

Development Area 2 Summary

| Site Summary | | Use Summary | |
|-------------------------|-----------|----------------------|--------------|
| | | Use | Total Area |
| Gross Area | 544.34 AC | Aviation | 0 SF |
| Wetland Area | 0.00 AC | Industrial | 5,384,570 SF |
| R.O.W. (All Roads) * | 49.88 AC | Office/Institutional | 261,700 SF |
| SWM Ponds | 90.63 AC | Retail/Mixed Use | 351,800 SF |
| SWM Pond % | 17% | Transit Hub | 8,900 SF |
| Net Developable Area | 403.73 AC | Total Development | 6,006,970 SF |
| FAR (Total Development) | 34% | | |

* Where R.O.W. shared between Development Areas area is taken to center line.

Building Summary

| Building # | Area (SF) | Existing Grade ¹ | Minimum Site Grade ² | Office/Institutional | | Retail/Mixed Use | | Transit | | | | | | | |
|------------|--------------|-----------------------------|---------------------------------|-----------------------------|---------------------------------|-----------------------------|---------------------------------|-----------------------------|---------------------------------|----|----|-------|----------|----|----|
| | | | | Existing Grade ¹ | Minimum Site Grade ² | Existing Grade ¹ | Minimum Site Grade ² | Existing Grade ¹ | Minimum Site Grade ² | | | | | | |
| 2-1-1 | 137,760 SF | 72 | 72.5 | 2-OI-1 | 18,100 SF | 79 | 79 | 2-RM-1 | 109,400 SF | 81 | 81 | 2-T-1 | 8,900 SF | 79 | 79 |
| 2-1-2 | 137,760 SF | 73 | 73 | 2-OI-2 | 53,200 SF | 73 | 73 | 2-RM-2 | 71,700 SF | 79 | 79 | | | | |
| 2-1-3 | 164,800 SF | 75 | 75 | 2-OI-3 | 26,600 SF | 79 | 79 | 2-RM-3 | 69,300 SF | 78 | 78 | | | | |
| 2-1-4 | 164,800 SF | 78 | 78 | 2-OI-4 | 35,000 SF | 80 | 80 | 2-RM-4 | 24,500 SF | 79 | 79 | | | | |
| 2-1-5 | 242,895 SF | 75 | 75 | 2-OI-5 | 35,000 SF | 80 | 80 | 2-RM-5 | 24,500 SF | 81 | 81 | | | | |
| 2-1-6 | 783,480 SF | 72 | 72 | 2-OI-6 | 11,900 SF | 81 | 81 | 2-RM-6 | 52,400 SF | 79 | 79 | | | | |
| 2-1-7 | 550,620 SF | 70 | 70.5 | 2-OI-7 | 11,900 SF | 79 | 79 | | | | | | | | |
| 2-1-8 | 333,630 SF | 66 | 70.5 | 2-OI-8 | 35,000 SF | 79 | 79 | | | | | | | | |
| 2-1-9 | 334,890 SF | 69 | 71.3 | 2-OI-9 | 35,000 SF | 80 | 80 | | | | | | | | |
| 2-1-10 | 246,645 SF | 70 | 71.3 | | | | | | | | | | | | |
| 2-1-11 | 54,000 SF | 73 | 75.5 | | | | | | | | | | | | |
| 2-1-12 | 54,000 SF | 79 | 79 | | | | | | | | | | | | |
| 2-1-13 | 96,620 SF | 77 | 77 | | | | | | | | | | | | |
| 2-1-14 | 138,960 SF | 80 | 80 | | | | | | | | | | | | |
| 2-1-15 | 107,260 SF | 80 | 80 | | | | | | | | | | | | |
| 2-1-16 | 107,260 SF | 80 | 80 | | | | | | | | | | | | |
| 2-1-17 | 139,990 SF | 78 | 78 | | | | | | | | | | | | |
| 2-1-18 | 303,560 SF | 73 | 73 | | | | | | | | | | | | |
| 2-1-19 | 303,560 SF | 72 | 72 | | | | | | | | | | | | |
| 2-1-20 | 303,560 SF | 78 | 78 | | | | | | | | | | | | |
| 2-1-21 | 152,060 SF | 77 | 77 | | | | | | | | | | | | |
| 2-1-22 | 185,860 SF | 76 | 76 | | | | | | | | | | | | |
| 2-1-23 | 187,450 SF | 77 | 77 | | | | | | | | | | | | |
| 2-1-24 | 153,150 SF | 78 | 78 | | | | | | | | | | | | |
| Total | 5,384,570 SF | | | Total | 261,700 SF | | | Total | 351,800 SF | | | Total | 8,900 SF | | |

Conceptual Opinion of Roadway and Utility Construction Costs

| | Two Lane Secondary | Three Lane Secondary/Collector | Four Lane Divided Collector | Four Lane Collector w/ Retention |
|--------------------------------|--------------------|--------------------------------|-----------------------------|----------------------------------|
| Length (LF) | 0 LF | 7,679 LF | 8,495 LF | 0 LF |
| Roadway Cost/LF | \$1,040/LF | \$1,155/LF | \$1,550/LF | \$1,700/LF |
| Total Roadway Cost (\$) | \$0 | \$8,869,245 | \$13,167,250 ³ | \$0 |
| Utility Cost/LF | \$280/LF | \$320/LF | \$330/LF | \$310/LF |
| Lift Station Cost ⁴ | \$0 | \$448,561 | \$1,234,055 ³ | \$0 |
| Total Utility Cost (\$) | \$0 | \$2,905,841 | \$4,037,405 ³ | \$0 |
| TOTAL COST | \$0 | \$11,775,086 | \$17,204,655 ³ | \$0 |

1 See "Ceil Field Contour Maps" Exhibit 5.3.1 to 5.3.11
 2 See "Conceptual Master Drainage Plan" Exhibit 5.2
 3 Where note occurs the development area is sharing cost of roadway and utilities with bordering development area.
 4 Cost is a percentage share of the lift station due to sharing of roadways amongst development areas.