

| Project Elements | Phase 1 Completion by December 31, 2016 | Phase 2 Completion by December 31, 2019 | Trail Park Completion As part of Phase 2 | Total Amount | Payment Schedule |
|--|---|---|--|-----------------|---|
| 12" Sanitary Sewer Line Relocation | \$176,850 | n/a | n/a | \$176,850 | After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs; \$477,00 to be paid out of Utility Fund, not TIRZ Fund |
| 16" water line construction | \$477,000 | n/a | n/a | \$477,000 | |
| Franchise utility lines relocation to make room for new water line | \$120,000 | n/a | n/a | \$120,000 | |
| General Standard Increase (loft windows, stoops, fountains, ghost lettering, awnings, corner plaza, signage, etc.) | \$350,000 | \$150,000 | n/a | \$500,000 | After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs in Phase 1, Phase 2. Owner will submit proposed improvements for approval by the TIRZ Board. |
| Hardscape, including but not limited to trails, corner plaza, and way finding signs in Main Street Trails and Trail Park | \$103,950 | 86,350 | \$161,700 | \$352,000 | After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs in Phase 1, Phase 2 and Trail Park. For reimbursement, the Owner may submit a request for acceptance and proof of expenditure for Trail Park improvements separately from Main Street Trail improvements. |
| Landscaping and irrigation, including but not limited to trees, shrubs, groundcover and sod in Main Street Trails and Trail Park | \$60,060 | 72,050 | \$47,300 | \$179,410 | |
| Site Furnishings, including but not limited to benches, trash cans, bike racks and Light Fixtures in Main Street Trails and Trail Park | \$44,000 | 44,000 | \$33,000 | \$121,000 | |
| Main Street Left Turn Lane and Striping | \$99,001 | n/a | n/a | \$99,001 | After acceptance by City and proof of expenditure, Owner will be reimbursed in lump sum up to the amount shown, based upon the actual expenditure attributable to Construction Costs. |
| Cash Incentives to help offset Roadway, water and Sewer Impact Fees and Parkland Dedication Fees | \$396,110 | \$345,430 | n/a | \$741,540 | Defer payment of Impact Fees and Parkland Dedication Fees until certificate of occupancy. TIF District will pay City Impact Fee Fund and General Fund directly up to the amount shown below or the actual fees due, whichever is less. |
| Total Above | \$2,029,371 | \$495,430 | \$242,000 | \$2,766,801 | \$2,289,801 from TIRZ Fund \$477,000 from Utility Fund |

| Impact Fees and Park Fees | Phase 1 | Phase 2 | Trail Park | Total | Comments |
|--------------------------------------|---|-----------|------------|-----------|--|
| Roadway Impact Fee | \$236,250 | \$135,000 | n/a | \$371,250 | Based on 550 units, amount to be paid could vary if less units |
| Water Impact Fee | \$104,000 | \$52,000 | n/a | \$156,000 | Based on three 4" water meters serving both Phase 1 and 2, amount could vary depending on quantity and size of meters. |
| Sewer Impact Fee | \$55,860 | \$27,930 | n/a | \$83,790 | |
| Parkland Dedication - fee in lieu of | deferred until certificate of occupancy for Phase 2 | \$130,500 | n/a | \$130,500 | Based on dedication of 2.89 acres of parkland in Phase 2; amount to be paid by Owner could increase if actual parkland dedication is less than 2.89 acres or if as the Property develops, it is determined that the terrain or land condition is unacceptable to City. City will delay collection of fees for both Phase 1 and 2 until certificate of occupancy for Phase 2. |
| Total Above | \$396,110 | \$345,430 | | \$741,540 | |
| Park Development Fees | \$262,500 | \$150,000 | n/a | n/a | To be credited 100% upon proof of expenditure of Construction Cost of at least \$500,000 for private pools and dog park; City will not collect the fees due at each phase at building permit issuance. |