

### Density Bonus Options Table

(Impact of Development at Various FAR and Resulting Contributions at Various % of Increase in Land Value)

<b>FAR Options</b>	<b>2.3</b>	<b>2.4</b>	<b>2.5</b>	<b>2.6</b>	<b>2.7</b>	<b>2.8</b>	<b>2.9</b>	<b>3</b>	<b>3.1</b>	<b>3.2</b>	<b>3.3</b>	<b>3.4</b>	<b>3.5</b>	<b>3.6</b>	<b>3.7</b>	<b>3.8</b>	<b>3.9</b>	<b>4</b>
<b>Estimated Maximum Total SF* at FAR Option</b>	1,061,992.8	1,108,166.4	1,154,340.0	1,200,513.6	1,246,687.2	1,292,860.8	1,339,034.4	1,385,208.0	1,431,381.6	1,477,555.2	1,523,728.8	1,569,902.4	1,616,076.0	1,662,249.6	1,708,423.2	1,754,596.8	1,800,770.4	1,846,944.0
<b>Incremental Difference in SF (between proposed FAR and Base 2.3 FAR)</b>	0	46173.6	92347.2	138520.8	184694.4	230868	277041.6	323215.2	369388.8	415562.4	461736	507909.6	554083.2	600256.8	646430.4	692604	738777.6	784951.2
<b>Density Bonus Payment (Estimate @50% of Increase in Land lift)</b>	\$ -	\$ 1,523,728.80	\$ 3,047,457.60	\$ 4,571,186.40	\$ 6,094,915.20	\$ 7,618,644.00	\$ 9,142,372.80	\$ 10,666,101.60	\$ 12,189,830.40	\$ 13,713,559.20	\$ 15,237,288.00	\$ 16,761,016.80	\$ 18,284,745.60	\$ 19,808,474.40	\$ 21,332,203.20	\$ 22,855,932.00	\$ 24,379,660.80	\$ 25,903,389.60
<b>Density Bonus Payment (Estimate @25% of Increase in Land lift)</b>	\$ -	\$ 761,864.40	\$ 1,523,728.80	\$ 2,285,593.20	\$ 3,047,457.60	\$ 3,809,322.00	\$ 4,571,186.40	\$ 5,333,050.80	\$ 6,094,915.20	\$ 6,856,779.60	\$ 7,618,644.00	\$ 8,380,508.40	\$ 9,142,372.80	\$ 9,904,237.20	\$ 10,666,101.60	\$ 11,427,966.00	\$ 12,189,830.40	\$ 12,951,694.80
<b>Density Bonus Payment (Estimate @12.5% of Increase in Land lift)</b>	\$ -	\$ 380,932.20	\$ 761,864.40	\$ 1,142,796.60	\$ 1,523,728.80	\$ 1,904,661.00	\$ 2,285,593.20	\$ 2,666,525.40	\$ 3,047,457.60	\$ 3,428,389.80	\$ 3,809,322.00	\$ 4,190,254.20	\$ 4,571,186.40	\$ 4,952,118.60	\$ 5,333,050.80	\$ 5,713,983.00	\$ 6,094,915.20	\$ 6,475,847.40
<b>Density Bonus Payment (Estimate @10% of Increase in Land lift)</b>	\$ -	\$ 304,745.76	\$ 609,491.52	\$ 914,237.28	\$ 1,218,983.04	\$ 1,523,728.80	\$ 1,828,474.56	\$ 2,133,220.32	\$ 2,437,966.08	\$ 2,742,711.84	\$ 3,047,457.60	\$ 3,352,203.36	\$ 3,656,949.12	\$ 3,961,694.88	\$ 4,266,440.64	\$ 4,571,186.40	\$ 4,875,932.16	\$ 5,180,677.92

\*Property Assumptions: approximate size of 4.3 ha (10.6 acres) and located in the Westbank Urban Centre - Residential Shoulder (WUC3) Zone which establishes a base density of 2.3 FAR for residential use, and a maximum density of 4.1 FAR