

Village at Verdier
Security Bank of Kansas City
Residential Non-Residential Development Rights Transfers Summary

Description	Development Rights		
	Residential Dwelling Unit (RDU)	Non-Residential Square Feet (SF)	Civic Square Feet (SF)
Total Development Rights per Development Agreement <i>(Per Section XI.K., 5% must be allocated for Workforce Housing which equates to 21 DUs [404 x 5% = 20.2 rounded up to 21])</i>	404 RDU	404,000 SF	30,000 SF
Phase 1 - Platted <i>(92 RDU Lots were initially platted which were later purchased and reconfigured by Centex and/or Pulte)</i>	(72) RDU	0 SF	0 SF
Phase 2B - Platted <i>(0 RDU Lots were initially platted which were later purchased and reconfigured by Centex and/or Pulte)</i>	(53) RDU	0 SF	0 SF
Phase 2C - Platted <i>(40 RDU Lots were initially platted which were later purchased and reconfigured by Centex and/or Pulte)</i>	(14) RDU	0 SF	0 SF
Parcel A-1, A-2, and A-3 Recombination - Sale and Assignment for Multi-Family to Crowne at 170, Limited Partnership <i>(Crowne agrees to fulfill a portion of the Workforce Housing obligation with 12 RDU rentals dedicated to Workforce Housing and the remaining 238 RDU rentals at market rate)</i>	(250) RDU	0 SF	0 SF
25 Pearce Road - Sold to LMD Holdings, Inc. <i>(Existing structure initially constructed as a Business Center/Office for the residents of Verdier)</i>	0 RDU	(4,900) SF	0 SF
39 Pearce Road - Sold to Stallings Holding Company, LLC <i>(Existing structure initially constructed as a Spa/ Fitness Center for the residents of Verdier)</i>	0 RDU	(4,900) SF	0 SF
Parcel A-2 - Sold to Healtsouth South Carolina Real Estate, LLC <i>(43,031 Heated SF Constructed; 1,969 SF Remaining)</i>	0 RDU	(45,000) SF	0 SF
Conversion of 108,000 Square Feet to 54 RDUs	54 RDU	(108,000) SF	0 SF
New Parcel 3.496 Acres - Sold to ESA P Portfolio, LLC <i>(Comprised of remaining market rate/unrestricted 6 RDUS and 54 RDUs created from conversion)</i>	(60) RDU	0 SF	0 SF
39 Pearce Road - Sold to Stallings Holding Company, LLC <i>(Future Expansion of Chiropractic Clinic)</i>	0 RDU	(18,000) SF	0 SF
Parcels A & B - 1.6 Acres Total - Donated to Town of Bluffton	0 RDU	0 SF	(30,000) SF
New Parcel A - 5 Acres - Sold to Charlie & Brown, LLC	0 RDU	(80,000) SF	0 SF
Commercial Parcel Remainder A - 5.49 Acres - Sold to Bright Holdings, LLC	0 RDU	(85,520) SF	0 SF
Outparcel - 1.17 Acres - Sold to Parcel 4 Seagrass Station, LLC	0 RDU	(15,000) SF	0 SF
Security Bank of Kansas City Current Holdings <i>(9 RDUs reserved to fulfill the remaining Workforce Housing obligation)</i>	9 RDU	42,680 SF	0 SF
Pending Assignment - Parcel A-3 - 3.289 Acres - Encompass Health South Carolina Real Estate, LLC	0 RDU	(12,098) SF	0 SF
Security Bank of Kansas City Holdings After Pending Assignment <i>(9 RDUs reserved to fulfill the remaining Workforce Housing obligation)</i>	9 RDU	30,582 SF	0 SF