacity

	Total Lot Area		Buildable Lot Area	Open Space % of Lot	Totals Bldg. Area GSF
LOT 1	3.42 Acres	148,975 sq. ft.	99,900 sq. ft.	33%	130,000
LOT 2	2.93 Acres	127,630 sq. ft.	80,200 sq. ft.	37%	130,000
LOT 3	2.49 Acres	108,464 sq. ft.	62,860 sq. ft.	42%	110,000
LOT 4	2.73 Acres	118,919 sq. ft.	59,050 sq. ft.	50%	110,000
LOT 5	3.55 Acres	154,638 sq. ft.	100,560 sq. ft.	35%	170,000
TOTAL	15.12 Acres	658,626 sq. ft.	402,570 sq. ft.		650,000
Total Parking Lot Area:			8.32 Acres		
Total Roads & Open Space Area:			6.56 Acres		
Total SRP Area:			30 Acres		