

EXHIBIT A



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

Project Number: 112003-1
Project: Discovery
Date: 9/29/2016

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%	0.16	79%
Totals	20.43	Acres	11.86	58%
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	
Totals	3.21	Acres	1.19	
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% per plans dated 5/15/09
Totals	30.05	Acres	11.26	
Allotted From Development Agreement			24.72	
Balance Available			13.46	Acres

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

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%	2.77	79%
Totals	17.83	Acres	11.34	64%
Allotted From Development Agreement			45.65	
Balance Available			34.31	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%	0.13	79%
Totals	0.16	Acres	0.13	79%
Allotted From Development Agreement			19.09	
Balance Available			18.96	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) 34.59 Ac. (Tract 3 Not included in calcs)
Total balance available of Impervious (Tracts 4, 5, 8 & 9) 69.88 Ac. (Tract 3 Not included in calcs)

EXHIBIT B



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

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
Totals	20.23	Acres	163,038	279,366
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
Totals	8.17	Acres	90,521	208,185
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%	25,043	65,290
Totals	17.83	Acres	148,489	425,963
Allotted From Development Agreement			400,000	700,000
Balance Available			251,511	274,037

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	402,049	913,514
Balance Forward	272,951	461,486

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