

Table 1

Build Cost per LF	1,315 per LF					
Build Cost Palm to Prosperity Farms	3.75 Mil 2660 LF					
Build Cost Corporate Park to Prosperity Farms	2.3 Mil 1750 LF					
Build cost Prosperity Farms to end Development	1.2 Mil 925 LF					
Dedication LF from Prosperity to end Development	908 LF					
Dedication SF from Prosperity Farms to end Development including walls / Bay	45,400					
Dedication SF from Prosperity Farms to end Development excluding walls / Bay	27,875					
Impact Fees Est 19 acre 300,000 sqft building	740,000					
Dedication land cost from Prosperity Farms to end Development including walls / Bay	833,792 based on 800 per acre					
Dedication land cost from Prosperity Farms to end Development excluding walls / Bay	511,937 based on 800 per acre					
Total cost of Pine Street from prosperity Farms Road to end of development, including land cost	2,033,792					
Price after Dollar for Dollar credit for 300,000 sq ft building	1,294,792					
Price after Dollar for Dollar credit for 826,000 sq ft building	0					
Estimated impact fee 2.46 per square foot	826,000 SF 2,031,960					

Total development must be 826,000 assembled to pay for a road to end of development						