EXHIBIT A

CATALYST design works

4240 Philips 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%	
Totals	20.43	Acres	11.86	58%	Overall percent Impervious
Allotted From Development Agreement			15.01		Note: with 76% imp. On Lot 1
Balance Available			3.15	Acres	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		
					Note - Lot 7 rem. Added to lot 401
Par. Lot 401/402C	2.44	19%	1.52	63%	% Impervious
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	

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		
					Note - Lot 7 rem. Added to lot 401
Par. Lot 401/402C	10.48	81%	6.57	63%	% Impervious
Par. Lots 301-303	3.50	91%	2.70	77%	
Totals	17.83	Acres	11.27	63%	
Allotted From Development Agreement			45.65		
Balance Available			34.38	Acres	

Tract 8	Area (Ac.)	Percent of Lot	Impervious Area	
Par. Lots 301-303	0.16	4%	0.12	77%
Totals	0.16	Acres	0.12	77%
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

CATALYST design works

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

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

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	
					Note - Lot 7 rem. Added to lot 401
Par. Lot 401/402C	2.44	19%	see below	see below	
Lot 401 Apartments			15,000	45,000	Apts. As 1000 sf (total of 45)
Lot 401 Garages			2,209	2,209	Apts. As 1000 sf (15 first floor)
Toalton HS			43,560	79,224	* (total is per plans, base is estimate)
Totals	8.17	Acres	90,521	208,185	
Allotted From Development Agreement			200,000	425,000	
Balance Available			109,479	216,815	

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	
					Note - Lot 7 rem. Added to lot 401
Par. Lot 401/402C	10.48	81%	see below	see below	
Lot 401 Apartments			86,766	307,785	Note only 25% of building C used
Lot 401 Garages			5,366	5,366	due to 75% being in Tract 4
Par. Lot 301-303	3.50	91%	22,579	65,074	
Totals	17.83	Acres	146,025	425,747	
Allotted From Development Agreement			400,000	700,000	
Balance Available			253,975	274,253	

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 Devleopment 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