

03 August 2021

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Dear Sirs

**St. John's, Manchester Goods Yard and No.1 Grape Street, Manchester: Section 73 Variation of Condition to Planning Permission Reference 121511/FO/2018**

Please find enclosed an application submitted by Manchester Quays Developments (MGY) Limited for a Variation of Condition to Planning Permission ref. 121511/FO/2018, in accordance with Section 73 ('S.73') of the Town and Country Planning Act 1990.

The Site is currently under development to deliver Manchester Goods Yard and covers an area of approximately 1.5 hectares and is broadly bound by Quay Street and St. Johns Place to the north, the former Granada HQ Building to the east, the Bonded Warehouse to the south and Water Street and the T1 site to the west ('the Site'). The project is scheduled to complete construction and become operational by the end of 2021.

This application is submitted in order to agree design changes to Manchester Goods Yard ('MGY'), which have been driven through discussions with commercial tenants taking space in the building. Tenant demands and the commercial strategy for the building has resulted in both amendments to the office on level 9 and retail spaces on the ground and mezzanine floors of MGY.

Due to the uplift in floorspace associated with the revisions to the proposals, which typically comprises an increase in the office floorspace, the amendments represent a material change. However, technical reassessment of the scheme by consultants, based on the changes set out in this application, has had limited bearing and no material impact on approved submission documents.

## Background

Manchester Goods Yard was approved under 121511/FO/2018 on 14 December 2018, which approved the delivery of 39,915 sq. m. (NIA) of new commercial office, retail and leisure floorspace across two buildings: No. 1 Grape Street and Manchester Goods Yard.

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Since the original approval and commencing construction in June 2019, various amendments to this permission have been agreed with the Local Planning Authority through previous non-material amendment applications. These amendments previously secured have created a more commercially attractive building and have allowed the continued delivery of other plots on the masterplan, which are set out as follows:

- NMA 1 (123047/NMC/2019) - phasing boundaries established for No. 1 Grape Street and to remove T1 as a separate phase, as well as agreement to changes to the layout of levels 8 and 9 of MGY.
- NMA 2 (125223/NMC/2019) - revision to MGY basement to allow for the connection to be facilitated between Globe and Simpson and MGY underground car parks.
- NMA 3 (127790/NMA/2020) – revision to MGY and No.1 Grape Street to reduce the floor to floor heights by 300mm, reduce the distance between blocks and relocation of both the first floor canopy and smoke extract.

As part of the amendment process, given the original approval (121511/FO/2018) was supported by an Environmental Impact Assessment. As this application constitutes necessitates a Variation of Condition (S.73) application, an EIA Screening Request has been submitted to Manchester City Council.

This Screening exercise has set out that, despite the uplift in floorspace within MGY proposed by the forthcoming, the technical consultants have reviewed the proposals and have confirmed that there would be no material change to the conclusions of the EIA. On this basis, there is no update to the approved EIA as part of this scheme.

### **Description of Development**

The description of development for this application, based on the scheme changes set out in this letter, is as follows:

*“Variation of Condition 2 attached to 121511/FO/2018, as amended, to reflect enclosing the terrace at level 9 and include additional and revised areas at ground and mezzanine floors with associated ground floor access changes on approved plans.”*

### **Proposed Scheme Amendments**

The proposed amendments relate to MGY only and this application for Variation of Condition (S.73) is submitted to agree the following design changes:

- A roof element has been added to the previously proposed courtyard space that was originally included on Level 10 of the development.
- The ground floor layout has changed to create new varied sizes of commercial unit, which have been developed as a result of commercial interest in the spaces and to better connect with the mezzanine above.
- The ground floor reception for office tenants has now changed in order to allow for a multi-tenanted office building.

- The ground floor passageways through Manchester Goods Yard are now proposed to be closed off in order to create better activation on the ground floor on the perimeter of the building.

The changes have been reviewed by the technical design team who has confirmed that none of the changes agreed previously, in combination with the new set of design changes, alter the conclusions of any technical studies forming the approved documents.

The proposed amendments will make the building more commercially robust and adaptable in the future, allowing it to withstand changes in tenant requirements or commercial occupiers who have shown an interest in the building, which is critical to St. John's being a successful destination once it becomes operational later in 2021.

An addendum to Planning Statement is provided to explain the rationale for the proposed amendments and their material impact. The Addendum Statement should form part of the approved documents list and details of the plans to be substituted are provided within an application drawing schedule set out in the Addendum Planning Statement.

The EIA Technical Team confirmed within the EIA Screening Report that the proposed amendments would not result in any significant effects on the environment beyond the extent identified in the conclusions of the approved EIA, which is clarified within the Planning Statement Addendum submitted with this application.

## Summary

In addition to this cover letter, the submission for this Variation of Condition application (S.73) comprises the following:

- Completed Application Forms and Certificates;
- Set of Revised Planning Drawings (see Appendix A to this letter for the full list of original and revised drawings), prepared by Chapman Taylor, along with an updated accommodation schedule; and
- Planning Statement Addendum to review the technical changes and set out the material planning considerations for the revised development, prepared by Deloitte Real Estate.

An application fee has also been paid to Manchester City Council for £234 to provide payment for processing the application.

Based on the information submitted, we seek your agreement that the proposed amendments are acceptable and can be approved as a variation of condition.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Michael Percival (0161 455 6672 / [mipercival@deloitte.co.uk](mailto:mipercival@deloitte.co.uk)).

Yours faithfully

Deloitte LLP

**Appendix A – Drawing List and accommodation schedule (\*bold text represents updated drawings)**

SJQ-600-CTA-XX-B01-DR-A-07101 Basement B01 Floor Plan General Arrangement Rev P08

SJQ-600-CTA-XX-B02-DR-A-07100 Basement B02 Floor Plan General Arrangement Rev P07

**SJQ-600-CTA-XX-L00-DR-A-07102 Level 00 Floor Plan General Arrangement Rev P07**

SJQ-600-CTA-XX-L00-DR-A-07502 New Red Line Application Boundary - Option 2 Rev P06

**SJQ-600-CTA-XX-L00M-DR-A-07103 Mezzanine Level Floor Plan Rev P06**

**SJQ-600-CTA-XX-L01-DR-A-07104 General Arrangement Level 01 Floor Plan Rev P06**

SJQ-600-CTA-XX-L02-DR-A-07105 General Arrangement Level 02 Floor Plan Rev P06

SJQ-600-CTA-XX-L03-DR-A-07106 General Arrangement Level 03 Floor Plan Rev P06

SJQ-600-CTA-XX-L04-DR-A-07107 General Arrangement Level 04 Floor Plan Rev P06

SJQ-600-CTA-XX-L05-DR-A-07108 General Arrangement Level 05 Floor Plan Rev P06

SJQ-600-CTA-XX-L06-DR-A-07109 General Arrangement Level 06 Floor Plan Rev P06

SJQ-600-CTA-XX-L07-DR-A-07110 General Arrangement Level 07 Floor Plan Rev P06

SJQ-600-CTA-XX-L08-DR-A-07111 General Arrangement Level 08 Floor Plan Rev P06

**SJQ-600-CTA-XX-L09-DR-A-07112 General Arrangement Level 09 Floor Plan Rev P06**

**SJQ-600-CTA-XX-LRF-DR-A-07113 General Arrangement Level 10 (Roof) Floor Plan Rev P08**

**SJQ-600-CTA-XX-XX-DR-A-07200 General Arrangement Proposed East Elevation Rev P07**

**SJQ-600-CTA-XX-XX-DR-A-07201 Proposed South Elevation Rev P08**

**SJQ-600-CTA-XX-XX-DR-A-07202 Proposed West Elevation Rev P07**

**SJQ-600-CTA-XX-XX-DR-A-07203 Proposed North Elevation Rev P08**

**SJQ-600-CTA-XX-XX-DR-A-07204 Proposed South Facing Section / Elevation Block 03 Rev P07**

**SJQ-600-CTA-XX-XX-DR-A-07205 Proposed North Facing Section / Elevation Block 03 Rev P06**

**SJQ-600-CTA-XX-XX-DR-A-07206 Proposed South Facing Section / Elevation Block 02 Rev P06**

**SJQ-600-CTA-XX-XX-DR-A-07207 Proposed North Facing Section / Elevation Block 02 Rev P06**

**SJQ-600-CTA-XX-XX-DR-A-07208 Proposed South Facing Section / Elevation Block 01 Rev P06**

**SJQ-600-CTA-XX-XX-DR-A-07209 Proposed North Facing Section / Elevation No.1 Grape Street Rev P05**

SJQ-600-CTA-XX-XX -DR-A-07300 Proposed Section A-A Rev P05

**SJQ-600-CTA-XX-XX-DR-A-07301 Proposed Section B-B Rev P06**

SJQ-600-CTA-XX-XX-DR-A-07400 Detailed Elevation Study Rev P05



ALLIED LONDON

ST. JOHN'S

# MANCHESTER GOODS YARD & NO.1 GRAPE STREET

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AREA SCHEDULE

22 April 2021



CHAPMAN TAYLOR

EXECUTIVE SUMMARY

| GIA AREA TOTAL        |                 |
|-----------------------|-----------------|
| MANCHESTER GOODS YARD | 49,288.23 SQM   |
|                       | 530,534.09 SQFT |
| NO.1 GRAPE STREET     | 10,256.80 SQM   |
|                       | 110,403.28 SQFT |
| TOTAL                 | 59,421.59SQM    |
|                       | 640,937.37 SQFT |

| NIA AREA TOTAL        |                 |
|-----------------------|-----------------|
| MANCHESTER GOODS YARD | 32,129.78 SQM   |
|                       | 345,847.07 SQFT |
| NO.1 GRAPE STREET     | 5,957.27 SQM    |
|                       | 64,123.52 SQFT  |
| TOTAL                 | 38,087.05 SQM   |
|                       | 409,970.59 SQFT |

# MANCHESTER GOODS YARD

## AREA SCHEDULE GIA

| GIA MGY     |                 | Office     | Work Studios | Commercial | Car Parking | Circulation / Plant | Total      |
|-------------|-----------------|------------|--------------|------------|-------------|---------------------|------------|
| Basement B2 | m <sup>2</sup>  | 0.00       | 0.00         | 0.00       | 5,834.50    | 0.00                | 5,834.50   |
|             | ft <sup>2</sup> | 0.00       | 0.00         | 0.00       | 62,802.04   | 0.00                | 62,802.04  |
| Basement B1 | m <sup>2</sup>  | 0.00       | 0.00         | 0.00       | 5,834.50    | 0.00                | 5,834.50   |
|             | ft <sup>2</sup> | 0.00       | 0.00         | 0.00       | 62,802.04   | 0.00                | 62,802.04  |
| Ground      | m <sup>2</sup>  | 850.69     | 0.00         | 1,531.92   | 0.00        | 1,028.10            | 3,410.71   |
|             | ft <sup>2</sup> | 9,156.75   | 0.00         | 16,489.45  | 0.00        | 11,066.38           | 36,712.58  |
| Mezzanine   | m <sup>2</sup>  | 438.42     | 0.00         | 1,584.50   | 0.00        | 512.64              | 2,535.56   |
|             | ft <sup>2</sup> | 4,719.11   | 0.00         | 17,055.42  | 0.00        | 5,518.01            | 27,292.54  |
| Level 01    | m <sup>2</sup>  | 3,324.87   | 0.00         | 0.00       | 0.00        | 398.95              | 3,723.82   |
|             | ft <sup>2</sup> | 35,788.60  | 0.00         | 0.00       | 0.00        | 4,294.26            | 40,082.86  |
| Level 02    | m <sup>2</sup>  | 3,324.87   | 0.00         | 0.00       | 0.00        | 398.95              | 3,723.82   |
|             | ft <sup>2</sup> | 35,788.60  | 0.00         | 0.00       | 0.00        | 4,294.26            | 40,082.86  |
| Level 03    | m <sup>2</sup>  | 3,324.87   | 0.00         | 0.00       | 0.00        | 398.95              | 3,723.82   |
|             | ft <sup>2</sup> | 35,788.60  | 0.00         | 0.00       | 0.00        | 4,294.26            | 40,082.86  |
| Level 04    | m <sup>2</sup>  | 3,324.87   | 0.00         | 0.00       | 0.00        | 398.95              | 3,723.82   |
|             | ft <sup>2</sup> | 35,788.60  | 0.00         | 0.00       | 0.00        | 4,294.26            | 40,082.86  |
| Level 05    | m <sup>2</sup>  | 3,324.87   | 0.00         | 0.00       | 0.00        | 398.95              | 3,723.82   |
|             | ft <sup>2</sup> | 35,788.60  | 0.00         | 0.00       | 0.00        | 4,294.26            | 40,082.86  |
| Level 06    | m <sup>2</sup>  | 3,324.87   | 0.00         | 0.00       | 0.00        | 398.95              | 3,723.82   |
|             | ft <sup>2</sup> | 35,788.60  | 0.00         | 0.00       | 0.00        | 4,294.26            | 40,082.86  |
| Level 07    | m <sup>2</sup>  | 3,324.87   | 0.00         | 0.00       | 0.00        | 398.95              | 3,723.82   |
|             | ft <sup>2</sup> | 35,788.60  | 0.00         | 0.00       | 0.00        | 4,294.26            | 40,082.86  |
| Level 08    | m <sup>2</sup>  | 0.00       | 2,530.77     | 0.00       | 0.00        | 353.41              | 2,884.18   |
|             | ft <sup>2</sup> | 0.00       | 27,240.98    | 0.00       | 0.00        | 3,804.07            | 31,045.06  |
| Level 09    | m <sup>2</sup>  | 0.00       | 2,308.70     | 0.00       | 0.00        | 273.12              | 2,581.82   |
|             | ft <sup>2</sup> | 0.00       | 24,850.64    | 0.00       | 0.00        | 2,939.84            | 27,790.48  |
| Level 10    | m <sup>2</sup>  | 0.00       | 0.00         | 0.00       | 0.00        | 140.22              | 140.22     |
|             | ft <sup>2</sup> | 0.00       | 0.00         | 0.00       | 0.00        | 1,509.32            | 1,509.32   |
| Total       | m <sup>2</sup>  | 24,563.20  | 4,839.47     | 3,116.42   | 11,669.00   | 5,100.14            | 49,288.23  |
|             | ft <sup>2</sup> | 264,396.08 | 52,091.62    | 33,544.87  | 125,604.07  | 54,897.45           | 530,534.09 |

|        | Commercial NIA     | SQM      | SQFT      |
|--------|--------------------|----------|-----------|
| Ground | Commercial Unit 01 | 461.34   | 4,965.82  |
|        | Commercial Unit 02 | 448.18   | 4,824.17  |
|        | Café               | 183.49   | 1,975.07  |
|        | Convenience store  | 160.89   | 1,731.81  |
|        | Commercial Unit 04 | 278.02   | 2,992.58  |
|        | Total              | 1,531.92 | 16,489.45 |
| Mezz   | Commercial Unit 05 | 909.51   | 9,789.88  |
|        | Café               | 137.20   | 1,476.81  |
|        | Meeting Area       | 133.38   | 1,435.69  |
|        | Commercial Unit 06 | 404.41   | 4,353.03  |
|        | Total              | 1,584.50 | 17,055.42 |
|        | Grand Total        | 3,116.42 | 33,544.87 |

|          | Level 09 Unit | GIA | SQM      | SQFT      |
|----------|---------------|-----|----------|-----------|
| Level 09 | Unit A        |     | 2,308.70 | 24,850.64 |
|          |               |     |          |           |
|          | Total         |     | 2,308.70 | 24,850.64 |

# MANCHESTER GOODS YARD

## AREA SCHEDULE NIA

| NIA MGY     |                 | Office     | Work Studios | Commercial | Total      |
|-------------|-----------------|------------|--------------|------------|------------|
| Basement B2 | m <sup>2</sup>  | 0.00       | 0.00         | 0.00       | 0.00       |
|             | ft <sup>2</sup> | 0.00       | 0.00         | 0.00       | 0.00       |
| Basement B1 | m <sup>2</sup>  | 0.00       | 0.00         | 0.00       | 0.00       |
|             | ft <sup>2</sup> | 0.00       | 0.00         | 0.00       | 0.00       |
| Ground      | m <sup>2</sup>  | 820.97     | 0.00         | 1,488.18   | 2,309.15   |
|             | ft <sup>2</sup> | 8,836.85   | 0.00         | 16,018.64  | 24,855.48  |
| Mezzanine   | m <sup>2</sup>  | 429.84     | 0.00         | 1,559.78   | 1,989.62   |
|             | ft <sup>2</sup> | 4,626.76   | 0.00         | 16,789.33  | 21,416.09  |
| Level 01    | m <sup>2</sup>  | 3,287.62   | 0.00         | 0.00       | 3,287.62   |
|             | ft <sup>2</sup> | 35,387.65  | 0.00         | 0.00       | 35,387.65  |
| Level 02    | m <sup>2</sup>  | 3,287.62   | 0.00         | 0.00       | 3,287.62   |
|             | ft <sup>2</sup> | 35,387.65  | 0.00         | 0.00       | 35,387.65  |
| Level 03    | m <sup>2</sup>  | 3,287.62   | 0.00         | 0.00       | 3,287.62   |
|             | ft <sup>2</sup> | 35,387.65  | 0.00         | 0.00       | 35,387.65  |
| Level 04    | m <sup>2</sup>  | 3,287.62   | 0.00         | 0.00       | 3,287.62   |
|             | ft <sup>2</sup> | 35,387.65  | 0.00         | 0.00       | 35,387.65  |
| Level 05    | m <sup>2</sup>  | 3,287.62   | 0.00         | 0.00       | 3,287.62   |
|             | ft <sup>2</sup> | 35,387.65  | 0.00         | 0.00       | 35,387.65  |
| Level 06    | m <sup>2</sup>  | 3,287.62   | 0.00         | 0.00       | 3,287.62   |
|             | ft <sup>2</sup> | 35,387.65  | 0.00         | 0.00       | 35,387.65  |
| Level 07    | m <sup>2</sup>  | 3,287.62   | 0.00         | 0.00       | 3,287.62   |
|             | ft <sup>2</sup> | 35,387.65  | 0.00         | 0.00       | 35,387.65  |
| Level 08    | m <sup>2</sup>  | 0.00       | 2,518.08     | 0.00       | 2,518.08   |
|             | ft <sup>2</sup> | 0.00       | 27,104.39    | 0.00       | 27,104.39  |
| Level 09    | m <sup>2</sup>  | 0.00       | 2,299.59     | 0.00       | 2,299.59   |
|             | ft <sup>2</sup> | 0.00       | 24,752.58    | 0.00       | 24,752.58  |
| Level 10    | m <sup>2</sup>  | 0.00       | 0.00         | 0.00       | 0.00       |
|             | ft <sup>2</sup> | 0.00       | 0.00         | 0.00       | 0.00       |
| Total       | m <sup>2</sup>  | 24,264.15  | 4,817.67     | 3,047.96   | 32,129.78  |
|             | ft <sup>2</sup> | 261,177.14 | 51,856.97    | 32,807.97  | 345,842.07 |

|           | Commercial NIA     | SQM      | SQFT      |
|-----------|--------------------|----------|-----------|
| Ground    | Commercial Unit 01 | 452.40   | 4,869.59  |
|           | Commercial Unit 02 | 438.12   | 4,715.88  |
|           | Café               | 171.60   | 1,847.09  |
|           | Convenience Store  | 154.64   | 1,664.53  |
|           | Commercial Unit 04 | 271.42   | 2,921.54  |
|           | Total              | 1,488.18 | 16,018.64 |
| Mezzanine | Commercial Unit 05 | 896.95   | 9,654.69  |
|           | Café               | 132.06   | 1,421.48  |
|           | Meeting Area       | 132.06   | 1,421.48  |
|           | Commercial Unit 06 | 398.71   | 4,291.68  |
|           | Total              | 1,559.78 | 16,789.33 |
|           | Grand Total        | 3,047.96 | 32,807.97 |

NO.1 GRAPE STREET

AREA SCHEDULE GIA

| GIA No.1    |                 | No.1 Office | No.1 Commercial | Car Parking | No.1 Circulation / Plant | Total     |
|-------------|-----------------|-------------|-----------------|-------------|--------------------------|-----------|
| Basement B2 | m <sup>2</sup>  | 0.00        | 0.00            | 1484.22     | 0.00                     | 1484.22   |
|             | ft <sup>2</sup> | 0.00        | 0.00            | 15976.01    | 0.00                     | 15976.01  |
| Basement B1 | m <sup>2</sup>  | 0.00        | 0.00            | 1484.22     | 0.00                     | 1484.22   |
|             | ft <sup>2</sup> | 0.00        | 0.00            | 15976.01    | 0.00                     | 15976.01  |
| Ground      | m <sup>2</sup>  | 90.38       | 411.94          | 0.00        | 203.78                   | 706.10    |
|             | ft <sup>2</sup> | 972.84      | 4434.09         | 0.00        | 2193.47                  | 7600.40   |
| Mezzanine   | m <sup>2</sup>  | 0.00        | 0.00            | 0.00        | 94.06                    | 94.06     |
|             | ft <sup>2</sup> | 0.00        | 0.00            | 0.00        | 1012.45                  | 1012.45   |
| Level 01    | m <sup>2</sup>  | 620.22      | 0.00            | 0.00        | 94.06                    | 714.28    |
|             | ft <sup>2</sup> | 6675.99     | 0.00            | 0.00        | 1012.45                  | 7688.45   |
| Level 02    | m <sup>2</sup>  | 620.22      | 0.00            | 0.00        | 94.06                    | 714.28    |
|             | ft <sup>2</sup> | 6675.99     | 0.00            | 0.00        | 1012.45                  | 7688.45   |
| Level 03    | m <sup>2</sup>  | 620.22      | 0.00            | 0.00        | 94.06                    | 714.28    |
|             | ft <sup>2</sup> | 6675.99     | 0.00            | 0.00        | 1012.45                  | 7688.45   |
| Level 04    | m <sup>2</sup>  | 620.22      | 0.00            | 0.00        | 94.06                    | 714.28    |
|             | ft <sup>2</sup> | 6675.99     | 0.00            | 0.00        | 1012.45                  | 7688.45   |
| Level 05    | m <sup>2</sup>  | 620.22      | 0.00            | 0.00        | 94.06                    | 714.28    |
|             | ft <sup>2</sup> | 6675.99     | 0.00            | 0.00        | 1012.45                  | 7688.45   |
| Level 06    | m <sup>2</sup>  | 620.22      | 0.00            | 0.00        | 94.06                    | 714.28    |
|             | ft <sup>2</sup> | 6675.99     | 0.00            | 0.00        | 1012.45                  | 7688.45   |
| Level 07    | m <sup>2</sup>  | 620.22      | 0.00            | 0.00        | 94.06                    | 714.28    |
|             | ft <sup>2</sup> | 6675.99     | 0.00            | 0.00        | 1012.45                  | 7688.45   |
| Level 08    | m <sup>2</sup>  | 620.22      | 0.00            | 0.00        | 94.06                    | 714.28    |
|             | ft <sup>2</sup> | 6675.99     | 0.00            | 0.00        | 1012.45                  | 7688.45   |
| Level 09    | m <sup>2</sup>  | 620.22      | 0.00            | 0.00        | 94.06                    | 714.28    |
|             | ft <sup>2</sup> | 6675.99     | 0.00            | 0.00        | 1012.45                  | 7688.45   |
| Level 10    | m <sup>2</sup>  | 0.00        | 0.00            | 0.00        | 59.68                    | 59.68     |
|             | ft <sup>2</sup> | 0.00        | 0.00            | 0.00        | 642.39                   | 642.39    |
| Total       | m <sup>2</sup>  | 5672.36     | 411.94          | 2968.44     | 1204.06                  | 10256.80  |
|             | ft <sup>2</sup> | 61056.77    | 4434.09         | 31952.02    | 12960.39                 | 110403.28 |

# NO.1 GRAPE STREET

## AREA SCHEDULE NIA

| NIA No. 1 |                 | Office    | Work Studios | Commercial | Total     |
|-----------|-----------------|-----------|--------------|------------|-----------|
| Ground    | m <sup>2</sup>  | 84.56     | 0.00         | 400.26     | 484.82    |
|           | ft <sup>2</sup> | 910.20    | 0.00         | 4,308.36   | 5,218.56  |
| Mezzanine | m <sup>2</sup>  | 0.00      | 0.00         | 0.00       | 0.00      |
|           | ft <sup>2</sup> | 0.00      | 0.00         | 0.00       | 0.00      |
| Level 01  | m <sup>2</sup>  | 608.05    | 0.00         | 0.00       | 608.05    |
|           | ft <sup>2</sup> | 6,545.00  | 0.00         | 0.00       | 6,545.00  |
| Level 02  | m <sup>2</sup>  | 608.05    | 0.00         | 0.00       | 608.05    |
|           | ft <sup>2</sup> | 6,545.00  | 0.00         | 0.00       | 6,545.00  |
| Level 03  | m <sup>2</sup>  | 608.05    | 0.00         | 0.00       | 608.05    |
|           | ft <sup>2</sup> | 6,545.00  | 0.00         | 0.00       | 6,545.00  |
| Level 04  | m <sup>2</sup>  | 608.05    | 0.00         | 0.00       | 608.05    |
|           | ft <sup>2</sup> | 6,545.00  | 0.00         | 0.00       | 6,545.00  |
| Level 05  | m <sup>2</sup>  | 608.05    | 0.00         | 0.00       | 608.05    |
|           | ft <sup>2</sup> | 6,545.00  | 0.00         | 0.00       | 6,545.00  |
| Level 06  | m <sup>2</sup>  | 608.05    | 0.00         | 0.00       | 608.05    |
|           | ft <sup>2</sup> | 6,545.00  | 0.00         | 0.00       | 6,545.00  |
| Level 07  | m <sup>2</sup>  | 608.05    | 0.00         | 0.00       | 608.05    |
|           | ft <sup>2</sup> | 6,545.00  | 0.00         | 0.00       | 6,545.00  |
| Level 08  | m <sup>2</sup>  | 608.05    | 0.00         | 0.00       | 608.05    |
|           | ft <sup>2</sup> | 6,545.00  | 0.00         | 0.00       | 6,545.00  |
| Level 09  | m <sup>2</sup>  | 608.05    | 0.00         | 0.00       | 608.05    |
|           | ft <sup>2</sup> | 6,545.00  | 0.00         | 0.00       | 6,545.00  |
| Level 10  | m <sup>2</sup>  | 0.00      | 0.00         | 0.00       | 0.00      |
|           | ft <sup>2</sup> | 0.00      | 0.00         | 0.00       | 0.00      |
| Total     | m <sup>2</sup>  | 5,557.01  | 0.00         | 400.26     | 5,957.27  |
|           | ft <sup>2</sup> | 59,815.16 | 0.00         | 4,308.36   | 64,123.52 |

