

Warner Real Estate Advisors, Inc.

Minto West Non -Residential Intensity Analysis

12/16/2013



December 16, 2013

Ms. Tara W. Duhy, Esq.
Lewis, Longman & Walker, P.A.
515 North Flagler Drive, Suite 1500
West Palm Beach, Florida 33401

Re: Minto West – Non Residential

Dear Tara,

Enclosed you will find a non-residential analysis which establishes the amount of non-residential intensity for the area around the Minto West Agricultural Enclave. This study updates the January 7, 2008 study prepared for the Callery – Judge Grove Agricultural Enclave.

As in the 2008 study, this analysis was done by computing the amount of existing and proposed non-residential square feet within a five-mile surrounding area and then comparing this to the existing and projected population within that area. Using this information, per capita ratios were then computed. These computed per capita ratios were applied to the expected Minto West enclave population to determine the amount of non-residential demand consistent with the surrounding area.

This analysis demonstrates that the amount and type of non-residential requested by Minto West is consistent with the surrounding area.

Thank you for the opportunity to work with you on this project.

Sincerely,

Rick Warner,
Warner Real Estate Advisors, Inc.

Executive Summary

The purpose of this analysis is to demonstrate that the requested amount of non-residential uses proposed for Minto West is consistent with the non-residential uses (on a per capita basis) surrounding the project. Below is a list of the major findings of this analysis.

1. The requested 6,500 homes will generate a demand for 1.1 million sq. ft. of commercial (retail, office and R & D) and Industrial. The project is proposing 1.1 million sq. ft. of retail, office, R & D and Industrial and thus is providing a balance of supply and demand for these aggregated uses. Additionally, Minto West provides Hotel and Commercial Recreation uses, similar to the surrounding area. (See Table E)
2. Based on the characteristics of the surrounding area, the proposed Minto West non-residential uses are consistent with the per capita rates that currently exist in the surrounding community for these aggregated uses. There is a demand for additional Industrial in the area.
3. The five mile study area currently has approximately 6.7 million sq. ft. of existing and approved commercial and industrial uses, which will serve the existing and projected population of 115,749. (See Table C)
4. Since the last study (2008), several new commercial projects have been granted land use approvals. Thus the per capita non-residential demand for the study area has increased since the last study.

Enclave Analysis

As stated, using surrounding developed areas, population and existing and planned non-residential uses were computed/inventoried.

Table A - Non-Residential Analysis of Enclave Five Mile Study Area ¹									
	Total Ac.	Sq. Ft. Existing	Sq. Ft. Unbuilt	Hotel Rms Existing	Hotel Rms Planned	Ex. Comm Rec (Acres)	Total Sq. Ft	Total Hotel (Rooms)	Total Comm Rec (Acres)
Total	3,540	6,738,277	3,893,115	162	215	1,700	10,631,392	377	1,700
Commercial ²	767	3,106,941	2,233,232				5,340,173		
Industrial	141	478,061	889,440				1,367,501		
Hotel	26	-	-	162	215	0		377	
Commercial Rec	1700	-	-			1700			1700
Other Non Res ³	906	3,153,275	770,443				3,923,718		
1) See Attachment A for inventory of non-residential.									
2) Commercial includes Retail, Office, and R & D; Hotel and Commercial Recreation are also Commercial but have been broken out throughout this analysis due to the distinct units of measuring each.									
3) Other Non Res includes Hospitals, Proposed Community College, Nursing Homes, ALF's, Public Schools, Civic Assembly, Institutional, Utility Gov. Use and Vacant Land of these uses.									
Note: Numbers are rounded for all tables.									

Table B - Housing and Population Five Mile Area ¹		
	Homes	Proj. Pop. @ Build out ²
Total (Existing and Potential)	39,478	115,749
1) See Residential Analysis for inventory of residential areas.		
2) PPH of 2.932 is based on 2010 Census for Study Area.		
Excludes current approval for Minto West		

Table C - Non-Res Ratio Demand Calculation for Enclave Five Mile Area					
	Total Sq. Ft. / Rms/ Ac Existing and Planned	Total Pot. Pop @ Buildout		Per Capita Sq Ft / Rm/	Measure
Total Sq Ft ¹	10,581,392	115,749		91.42	Sq Ft ¹
Commercial	5,340,173	115,749		46.14	Sq Ft
Industrial	1,367,501	115,749		11.81	Sq Ft
Hotel	377	115,749		0.0033	Rms
Commercial Rec	1,700	115,749		0.0147	Ac
Other Non Res	3,873,718	115,749		33.5	Sq Ft
1) Totals are for Commercial, Industrial and Other Non Res.					

Table D - Minto West Homes/Pop and Non Res. (Demand)				
	Homes (Application)	Population	Total Demand / Per Capita Sq. Ft.	Measure
Total Sq Ft	6,500	19,058	1,742,283	Sq Ft
Commercial	6,500	19,058	879,337	Sq Ft
Industrial	6,500	19,058	225,075	Sq Ft
Hotel	6,500	19,058	62	Rms
Commercial Rec	6,500	19,058	280	Ac
Other Non Res	6,500	19,058	637,871	Sq Ft *

Note: PPH of 2.932 is based on 2010 Census.

* Other Non Res includes proposed community / state college campus.

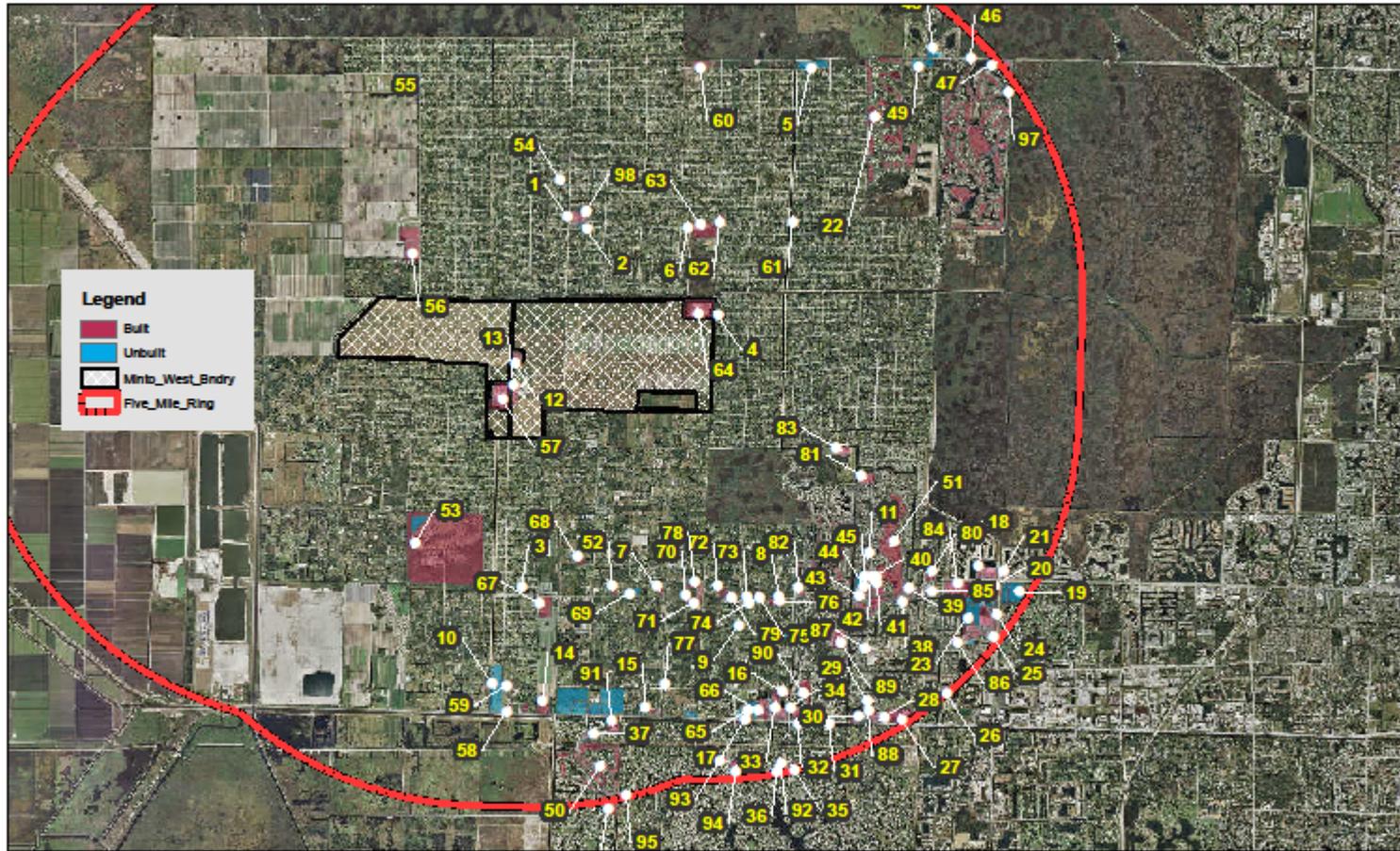
Table E Supply and Demand Comparison for 6,500 Res Units				
Land Use	Demand	Supply	Surplus / Deficit ()	Measure
Total Sq Ft				Sq Ft
Commercial	879,337	900,000	20,663	Sq Ft
Industrial	225,075	200,000	(25,075)	Sq Ft
Hotel	62	150	88	Rms
Commercial Rec	280	127	(153)	Ac
Other Non Res	637,871	0*	(637,871)	Sq Ft
<i>Note: Per PBCO Comp Plan R & D is allowed in retail and office.</i>				
<i>* Minto West proposes a 3,000 student community college, which will fall below the square footage demand indicated.</i>				

Conclusion of Enclave Non-Residential Analysis

The amount and type of non-residential development requested in the Minto West Enclave Future Land Use application is consistent with the intensity of use and non-residential character of the surrounding area.

Exhibit A – Five Mile Radius with Existing and Proposed Non-Residential

Exhibit A - Non-Residential Analysis Existing and Approved



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Minto West

North Arrow
Sources:
PBCO 2013 Cana File & Aerials
Comp Plans from Local Gov. & ELXU/PBCO
Original Research
Prepared Dec. 10, 2013

1 inch = 2 miles

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Table F – Summary of Non-Residential Uses and Quantities

**Non Residential Analysis Five Mile Radius From Minto West Enclave
Summary**

	Total Ac.	Sq. Ft. Blt.	Sq. Ft. Unblt	Total GLA	Htl Blt Rms	Htl Unblt Rms	Tot Hotel Rms	Com Rc Ac
Commercial	767.29	3,106,941	2,233,232	5,340,173	0	0	0	0
Industrial	141.35	478,061	889,440	1,367,501	0	0	0	0
Hotel	26.20	0	0	0	162	215	377	0
Comm Rec	1,699.55	0	0	0	0	0	0	1,700
Other Non Res	905.86	3,103,275	770,443	3,873,718	0	0	0	0
Total Group	3,540.24	6,688,277	3,893,115	10,581,392	162	215	377	1,700

Attachment A

Detail Use and Sq. Ft. of Non Residential
(Refer to Exhibit A for Property Location)

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
1	Orange Blvd Commercial Publix		Commercial					
Retail	12.85	84,899	0	0	0	0.00	Built	0.15
Office	1.28	5,223	0	0	0	0.00	Built	0.09
Retail	1.26	3,018	0	0	0	0.00	Built	0.05
Map Id Totals	15.38	93,140	0	0	0	0	Avg.	0.10
2	Orange Blvd Commercial		Commercial					
Retail	0.29	0	0	0	0	0.00	Built	0.00
Retail	0.15	0	0	0	0	0.00	Built	0.00
Retail	1.27	0	0	0	0	0.00	Built	0.00
Retail	2.44	14,714	0	0	0	0.00	Built	0.14
Retail	2.18	0	17,643	0	0	0.00	Unbuilt	0.19
Retail	0.63	5,190	0	0	0	0.00	Built	0.19
Retail	2.91	0	17,643	0	0	0.00	Unbuilt	0.14
Map Id Totals	9.87	19,904	35,286	0	0	0	Avg.	0.09
3	Acreage		Commercial					
Retail	1.51	4,158	0	0	0	0.00	Built	0.06
Map Id Totals	1.51	4,158	0	0	0	0	Avg.	0.06
4	Acreage		Commercial					

Notes: Lack of double line on bottom is intentional. FAR computations are for illustration purposes and are not used in any conclusions.

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Retail	1.48	6,000	0	0	0	0.00	Built	0.09
Map Id Totals	1.48	6,000	0	0	0	0	Avg.	0.09

5 Acreage Commercial

Retail	29.53	0	128,636	0	0	0.00	Unbuilt	0.10
Retail	1.23	5,561	0	0	0	0.00	Built	0.10
Map Id Totals	30.76	5,561	128,636	0	0	0	Avg.	0.10

6 Acreage Commercial

Retail	1.98	6,804	0	0	0	0.00	Built	0.08
Map Id Totals	1.98	6,804	0	0	0	0	Avg.	0.08

7 Lox Groves Commercial

Retail	3.97	6,169	0	0	0	0.00	Built	0.04
Map Id Totals	3.97	6,169	0	0	0	0	Avg.	0.04

8 Lox Groves Commercial

Retail	4.93	35,263	0	0	0	0.00	Built	0.16
Map Id Totals	4.93	35,263	0	0	0	0	Avg.	0.16

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
9	Lox Groves		Commercial					
Office	5.00	12,008	0	0	0	0.00	Built	0.06
Map Id Totals	<u>5.00</u>	<u>12,008</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.06</u>
10	Sluggett Commercial		Commercial					
Retail	64.48	0	280,882	0	0	0.00	Unbuilt	0.10
Map Id Totals	<u>64.48</u>	<u>0</u>	<u>280,882</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.10</u>
11	Hawthorn		Commercial					
Retail	1.00	6,420	0	0	0	0.00	Built	0.15
Map Id Totals	<u>1.00</u>	<u>6,420</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.15</u>
12	Seminole Plaza		Commercial					
Retail	8.76	76,875	0	0	0	0.00	Built	0.20
Retail	0.51	0	2,243	0	0	0.00	Unbuilt	0.10
Retail	0.71	0	3,074	0	0	0.00	Unbuilt	0.10
Map Id Totals	<u>9.98</u>	<u>76,875</u>	<u>5,317</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.13</u>
13	Minto West		Industrial					

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Retail	0.06	0	265	0	0	0.00	Unbuilt	0.10
Retail	1.00	0	4,368	0	0	0.00	Unbuilt	0.10
Retail	0.85	0	3,717	0	0	0.00	Unbuilt	0.10
Retail	1.06	4,575	0	0	0	0.00	Built	0.10
Retail	0.10	0	449	0	0	0.00	Unbuilt	0.10
Office	1.51	3,625	0	0	0	0.00	Built	0.06
Retail	5.90	22,380	0	0	0	0.00	Built	0.09
Retail	0.62	4,680	0	0	0	0.00	Built	0.17
Retail	9.23	0	80,431	0	0	0.00	Unbuilt	0.20
Retail	2.45	0	10,683	0	0	0.00	Unbuilt	0.10
Map Id Totals	28.09	37,240	119,398	0	0	0	Avg.	0.10
Other Non Res	0.91	3,312	0	0	0	0.00	Built	0.08
Map Id Totals	0.91	3,312	0	0	0	0	Avg.	0.08

16 Palms West Commercial

Office	4.27	1,669	0	0	0	0.00	Built	0.01
Map Id Totals	4.27	1,669	0	0	0	0	Avg.	0.01

17 Palms West Commercial

Retail	3.43	0	29,884	0	0	0.00	Unbuilt	0.20
Retail	3.01	9,370	0	0	0	0.00	Built	0.07
Map Id Totals	6.44	9,370	29,884	0	0	0	Avg.	0.14

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
18	Fox Target		Commercial					
Retail	1.10	12,079	0	0	0	0.00	Built	0.25
Retail	4.95	40,481	0	0	0	0.00	Built	0.19
Retail	0.49	0	0	0	0	0.00	Built	0.00
Retail	18.21	180,200	0	0	0	0.00	Built	0.23
Office	1.11	4,035	0	0	0	0.00	Built	0.08
Retail	0.38	0	0	0	0	0.00	Built	0.00
Retail	0.50	0	0	0	0	0.00	Built	0.00
Retail	1.10	3,924	0	0	0	0.00	Built	0.08
Retail	0.97	0	0	0	0	0.00	Built	0.00
Map Id Totals	28.79	240,719	0	0	0	0	Avg.	0.09
19	Okeechboee 441 Commercial		Commercial					
Retail	1.70	0	25,910	0	0	0.00	Unbuilt	0.35
Retail	37.66	0	574,150	0	0	0.00	Unbuilt	0.35
Retail	12.30	0	187,567	0	0	0.00	Unbuilt	0.35
Map Id Totals	51.66	0	787,627	0	0	0	Avg.	0.35
20	Fox SR 7 & Southern SW		Commercial					
Retail	1.16	4,156	0	0	0	0.00	Built	0.08
Retail	1.16	3,120	0	0	0	0.00	Built	0.06
Retail	1.28	5,882	0	0	0	0.00	Built	0.11
Retail	1.29	2,994	0	0	0	0.00	Built	0.05

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Retail	4.45	36,016	0	0	0	0.00	Built	0.19
Retail	3.08	10,297	0	0	0	0.00	Built	0.08
Retail	1.15	0	17,599	0	0	0.00	Unbuilt	0.35
Office	1.25	4,300	0	0	0	0.00	Built	0.08
Retail	6.19	77,863	0	0	0	0.00	Built	0.29
Map Id Totals	21.02	144,628	17,599	0	0	0	Avg.	0.14

21 Baywinds Commercial Commercial

Office	1.01	3,727	0	0	0	0.00	Built	0.08
Retail	0.50	3,974	0	0	0	0.00	Built	0.18
Retail	1.01	3,474	0	0	0	0.00	Built	0.08
Office	1.00	3,800	0	0	0	0.00	Built	0.09
Retail	1.55	14,588	0	0	0	0.00	Built	0.22
Map Id Totals	5.06	29,563	0	0	0	0	Avg.	0.13

22 Stonewall Estates Comm Rec

Comm Rec	220.46	0	0	0	0	220.46	Built	0.00
Map Id Totals	220.46	0	0	0	0	220	Avg.	0.00

23 Aldi Park Industrial Commercial

Office	1.71	0	35,833	0	0	0.00	Unbuilt	0.48
Retail	1.45	0	9,002	0	0	0.00	Unbuilt	0.14
Retail	3.39	107,177	0	0	0	0.00	Built	0.73

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Map Id Totals	6.55	107,177	44,835	0	0	0	Avg.	0.45
Industrial	0.37	0	0	0	0	0.00	Built	0.00
Industrial	1.99	0	21,770	0	0	0.00	Unbuilt	0.25
Industrial	1.99	0	12,423	0	0	0.00	Unbuilt	0.14
Industrial	1.80	0	0	0	0	0.00	Unbuilt	0.00
Industrial	1.08	0	5,040	0	0	0.00	Unbuilt	0.11
Industrial	3.45	0	151,172	0	0	0.00	Unbuilt	1.01
Industrial	1.97	0	12,245	0	0	0.00	Unbuilt	0.14
Industrial	10.95	0	0	0	0	0.00	Unbuilt	0.00
Industrial	1.95	0	22,500	0	0	0.00	Unbuilt	0.27
Industrial	37.63	0	635,801	0	0	0.00	Unbuilt	0.39
Industrial	1.19	0	5,040	0	0	0.00	Unbuilt	0.10
Industrial	1.45	0	9,033	0	0	0.00	Unbuilt	0.14
Map Id Totals	65.82	0	875,024	0	0	0	Avg.	0.21

24 Regal Center

Commercial

Office	1.28	0	0	0	0	0.00	Built	0.00
Office	2.04	0	0	0	0	0.00	Built	0.00
Office	0.13	4,800	0	0	0	0.00	Built	0.87
Retail	1.73	5,760	0	0	0	0.00	Built	0.08
Retail	23.54	86,273	0	0	0	0.00	Built	0.08
Office	3.68	0	0	0	0	0.00	Built	0.00
Retail	0.54	0	0	0	0	0.00	Built	0.00
Office	0.10	3,780	0	0	0	0.00	Built	0.84
Office	0.24	8,840	0	0	0	0.00	Built	0.86
Retail	1.19	3,331	0	0	0	0.00	Built	0.06

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Office	0.24	8,840	0	0	0	0.00	Built	0.86
Office	0.24	8,840	0	0	0	0.00	Built	0.86
Retail	1.38	3,022	0	0	0	0.00	Built	0.05
Retail	1.19	3,870	0	0	0	0.00	Built	0.07
Office	0.13	4,800	0	0	0	0.00	Built	0.87
Map Id Totals	37.65	142,156	0	0	0	0	Avg.	0.37

25 RPB Business Park Commercial

Retail	4.92	126,641	0	0	0	0.00	Built	0.59
Retail	1.50	10,303	0	0	0	0.00	Built	0.16
Retail	2.46	19,463	0	0	0	0.00	Built	0.18
Map Id Totals	8.88	156,407	0	0	0	0	Avg.	0.31

Industrial	0.85	8,280	0	0	0	0.00	Built	0.22
Industrial	0.67	8,320	0	0	0	0.00	Built	0.28
Industrial	0.71	9,200	0	0	0	0.00	Built	0.30
Industrial	0.71	0	0	0	0	0.00	Built	0.00
Industrial	0.71	9,753	0	0	0	0.00	Built	0.32
Industrial	0.28	341	0	0	0	0.00	Built	0.03
Industrial	6.97	21,163	0	0	0	0.00	Built	0.07
Industrial	0.71	8,912	0	0	0	0.00	Built	0.29
Industrial	0.68	9,546	0	0	0	0.00	Built	0.32
Industrial	0.71	9,753	0	0	0	0.00	Built	0.32
Industrial	0.69	9,366	0	0	0	0.00	Built	0.31
Industrial	1.41	17,718	0	0	0	0.00	Built	0.29
Industrial	3.70	0	0	0	0	0.00	Built	0.00
Industrial	4.03	0	0	0	0	0.00	Built	0.00

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Industrial	0.73	8,680	0	0	0	0.00	Built	0.27
Industrial	1.14	13,768	0	0	0	0.00	Built	0.28
Industrial	0.71	10,884	0	0	0	0.00	Built	0.35
Industrial	0.67	10,030	0	0	0	0.00	Built	0.34
Industrial	0.71	15,600	0	0	0	0.00	Built	0.51
Industrial	3.31	0	14,416	0	0	0.00	Unbuilt	0.10
Industrial	0.72	10,578	0	0	0	0.00	Built	0.34
Industrial	0.71	10,884	0	0	0	0.00	Built	0.35
Industrial	0.92	9,515	0	0	0	0.00	Built	0.24
Industrial	0.71	9,792	0	0	0	0.00	Built	0.32
Industrial	0.72	10,578	0	0	0	0.00	Built	0.34
Industrial	0.72	8,013	0	0	0	0.00	Built	0.26
Industrial	1.42	13,620	0	0	0	0.00	Built	0.22
Industrial	0.85	9,800	0	0	0	0.00	Built	0.26
Industrial	5.72	6,956	0	0	0	0.00	Built	0.03
Map Id Totals	42.59	261,050	14,416	0	0	0	Avg.	0.24

26 Southern Bills Business Park Industrial

Industrial	9.38	152,387	0	0	0	0.00	Built	0.37
Map Id Totals	9.38	152,387	0	0	0	0	Avg.	0.37

27 Southern Palms Crossing Commercial

Retail	0.41	0	4,288	0	0	0.00	Unbuilt	0.24
Retail	49.54	343,009	0	0	0	0.00	Built	0.16
Map Id Totals	49.95	343,009	4,288	0	0	0	Avg.	0.20

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
28	Royal Plaza		Commercial					
Office	0.85	5,113	0	0	0	0.00	Built	0.14
Office	1.11	5,875	0	0	0	0.00	Built	0.12
Retail	1.15	2,833	0	0	0	0.00	Built	0.06
Retail	11.00	99,679	0	0	0	0.00	Built	0.21
Retail	0.52	2,840	0	0	0	0.00	Built	0.13
Office	0.97	8,538	0	0	0	0.00	Built	0.20
Map Id Totals	15.60	124,878	0	0	0	0	Avg.	0.14
Industrial	1.59	16,104	0	0	0	0.00	Built	0.23
Industrial	0.77	5,600	0	0	0	0.00	Built	0.17
Industrial	1.90	25,132	0	0	0	0.00	Built	0.30
Map Id Totals	4.25	46,836	0	0	0	0	Avg.	0.23
29	PB Colony		Commercial					
Retail	0.44	4,597	0	0	0	0.00	Built	0.24
Retail	0.85	9,412	0	0	0	0.00	Built	0.26
Retail	0.89	8,039	0	0	0	0.00	Built	0.21
Map Id Totals	2.17	22,048	0	0	0	0	Avg.	0.23
30	RPB Hotel Office		Commercial					
Office	1.11	3,953	0	0	0	0.00	Built	0.08

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Office	1.57	17,632	0	0	0	0.00	Built	0.26
Retail	0.66	0	5,707	0	0	0.00	Unbuilt	0.20
Retail	1.00	2,667	0	0	0	0.00	Built	0.06
Retail	1.36	0	11,814	0	0	0.00	Unbuilt	0.20
Office	1.49	20,000	0	0	0	0.00	Built	0.31
Office	2.27	32,000	0	0	0	0.00	Built	0.32
Map Id Totals	9.45	76,252	17,521	0	0	0	Avg.	0.20
Retail	6.28	0	0	162	0	0.00	Built	0.00
Map Id Totals	6.28	0	0	162	0	0	Avg.	0.00

31 Cypress Key MXD Commercial

Retail	5.91	0	62,500	0	0	0.00	Unbuilt	0.24
Office	4.50	0	62,500	0	0	0.00	Unbuilt	0.32
Map Id Totals	10.42	0	125,000	0	0	0	Avg.	0.28

32 Crestwood Square Commercial

Retail	0.99	2,164	0	0	0	0.00	Built	0.05
Retail	4.31	0	0	0	0	0.00	Built	0.00
Retail	1.11	3,185	0	0	0	0.00	Built	0.07
Office	1.29	4,853	0	0	0	0.00	Built	0.09
Retail	1.40	8,040	0	0	0	0.00	Built	0.13
Retail	10.99	79,746	0	0	0	0.00	Built	0.17
Map Id Totals	20.08	97,988	0	0	0	0	Avg.	0.08

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
33	Palms West		Commercial					
Office	0.21	18,400	0	0	0	0.00	Built	1.98
Office	10.34	74,000	0	0	0	0.00	Built	0.16
Office	2.32	25,024	0	0	0	0.00	Built	0.25
Office	1.55	18,560	0	0	0	0.00	Built	0.27
Office	1.21	0	12,000	0	0	0.00	Unbuilt	0.23
Office	1.48	18,560	0	0	0	0.00	Built	0.29
Office	21.70	81,309	0	0	0	0.00	Built	0.09
Map Id Totals	38.81	235,853	12,000	0	0	0	Avg.	0.47
34	Palms West		Commercial					
Retail	1.09	2,940	0	0	0	0.00	Built	0.06
Retail	1.32	7,500	0	0	0	0.00	Built	0.13
Retail	1.08	3,281	0	0	0	0.00	Built	0.07
Retail	2.04	15,072	0	0	0	0.00	Built	0.17
Retail	0.69	0	10,451	0	0	0.00	Unbuilt	0.35
Retail	7.54	61,566	0	0	0	0.00	Built	0.19
Map Id Totals	13.76	90,359	10,451	0	0	0	Avg.	0.16
35	Wellington Pines		Commercial					
Retail	8.57	124,436	0	0	0	0.00	Built	0.33
Retail	0.77	724	0	0	0	0.00	Built	0.02
Retail	0.58	2,590	0	0	0	0.00	Built	0.10

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Office	1.74	3,444	0	0	0	0.00	Built	0.05
Map Id Totals	11.66	131,194	0	0	0	0	Avg.	0.13

36 Wellington Country Plaza Commercial

Retail	13.79	153,250	0	0	0	0.00	Built	0.26
Retail	1.30	4,996	0	0	0	0.00	Built	0.09
Office	0.71	6,441	0	0	0	0.00	Built	0.21
Map Id Totals	15.79	164,687	0	0	0	0	Avg.	0.18

37 Binks Commercial Center Commercial

Retail	0.73	0	4,461	0	0	0.00	Unbuilt	0.14
Retail	0.85	0	5,195	0	0	0.00	Unbuilt	0.14
Office	0.66	3,528	0	0	0	0.00	Built	0.12
Office	0.66	3,650	0	0	0	0.00	Built	0.13
Retail	0.50	0	3,035	0	0	0.00	Unbuilt	0.14
Retail	0.68	0	4,015	0	0	0.00	Unbuilt	0.14
Retail	0.48	0	2,920	0	0	0.00	Unbuilt	0.14
Retail	0.51	0	3,130	0	0	0.00	Unbuilt	0.14
Retail	0.51	0	3,114	0	0	0.00	Unbuilt	0.14
Retail	0.68	0	4,142	0	0	0.00	Unbuilt	0.14
Retail	0.64	0	3,898	0	0	0.00	Unbuilt	0.14
Retail	0.63	0	3,842	0	0	0.00	Unbuilt	0.14
Retail	1.53	9,070	0	0	0	0.00	Built	0.14
Map Id Totals	9.08	16,248	37,752	0	0	0	Avg.	0.14

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
38	Willows							
							Commercial	
Office	0.58	3,940	0	0	0	0.00	Built	0.16
Retail	0.58	3,996	0	0	0	0.00	Built	0.16
Retail	0.58	4,816	0	0	0	0.00	Built	0.19
Retail	0.61	4,416	0	0	0	0.00	Built	0.17
Retail	0.54	2,590	0	0	0	0.00	Built	0.11
Office	1.67	19,274	0	0	0	0.00	Built	0.26
Retail	1.26	2,640	0	0	0	0.00	Built	0.05
Retail	1.74	16,356	0	0	0	0.00	Built	0.22
Retail	0.87	4,940	0	0	0	0.00	Built	0.13
Retail	1.06	5,354	0	0	0	0.00	Built	0.12
Retail	2.26	23,310	0	0	0	0.00	Built	0.24
Office	0.58	3,996	0	0	0	0.00	Built	0.16
Retail	1.61	5,740	0	0	0	0.00	Built	0.08
Retail	1.10	5,016	0	0	0	0.00	Built	0.11
Retail	1.16	8,747	0	0	0	0.00	Built	0.17
Office	0.54	4,446	0	0	0	0.00	Built	0.19
Office	0.58	3,996	0	0	0	0.00	Built	0.16
Retail	0.58	3,947	0	0	0	0.00	Built	0.16
Office	0.58	3,996	0	0	0	0.00	Built	0.16
Office	0.75	6,047	0	0	0	0.00	Built	0.18
Map Id Totals	19.22	137,563	0	0	0	0	Avg.	0.16
39	Ponce De Leon Office Park							
							Commercial	
Office	0.42	4,892	0	0	0	0.00	Built	0.27
Office	0.33	4,016	0	0	0	0.00	Built	0.28

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Office	0.36	4,988	0	0	0	0.00	Built	0.31
Office	0.19	0	0	0	0	0.00	Built	0.00
Office	0.11	2,016	0	0	0	0.00	Built	0.41
Office	0.83	0	0	0	0	0.00	Built	0.00
Office	0.09	2,016	0	0	0	0.00	Built	0.52
Office	1.05	3,264	0	0	0	0.00	Built	0.07
Office	0.65	2,615	0	0	0	0.00	Built	0.09
Office	0.36	4,053	0	0	0	0.00	Built	0.26
Office	2.26	22,000	0	0	0	0.00	Built	0.22
Retail	0.66	4,247	0	0	0	0.00	Built	0.15
Map Id Totals	<u>7.32</u>	<u>54,107</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.22</u>

40 Crossroads Shp Cntr Commercial

Retail	14.99	109,138	0	0	0	0.00	Built	0.17
Office	0.92	3,286	0	0	0	0.00	Built	0.08
Retail	0.84	3,155	0	0	0	0.00	Built	0.09
Retail	0.83	6,060	0	0	0	0.00	Built	0.17
Retail	0.90	786	0	0	0	0.00	Built	0.02
Retail	0.92	1,512	0	0	0	0.00	Built	0.04
Office	0.92	4,138	0	0	0	0.00	Built	0.10
Retail	0.27	6,320	0	0	0	0.00	Built	0.54
Map Id Totals	<u>20.58</u>	<u>134,395</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.15</u>

41 Lakeview Center Commercial

Office	0.10	3,864	0	0	0	0.00	Built	0.92
Office	0.10	3,864	0	0	0	0.00	Built	0.92

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Office	0.10	3,864	0	0	0	0.00	Built	0.92
Office	0.10	3,864	0	0	0	0.00	Built	0.92
Retail	3.28	0	0	0	0	0.00	Built	0.00
Office	0.10	3,864	0	0	0	0.00	Built	0.92
Office	0.10	3,864	0	0	0	0.00	Built	0.90
Office	0.10	3,864	0	0	0	0.00	Built	0.92
Map Id Totals	3.95	27,048	0	0	0	0	Avg.	0.81

42 Village Prof Park Commercial

Office	0.11	0	3,600	0	0	0.00	Unbuilt	0.74
Office	0.11	0	3,600	0	0	0.00	Unbuilt	0.74
Office	0.11	3,600	0	0	0	0.00	Built	0.73
Office	0.11	3,600	0	0	0	0.00	Built	0.75
Office	0.11	3,600	0	0	0	0.00	Built	0.73
Office	0.11	0	3,200	0	0	0.00	Unbuilt	0.65
Office	0.11	0	3,600	0	0	0.00	Unbuilt	0.73
Office	3.53	0	0	0	0	0.00	Built	0.00
Office	0.11	0	3,600	0	0	0.00	Unbuilt	0.73
Office	0.11	3,600	0	0	0	0.00	Built	0.74
Map Id Totals	4.54	14,400	17,600	0	0	0	Avg.	0.66

43 Village Center Commercial

Retail	1.25	6,370	0	0	0	0.00	Built	0.12
Office	1.22	0	3,750	0	0	0.00	Unbuilt	0.07
Retail	0.31	0	0	0	0	0.00	Unbuilt	0.00
Retail	0.97	4,698	0	0	0	0.00	Built	0.11

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Office	1.22	22,720	0	0	0	0.00	Built	0.43
Office	1.21	0	0	0	0	0.00	Unbuilt	0.00
Map Id Totals	6.17	33,788	3,750	0	0	0	Avg.	0.12

44 Village Royal Shp Cntr Commercial

Retail	14.24	122,338	0	0	0	0.00	Built	0.20
Office	0.61	3,076	0	0	0	0.00	Built	0.12
Retail	0.99	12,495	0	0	0	0.00	Built	0.29
Retail	0.66	3,568	0	0	0	0.00	Built	0.12
Map Id Totals	16.49	141,477	0	0	0	0	Avg.	0.18

45 Waterway Plaza Commercial

Retail	8.07	0	40,950	0	0	0.00	Unbuilt	0.12
Retail	1.10	2,860	0	0	0	0.00	Built	0.06
Retail	0.92	5,202	0	0	0	0.00	Built	0.13
Retail	1.28	0	5,240	0	0	0.00	Unbuilt	0.09
Retail	1.90	0	26,000	0	0	0.00	Unbuilt	0.31
Retail	0.79	4,225	0	0	0	0.00	Built	0.12
Retail	1.37	2,600	0	0	0	0.00	Built	0.04
Retail	2.00	0	14,300	0	0	0.00	Unbuilt	0.16
Office	0.47	0	3,497	0	0	0.00	Unbuilt	0.17
Office	0.32	0	3,497	0	0	0.00	Unbuilt	0.25
Retail	0.79	3,565	0	0	0	0.00	Built	0.10
Map Id Totals	18.99	18,452	93,484	0	0	0	Avg.	0.14

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Hotel	0.47	0	0	0	34	0.00	Unbuilt	0.00
Hotel	0.32	0	0	0	34	0.00	Unbuilt	0.00
Map Id Totals	0.78	0	0	0	68	0	Avg.	0.00

46 Ibis Golf & Country Club Commercial

Retail	1.79	5,694	0	0	0	0.00	Built	0.07
Map Id Totals	1.79	5,694	0	0	0	0	Avg.	0.07

Comm Rec	438.04	0	0	0	0	438.04	Built	0.00
Map Id Totals	438.04	0	0	0	0	438	Avg.	0.00

47 Ibis Golf & Country Club Commercial

Retail	12.16	80,328	0	0	0	0.00	Built	0.15
Office	1.06	3,041	0	0	0	0.00	Built	0.07
Office	1.24	4,001	0	0	0	0.00	Built	0.07
Retail	1.01	3,000	0	0	0	0.00	Built	0.07
Retail	2.86	4,460	0	0	0	0.00	Built	0.04
Map Id Totals	18.33	94,830	0	0	0	0	Avg.	0.08

48 Northlake Mem Gardens Comm Commercial

Retail	9.87	0	85,982	0	0	0.00	Unbuilt	0.20
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**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Retail	9.81	0	85,463	0	0	0.00	Unbuilt	0.20
Map Id Totals	19.68	0	171,445	0	0	0	Avg.	0.20
Comm Rec	99.65	0	0	0	0	99.65	Built	0.00
Map Id Totals	99.65	0	0	0	0	100	Avg.	0.00

49 Rustic Lakes Commercial

Retail	4.92	0	21,411	0	0	0.00	Unbuilt	0.10
Retail	4.92	0	21,411	0	0	0.00	Unbuilt	0.10
Map Id Totals	9.83	0	42,822	0	0	0	Avg.	0.10

50 Binks Forest Golf Comm Rec

Comm Rec	129.23	0	0	0	0	129.23	Built	0.00
Map Id Totals	129.23	0	0	0	0	129	Avg.	0.00

51 RPB Private Golf Comm Rec

Comm Rec	174.81	0	0	0	0	174.81	Built	0.00
Map Id Totals	174.81	0	0	0	0	175	Avg.	0.00

52 Lox Groves Commercial

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Map Id Totals	<u>60.00</u>	<u>0</u>	<u>300,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.11</u>

56 School Board Other Non Res

Other Non Res	30.00	109,962	0	0	0	0.00	Built	0.08
Other Non Res	28.82	166,954	0	0	0	0.00	Built	0.13
Map Id Totals	<u>58.82</u>	<u>276,916</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.11</u>

57 School Board Other Non Res

Other Non Res	54.31	299,330	0	0	0	0.00	Built	0.13
Map Id Totals	<u>54.31</u>	<u>299,330</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.13</u>

58 Entrada Acres Other Non Res

Other Non Res	4.93	16,214	0	0	0	0.00	Built	0.08
Map Id Totals	<u>4.93</u>	<u>16,214</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.08</u>

59 Entrada Acres Other Non Res

Other Non Res	5.01	4,575	0	0	0	0.00	Built	0.02
Other Non Res	4.86	13,900	0	0	0	0.00	Built	0.07
Map Id Totals	<u>9.87</u>	<u>18,475</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.04</u>

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
60	School Board		Other Non Res					
Other Non Res	14.92	112,103	0	0	0	0.00	Built	0.17
Map Id Totals	<u>14.92</u>	<u>112,103</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.17</u>
61	Acreage		Other Non Res					
Other Non Res	2.80	3,082	0	0	0	0.00	Built	0.03
Map Id Totals	<u>2.80</u>	<u>3,082</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.03</u>
62	Acreage		Other Non Res					
Other Non Res	6.06	4,800	0	0	0	0.00	Built	0.02
Map Id Totals	<u>6.06</u>	<u>4,800</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.02</u>
63	School Board		Other Non Res					
Other Non Res	48.45	69,333	0	0	0	0.00	Built	0.03
Map Id Totals	<u>48.45</u>	<u>69,333</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.03</u>
64	School Board		Other Non Res					
Other Non Res	56.43	255,249	0	0	0	0.00	Built	0.10

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Map Id Totals	<u>56.43</u>	<u>255,249</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.10</u>

65 Palms West Hop Future **Other Non Res**

Other Non Res	18.91	0	164,714	0	0	0.00	Unbuilt	0.20
Map Id Totals	<u>18.91</u>	<u>0</u>	<u>164,714</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.20</u>

66 Palms West Medical Center **Other Non Res**

Other Non Res	0.22	0	40,903	0	0	0.00	Unbuilt	4.21
Other Non Res	15.12	220,872	0	0	0	0.00	Built	0.34
Map Id Totals	<u>15.34</u>	<u>220,872</u>	<u>40,903</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>2.27</u>

67 School Board **Other Non Res**

Other Non Res	29.91	69,124	0	0	0	0.00	Built	0.05
Map Id Totals	<u>29.91</u>	<u>69,124</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.05</u>

68 Lox Groves **Other Non Res**

Other Non Res	5.00	3,403	0	0	0	0.00	Built	0.02
Map Id Totals	<u>5.00</u>	<u>3,403</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.02</u>

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
69	Lox Groves						Other Non Res	
Other Non Res	8.85	0	38,540	0	0	0.00	Unbuilt	0.10
Map Id Totals	<u>8.85</u>	<u>0</u>	<u>38,540</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.10</u>
70	Lox Groves						Other Non Res	
Other Non Res	3.32	6,435	0	0	0	0.00	Built	0.04
Map Id Totals	<u>3.32</u>	<u>6,435</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.04</u>
71	Lox Groves						Other Non Res	
Other Non Res	4.47	5,713	0	0	0	0.00	Built	0.03
Map Id Totals	<u>4.47</u>	<u>5,713</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.03</u>
72	Lox Groves						Other Non Res	
Other Non Res	4.78	1,058	0	0	0	0.00	Built	0.01
Map Id Totals	<u>4.78</u>	<u>1,058</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.01</u>
73	Lox Groves						Other Non Res	
Other Non Res	4.90	6,840	0	0	0	0.00	Built	0.03

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Map Id Totals	<u>4.90</u>	<u>6,840</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.03</u>

74 Lox Groves Other Non Res

Other Non Res	5.00	0	21,773	0	0	0.00	Unbuilt	0.10
Map Id Totals	<u>5.00</u>	<u>0</u>	<u>21,773</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.10</u>

75 Lox Groves Other Non Res

Other Non Res	4.79	4,332	0	0	0	0.00	Built	0.02
Map Id Totals	<u>4.79</u>	<u>4,332</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.02</u>

76 Lox Groves Other Non Res

Other Non Res	4.92	884	0	0	0	0.00	Built	0.00
Other Non Res	4.92	10,436	0	0	0	0.00	Built	0.05
Map Id Totals	<u>9.84</u>	<u>11,320</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.03</u>

77 Lox Groves Other Non Res

Other Non Res	2.01	2,000	0	0	0	0.00	Built	0.02
Other Non Res	9.48	0	41,297	0	0	0.00	Unbuilt	0.10
Map Id Totals	<u>11.49</u>	<u>2,000</u>	<u>41,297</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.06</u>

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>	
78	Lox Groves								
			Other Non Res						
Other Non Res	15.19	8,330	0	0	0	0.00	Built	0.01	
Map Id Totals	<u>15.19</u>	<u>8,330</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.01</u>	
79	Lox Groves								
Other Non Res	6.10	6,736	0	0	0	0.00	Built	0.03	
Other Non Res	1.74	6,736	0	0	0	0.00	Built	0.09	
Map Id Totals	<u>7.84</u>	<u>13,472</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.06</u>	
80	La Mancha								
Other Non Res	8.69	33,794	0	0	0	0.00	Built	0.09	
Map Id Totals	<u>8.69</u>	<u>33,794</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.09</u>	
81	School Board								
Other Non Res	20.26	117,882	0	0	0	0.00	Built	0.13	
Map Id Totals	<u>20.26</u>	<u>117,882</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.13</u>	
82	School Board								

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Other Non Res	7.14	103,509	0	0	0	0.00	Built	0.33
Other Non Res	0.18	103,509	0	0	0	0.00	Built	13.17
Map Id Totals	7.32	207,018	0	0	0	0	Avg.	6.75

83 RPB Utility Other Non Res

Other Non Res	15.23	5,897	0	0	0	0.00	Built	0.01
Map Id Totals	15.23	5,897	0	0	0	0	Avg.	0.01

84 School Board Other Non Res

Other Non Res	54.97	302,692	0	0	0	0.00	Built	0.13
Map Id Totals	54.97	302,692	0	0	0	0	Avg.	0.13

85 Willows Other Non Res

Other Non Res	0.40	4,393	0	0	0	0.00	Built	0.25
Other Non Res	5.42	4,393	0	0	0	0.00	Built	0.02
Map Id Totals	5.82	8,786	0	0	0	0	Avg.	0.14

86 RPB Gov Area Other Non Res

Other Non Res	16.30	45,125	0	0	0	0.00	Built	0.06
Other Non Res	10.25	45,077	0	0	0	0.00	Built	0.10

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Other Non Res	6.13	12,370	0	0	0	0.00	Built	0.05
Other Non Res	3.50	21,770	0	0	0	0.00	Built	0.14
Other Non Res	2.44	10,860	0	0	0	0.00	Built	0.10
Other Non Res	3.53	19,920	0	0	0	0.00	Built	0.13
Map Id Totals	42.16	155,122	0	0	0	0	Avg.	0.10

87 RPB Gov Area Other Non Res

Other Non Res	1.90	9,835	0	0	0	0.00	Built	0.12
Map Id Totals	1.90	9,835	0	0	0	0	Avg.	0.12

88 PB Colony Other Non Res

Other Non Res	0.84	6,526	0	0	0	0.00	Built	0.18
Other Non Res	0.38	1,598	0	0	0	0.00	Built	0.10
Map Id Totals	1.22	8,124	0	0	0	0	Avg.	0.14

89 School Board Other Non Res

Other Non Res	30.00	180,760	0	0	0	0.00	Built	0.14
Other Non Res	20.00	73,200	0	0	0	0.00	Built	0.08
Map Id Totals	50.00	253,960	0	0	0	0	Avg.	0.11

90 Crestwood Square Area Other Non Res

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
Other Non Res	7.68	16,493	0	0	0	0.00	Built	0.05
Other Non Res	16.98	51,195	0	0	0	0.00	Built	0.07
Map Id Totals	24.66	67,688	0	0	0	0	Avg.	0.06

91 School Board Other Non Res

Other Non Res	15.03	122,559	0	0	0	0.00	Built	0.19
Map Id Totals	15.03	122,559	0	0	0	0	Avg.	0.19

92 Wellington Other Non Res

Other Non Res	5.00	9,959	0	0	0	0.00	Built	0.05
Map Id Totals	5.00	9,959	0	0	0	0	Avg.	0.05

93 Wellington Other Non Res

Other Non Res	5.00	29,192	0	0	0	0.00	Built	0.13
Map Id Totals	5.00	29,192	0	0	0	0	Avg.	0.13

94 School Board Other Non Res

Other Non Res	19.98	167,690	0	0	0	0.00	Built	0.19
Map Id Totals	19.98	167,690	0	0	0	0	Avg.	0.19

**Detail Project List of Non Residential Analysis Five Mile Radius From
Minto West**

	<u>PA Acres</u>	<u>Built Sq. Ft.</u>	<u>Unbuilt Sq. Ft.</u>	<u>Hotel Rms Blt</u>	<u>Hotel Rms Unblt</u>	<u>Com Rec Ac. Blt</u>	<u>Built Status</u>	<u>FAR</u>
95	Wellington Paddock Park		Other Non Res					
Other Non Res	2.72	5,388	0	0	0	0.00	Built	0.05
Map Id Totals	<u>2.72</u>	<u>5,388</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.05</u>
96	School Board		Other Non Res					
Other Non Res	30.00	152,535	0	0	0	0.00	Built	0.12
Map Id Totals	<u>30.00</u>	<u>152,535</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.12</u>
97	Ibis Golf & Country Club		Other Non Res					
Other Non Res	2.05	2,903	0	0	0	0.00	Built	0.03
Map Id Totals	<u>2.05</u>	<u>2,903</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.03</u>
98	Orange Blvd Commercial		Other Non Res					
Other Non Res	6.66	30,510	0	0	0	0.00	Built	0.11
Map Id Totals	<u>6.66</u>	<u>30,510</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Avg.	<u>0.11</u>
Grand Total:	<u>3,540</u>	<u>6,688,277</u>	<u>3,893,115</u>	<u>162</u>	<u>215</u>	<u>1,700</u>	Avg.	<u>0.24</u>

FAR computations are for illustration purposes and are not used in any conclusions.

Disclaimer

This report, analysis and conclusions represent the opinion of Warner Real Estate Advisors, Inc., based on data provided by published sources including the U.S. Census, the University of Florida's Bureau of Economic and Business Research, the Palm Beach County Property Appraiser, and various local governments in combination with our own in-house expertise. An effort has been made to obtain the latest applicable data from reliable sources. Any change within the study area, such as unknown developments and changes in economic conditions, could influence projections and conclusions. For these reasons, no representation or warranty, express or implied, is herewith being made as to the accuracy or completeness of the data sources upon which this report is based.