

Public Improvement Costs

| General Location of Improvements           | Net Allowable Public Improvement Cost |                     |                     |                     | Parking Lot & Lights | Park & Court Yard   | Private Roads     | Public Roads |
|--|---------------------------------------|---------------------|---------------------|---------------------|----------------------|---------------------|-------------------|--------------|
|  | Cost                                  | Drainage            | Landscaping         |                     |                      |                     |                   |              |
| F&M/park                                   | 1,103,897.83                          |                     |                     |                     |                      | 1,103,897.83        |                   |              |
| New Center Pt No/road (830 cl)             | 191,261.18                            |                     |                     |                     |                      |                     | 191,261.18        |              |
| F&M Central                                | 980,697.72                            | 203,335.39          | 32,997.74           | 640,999.27          |                      |                     | 103,365.32        |              |
| Tutt: Exist North to South Carefree (road) | 580,310.27                            | 95,199.81           |                     |                     |                      |                     |                   | 485,110.46   |
| So Carefree: Powers to Tutt                | 569,436.17                            | 31,194.37           | 113,333.72          |                     |                      |                     |                   | 424,908.08   |
| New Center Pt So/road (600 cl)             | 270,493.15                            | 60,834.40           | 19,689.55           |                     |                      |                     | 189,969.20        |              |
| New Center Pt No/road (760 cl)             | 198,729.65                            | 30,090.00           | 4,584.16            |                     |                      |                     | 164,055.49        |              |
| Cinema Pt                                  | 3,122,765.79                          | 68,805.66           | 300.00              |                     |                      |                     | 3,053,660.13      |              |
| Galyan's                                   | 796,611.86                            | 131,341.39          | 217,173.35          | 448,097.12          |                      |                     |                   |              |
| Galyan's West Parking Lot                  | 1,213,618.77                          | 372,415.10          | 146,902.49          | 694,301.18          |                      |                     |                   |              |
| Tutt Blvd. Drainage                        | 121,705.26                            | 121,705.26          |                     |                     |                      |                     |                   |              |
| Theater Retail & Patio (D&E)               | 409,259.96                            |                     |                     |                     |                      | 409,259.96          |                   |              |
| City Center/planning                       | 336,575.83                            |                     |                     |                     |                      | 336,575.83          |                   |              |
| Cinemark Parking Lot                       | 204,934.00                            | 9,339.00            | 8,941.10            | 186,653.90          |                      |                     |                   |              |
| F&M Drive B & Access (Road)                | 311,781.76                            | 58,559.73           | 4,157.00            |                     |                      |                     | 249,065.03        |              |
| Cinemark N&M Parking Lot                   | 1,181,380.16                          | 52,402.50           | 17,576.79           | 1,111,400.87        |                      |                     |                   |              |
| F&M Wild Oats Mkt                          | 846,921.44                            | 103,436.94          | 107,634.55          | 635,849.95          |                      |                     |                   |              |
| Best Buy & InLine                          | 1,296,987.36                          | 111,678.21          | 395,100.68          | 790,208.47          |                      |                     |                   |              |
| F&M Rock Bottom NW of Park/parking         | 689,119.37                            | 33,315.60           | 163,718.00          | 492,085.77          |                      |                     |                   |              |
| NWC Tutt & S. Carefree-Rstrnt              | 699,534.19                            | 169,081.13          | 129,174.88          | 401,278.18          |                      |                     |                   |              |
| NWC Tutt & S. Carefree-Retail (Fox)        | 55,464.64                             |                     | 55,464.64           |                     |                      |                     |                   |              |
| SEC No Carefree & Powers/parking           | 4,449,595.89                          | 373,775.53          | 1,267,599.61        | 2,808,220.75        |                      |                     |                   |              |
| <b>Total</b>                               | <b>19,631,082.25</b>                  | <b>2,026,510.02</b> | <b>2,684,348.26</b> | <b>8,209,095.46</b> | <b>1,849,733.62</b>  | <b>3,951,376.35</b> | <b>910,018.54</b> |              |