

# EXHIBIT A



4240 Phillips Farm Road., Suite 101 Columbia, MO 65201 (ph) 573-442-9902

Project Number: 112003-1  
Project: Discovery  
Date: 10/13/2016

## Impervious Area Allocations (Basis from Development Agreement - Ordinance 018043)

Tract 9	Area (Ac.)	Percent of Lot	Impervious Area	
Lot 1	5.05	100%	3.82	76%
Lots 2A-D	6.15	100%	4.02	
Partial Lot 3	1.62	91%	0.00	
Partial Lot 4	7.41	84%	3.86	
Par. Lot 301-303	0.20	5%	0.15	77%
<b>Totals</b>	<b>20.43</b>	<b>Acres</b>	<b>11.86</b>	<b>58%</b>
Allotted From Development Agreement			15.01	
Balance Available			3.15	Acres

Overall percent Impervious  
Note: with 76% imp. On Lot 1  
there is a balance forward for  
drainage to the Lake of:

3.15  
ACRES

Tract 3	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 3	0.16	9%	0.00	
Partial Lot 4	1.15	13%	0.60	
Partial Lot 5	1.14	13%	0.59	
Partial Lot 6	0.76	31%	0.00	
<b>Totals</b>	<b>3.21</b>	<b>Acres</b>	<b>1.19</b>	
Allotted From Development Agreement			9.10	
Balance Available			7.91	Acres

Tract 4	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 4	0.02	0%	0.01	
Partial Lot 5	3.98	46%	2.07	
Partial Lot 6	1.72	69%	0.00	
Par. Lot 401/402C	2.44	19%	1.52	63%
Toalton HS	21.89	35%	8	Site limited to 35%
<b>Totals</b>	<b>30.05</b>	<b>Acres</b>	<b>11.26</b>	
Allotted From Development Agreement			24.72	
Balance Available			13.46	Acres

Note - Lot 7 rem. Added to lot 401  
% Impervious  
per plans dated 5/15/09

Tract 5	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 4	0.29	3%	0.15	
Partial Lot 5	3.56	41%	1.85	
Par. Lot 401/402C	10.48	81%	6.57	63%
Par. Lots 301-303	3.50	91%	2.70	77%
<b>Totals</b>	<b>17.83</b>	<b>Acres</b>	<b>11.27</b>	<b>63%</b>
Allotted From Development Agreement			45.65	
Balance Available			34.38	Acres

Note - Lot 7 rem. Added to lot 401  
% Impervious

Tract 8	Area (Ac.)	Percent of Lot	Impervious Area	
Par. Lots 301-303	0.16	4%	0.12	77%
<b>Totals</b>	<b>0.16</b>	<b>Acres</b>	<b>0.12</b>	<b>77%</b>
Allotted From Development Agreement			19.09	
Balance Available			18.97	Acres

Total Impervious area allotted from DA (Tracts 4, 5, 8 & 9)	104.47 Ac. (Tract 3 Not included in calcs)
Total Impervious area Used to date (Tracts 4, 5, 8 & 9)	34.51 Ac. (Tract 3 Not included in calcs)
Total balance available of Impervious (Tracts 4, 5, 8 & 9)	69.96 Ac. (Tract 3 Not included in calcs)

# EXHIBIT B



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Project Number: 112003-1  
Project: Discovery  
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## Building Footprint Allocations (Basis from Development Agreement - Ordinance 018043)

Tract 9	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Lot 1	5.05	100%	56,377	56,377
Lot 2A-D	6.15	100%	49,750	65,375
Lot 3	1.62	91%	0	0
Partial Lot 4	7.41	84%	56,911	157,614
Par. Lot 301-303	0.20	5%	0	0
<b>Totals</b>	<b>20.23</b>	<b>Acres</b>	<b>163,038</b>	<b>279,366</b>
Allotted From Development Agreement			75,000	250,000
Balance Available			-88,038	-29,366

Tract 4	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Partial Lot 4	0.02	0%	0	0
Partial Lot 5	3.98	46%	see below	see below
Lot 5 Buildings			3,752	3,752
Lot 5 Apartments			26,000	78,000
Partial Lot 6	1.73	70%	0	0
Par. Lot 401/402C	2.44	19%	see below	see below
Lot 401 Apartments			15,000	45,000
Lot 401 Garages			2,209	2,209
Toalton HS			43,560	79,224
<b>Totals</b>	<b>8.17</b>	<b>Acres</b>	<b>90,521</b>	<b>208,185</b>
Allotted From Development Agreement			200,000	425,000
Balance Available			109,479	216,815

Note - Lot 7 rem. Added to lot 401  
Apts. As 1000 sf (total of 45)  
Apts. As 1000 sf (15 first floor)  
\* (total is per plans, base is estimate)

NOTE - Per Exhibit D, Paragraph 2, apartments/dwelling units shall be calculated at 1000 SF EA in Tract 4

Tract 5	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Partial Lot 4	0.29	3%	1,263	1,263
Partial Lot 5	3.56	41%	30,052	46,259
Par. Lot 401/402C	10.48	81%	see below	see below
Lot 401 Apartments			86,766	307,785
Lot 401 Garages			5,366	5,366
Par. Lot 301-303	3.50	91%	22,579	65,074
<b>Totals</b>	<b>17.83</b>	<b>Acres</b>	<b>146,025</b>	<b>425,747</b>
Allotted From Development Agreement			400,000	700,000
Balance Available			253,975	274,253

Note - Lot 7 rem. Added to lot 401  
Note only 25% of building C used due to 75% being in Tract 4

Totals for Tracts 4, 5 & 9 from Dev. Agrmt.	675,000	1,375,000
Used	399,585	913,298
Balance Forward	275,415	461,702

NOTE: Per Exhibit 21 of the Development Agreement, Tract 8 does NOT have a square foot allocation/limitation

Note: there are a total of 78 units proposed in Tract 4 (26 on the first floor), allocated at 1,000 SF per unit, per the Development Agreement