

**USEABLE SQUARE FOOTAGE ("USF") AREA SUMMARY
CALCULATED USING AUTOCAD SOFTWARE SYSTEM**

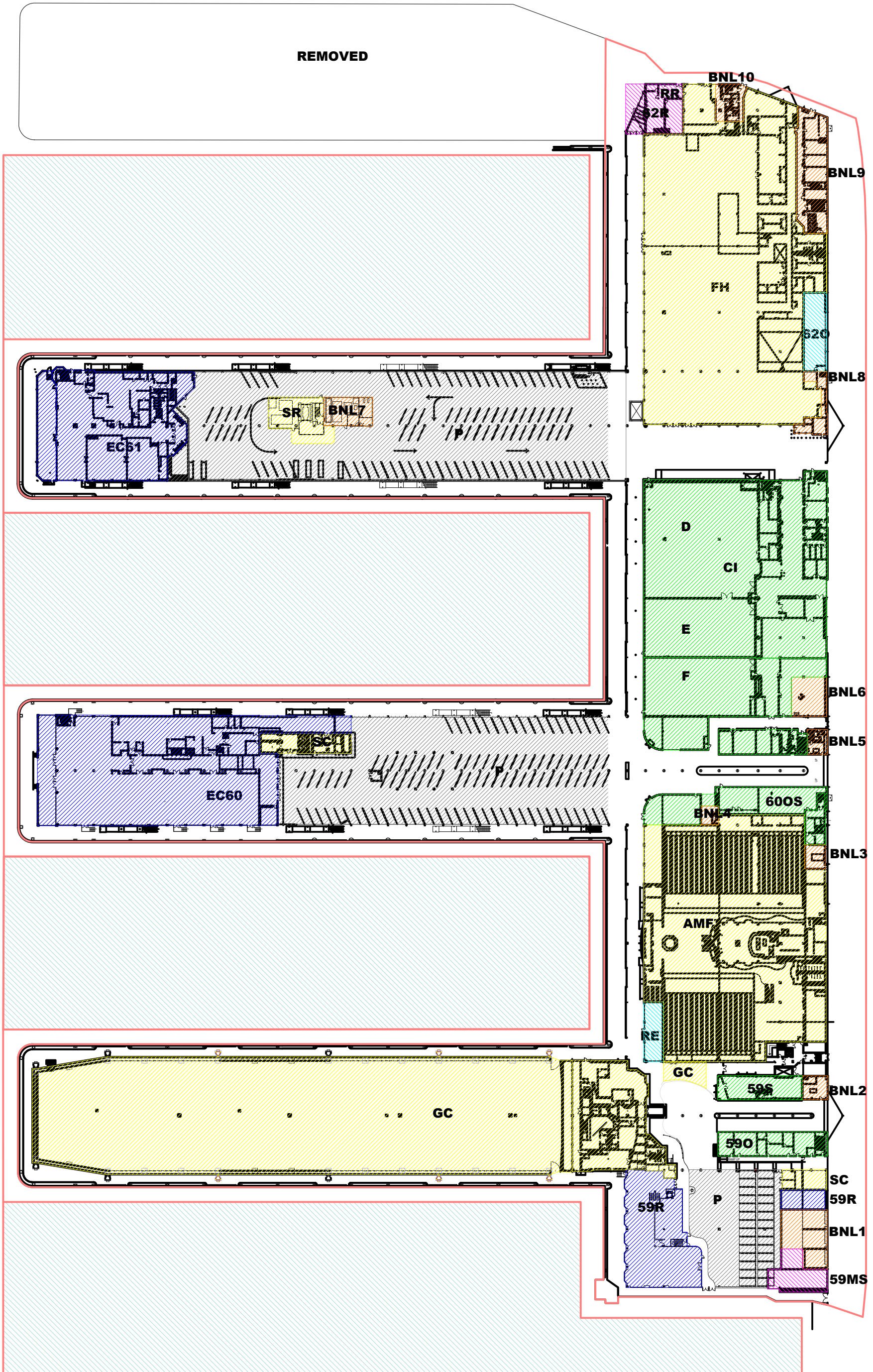
Exhibit K

1/12/2022

	Group	Category	Designation	Grade	Grade Mezz	Second	Second Mezz	Third	Total Interior	Exterior	Total
Pier 59											
Golf Club		CPS	GC	10,274	800	3,666	748	3,963	19,452	82,324	101,776
Sports Center		CPS	SC	1,056	-	-	-	-	1,056	-	1,056
Banquet		WFS	59R	9,763	3,543	-	-	-	13,305	-	13,305
Parking		NRP	P	11,391	-	-	-	-	11,391	-	11,391
Studio Offices		O	59O	3,148	10,631	-	-	-	13,779	-	13,779
Pier 59 Studios		S	59S	2,392	-	46,522	4,701	1,578	55,193	-	55,193
Pier 59 Millwork Shop		R	59MS	2,095	1,119	-	-	-	3,214	-	3,214
CPM Services		BNL	BNL1	2,737	-	-	-	-	2,737	-	2,737
		BNL	BNL2	735	-	-	-	-	735	-	735
											203,186
Pier 60											
Bowling		CPS	AMF	48,148	5,658	-	-	-	53,806	-	53,806
Surfside Retail		O	RE	1,394	-	-	-	-	1,394	-	1,394
Offices		O	60OS	6,546	5,060	5,342	3,451	-	20,399	-	20,399
Parking		P	P	39,105	-	-	-	-	39,105	-	39,105
Sports Center		CPS	SC	2,199	-	96,829	16,515	-	115,542	9,426	124,968
Banquet		BQ	EC60	32,417	7,119	-	-	-	39,537	-	39,537
CPM Services		BNL	BNL3	582	-	-	-	-	582	-	582
		BNL	BNL4	390	-	-	-	-	390	-	390
											280,181
Pier 61											
Studios A/B		S	LO	-	-	41,921	-	-	41,921	-	41,921
Studios D/E		S	CI	38,792	4,723	-	-	-	43,516	-	43,516
Studio F		S	CSTV	16,177	4,262	-	-	-	20,440	-	20,440
Parking		P	P	50,322	-	-	-	-	50,322	-	50,322
Sky Rink		CPS	SR	2,843	-	74,330	4,016	-	81,188	1,396	82,584
SR - Retail*		RE	RE	-	-	970	-	-	970	-	970
SR - Famiglia*		R	61R	-	-	269	-	-	269	-	269
Banquet		BQ	EC61	18,649	2,354	-	-	-	21,003	-	21,003
CPM Services		BNL	BNL5	605	-	-	-	-	605	-	605
		BNL	BNL6	1,643	-	-	-	-	1,643	-	1,643
		BNL	BNL7	1,661	-	-	-	-	1,661	-	1,661
		BNL	BNL11	-	-	1,442	-	-	1,442	-	1,442
											266,377
Pier 62											
Field House		CPS	FH	61,195	12,110	-	-	-	73,305	-	73,305
Pier 62 Restaurant		R	62R	3,408	-	-	-	-	3,408	-	3,408
Studio Offices		SS	62O	2,157	2,118	24,103	-	30,427	58,805	-	58,805
Marina Offices		MO		-	-	5,780	-	-	5,780	-	5,780
CPM Services		BNL	BNL8	1,128	-	-	-	-	1,128	-	1,128
		BNL	BNL9	4,375	-	-	-	-	4,375	-	4,375
		BNL	BNL10	1,261	-	-	-	-	1,261	-	1,261
		BNL	BNL12	-	-	653	-	-	653	-	653
		BNL	BNL13	-	-	979	-	-	979	-	979
		BNL	BNL14	-	-	-	-	835	835	-	835
											150,529
TOTAL GROSS USF				378,589	59,498	302,806	29,431	36,802	807,127	93,146	900,273
Building Common Mechanical Spaces and Circulation (BNL: Building Non-Leasable.)				15,118		3,074		835	19,027		19,027
TOTAL NET USF				363,472	59,498	299,732	29,431	35,967	788,100	93,146	881,246

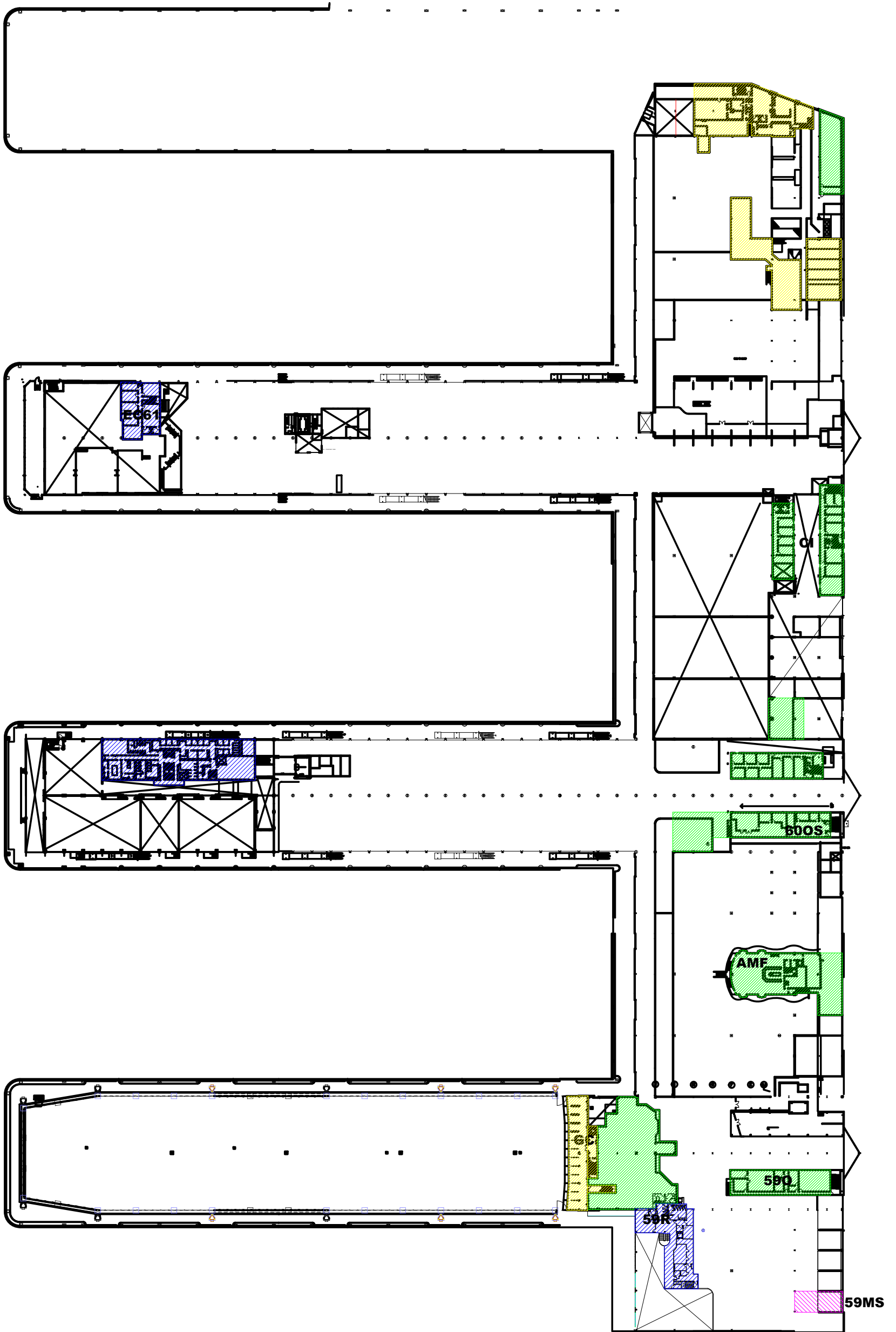
Group Key		Total	438,734
	= Sports / Recreational Venues		
	= Restaurant / Major Leases		
	= Marina Offices		
	= Studios		
	= Banquet		
	= Parking		
	= Pier 62 Restaurant		
	= Building Non-Leasable		

Required Min. Sports/Recreational Usage Standard = 330,000 USF out of 881,246 Total USF or 37.5%
Actual Sports/Recreation Usage as of the date of this Report: 443,955 USF out of 881,246 Total USF or 50.4%

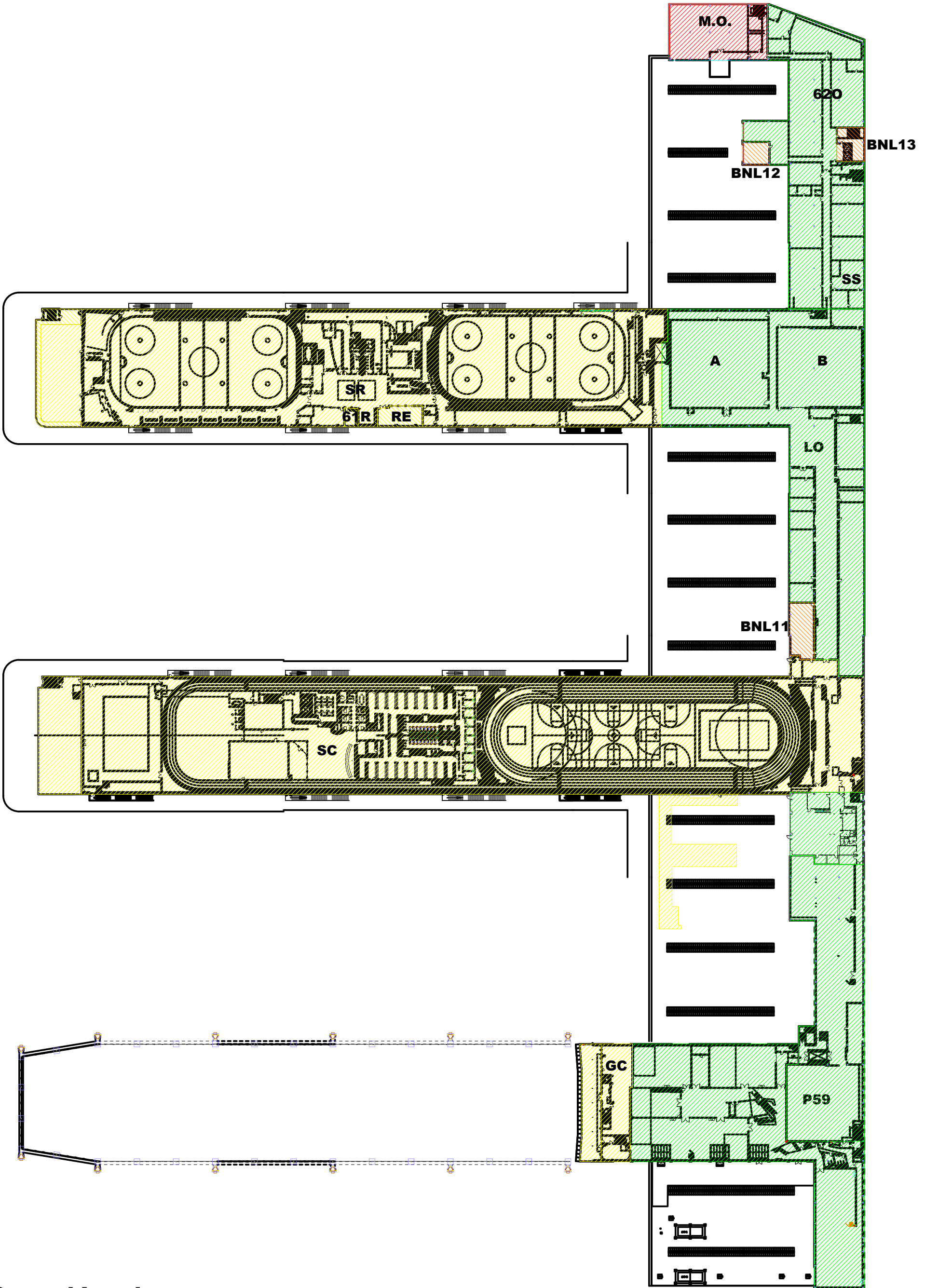


Grade Level

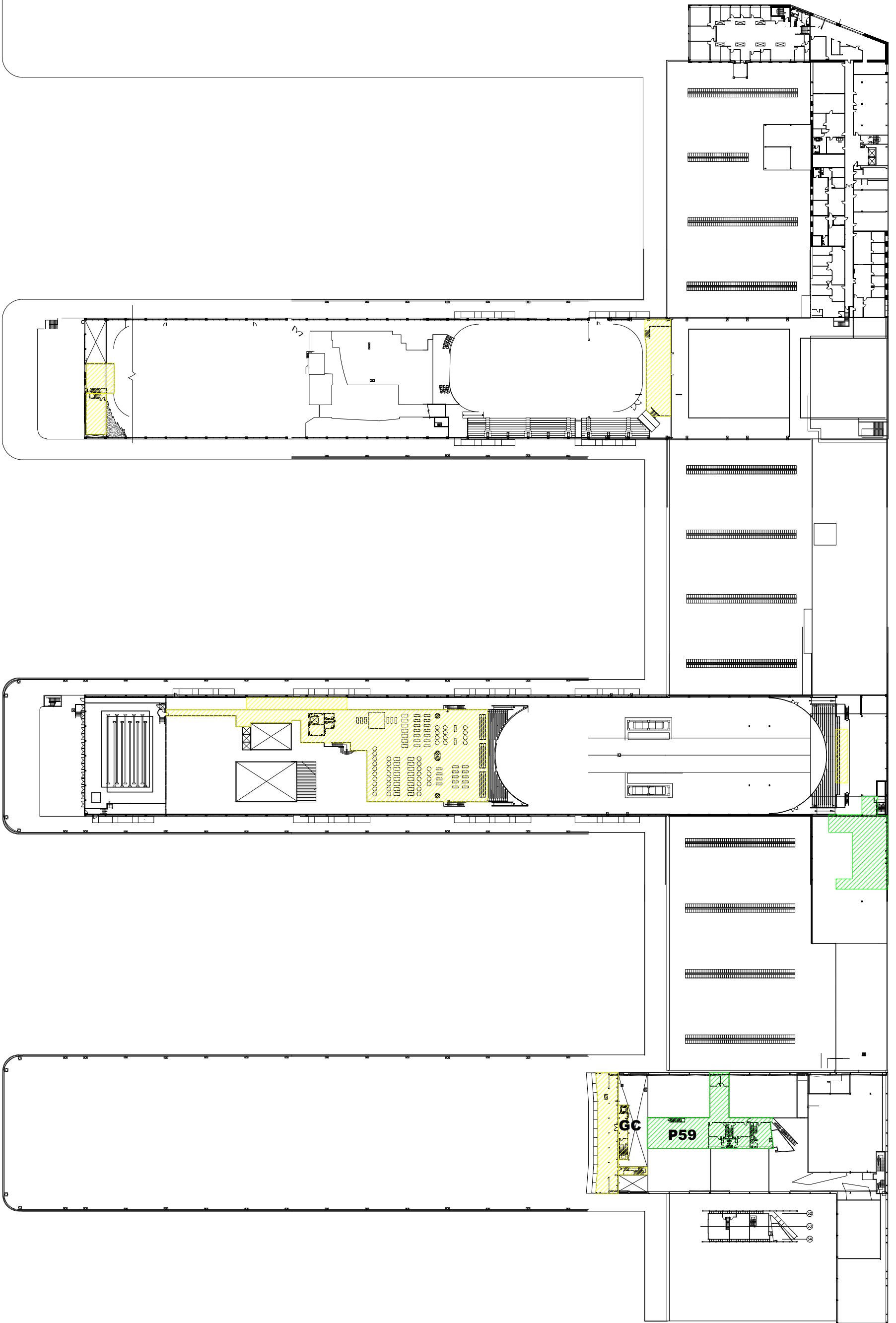
Note: 2005 Survey used to measure East Roadway and Pier 62.
1997 Survey used to approximate site boundry North of
headhouse at Pier 62



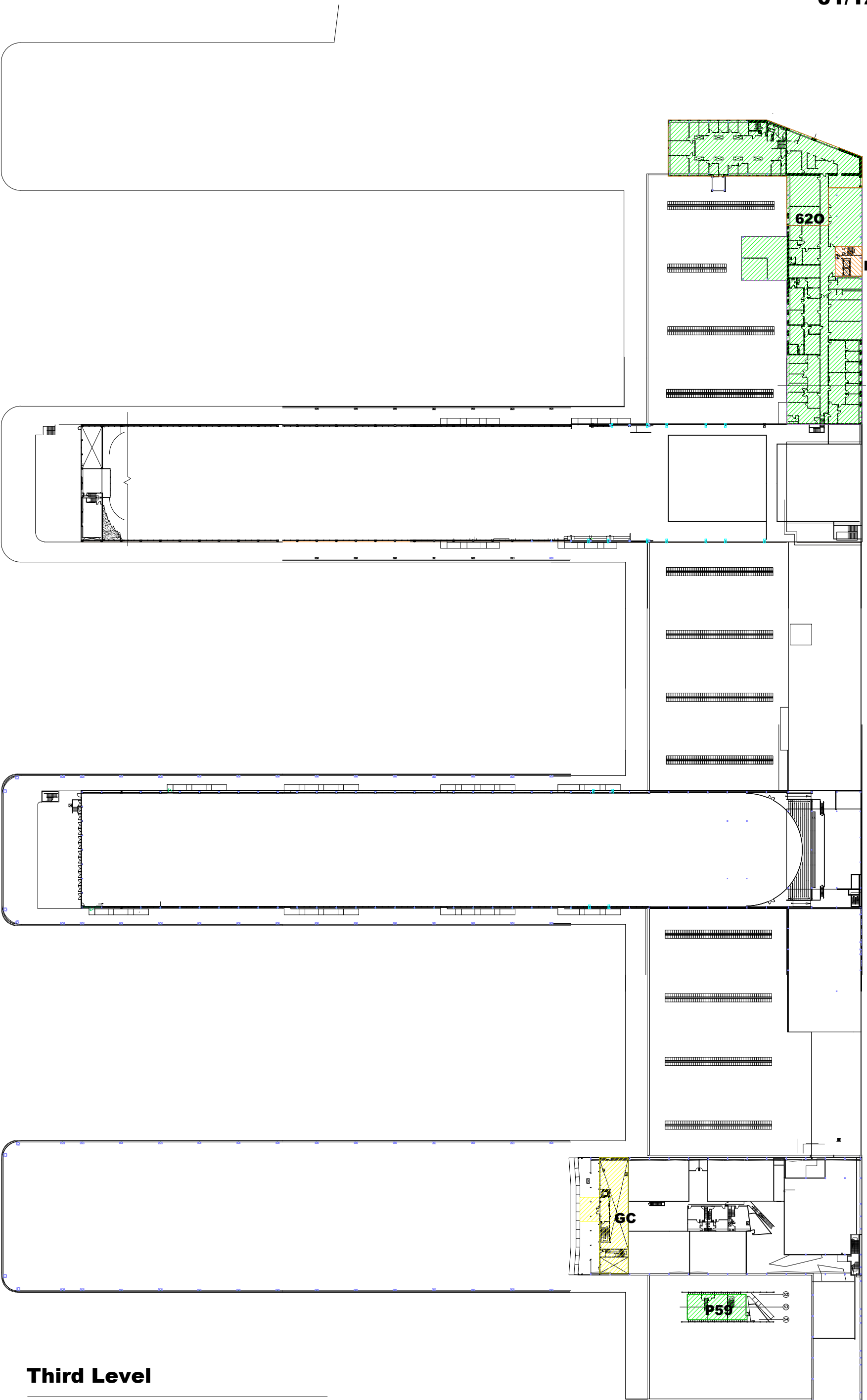
Grade Mezz. Level



Second Level



Second Mezz. Level



Third Level