

ADDENDUM II

**DEVELOPMENT YIELD OPTION TABLES I, II, III & IV
USED BY McDONOUGH & REA ASSOCIATES
TO CALCULATE EXPECTED TRAFFIC IMPACTS**

DEVELOPMENT OPTION I

REFERENCE NAME OF PROPERTY	MAP NO.	BLOCK & LOT NUMBERS	ACREAGE FROM TOWNSHIP GIS FILES	POSSIBLE ZONING & FAR OR LOT SIZE	POSSIBLE POTENTIAL DEVELOPMENT YIELD
SHARBELL	1	28001/ 36, 37 & 45	138.10 ac	ARH	218 Age-Restricted Units; 120 Bed Assisted Living Facility; 30,000 sf Offices
Subtotals:					
BLOOMBERG & BLOOMBERG	2	34001/38.01, 38.001, 38.03 & 43 part	149.04 ac	PLANNED OFFICE COMPLEX (.11)	714,140 sf*
		34001/38.02	14.00 ac	PPE (REO-2)	0 sf
NOTE: * 158,137 sf AT CURRENT BLOOMBERG TRAFFIC GENERATION RATE					Subtotals: 714,140 sf Offices
JOHN DRAKE	3	34001/44 & 46, parts	30.02 ac	REO-3 (.08)	104,614 sf
		34001/44 & 46, parts	26.19 ac	R-2 (2 ac)	13 du
Subtotals:					104,614 sf Offices + 13 du
ZIRINSKY & CASTANEDA	4	34001/56, 77 & 78	47.21 ac	PLANNED SHOPPING COMPLEX (.15)	308,470 sf Retail + 30 Age-Restricted Units
Subtotal:					

REFERENCE NAME OF PROPERTY	MAP NO.	BLOCK & LOT NUMBERS	ACREAGE FROM TOWNSHIP GIS FILES	POSSIBLE ZONING & FAR OR LOT SIZE	POSSIBLE POTENTIAL DEVELOPMENT YIELD
HOROWITZ	5	28001/57 & 58	2.05 ac	HC	17,860 sf Retail
Subtotal:					
SINGLE FAMILY LOTS NO. SIDE OF ROUTE 518	6	28001/46-56	10.18 ac	R-1 (1 ac)	11 du
Subtotal:					
SINGLE FAMILY LOTS SO. SIDE OF ROUTE 518	7	34001/ 51-55, 81 & 82	7.03 ac	R-1 (1 ac)	7 du
Subtotal:					
AGGREGATE TOTALS:					248 Age-Restricted Units; 120 Bed Assisted Living Facility; 848,754 sf Offices; 326,330 sf Retail; & 31 du

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SHARBELL	1	28001/ 36, 37 & 45	138.10 ac	ARH	218 Age-Restricted Units; 120 Bed Assisted Living Facility; 30,000 sf Offices
Subtotals:					
BLOOMBERG & BLOOMBERG	2	34001/38.01, 38.001, 38.03 & 43 part	149.04 ac	PLANNED OFFICE COMPLEX (.11)	811,523 sf*
		34001/38.02	14.00 ac	PPE (REO-2)	0 sf
NOTE: * 158,137 sf AT CURRENT BLOOMBERG TRAFFIC GENERATION RATE					Subtotals: 811,523 sf Offices
JOHN DRAKE	3	34001/44 & 46, parts	30.02 ac	REO-3 (.08)	104,614 sf
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Subtotal:					
AGGREGATE TOTALS:					248 Age-Restricted Units; 120 Bed Assisted Living Facility; 946,137 sf Offices; 326,330 sf Retail; & 31 du

DEVELOPMENT OPTION III

REFERENCE NAME OF PROPERTY	MAP NO.	BLOCK & LOT NUMBERS	ACREAGE FROM TOWNSHIP GIS FILES	POSSIBLE ZONING & FAR OR LOT SIZE	POSSIBLE POTENTIAL DEVELOPMENT YIELD
SHARBELL	1	28001/ 36, 37 & 45	138.10 ac	ARH	218 Age-Restricted Units; 120 Bed Assisted Living Facility; 30,000 sf Offices
Subtotals:					
BLOOMBERG & BLOOMBERG	2	34001/38.01, 38.001, 38.03 & 43 part	149.04 ac	PLANNED OFFICE COMPLEX (.11)	714,140 sf*
		34001/38.02	14.00 ac	PPE (REO-2)	0 sf
NOTE: * 714,140 sf AT CURRENT BLOOMBERG TRAFFIC GENERATION RATE					Subtotals: 714,140 sf Offices
JOHN DRAKE	3	34001/44 & 46, parts	30.02 ac	REO-3 (.08)	104,614 sf
		34001/44 & 46, parts	26.19 ac	R-2 (2 ac)	13 du
Subtotals:					104,614 sf Offices + 13 du
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Subtotal:					
AGGREGATE TOTALS:					248 Age-Restricted Units; 120 Bed Assisted Living Facility; 848,754 sf Offices; 326,330 sf Retail; & 31 du

DEVELOPMENT OPTION IV

REFERENCE NAME OF PROPERTY	MAP NO.	BLOCK & LOT NUMBERS	ACREAGE FROM TOWNSHIP GIS FILES	POSSIBLE ZONING & FAR OR LOT SIZE	POSSIBLE POTENTIAL DEVELOPMENT YIELD	
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Subtotals:						
BLOOMBERG & BLOOMBERG	2	34001/38.01, 38.001, 38.03 & 43 part	149.04 ac	PLANNED OFFICE COMPLEX (.11)	811,523 sf*	
		34001/38.02	14.00 ac	PPE (REO-2)	0 sf	
NOTE: * 811,523 sf AT CURRENT BLOOMBERG TRAFFIC GENERATION RATE					Subtotals:	811,523 sf Offices
JOHN DRAKE	3	34001/44 & 46, parts	30.02 ac	REO-3 (.08)	104,614 sf	
		34001/44 & 46, parts	26.19 ac	R-2 (2 ac)	13 du	
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SINGLE FAMILY LOTS NO. SIDE OF ROUTE 518	6	28001/46-56	10.18 ac	R-1 (1 ac)	11 du
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