

EXHIBIT E

**GREENBRIAR PROJECT
PUBLIC FACILITIES FINANCING PLAN**

May 9, 2017

**Prepared for:
INTEGRAL COMMUNITIES**

Prepared By:



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Greenbriar Project

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Executive Summary

The Development Planning and Financing Group, Inc. (“DPFG”) was retained to prepare this Public Facilities Financing Plan (“PFFP”) on behalf of Integral Communities (“Developer”) as a strategy to fund the required backbone infrastructure, public facilities, development fees, and maintenance costs required to serve the land uses in the Greenbriar Project (“GP”). See **Table 1** for a land use summary, **Table 2** for a land use summary by phase and **Map 1** for an illustrative land use plan.

The total Greenbriar project cost is estimated at approximately \$176.2 million per **Table 3**.

This burden is offset by approximately \$69.7 million in existing fee programs and land secured financing mechanisms that will result in a reimbursement or fee credit to developers who build those improvements. The remaining backbone infrastructure burden then must be allocated across the various developable land uses, using demand and usage factors.

I. Introduction

Purpose of Report

This PFFP report was prepared for the Developer by DPFG as a strategy to fund costs required to develop and serve the land uses in the approved GP. The findings will provide a clear understanding of the GP feasibility, financing opportunities, and overall costs associated with the GP.

The following assumptions should also be noted regarding the PFFP: (1) Serves as an update to the draft report prepared by Economic & Planning Systems (“EPS”) dated August 14, 2007 (“2007 Draft Report”) including, but not limited to, land use revisions that are consistent with pending map approvals and (2) Consistent with previous California Environmental Quality Act (“CEQA”) documents and associated Mitigation Monitoring and Reporting Plan (“MMRP”) findings.

Organization of Report

The report will look at all costs associated with the development of the properties located in the GP. Cost items include; (i) backbone infrastructure, (ii) public facilities, (iii) development fees, and (iv) annual maintenance costs of public facilities/landscaping/general government services. These cost items will be looked at in total, as well as broken down into per unit (residential) and per acre (commercial/shopping center). Once all cost items are broken down, the report will analyze the feasibility of the GP and ability to develop through build out.

II. GP Description

Location, Land Uses, and Population Assumptions

The GP consists of approximately 577 acres of property located entirely within the City of Sacramento (“City”). The property is located at the Southwest corner of the intersection of

Greenbriar Project

Highway 99/70 and Elkhorn Boulevard. Specifically, the property is south of Elkhorn Boulevard, West of Highway 99, North of Interstate 5 and East of Metro Air Park.

GP will add approximately 2,956 residential units and 311,000 building square feet of non-residential (commercial mixed use and commercial retail) to the City. **Table 1** shows the breakdown of land uses within the GP for both residential and non-residential uses.

The residential uses consist of Low Density Residential (“LDR”), Medium Density Residential (“MDR”) and High Density Residential (“HDR”) units. A majority of the units are MDR, approximately 75%, and HDR, approximately 21%. There are 3 product types under the HDR classification: (1) townhomes, (2) senior affordable (to be further discussed in a later section) and (3) market rate. The remaining residential units are LDR which is approximately 4% of the total units.

Non-residential developed land uses include Regional Commercial and a Shopping Center. The Regional Commercial accounts for 95% of the non-residential development and the Shopping Center is 5%. Most of the non-residential development is evenly located throughout the property on both sides of Meister Way of the plan.

Phasing of the GP

The GP is expected to build out over an extended period of time, and in multiple phases. There are numerous options for phasing, but for the purposes of the PFFP, the GP is allocated in two phases: (1) Phase 1 located north of Meister Way and (2) Phase 2 located south of Meister Way (See **Table 2**).

III. Development Improvement Costs

Backbone Infrastructure

The GP backbone infrastructure costs include the major public serving infrastructure that is required by the development. These items are constructed by the landowner and include roadways, sanitary sewer, water, storm drainage, landscape/walls/trails/parks. **Table 3** breaks down the estimated total cost estimates by category for the GP. The total estimated backbone infrastructure cost at build out is \$57.8 million per **Table 4**.

Roadways

The GP contains portions of arterial and collector roads extending from the City of Sacramento. These connections include West Elkhorn Boulevard and Lone Tree Road. Street work costs include clearing & grubbing, pavement removal, roadway excavation, medians, signage and striping, traffic signals, etc. The PFFP does not include subdivision improvements such as internal (primary) residential streets as these internal residential street improvements will be privately funded by the developer and/or builder.

As referenced in section II(D) of Exhibit L of the Development Agreement (“DA”), the Transportation Development Impact Fees (“TDIF”) apply to new development within the City of Sacramento, and are used to fund transportation improvements benefitting new development in

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the City. The Meister Way overcrossing is identified in the City's TDIF program as a TDIF Roadway Project, and construction of the overcrossing is expected to be funded by TDIF funds. Mitigation Measure 6.1-1(b) requires the Project to ensure that the Meister Way overcrossing is constructed and in operation on or before 65% buildout of the Project based on total Project trips. Because the Project will be constructing the Overcrossing, which is listed as a project in the TDIF, the Project will satisfy its fee obligation in-kind on a dollar for dollar basis for the TDIF for all management, design and construction related costs up to the amount identified in the TDIF Nexus Study as the TDIF contribution toward the facility, in an amount not to exceed the total amount of the Project's TDIF obligation, as adjusted for inflation.

Total roadway cost is approximately \$24.9 million as referenced in **Table 4**.

Sanitary Sewer

The GP will be served by the Sacramento Area Sewer District ("Sewer District") for sewer services. The plan will be required to construct the sewer collection system as part of the overall backbone infrastructure for the GP. The system is comprised of trunk sewers, lift station, force mains and gravity sewers. The Sewer District will assist in setting up a reimbursement agreement for oversized infrastructure for future development. Total sanitary sewer cost is approximately \$3.2 million as referenced in **Table 4**.

Water

The City will serve the plan area with water. The water system is comprised of both on and offsite water transmission lines which will connect to City facilities for the delivery of water. Total water cost is approximately \$8.8 million as referenced in **Table 4**.

Storm Drainage

The storm drainage improvements have been designed as a stand-alone storm drainage system that will serve the Project. The improvements will be constructed with the construction of the roadways and will include improvements like drainage pipelines, manholes, inlets, and detention basin. Also included are likely required contributions to drainage facilities constructed by Community Facilities District 97-01 ("CFD-97-01") of \$2.5 million, as calculated in **Appendix D, Table 3**. There is an approved Development Impact Fee ("DIF") by Reclamation District 1000 ("RD-1000) for the Natomas Basin. The GP was deemed to be excluded from the application of the DIF assuming provisions were included in the DA. As a result, a Funding Agreement between the Developer, RD-1000 and the City (collectively the "Parties") was created to serve as an exhibit to the DA for the GP. The Parties agree that the GP is not required to annex into CFD 97-01. Therefore, the \$2.5 million contribution is a catch-up Special Tax paid by the Developer to the City upon the recordation of the first final subdivision map.

Total storm drainage cost is approximately \$15.6 million as referenced in **Table 4**.

Landscape, Sound Walls and Trails

The GP will also have some landscape, sound walls and trails improvement costs. These improvements include landscaping corridors and lots, paseos, canal and sounds walls and bike

trails. Total landscape, sound walls and trails cost is approximately \$8.9 million as referenced in **Table 4**.

Development Fees

There is a number of different development fees associated with a development project. In the GP, there are City fees, park fees, project specific fees, other agency fees and school fees.

City Fees

The City fees include building permit and plan check fees, technology surcharge, City business operations tax, strong motion, major street construction excise tax, residential development tax, housing trust fund, water development and fire inspection plan review fees. Total City fees are approximately \$26.9 million as referenced in **Table 5**.

Neighborhood/Community Park Fees

The City recently also adopted a new citywide traffic Park Impact Fee (“PIF”) ordinance, effective April 2017, which funds neighborhood, community and citywide parks facilities while reducing the required Quimby park acreage from 5.0 acres to 3.5 acres per 1,000. The total fee obligation is on a rate per square foot basis equating to \$2.55 per square foot (\$1.69 for neighborhood and community parks and \$0.86 for citywide regional parks), with a flat rate of \$1,913 (units under 750 square feet) and a flat rate of \$5,100 (units over 2,000 square feet). The PIF rate includes 3.5 acres for neighborhood/community parks and 1.5 acres for citywide parks, for a total PIF obligation of 5.0 acres per 1,000. Note: While the GP park dedication Quimby requirement is 26.75 net acres, the GP is actually dedicating 28.2 acres with approximately 5.2 acres available for partial parkland for private facilities in phase 2. Total parks cost is approximately \$12.0 million as referenced in **Table 5**.

Greenbriar Fee

In lieu of paying the equivalent of the North Natomas Public Facilities Finance Plan (“NNPFFP”) fees, the GP will have a Greenbriar Fee (“GB Fee”) as described below:

The City shall set the \$9.4 million amount of the GB Fee per the terms referenced in section II(C) of the DA as follows:

The Greenbriar Financing Plan shall include a “Greenbriar Fee,” which fee shall be used to contribute to various regional and city-wide funds, as outlined below. Per-unit and per-acre contributions, as applicable, for the overall Greenbriar Fee and/or for each of the components of the Greenbriar Fee shall be as set forth in the adopted Greenbriar Financing Plan as set forth on/in Appendix C1 thereof. The fee components listed below parallel certain fees contained in the North Natomas Finance Plan and will be adjusted as set forth in the adopted Greenbriar Financing Plan.

1. Greenbriar Transit Fee. The Greenbriar Transit Fee shall contribute to transit facilities and programs in a manner determined at the discretion of the City of Sacramento. Total transit fee is approximately \$2.5 million as referenced in Appendix C1.
2. Greenbriar Public Facilities Fee. The Greenbriar Public Facilities Fee shall be comprised of the following components:
 - a) Regional Park. The regional park component of the Greenbriar Public Facilities Fee shall contribute toward land acquisition and park development costs for a regional park in North Natomas in a manner determined at the discretion of the City of Sacramento. Total regional park fee is approximately \$4.1 million as referenced in Appendix C1.
 - b) Fire Facilities. The fire facilities component of the Greenbriar Public Facilities Fee shall contribute toward fire facilities in a manner determined at the discretion of the City of Sacramento. Total fire facilities fee is approximately \$1.2 million as referenced in Appendix C1.
 - c) Community Center. The community center component of the Greenbriar Public Facilities Fee shall contribute toward construction of a North Natomas regional community center in a manner determined at the discretion of the City of Sacramento. Total community center fee is approximately \$1.7 million as referenced in Appendix C1.

Annual Adjustment to the Transit Fee and the Public Facility Fee

The Transit Fee and the Public Facility Fee (the “GB Fees”) will not exceed those established by development agreement except as follows: the City will adjust the GB Fees by using the change in the Engineering News Record Construction Cost Index for San Francisco from March to March, effective each July 1. In the case of facilities that have been constructed and have debt-service obligations (e.g., the fire facilities), the fee will be reduced by the percentage change

Greenbriar Project

resulting from the reduction in debt principal and in the net present value of the debt interest obligations.

Total Greenbriar fees are \$9.4 million as referenced in **Table 5**.

Other Agency Fees

There are other agency fees that include a SAFCA AD bond debt, SAFCA levee development impact fee, Sacramento Area Sewer District (“SASD”) sewer fee, and a Sacramento Regional County Sanitation District (“SRCSD”) fee. Total other agency fees are approximately \$37.1 million as referenced in **Table 5**.

School Fees

The GP is served by the Twin Rivers Unified School District and will pay its fair share of school facilities needed by the residents of the project. The school fees calculated is approximately \$28 million as referenced in **Table 5**. Please note that the terms of the 2006 baseline agreement are currently being negotiated with the finalized terms and impact on the GP still to be determined.

School Mitigation Agreement Supplemental Fees

Prior to becoming Twin Rivers Unified School District in November 2007, the GP was served by Rio Linda Union School District (“RLUSD”) and Grant Joint Union High School (“GJUHS”). In July 2006, a mitigation agreement was established between RLUSD and the North Natomas 575 Investors, the former owner and developer of the Greenbriar project. Per the agreement and summary in **Appendix H**, the total estimated school construction budget was \$25 million in 2006. The total increases to approximately \$39 million when updated through 2016 based on Engineering News-Record (ENR) Index increases since 2006. RLUSD pledged for approximately 40% funding, or approximately \$11 million, from local general obligation bonds because it is not eligible for State funding. This results in an approximate \$28 million Greenbriar contribution. Updated 2016 Level 1 school fees are then calculated at approximately \$15 million, which leaves additional financing required of \$12 million. Note: Terms of this agreement are still being negotiated.

Traffic Congestion Relief Fund/SB SR 99/Elkhorn Signal

As referenced in section II(H) of the DA, the Greenbriar final EIR (certified by the City in January 2008) included Mitigation Measure 6.1-3c, which provided that “prior to issuance of any building permits, the City will establish a Traffic Congestion Relief Fund to fund overall congestion relief projects.” Further, the measure stated:

Upon the City's issuance of any building permit for the project, the project applicant shall pay its fair-share contribution to the City's Traffic Congestion Relief Fund. Monies collected within the City's fund will be used by the City in the time and manner as required by the City of Sacramento, in accordance with Caltrans and other transportation agencies including Regional Transit, to fund improvements that would relieve freeway congestion. As determined in consultation with Caltrans and RT, the project's fair-share

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contribution for all feasible (project and cumulative) mainline freeway improvements would be \$1,135,904.

(Resolution 2008-053, Jan. 29, 2008, pp. 72-73.)

The City and Developer have agreed that Developer's obligation to make a fair-share contribution to the Traffic Congestion Relief Fund referenced in Mitigation Measure 6.1-3c will be fully satisfied by a lump sum payment of One Million Four Hundred Thousand and 00/100 Dollars (\$1,400,000), due and payable to the City on or before December 31, 2017, or construction of the equivalent traffic improvement(s), identified below.

Pursuant to Mitigation Measure 6.1-3c, City has discretion to utilize this funding for "improvements that would relieve freeway congestion." City has determined, in coordination with Caltrans, that signalization of the State Route 99 South-bound Elkhorn Boulevard off-ramp would relieve freeway congestion, and hereby requires Developer to install such improvement. Developer shall design and install this signal, and shall either (i) be deemed to have credit towards the obligation to make the \$1,400,000 lump sum payment if constructed before December 31, 2017, or (ii) be entitled to reimbursement by the City if the signal is constructed after December 31, 2017, for management, design and construction related costs incurred by Developer associated with signalization and related intersection improvements.

Credit and Reimbursement Sources

Please refer to **Appendix E** for additional credit and reimbursement sources. **Table 6** also summarizes the backbone improvements and estimated TBD credits and reimbursements to be received from various sources for each improvement.

Metro Air Park Reimbursements

The Metro Air Park Finance Plan assumes certain obligations to construct and/or fund public improvements to be constructed by Metro Air Park and the Developer. As referenced in Exhibit L, Section II(E) of the DA, Developer and City acknowledge that the Metro Air Park in Sacramento County and the Greenbriar Project in the City may both have obligations to construct, install, or fund the same improvements. Metro Air Park and Sacramento County have committed to not seek reimbursement from Developer or City. In exchange, Developer and City hereby mutually commit not to seek reimbursement from Sacramento County or Metro Air Park. The Greenbriar Finance Plan is structured in consideration of the foregoing understanding.

Other Fees/Costs

Natomas Mutual Water Company Severance Fee

The GP is currently a shareholder in the Natomas Mutual Water Company ("NMWC"). However, a necessary change to a non-shareholder status will require a severance fee to be paid

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on a per acre basis. Total estimated severance fee is approximately \$2.1 million as referenced in **Table 7**. However, the terms of this fee are still being negotiated and subject to change.

Conservation Strategy Costs

The Natomas Basin Habitat Conservation Plan and its Implementation Agreement required that a Conservation Strategy and Effects Analysis be prepared for the Greenbriar Project. The project includes a Conservation Strategy which dedicates and preserves reserve land in perpetuity for the 22 plant and animal species covered by the Natomas Basin Habitat Conservation Plan. A total of approximately 557 acres of reserve land is proposed for permanent preservation to offset development of 542.3 acres of land on and off the project site. The Conservation Strategy also includes a suite of protective measures to avoid and minimize construction-related effects on special-status species. The PFFP does not include the cost of implementing the Greenbriar Conservation Strategy.

CFD 97-01 Catch Up Fee (RD-1000 Funding Agreement)

As referenced previously, there is a \$2.5 million contribution that serves as a catch-up Special Tax paid by the Developer to the City upon the recordation of the first final subdivision map. The total estimate is approximately \$2.5 million as referenced in **Table 7**. This total is to be adjusted to the approval date of the expected large-lot map and is creditable against the RD-1000 development impact fee after reimbursement for construction of RD-1000 related improvements.

Affordable Housing/Senior Affordable obligation

The GP will enter into a Mixed Income Housing Draft Strategy (“Strategy”) as identified in the City Mixed Income Housing Ordinance (“MIHO”). The Strategy assumes 189 units will be dedicated by the GP and are allocated accordingly in the PFFP.

Allocation of Infrastructure/Other Project Costs and Fee Credits/Reimbursements

Table 8 summarizes the backbone infrastructure costs, other project costs and fee credits/reimbursements and allocates across the land uses on a per unit or per acre basis (Also refer to **Appendix L1-L7** for additional information).

IV. Funding Strategy

All development projects must be able to fund the construction of required infrastructure and facilities. There are two common ways to fund these large improvement projects that this PFFP will analyze. These funding sources include fees at building permit and financing through a CFD. Allocation of total costs by a usage rate or benefit is an adequate way of spreading the burden across different land use types. Using the building permit fee method creates an opportunity for a developer to build infrastructure upfront and receive fee credits or reimbursements from other developers/projects over time. The building permit fee approach requires upfront funding of improvements and the developer must wait for a reimbursement or to use up fee credits. The financing method using a CFD allows for all the properties in the district to pay an annual tax and raise funds upfront for required infrastructure projects. This allows for larger projects, but with a downside of having to get enough owners willing to be taxed and move forward to make the payments. The GP, depending on timing, can do a combination of

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both. If initially a CFD is not an option, backbone fees may be paid until enough houses are constructed and a CFD becomes feasible.

A Maintenance CFD will also be formed to include the following services: (1) Streetscapes, (2) Parks and (3) Utilities. See **Appendix J-Table 1** for a maintenance district summary matrix showing ownership, funding responsibilities and maintenance responsibilities by entity, **Map 2** for a maintenance area map exhibit and **Appendix J-Table 2** for a summary of the items to be maintained by the City from inception of the Maintenance CFD.

In addition to a Maintenance CFD, there will be an annual Homeowners Association (“HOA”) cost that will include privately maintained areas including, but not limited to, a fee to fund interim shuttle services (annual obligation to be determined). The current program that funds shuttle services is administered through the North Natomas Transportation Management Association (“NNTMA”) CFD 99-01 (“NNTMA CFD”). There are currently two options available for the GP to consider: (1) annex into the existing NNTMA CFD (average estimate is approximately \$50 per unit) or (2) consider forming a GP specific CFD that will provide a level of service that is different than the existing NNTMA CFD (estimate is still to be determined). Both options are still being considered and to be determined.

Contingent Special Tax

In the event the HOA fails to perform, in whole or part, under a required performance agreement, the City will have the option to accept all or some Irrevocable Offers to Dedicate (“IODs”), as required as determined by the City, and to trigger a contingent Special Tax financing mechanism.

Please see **Appendix J-Table 3** for maintenance items the HOA will maintain and associated costs. The HOA will maintain lands it owns as well as those with IODs to the City and **Appendix J-Table 4**, which shows all maintenance items included in the Maintenance CFD to be maintained by the City and HOA and their associated costs. These costs are divided into maintenance categories in Appendix J Table-4A through Table-4C.

Community Facilities District for Backbone Infrastructure

The CFD will take the form of a multiple phased CFD. The net bond proceeds can be used to build or reimburse for infrastructure and development fees, as determined in the Rate and Method of Apportionment (“RMA”). The CFD will likely be done in multiple phases or improvement areas and will cover a portion of the costs and reimbursements for that particular phase. This debt financing can also be used to reimburse property owners for advance funded public infrastructure. **Table 9** is a bond sizing analysis summary of the estimated net bond proceeds to be received for the GP.

V. Tax Burden

The property tax bill in California includes two types of taxes/assessments. The first is an “ad valorem” tax which is a tax amount, or percentage, based on the value of the property. Real property is assessed, or appraised for ad valorem tax purposes by local government, at the municipal or county level. This assessment is made up of two components (i) the improvement

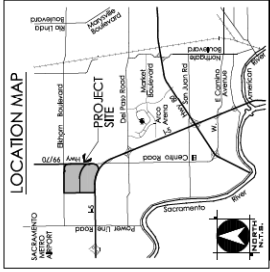
and/or building value, and (ii) the land value. The general ad valorem base tax is 1.0% of the property's assessed value. Other public agencies may issue bonds, upon voter approval, for the funding of public improvements such as school sites, road improvements, or parks, thus increasing the ad valorem rate in order to repay the outstanding bonds.

The other type of tax is called a special tax and/or assessment. These special taxes/assessments are levied by the local government to provide funding for local improvements or public services resulting in a general or "special" benefit to the property being levied. These amounts are not "ad valorem" taxes and are not based on the value of the property. The methodology by which the taxes/assessments are levied against a property is determined in an engineer's report, RMA, or other document, which has been adopted or filed with the local agency providing the local improvement or service to the property. The following are a few special assessments which are commonly levied against recently developed communities; Reclamation District, Special Assessment Districts and a CFD. The combination of ad valorem taxes and special taxes/assessments needs to be or below a 2.0% burden, when compared to home valuation (See **Appendix F-Table 2**).

VI. Conclusion

This PFFP shows that given the discussed assumptions, the overall cost burdens outlined in **Table 10** demonstrate the GP is within industry accepted standards for feasibility.

**ILLUSTRATIVE LAND USE PLAN
GREENBRIAR
CITY OF SACRAMENTO, CALIFORNIA
APRIL 14, 2017**



**LAND USE SUMMARY - PHASE 1
(NORTH OF MESTER WAY)**

LOT NO.	VILLAGE NO.	AREA AC	ACRE FEET	RESIDENTIAL UNITS
1	10	0.18	7,824	0
2	11	0.18	7,824	0
3	12	0.18	7,824	0
4	13	0.18	7,824	0
5	14	0.18	7,824	0
6	15	0.18	7,824	0
7	16	0.18	7,824	0
8	17	0.18	7,824	0
9	18	0.18	7,824	0
10	19	0.18	7,824	0
11	20	0.18	7,824	0
12	21	0.18	7,824	0
13	22	0.18	7,824	0
14	23	0.18	7,824	0
15	24	0.18	7,824	0
16	25	0.18	7,824	0
17	26	0.18	7,824	0
18	27	0.18	7,824	0
19	28	0.18	7,824	0
20	29	0.18	7,824	0
21	30	0.18	7,824	0
22	31	0.18	7,824	0
23	32	0.18	7,824	0
24	33	0.18	7,824	0
25	34	0.18	7,824	0
26	35	0.18	7,824	0
27	36	0.18	7,824	0
28	37	0.18	7,824	0
29	38	0.18	7,824	0
30	39	0.18	7,824	0
31	40	0.18	7,824	0
32	41	0.18	7,824	0
33	42	0.18	7,824	0
34	43	0.18	7,824	0
35	44	0.18	7,824	0
36	45	0.18	7,824	0
37	46	0.18	7,824	0
38	47	0.18	7,824	0
39	48	0.18	7,824	0
40	49	0.18	7,824	0
41	50	0.18	7,824	0
42	51	0.18	7,824	0
43	52	0.18	7,824	0
44	53	0.18	7,824	0
45	54	0.18	7,824	0
46	55	0.18	7,824	0
47	56	0.18	7,824	0
48	57	0.18	7,824	0
49	58	0.18	7,824	0
50	59	0.18	7,824	0
51	60	0.18	7,824	0
52	61	0.18	7,824	0
53	62	0.18	7,824	0
54	63	0.18	7,824	0
55	64	0.18	7,824	0
56	65	0.18	7,824	0
57	66	0.18	7,824	0
58	67	0.18	7,824	0
59	68	0.18	7,824	0
60	69	0.18	7,824	0
61	70	0.18	7,824	0
62	71	0.18	7,824	0
63	72	0.18	7,824	0
64	73	0.18	7,824	0
65	74	0.18	7,824	0
66	75	0.18	7,824	0
67	76	0.18	7,824	0
68	77	0.18	7,824	0
69	78	0.18	7,824	0
70	79	0.18	7,824	0
71	80	0.18	7,824	0
72	81	0.18	7,824	0
73	82	0.18	7,824	0
74	83	0.18	7,824	0
75	84	0.18	7,824	0
76	85	0.18	7,824	0
77	86	0.18	7,824	0
78	87	0.18	7,824	0
79	88	0.18	7,824	0
80	89	0.18	7,824	0
81	90	0.18	7,824	0
82	91	0.18	7,824	0
83	92	0.18	7,824	0
84	93	0.18	7,824	0
85	94	0.18	7,824	0
86	95	0.18	7,824	0
87	96	0.18	7,824	0
88	97	0.18	7,824	0
89	98	0.18	7,824	0
90	99	0.18	7,824	0
91	100	0.18	7,824	0
92	101	0.18	7,824	0
93	102	0.18	7,824	0
94	103	0.18	7,824	0
95	104	0.18	7,824	0
96	105	0.18	7,824	0
97	106	0.18	7,824	0
98	107	0.18	7,824	0
99	108	0.18	7,824	0
100	109	0.18	7,824	0

**LAND USE SUMMARY - PHASE 2
(SOUTH OF MESTER WAY)**

LOT NO.	VILLAGE NO.	AREA AC	ACRE FEET	RESIDENTIAL UNITS
101	110	0.18	7,824	0
102	111	0.18	7,824	0
103	112	0.18	7,824	0
104	113	0.18	7,824	0
105	114	0.18	7,824	0
106	115	0.18	7,824	0
107	116	0.18	7,824	0
108	117	0.18	7,824	0
109	118	0.18	7,824	0
110	119	0.18	7,824	0
111	120	0.18	7,824	0
112	121	0.18	7,824	0
113	122	0.18	7,824	0
114	123	0.18	7,824	0
115	124	0.18	7,824	0
116	125	0.18	7,824	0
117	126	0.18	7,824	0
118	127	0.18	7,824	0
119	128	0.18	7,824	0
120	129	0.18	7,824	0
121	130	0.18	7,824	0
122	131	0.18	7,824	0
123	132	0.18	7,824	0
124	133	0.18	7,824	0
125	134	0.18	7,824	0
126	135	0.18	7,824	0
127	136	0.18	7,824	0
128	137	0.18	7,824	0
129	138	0.18	7,824	0
130	139	0.18	7,824	0
131	140	0.18	7,824	0
132	141	0.18	7,824	0
133	142	0.18	7,824	0
134	143	0.18	7,824	0
135	144	0.18	7,824	0
136	145	0.18	7,824	0
137	146	0.18	7,824	0
138	147	0.18	7,824	0
139	148	0.18	7,824	0
140	149	0.18	7,824	0
141	150	0.18	7,824	0
142	151	0.18	7,824	0
143	152	0.18	7,824	0
144	153	0.18	7,824	0
145	154	0.18	7,824	0
146	155	0.18	7,824	0
147	156	0.18	7,824	0
148	157	0.18	7,824	0
149	158	0.18	7,824	0
150	159	0.18	7,824	0
151	160	0.18	7,824	0
152	161	0.18	7,824	0
153	162	0.18	7,824	0
154	163	0.18	7,824	0
155	164	0.18	7,824	0
156	165	0.18	7,824	0
157	166	0.18	7,824	0
158	167	0.18	7,824	0
159	168	0.18	7,824	0
160	169	0.18	7,824	0
161	170	0.18	7,824	0
162	171	0.18	7,824	0
163	172	0.18	7,824	0
164	173	0.18	7,824	0
165	174	0.18	7,824	0
166	175	0.18	7,824	0
167	176	0.18	7,824	0
168	177	0.18	7,824	0
169	178	0.18	7,824	0
170	179	0.18	7,824	0

DWELLING UNITS BY PHASE

DWELLING UNITS	PHASE	TOTAL
RESIDENTIAL LOTS WITH SMALL LOT PRODUCT	1,627	1,627
RESIDENTIAL LOTS WITH TRADITIONAL PRODUCT	222	222
ATTACHED RESIDENTIAL	111	111
IF ATTACHED RESIDENTIAL	0	0
TOTAL	1,960	1,960

LEGEND

RESIDENTIAL LOTS WITH SMALL LOT PRODUCT

- A1: 35'x60'-0" (TYP.)
- A2: 35'x90'-0" (TYP.)
- F1: 41'x68' (TYP.)
- F2: 41'x90' (TYP.)

RESIDENTIAL LOTS WITH TRADITIONAL PRODUCT

- T.B.D.
- T.B.D.
- T.B.D.
- T.B.D.

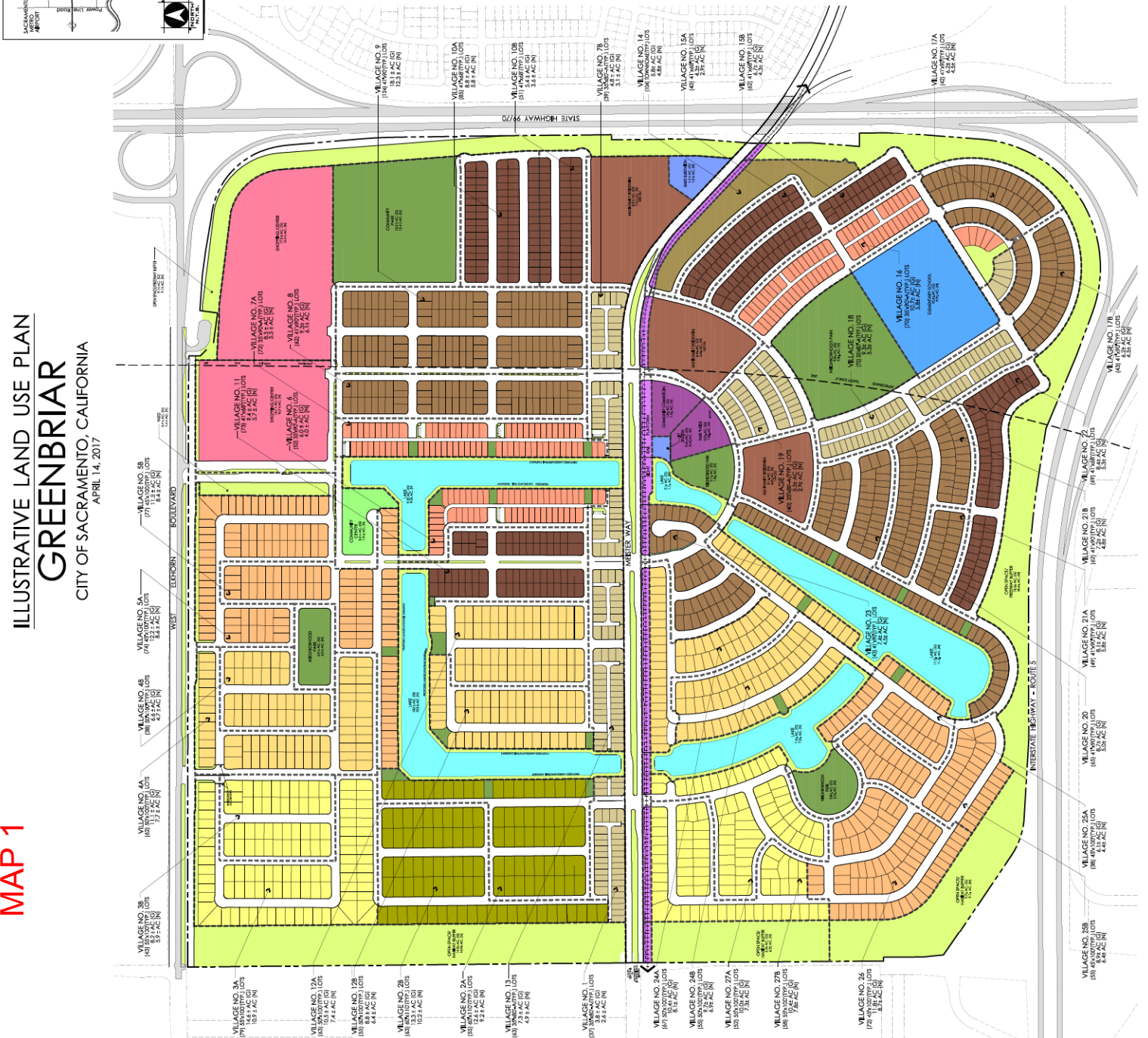
LOT SIZE

45'x100' (TYP.)

50'x100' (TYP.)

55'x100' (TYP.)

60'x110' (TYP.)



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ILLUSTRATIVE LAND USE PLAN - GREENBRIAR

Table 1
Greenbriar Public Facilities Financing Plan
Land Use Summary - Total Project

Land Use Summary	Gross Acres	Net Acres	Total Units	Total Commercial Sq. Ft.
Developable Land Uses				
Residential				
Low-Density Residential (SNLD)	25.9	19.4	118	-
Medium-Density Residential (SNMD)	314.7	218.9	2,206	-
High-Density Residential (UNLD)-Market Rate	12.7	10.5	339	-
High-Density Residential (UNLD)-Sr. Affordable	7.0	6.3	189	-
High-Density Residential (SNHD)-Townhomes	5.8	4.8	104	-
Internal Roads	0.0	106.2	0	-
	366.1	366.1	2,956	-
Commercial				
Regional Commercial (RC)	30.1	27.1	-	295,119
Shopping Center (SC)	1.8	1.5	-	16,335
Internal Roads	0.0	3.3	-	0
	31.9	31.9	-	311,454
Subtotal Developable Land Uses	398.0	398.0	2,956	311,454
Other Land Uses				
Parks	30.9	28.2	-	-
Paseos/Landscape Corridors	8.4	7.1	-	-
Internal Roads	0.0	4.0	-	-
Open Space and Habitat Buffer	60.0	60.0	-	-
Elementary School	10.6	10.6	-	-
Lake	41.2	41.2	-	-
Transportation Corridors/Other Public Uses	27.9	27.9	-	-
	179.0	179.0	-	-
Subtotal Other Land Uses	179.0	179.0	-	-
TOTAL LAND USES	577.0	577.0	2,956	311,454

Source: Wood Rodgers

Table 2
Greenbriar Public Facilities Financing Plan
Land Use Summary - Phase 1 and Phase 2 Detail

Land Use Summary	Gross Acres	Net Acres	Total Units	Total Commercial Sq. Ft.
PHASE 1 - DETAIL				
Developable Land Uses				
Residential				
Low-Density Residential (SNLD)	25.9	19.4	118	-
Medium-Density Residential (SNMD)	160.4	113.7	1149	-
High-Density Residential (UNLD)-Market Rate	1.2	1.1	33	-
High-Density Residential (SNHD & UNLD)-Sr. Affordable	7.0	6.3	189	-
Internal Roads	0.0	54.0	0	-
	194.5	194.5	1,489	-
Commerical				
Regional Commercial (RC)	30.1	27.1	-	295,119
Shopping Center (SC)	0.0	0.0	-	-
Internal Roads	0.0	3.0	-	-
	30.1	30.1	-	295,119
Subtotal Developable Land Uses	224.6	224.6	1,489	295,119
Other Land Uses				
Parks	16.2	14.4	-	-
Paseos/Landscape Corridors	7.0	5.7	-	-
Internal Roads	0.0	3.1	-	-
Open Space and Habitat Buffer	25.6	25.6	-	-
Elementary School	0.0	0.0	-	-
Lake	19.8	19.8	-	-
Transportation Corridors/Other Public Uses	19.5	19.5	-	-
	88.1	88.1	-	-
Subtotal Other Land Uses	88.1	88.1	-	-
TOTAL PHASE 1	312.7	312.7	1,489	295,119
PHASE 2 - DETAIL				
Developable Land Uses				
Residential				
Low-Density Residential (SNLD)	0.0	0.0	0.0	-
Medium-Density Residential (SNMD)	154.3	105.2	1,057	-
High-Density Residential (UNLD)-Market	11.5	9.4	306	-
High-Density Residential (UNLD)-Sr. Affordable	0.0	0.0	0	-
High-Density Residential (SNHD)-Townhomes	5.8	4.8	104	-
Internal Roads	0.0	52.2	0	-
	171.6	171.6	1,467	-
Commerical				
Regional Commercial (RC)	0.0	0.0	-	0.00
Shopping Center (SC)	1.8	1.5	-	16,335
Internal Roads	0.0	0.3	-	0
	1.8	1.8	-	16,335
Subtotal Developable Land Uses	173.4	173.4	1,467	16,335
Other Land Uses				
Parks	14.7	13.8	-	-
Paseos/Landscape Corridors	1.4	1.4	-	-
Internal Roads	0.0	0.9	-	-
Open Space and Habitat Buffer	34.4	34.4	-	-
Elementary School	10.6	10.6	-	-
Lake	21.4	21.4	-	-
Transportation Corridors/Other Public Uses	8.4	8.4	-	-
	90.9	90.9	-	-
Subtotal Other Land Uses	90.9	90.9	-	-
TOTAL PHASE 2	264.3	264.3	1,467	16,335
TOTAL PROJECT	577.0	577.0	2,956	311,454

Source: Wood Rodgers

Table 3
Greenbriar Public Facilities Financing Plan
Summary of Project Costs

Gross Project Cost Summary	Reference Table	Phase 1	Phase 2	Total
Gross Backbone Infrastructure Costs	Table 4	\$36,250,957	\$21,540,343	\$57,791,300
Gross Development Fees	Table 5	\$61,118,935	\$52,666,582	\$113,785,517
Gross Other Fees/Costs	Table 7	\$2,495,230	\$2,109,016	\$4,604,247
Total Gross Project Costs	(a)	\$99,865,122	\$76,315,942	\$176,181,064
Net Project Cost Burden	Reference Table	Phase 1	Phase 2	Amount
Fee Credits and Reimbursements				
Less Est. Fee Credits/Reimbursements	Table 6	(\$8,726,482)	(\$3,093,728)	(\$11,820,210)
Less Est. Net CFD Bond Proceeds	Table 9	(\$32,589,071)	(\$25,309,587)	(\$57,898,658)
Total Fee Credits and Reimbursements	(b)	(\$41,315,553)	(\$28,403,314)	(\$69,718,868)
Total Net One-Time Project Costs	(c) = (a) - (b)	\$58,549,569	\$47,912,627	\$106,462,196

Table 4
Greenbriar Public Facilities Financing Plan
Estimated Gross Backbone Infrastructure Costs

Gross Backbone Improvements	Phase 1	Phase 2	Total Cost
Backbone Roadways			
On-Site Roadway	\$8,079,142	\$810,000	\$8,889,142
Off-Site Roadway	\$7,624,715	\$8,404,437	\$16,029,152
Subtotal Roadways	\$15,703,857	\$9,214,437	\$24,918,293
Backbone Sewer			
On-Site Sewer	\$3,199,352	\$0	\$3,199,352
Off-Site Sewer	\$0	\$0	\$0
Total Sewer	\$3,199,352	\$0	\$3,199,352
Backbone Water			
On-Site Water	\$3,791,475	\$0	\$3,791,475
Off-Site Water	\$3,050,865	\$1,909,575	\$4,960,440
Total Water	\$6,842,340	\$1,909,575	\$8,751,915
Backbone Drainage			
On-Site Drainage	\$7,728,842	\$7,428,246	\$15,157,088
Off-Site Drainage	\$456,570	\$0	\$456,570
Total Drainage	\$8,185,412	\$7,428,246	\$15,613,658
Backbone Landscape, Walls, Trails			
On-Site Landscape, Walls, Trails	\$4,190,913	\$4,767,255	\$8,958,168
Off-Site Landscape, Walls, Trails	\$0	\$0	\$0
Total Landscape, Walls, Trails	\$4,190,913	\$4,767,255	\$8,958,168
Less: Reimbursements			
City NN-PFFP	\$0	(\$400,000)	(\$400,000)
City Overwidth Program	(\$1,870,916)	(\$1,379,170)	(\$3,250,086)
Total Reimbursements	(\$1,870,916)	(\$1,779,170)	(\$3,650,086)
	Phase 1	Phase 2	Total Cost
Total Backbone Improvements	\$36,250,957	\$21,540,343	\$57,791,300

Source: Appendix B

Table 5
Greenbriar Public Facilities Financing Plan
Gross Building Permit and Development Fee Summary

FEE CATEGORY	RESIDENTIAL					NON-RESIDENTIAL		TOTAL		
	LDR	MDR	HDR			RC	SC	Phase 1	Phase 2	Total
			TH	SR	MKT					
Subtotal City Fees	\$11,343	\$8,928	\$7,275	\$7,275	\$7,275	\$47,096	\$47,096	\$14,488,628	\$12,490,802	\$26,979,431
Subtotal Neighborhood/Community Park Fees	\$5,100	\$4,393	\$2,550	\$2,550	\$2,550	\$4,574	\$4,574	\$6,339,407	\$5,695,762	\$12,035,169
Subtotal Greenbriar Fee	\$4,093	\$2,873	\$2,353	\$1,412	\$1,833	\$49,723	\$66,546	\$5,458,367	\$3,941,644	\$9,400,011
Subtotal Other Agency Fees	\$16,247	\$12,449	\$9,596	\$9,376	\$9,336	\$63,467	\$63,467	\$20,020,728	\$17,108,050	\$37,128,778
Subtotal School Fees	\$11,560	\$11,560	\$11,560	\$0	\$0	\$6,098	\$6,098	\$14,811,805	\$13,430,324	\$28,242,129
Total Gross Development Fees Per Unit/Acre	\$48,344	\$40,203	\$33,334	\$20,613	\$20,994	\$170,957	\$187,781	\$61,118,935	\$52,666,582	\$113,785,517
Phase 1 Units/Net Acres	118	1,149	0	189	33	27.1	0	Total		
Total Phase 1 Gross Development Fees	\$5,704,543	\$46,192,807	\$0	\$3,895,851	\$692,788	\$4,632,946	\$0	\$61,118,935		
Phase 2 Units/Net Acres	0	1,057	104	0	306	0	1.5	Total		
Total Phase 2 Gross Development Fees	\$0	\$42,494,166	\$3,466,709	\$0	\$6,424,036	\$0	\$281,671	\$52,666,582		
Total Phase 1 and Phase 2 Gross Development Fees									\$113,785,517	

Source: Appendix C2

Table 6
Greenbriar Public Facilities Financing Plan
Backbone Infrastructure Credit and Reimbursement Summary

Backbone Improvements	Reference	Phase 1	Phase 2	Total Credit and Reimbursement
Roadways				
On-Site Roadway	Appendix E	-	(\$140,340)	(\$140,340)
Off-Site Roadway	Appendix E	-	(\$673,079)	(\$673,079)
Subtotal Roadways		-	(\$813,419)	(\$813,419)
Backbone Sewer				
On-Site Sewer	Appendix E	(\$2,879,416)	-	(\$2,879,416)
Off-Site Sewer	Appendix E	-	-	-
Total Sewer		(\$2,879,416)	-	(\$2,879,416)
Backbone Water				
On-Site Water	Appendix E	(\$3,101,288)	-	(\$3,101,288)
Off-Site Water	Appendix E	(\$2,745,779)	(\$1,718,618)	(\$4,464,396)
Total Water		(\$5,847,066)	(\$1,718,618)	(\$7,565,684)
Backbone Drainage				
On-Site Drainage	Appendix E	-	-	-
CFD 97-01 Creditable Facilities	Appendix E	-	(561,691)	(\$561,691)
Total Drainage		-	(561,691)	(\$561,691)
Total Credit/Reimbursements		(\$8,726,482)	(\$3,093,728)	(\$11,820,210)

Source: Wood Rodgers

Table 7
Greenbriar Public Facilities Financing Plan
Other Project Costs Summary

Other Costs Summary	Reference Table	Phase 1	Phase 2	Total Cost
1. Natomas Mutual Water Company Severance Fee [1]	Appendix D. Table 1	\$1,115,315	\$942,685	\$2,058,000
2. CFD 97-01 Catch-Up Fee (RD-1000)	Appendix D. Table 2	\$1,379,916	\$1,166,331	\$2,546,247
Other Costs Total		\$2,495,230	\$2,109,016	\$4,604,247

Footnote:

[1] Estimate is a placeholder value reflective of current request from Natomas Mutual Water Company and is subject to change.

Table 8
Greenbriar Public Facilities Financing Plan
Allocation of Backbone Infrastructure, Other Project Costs, and Fee Credits/Reimbursements

1. Backbone Improvement	LDR	MDR	HDR			RC	SC
			TH	SR	MKT		
Backbone Roadways [1]	\$7,278	\$6,733	\$2,644	\$1,914	\$1,779	\$283,540	\$189,027
Backbone Sewer [2]	\$1,016	\$1,016	\$813	\$813	\$813	\$11,376	\$11,376
Backbone Water [3]	\$3,085	\$3,085	\$1,744	\$1,744	\$1,744	\$16,768	\$16,768
Backbone Drainage [4]	\$8,898	\$5,370	\$2,498	\$1,804	\$1,676	\$54,120	\$54,120
Backbone Landscape, Walls, Trails [5]	\$5,105	\$3,081	\$1,433	\$1,035	\$962	\$31,051	\$31,051
Total Backbone Cost Allocation Per Unit/Acre	\$25,381	\$19,285	\$9,131	\$7,310	\$6,973	\$396,855	\$302,342

2. Other Project Costs [6]	LDR	MDR	HDR			RC	SC
			TH	SR	MKT		
Natomas Mutual Water Company Severance Fee	\$1,173	\$708	\$329	\$238	\$329	\$7,133	\$7,133
CFD 97-01 Catch Up Fee	\$1,463	\$887	\$411	\$297	\$411	\$8,900	\$8,900
Total Other Project Costs Allocation Per Unit/Acre	\$2,636	\$1,595	\$740	\$534	\$740	\$16,033	\$16,033

3. Fee Credits and Reimbursements	LDR	MDR	HDR			RC	SC
			TH	SR	MKT		
Total Credit/Reimbursement [7]	\$ (6,736)	\$ (4,066)	\$ (1,269)	\$ (1,366)	\$ (1,891)	\$ (3.76)	\$ (3.76)

Footnotes:

- [1] Appendix L1
- [2] Appendix L2
- [3] Appendix L3
- [4] Appendix L4
- [5] Appendix L5
- [6] Appendix L6
- [7] Appendix L7

Table 9
Greenbriar Public Facilities Financing Plan
CFD Bond Sizing Analysis Summary

CFD Assumptions	Phase 1 Improvement Area No. 1	Phase 2 Improvement Area No. 2	TOTAL PROJECT
Total Lots Included in CFD	1,267	1,161	2,428
Avg. House Price	\$362,485	\$342,533	\$352,944
Avg. Existing Special Taxes	\$470	\$445	\$458
Avg. CFD Special Tax	\$1,645	\$1,624	\$1,635
Avg. Total Special Taxes	\$2,115	\$2,069	\$2,093
Avg. Total Tax Rate	1.78%	1.80%	1.80%
Gross Bond Amount (estimate)	\$38,485,000	\$30,710,000	\$69,195,000
Total Net Bond Proceeds	\$32,589,071	\$25,309,587	\$57,898,658
Avg. Per Unit Net Proceeds by Land Use Type			
LDR	\$28,654	\$28,654	\$28,654
MDR	\$20,789	\$20,789	\$20,789

Source: Appendix F-Table 1 and 2

Table 10
Greenbriar Public Facilities Financing Plan
Overall Project Cost Burden

Residential Summary		<u>118 units</u>	<u>2206 units</u>	<u>104 units</u>	<u>189 units</u>	<u>339 units</u>	<u>RC</u>	<u>SC</u>
		<u>LDR</u>	<u>MDR</u>	<u>TH</u>	<u>SR</u>	<u>MKT</u>		
Average Per Unit Sales Price/Per Acre	A	\$468,000	\$352,000	\$259,000	\$175,000	\$175,000	\$3,212,550	\$3,212,550
Gross Backbone Infrastructure [1]		\$25,381	\$19,285	\$9,131	\$7,310	\$6,973	\$396,855	\$302,342
Gross Development Fees [2]		\$48,344	\$40,203	\$33,334	\$20,613	\$20,994	\$170,957	\$187,781
Gross "Other Costs" [1]		\$2,636	\$1,595	\$740	\$534	\$740	\$16,033	\$16,033
Total Costs/Fees	B	\$76,361	\$61,083	\$43,205	\$28,457	\$28,707	\$583,846	\$506,156
Estimated Fee Credits/Reimbursements [1]		(\$6,736)	(\$4,066)	(\$1,269)	(\$1,366)	(\$1,891)	(\$4)	(\$4)
Greenbriar Developer/CFD [3]		(\$28,654)	(\$20,789)	\$0	\$0	\$0	\$0	\$0
Total Fee Credits/Reimbursements/CFD Proceeds	C	(\$35,390)	(\$24,854)	(\$1,891)	(\$1,366)	(\$1,269)	(\$4)	(\$4)
TOTAL COST BURDEN	D = B - C	\$40,971	\$36,228	\$41,314	\$27,092	\$27,438	\$583,842	\$506,152
Cost Burden as % of Unit Sales Price	A / D	8.8%	10.3%	15.7%	15.5%	16.0%	18.2%	15.8%

Footnotes:

[1] Table 8 (BACKBONE INFRASTRUCTURE includes: Roadways, Sewer, Water, Drainage, and Landscape/Walls/Trails. OTHER COSTS include: Natomas Mutual Water Company Severance fee, and CFD 97-01 Catch Up Fee. FEE CREDITS/REIMBURSEMENTS source: Approximate \$11.8MM of credits/reimbursements allocated by land use category (Appendix L7).

[2] Table 5 (FEES include: City fees, Neighborhood/Community park fees, Greenbriar fee, Other Agency Fees and School Fees)

[3] Table 9 (Average net proceeds per unit by Land Use Category)

Appendix A
Greenbriar Public Facilities Financing Plan
Estimated Infrastructure and Source of Funding

	Estimated Costs	Funding Sources					Infrastructure CFD	Owner Net Equity Contribution	Surplus / (Shortfall)
		City Fees	Greenbriar Fees	School Fees	Other Fees				
Backbone Infrastructure Costs	\$ 57,791,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,898,658	\$ -	\$ (107,358)
Public Facilities									
City Fees	\$ 26,979,431	\$ 26,979,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Park Fees	\$ 12,035,169	\$ 12,035,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Greenbriar Fee	\$ 9,400,011	\$ -	\$ 9,400,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Agency Fees	\$ 37,128,778	\$ -	\$ -	\$ -	\$ 37,128,778	\$ -	\$ -	\$ -	\$ -
Other Project Costs	\$ 4,604,247	\$ -	\$ -	\$ -	\$ 4,604,247	\$ -	\$ -	\$ -	\$ -
Total Public Facilities	\$ 90,147,635	\$ 39,014,599	\$ 9,400,011	\$ -	\$ 41,733,025	\$ -	\$ -	\$ -	\$ -
Schools	\$ 28,242,129	\$ -	\$ -	\$ 28,242,129	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 176,181,064	\$ 39,014,599	\$ 9,400,011	\$ 28,242,129	\$ 41,733,025	\$ 57,898,658	\$ -	\$ (107,358)	

Appendix B
Greenbriar Public Facilities Financing Plan
Backbone Infrastructure Cost Summary Detail

Gross Backbone Improvements	Item Description	Estimated Cost
BACKBONE ROADWAYS		
On-Site Roadways		
<u>Meister Way On-Site</u>		
R2.1	Meister Way (West of SR 99)	\$5,806,564
R10.1	Meister Way - Lone Tree Canal Culvert	\$114,075
R10.2	Meister Way / LRT - Lake Crossing Culverts	\$243,000
S9	Meister Way at Street 10-Signal	\$270,000
S10	Meister Way at Street 12-Signal	\$270,000
S11	Meister Way at Street 33-Signal	\$270,000
Meister Way Total		\$6,973,639
<u>Street 1 Entry</u>		
R3.1	Street 1	\$1,645,502
S2	Street 1 & Street 2 Signalization	\$270,000
Street 1 Entry Subtotal:		\$1,915,502
Total On-Site Backbone Roadways		\$8,889,141
Off-Site Roadways		
<u>Elkhorn Blvd</u>		
R1.1	Elk Horn Boulevard (2 to 5 lanes)	\$6,265,265
R1.2	Widen Elkhorn Boulevard from 5 to 6 lanes	\$0
R1.3	Intersection Widening Elkhorn at Lone Tree	\$44,037
R10.3	Elkhorn Blvd Lone Tree Canal Culvert	\$97,200
S1	Elkhorn Boulevard & Street #1 Signalization	\$371,250
S3	Elkhorn Boulevard & Project Street #4 Intx Imps (Incl with R1.1)	\$0
S4	Elkhorn Boulevard & Project Street #3 Signalization Imps.	\$337,500
S5	Elkhorn Boulevard & Lone Tree Signalization Improvements	\$371,250
S7	Elkhorn Boulevard & East Commerce Way	\$0
S8	Elkhorn & SB SR99 Off-Ramp Signalization	\$553,500
Elkhorn Blvd Subtotal:		\$8,040,002
<u>Meister Way Off-Site</u>		
R2.2	State Route 99/Meister Way Overcrossing	\$7,728,450
R2.3	Meister Way East of SR 99	\$125,700
S6	Meister Way at East Commerce Intx Imps	\$135,000
Meister Way Subtotal		\$7,989,150
Total Off-Site Backbone Roadways		\$16,029,152
TOTAL BACKBONE ROADWAY IMPROVEMENTS		\$24,918,293
BACKBONE SEWER		
<u>Lift Station</u>		
S1.1	Lift Station	\$2,160,000
<u>Gravity Sewer</u>		
S2.1	Trunk Sewer	\$147,488
S2.2	Trunk Sewer	\$67,352
S2.3	Trunk Sewer	\$824,513
Gravity Sewer Subtotal		\$1,039,353
TOTAL BACKBONE SEWER IMPROVEMENTS		\$3,199,353
BACKBONE WATER		
<u>On-Site Water</u>		
W1.1	Elkhorn Blvd to Interstate 5 (30")	\$2,500,875
W4.1	On Site Make-Up Water Wells	\$945,000
W4.2	On-Site Lone Tree Low Flow Water Well	\$139,725
W4.3	Natomas Mutual Ditch Relocation	\$205,875
On-Site Water Subtotal:		\$3,791,475
<u>Off-Site Water</u>		
W1.2	Interstate 5 - T-Main Undercrossing (30")	\$810,000
W2.1	Street 1 to Highway 99 (24")	\$802,575
W3.1	Highway 99 - T-Main Undercrossing (24")	\$779,625
W3.2	Highway 99 Northbound Elkhorn Blvd Offramp (24")	\$0
W3.3	Elkhorn Blvd - Highway 99 to East Commerce (24")	\$658,665
W3.4	Elkhorn Blvd - East Commerce to Natomas Blvd (24")	\$1,909,575
Off-Site Water Subtotal:		\$4,960,440
TOTAL BACKBONE WATER IMPROVEMENTS		\$8,751,915

Appendix B
Greenbriar Public Facilities Financing Plan
Backbone Infrastructure Cost Summary Detail

Gross Backbone Improvements	Item Description	Estimated Cost
BACKBONE DRAINAGE		
On-site Trunk Drainage		
<u>Trunk Drain</u>		
D1.1	36" Drain Pipe	\$142,763
D1.2	42" Drain Pipe	\$128,790
D1.3	36" Drain Pipe	\$74,520
D1.4	36" Drain Pipe	\$49,815
D1.5	42" Drain Pipe	\$108,743
D1.6	54" Fusion Welded HDPE (Outfall)	\$121,838
D1.7	42" Drain Pipe	\$171,923
D1.8	36" Drain Pipe	\$86,670
D1.9	42" Drain Pipe	\$158,490
D1.10	36" Drain Pipe	\$64,800
D1.11	36" Fusion Welded HDPE (Outfall)	\$76,545
D1.12	36" Drain Pipe	\$192,375
D1.13	54" Drain Pipe	\$183,398
D1.14	42" Drain Pipe	\$137,498
D1.15	36" Drain Pipe	\$82,620
D1.16	36" Drain Pipe	\$209,790
D1.17	42" Drain Pipe	\$192,341
D1.18	36" Drain Pipe	\$102,060
D1.19	48" Drain Pipe	\$517,523
D1.20	36" Drain Pipe	\$256,365
D1.21	48" Drain Pipe	\$206,753
D1.22	42" Drain Pipe	\$112,253
D1.23	36" Drain Pipe	\$110,970
D1.24	48" Drain Pipe	\$363,420
D1.25	42" Drain Pipe	\$181,575
D1.26	36" Drain Pipe	\$150,255
D1.27	60" Drain Outfall	\$314,213
On-Site Trunk Drainage Subtotal:		\$4,498,301
<u>Detention Basin</u>		
D10.1	On-Site Lake / Detention Basin North	\$5,029,010
D10.2	On-Site Lake / Detention Basin-South	\$4,767,227
D2.1	72" RCP Culverts at Lake/Road Crossing	\$129,701
D2.2	72" RCP Culverts at Lake/Road Crossing	\$127,575
D2.3	72" RCP Culverts at Lake/Road Crossing	\$144,585
D20.1	On-Site Detention Basin Outfall	\$460,688
Detention Basin Subtotal:		\$10,658,786
Subtotal On-Site Trunk Drainage		\$15,157,088
<u>Off-site Trunk Drainage</u>		
D30.2 & 30.3	CFD 97-01 Creditable Facilities	\$456,570
Subtotal Offsite Trunk Drain		\$456,570
TOTAL DRAINAGE IMPROVEMENTS		\$15,613,658
BACKBONE LANDSCAPING, SOUNDWALLS, AND TRAILS		
<u>Landscaping</u>		
L1.1	Elk Horn Boulevard Landscape Corridor	\$520,425
L2.1	Entry Road Landscape Corridor	\$420,525
L3.1	Phase 1 Freeway Buffer landscape Corridor	\$1,288,508
L3.2	Phase 2 Freeway Buffer landscape Corridor	\$2,423,318
L4.1	Meister Way Slope Bank	\$291,128
L5.1	Light Rail R/W	\$631,260
Landscaping Subtotal		\$5,575,163
<u>Walls</u>		
SW-1	Elkhorn Landscape Corridor Soundwall (10', 9', 8' & 6')	\$796,811
SW-2.1	Phase 1 Lone Tree Canal Wall Snake Barrier	\$459,608
SW-2.2	Phase 2 Lone Tree Canal Wall Snake Barrier	\$433,026
SW-3.1	Phase 1 Highway 99 Soundwall (6')	\$45,360
SW-4.1	Phase 2 South LTC Sound Walls (9', 8', 6') (Near I-5)	\$203,918
SW-4.2	Phase 2 South LTC Sound Walls (6') (Near Meister)	\$51,192
SW4.3	Phase 2 South Meister Sound Walls (8', 6')	\$559,467
Walls Subtotal		\$2,549,381
<u>Trail System</u>		
TS1.1	Phase 1 Trail System -Open Space Buffer	\$368,550
TS1.2	Phase 2 Trail System -Open Space Buffer	\$465,075
Trail System Subtotal		\$833,625
TOTAL LANDSCAPING, WALLS, and TRAILS IMPROVEMENTS		\$8,958,168
SUBTOTAL BACKBONE IMPROVEMENT COSTS		\$61,441,386
Less: Reimbursements [1]		
	City NN-PFFP	(\$400,000)
	City Overwidth Program	(\$3,250,086)
Total Reimbursements		(\$3,650,086)
TOTAL BACKBONE IMPROVEMENT COSTS		\$57,791,300

Source: Greenbriar CIP

Footnotes:

[1] Table 4

Appendix C1
Greenbriar Public Facilities Financing Plan
Greenbriar Fee

Development Fee	RESIDENTIAL					NON-RESIDENTIAL	
	LDR	MDR	HDR			RC	SC
			TH	SR	MKT		
Greenbriar Fee							
Transit Fee [1]	\$756	\$629	\$562	\$244	\$495	\$23,624	\$40,159
Regional Park Fee [2]	\$2,123	\$1,351	\$998	\$635	\$644	\$14,306	\$14,306
Fire Facilities Fee [3]	\$530	\$381	\$331	\$265	\$281	\$3,744	\$4,032
Community Center Fee [4]	\$684	\$511	\$462	\$268	\$413	\$8,049	\$8,049
Total Greenbriar Fee	\$4,093	\$2,873	\$2,353	\$1,412	\$1,833	\$49,723	\$66,546

Fee	Total
Transit	\$2,450,294
Regional Park	\$4,082,879
Fire Facilities	\$1,189,297
Community Center	\$1,677,543
Total	\$9,400,013

Footnotes:

- [1] Assumes approx. \$2.5MM of estimated transit costs
[2] Assumes approx. \$4.08MM of estimated fees
[3] Assumes approx. \$1.19MM of estimated fees
[4] Assumes approx. \$1.67MM of estimated fees

Appendix C2
Greenbriar Public Facilities Financing Plan
Development Fee Summary Detail

	<u>RESIDENTIAL</u>					<u>NON-RESIDENTIAL</u>	
	LDR	MDR	HDR			RC	SC
			TH	SR	MKT		
Average Per Unit Sales Price/Per Acre	\$468,000	\$352,000	\$259,000	\$175,000	\$175,000	(\$295/sqft) \$3,212,550	(\$295/sqft) \$3,212,550
Assumptions							
Total Acres (net)	19.4	218.9	4.8	6.3	10.5	27.1	1.5
Density/FAR	-	-	-	-	-	0.25	0.25
Total Units/Sq. Ft.	118	2,206	104	189	339	295,119	16,335
Unit Size/Sq.Ft. per Acre	2,825	1,723	1,000	1,000	1,000	10,890	10,890
Garage	400	400	400	400	400	-	-
Building Valuation (unit/acre) [1]	\$336,088	\$211,903	\$130,502	130,502	\$130,502	\$533,610	\$533,610
City Fees							
Administrative Processing Fee	\$152	\$152	\$152	\$152	\$152	\$152	\$152
Building Permit	\$2,680	\$1,837	\$1,285	\$1,285	\$1,285	\$4,021	\$4,021
Building Plan Check	\$563	\$386	\$270	\$270	\$270	\$1,689	\$1,689
Technology Surcharge	\$45	\$31	\$22	\$22	\$22	\$135	\$135
City Business Operations Tax	\$134	\$85	\$52	\$52	\$52	\$213	\$213
Strong Motion	\$44	\$28	\$17	\$17	\$17	\$69	\$69
Green Building Fee	\$13	\$8	\$5	\$5	\$5	\$21	\$21
General Plan Fee	\$672	\$424	\$261	\$261	\$261	\$1,067	\$1,067
Major Street Construction Excise Tax	\$2,689	\$1,695	\$1,044	\$1,044	\$1,044	\$4,269	\$4,269
Planning Review Fee	\$84	\$58	\$40	\$40	\$40	\$253	\$253
Public Works Fee	\$140	\$140	\$140	\$140	\$140	\$140	\$140
ESC Fee	\$70	\$70	\$70	\$70	\$70	\$0	\$0
Residential Development Tax	\$385	\$385	\$315	\$315	\$315	\$0	\$0
Housing Trust Fund [2]	\$0	\$0	\$0	\$0	\$0	\$22,433	\$22,433
Water Development Fee [3]	\$2,861	\$2,861	\$2,861	\$2,861	\$2,861	\$11,469	\$11,469
Water Meter Fee	\$475	\$475	\$475	\$475	\$475	\$749	\$749
Residential Construction Water Use Fee	\$137	\$137	\$137	\$137	\$137	\$0	\$0
Fire Inspection Plan Review Fee	\$123	\$81	\$53	\$53	\$53	\$414	\$414
Utilities Fee	\$76	\$76	\$76	\$76	\$76	\$0	\$0
Transportation Development Impact Fee (TDIF) (N/A) [4]	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CFD No. 97-01 Bond Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal City Fees	\$11,343	\$8,928	\$7,275	\$7,275	\$7,275	\$47,096	\$47,096
Neighborhood/Community Park Fees							
Park Fee [5]	\$5,100	\$4,393	\$2,550	\$2,550	\$2,550	\$4,574	\$4,574
Subtotal Neighborhood/Community Park Fees	\$5,100	\$4,393	\$2,550	\$2,550	\$2,550	\$4,574	\$4,574
Greenbriar Fee							
Transit Fee [6]	\$756	\$629	\$562	\$244	\$495	\$23,624	\$40,159
Regional Park Fee [7]	\$2,123	\$1,351	\$998	\$635	\$644	\$14,306	\$14,306
Fire Facilities Fee [7]	\$530	\$381	\$331	\$265	\$281	\$3,744	\$4,032
Community Center Fee [7]	\$684	\$511	\$462	\$268	\$413	\$8,049	\$8,049
Subtotal Greenbriar Fees	\$4,093	\$2,873	\$2,353	\$1,412	\$1,833	\$49,723	\$66,546

**Appendix C2
Greenbriar Public Facilities Financing Plan
Development Fee Summary Detail**

	<u>RESIDENTIAL</u>					<u>NON-RESIDENTIAL</u>	
	LDR	MDR	<u>HDR</u>			RC	SC
			TH	SR	MKT		
Other Agency Fees							
SAFCA Assessment District Bond Debt	\$2,224	\$2,224	\$1,192	\$1,192	\$1,192	\$0	\$0
SAFCA Levee Development Impact Fee [8]	\$5,904	\$3,600	\$2,090	\$2,090	\$2,090	\$34,304	\$34,304
SASD Sewer Fee [9]	\$2,596	\$1,101	\$791	\$571	\$531	\$17,134	\$17,134
SRCS D Fee [10]	\$5,523	\$5,523	\$5,523	\$5,523	\$5,523	\$12,029	\$12,029
Subtotal Other Agency Fees	\$16,247	\$12,449	\$9,596	\$9,376	\$9,336	\$63,467	\$63,467
School Fees							
Twin Rivers Unified School District - Level I Fee	\$6,380	\$6,380	\$6,380	\$0	\$0	\$6,098	\$6,098
Rio Linda - Supplemental School Fee [11]	\$5,180	\$5,180	\$5,180	\$0	\$0	\$0	\$0
Subtotal School Fees	\$11,560	\$11,560	\$11,560	\$0	\$0	\$6,098	\$6,098
Total Gross Development Fees	\$48,344	\$40,203	\$33,334	\$20,613	\$20,994	\$170,957	\$187,781

Footnotes:

[1] Assumes V-B Wood Frame construction type for residential, II-B for commercial.

[2] Per City fee program, fee is only collected on non-residential land uses.

[3] Assumes 1" water service for residential and one 2" water service for RC and SC land uses.

[4] Project is exempt from the TDIF due to the DA obligation to construct the Meister Way overcrossing improvement.

[5] Flat rate of \$1,913 (units under 750 square feet) and \$5,100 (units over 2,000 square feet) per the new citywide Park Impact Fee (PIF) ordinance effective April 2017; \$5,100 rate only applicable to the 118 LDR units. MDR and HDR rates are based on a \$ per SF basis (\$1.69 per SF_neighborhood/community parks and \$0.86 per SF_citywide regional park); MDR rate, when assuming 2,172 units, equates to \$4,393 per unit and HDR rate, when assuming 632 units, equates to \$2,550 per unit. Assumes \$0.42/SF for commercial

[6] Appendix C1

[7] Appendix C1

[8] Assumes one-story, single-family rate for residential and retail store rate for commercial

[9] Assumes 60x110 lot size for LDR, 35x80 for MDR, and HDR rate is calculated based on total net acres divided by total units

[10] Assumes increased fee amount, effective July 1, 2016. Non-residential assumes Commercial Use Factor for Retail Stores over 100,000 square feet (0.2 ESD per 1,000 sqft of gross floor area).

[11] Calculation based on weighted average of supplemental fees per Mutual Benefit Agreement Between Rio Linda Union School District and North Natomas 575 Investors, LLC for the Greenbriar Project ("School Impact Mitigation Agreement"). See Exhibit G for additional detail.

**Appendix C3
Greenbriar Public Facilities Financing Plan
Development Fee Credit Summary Detail**

Development Fee	RESIDENTIAL					NON-RESIDENTIAL		TOTAL
	LDR	MDR	HDR			RC	SC	FEE CREDITS
			TH	SR	MKT			
Total Gross Development Fees	\$48,344	\$40,203	\$33,334	\$20,613	\$20,994	\$170,957	\$187,781	
Development Fee Credit Summary								
City Fees								
City of Sacramento Overwidth Program	\$0	\$0	\$0	\$0	\$0	\$ -	\$ -	\$0
City of Sacramento Water Fee Credit	(2,449)	(2,449)	(2,449)	(2,449)	(2,449)	-	-	(\$7,565,684)
Total City Fee Credits	(\$2,449)	(\$2,449)	(\$2,449)	(\$2,449)	(\$2,449)	\$ -	\$ -	(\$7,565,684)
Other Agency Fees								
SASD Sewer Fee Credit	(\$974)	(\$974)	(\$974)	(\$974)	(\$974)	\$ -	\$ -	(\$2,879,416)
Total Other Agency Fee Credits	(\$974)	(\$974)	(\$974)	(\$974)	(\$974)	\$ -	\$ -	(\$2,879,416)
Total Development Fee Credits	(\$3,423)	(\$3,423)	(\$3,423)	(\$3,423)	(\$3,423)	\$ -	\$ -	(\$10,445,100)
Total Gross Development Fees	\$48,344	\$40,203	\$33,334	\$20,613	\$20,994	\$170,957	\$187,781	\$113,785,517
Total Development Fee Credits	(\$3,423)	(\$3,423)	(\$3,423)	(\$3,423)	(\$3,423)	-	-	(\$10,445,100)
Total Net Development Fees	\$44,921	\$36,780	\$29,911	\$17,190	\$17,571	\$170,957	\$187,781	\$103,340,417

**Appendix D - Table 1
Greenbriar Public Facilities Financing Plan
Other Project Costs Summary Detail**

Natomas Mutual Water Company Severance Fee

Assumptions

Phase 1 Gross Acres	312.7
Phase 2 Gross Acres	264.3
Total Gross Acres	577.0

Per Acre Fee Calculation

Total Severance Fee [1]	\$2,058,000
Total Gross Acres	577
Total Fee Per Gross Acre	\$3,567

Phase 1 Fee Calculation

Phase 1 Gross Acres	312.7
Fee Per Gross Acre	\$3,566.72
Total Phase 1 Severance Fee	\$1,115,315

Phase 2 Fee Calculation

Phase 2 Gross Acres	264.3
Fee Per Gross Acre	\$3,566.72
Total Phase 2 Severance Fee	\$942,685

Total Severance Fee	\$2,058,000
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Footnote:

[1] Estimated Severance fee per Wood Rodgers. Fee does not include valuation of easements proposed to be included by Natomas Mutual Water.

Appendix D - Table 2
Greenbriar Public Facilities Financing Plan
Other Project Costs Summary Detail

CFD 97-01 Catch Up Fee (RD-1000)

Assumptions

Phase 1 Gross Acres	312.7
Phase 2 Gross Acres	264.3
Total Gross Acres	577.0

Total CFD 97-01 Catch Up Fee Per Acre Calculation

Total Buy-In Fee [1]	\$2,546,247
Total Gross Acres	577.0
Total Fee Per Gross Acre	\$4,413

Phase 1 Fee Calculation

Phase 1 Gross Acres	312.7
Fee Per Gross Acre	\$4,413
Total Phase 1 Severance Fee	\$1,379,916

Phase 2 Fee Calculation

Phase 2 Gross Acres	264.3
Fee Per Gross Acre	\$4,413
Total Phase 2 Severance Fee	\$1,166,331

Total Est. CFD 97-01 Catch Up Fee	\$2,546,247
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Footnotes:

[1] Appendix G

Appendix E
Greenbriar Public Facilities Financing Plan
Backbone Infrastructure Credit and Reimbursement Summary

Backbone Improvements	Metro Air Park Finance Plan	City NN-PFFP	City Overwidth Program	SASD	City Water	CFD 97-01 Catch Up Fee [1]	City Traffic Congestion Relief Fund	Total Credit and Reimbursement
Roadways								
On-Site Roadway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (140,340)	\$ -	\$ (140,340)
Off-Site Roadway	-	-	-	-	-	(119,579)	(553,500)	(673,079)
Subtotal Roadways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (259,919)	\$ (553,500)	\$ (813,419)
Backbone Sewer								
On-Site Sewer	\$ -	\$ -	\$ -	\$ (2,879,416)	\$ -	\$ -	\$ -	\$ (2,879,416)
Off-Site Sewer	-	-	-	-	-	-	-	-
Total Sewer	\$ -	\$ -	\$ -	\$ (2,879,416)	\$ -	\$ -	\$ -	\$ (2,879,416)
Backbone Water								
On-Site Water	\$ -	\$ -	\$ -	\$ -	\$ (3,101,288)	\$ -	\$ -	\$ (3,101,288)
Off-Site Water	-	-	-	-	(4,464,396)	-	-	(4,464,396)
Total Water	\$ -	\$ -	\$ -	\$ -	\$ (7,565,684)	\$ -	\$ -	\$ (7,565,684)
Backbone Drainage								
On-Site Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Off-Site Drainage	-	-	-	-	-	(561,691)	-	(561,691)
Total Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (561,691)	\$ -	\$ (561,691)
Backbone Landscape, Walls, Trails								
On-Site Landscape, Walls, Trails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Off-Site Landscape, Walls, Trails	-	-	-	-	-	-	-	-
Total Landscape, Walls, Trails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Credit/Reimbursement	\$ -	\$ -	\$ -	\$ (2,879,416)	\$ (7,565,684)	\$ (821,610)	\$ (553,500)	\$ (11,820,210)
Total Credits/Reimbursements Applied to Development Fees				\$ (2,879,416)	\$ (7,565,684)			\$ (10,445,100)

Source: Wood Rodgers

Footnotes:

[1] Total per the DA (Exhibit M: RD 1000 Funding Agreement) dated May 4, 2017

**Appendix F-Table 1
Integral Communities
Greenbriar Specific Plan
CFD Bond Sizing and Estimated Annual Bond Debt Service
(1.80% Total Tax Rate, Escalating Special Tax)
May 9, 2017**

LAND USE INFORMATION				TOTAL TAX RATE ANALYSIS						BOND SIZING ANALYSIS	
Plan	Units	Product Type	Estimated Home Price (a)	Ad Valorem Tax Rate 1.1959% (b)	Other Charges, Assessment and Special Taxes (c)	CFD Tax per Unit	Total Tax per Unit	Total Tax Rate	Total CFD Revenues	Analysis assumes the creation of 2 Phases 2% escalating special tax	
Phase 1 - Improvement Area No. 1 North of Meister Way										Improvement Area No. 1	
Residential										Total Annual CFD Revenue	\$ 2,083,803
Village 1/7B/13 (Product A1)	139	35 x 80-A	\$ 302,000	\$ 3,612	\$ 463	\$ 1,361	\$ 5,436	1.80%	\$ 189,188	Bond Amount 4.5% Interest, 30 Year Term	\$ 38,485,000
Village 6/7A (Product A2)	124	35 x 90-A	327,000	3,911	463	1,512	5,886	1.80%	187,499	Reserve Fund (125% of Avg Debt Service)	(3,144,719)
Village 10A/10B/11 (Product F1)	209	41 x 68	321,000	3,839	463	1,476	5,778	1.80%	308,451	Capitalized Interest (12 months)	(1,731,510)
Village 8/9 (Product F2)	186	41 x 90	345,000	4,126	463	1,621	6,210	1.80%	301,473	Underwriter Discount (2.00%)	(769,700)
Village 5A/5B (Product T1)	151	45 x 100	365,000	4,365	463	1,548	6,376	1.75%	233,722	Cost of Issuance	(250,000)
Village 4A/4B/12A/12B (Product T2)	218	50 x 100	386,000	4,616	463	1,675	6,754	1.75%	365,083		
Village 3A/3B (Product T3)	122	55 x 100	418,000	4,999	463	1,868	7,330	1.75%	227,896		
Village 2A/2B (Product T4)	118	60 x 110	468,000	5,597	535	2,292	8,424	1.80%	270,492		
Lot A Multi-Family	222	HDR	175,000	2,093	258	-	2,350	1.34%	-		
Commercial										Net Construction Proceeds	\$ 32,589,071
Regional Commercial (RC)	Net Acres 28.7	Bldg Sq. Ft. 295,119	Bldg Value (\$250/sqft) \$ 73,779,750	\$ -	\$ -	\$ -	\$ -	-	\$ -	Per Unit	25,721
Improvement Area No. 1 Total				\$ 4,335	\$ 470	\$ 1,645	\$ 6,450	1.78%	\$ 2,083,803		
Phase 2 - Improvement Area No. 2 South of Meister Way										Improvement Area No. 2	
Residential										Total Annual CFD Revenue	\$ 1,885,874
Village 14 (Townhomes)	104	Townhome	\$ 259,000	\$ 3,097	\$ 258	\$ 1,307	\$ 4,662	1.80%	\$ 135,934	Bond Amount 5.50% Interest, 30 Year Term	\$ 30,710,000
Village 18/19 (Product A1)	112	35 x 80-A	302,000	3,612	463	1,361	5,436	1.80%	152,439	Reserve Fund (125% of Avg Debt Service)	(2,847,209)
Village 16 (Product A2)	70	35 x 90-A	327,000	3,911	463	1,512	5,886	1.80%	105,846	Capitalized Interest (12 months)	(1,689,004)
Village 15A/15B/22 (Product F1)	174	41 x 68	321,000	3,839	463	1,476	5,778	1.80%	256,796	Underwriter Discount (2.00%)	(614,200)
Village 17A/17B/20/21A/21B/23 (Product F2)	304	41 x 90	345,000	4,126	463	1,621	6,210	1.80%	492,731	Cost of Issuance	(250,000)
Village 25A-B/26 (Product T1)	165	45 x 100	365,000	4,365	463	1,742	6,570	1.80%	287,371		
Village 24A/B (Product T2)	122	50 x 100	386,000	4,616	463	1,869	6,948	1.80%	227,958		
Village 27A/B (Product T3)	110	55 x 110	418,000	4,999	463	2,062	7,524	1.80%	226,800		
Lot C Multi-Family	162	HDR	175,000	2,093	258	-	2,350	1.34%	-		
Lot D Multi-Family	144	HDR	175,000	2,093	258	-	2,350	1.34%	-		
Commercial										Net Construction Proceeds	\$ 25,309,587
Shopping Center (SC)	Net Acres 1.5	Bldg Sq. Ft. 16,335	Bldg Value (\$250/sqft) \$ 4,083,750	\$ -	\$ -	\$ -	\$ -	-	\$ -	Per Unit	21,800
Improvement Area No. 2 Total				\$ 4,096	\$ 445	\$ 1,624	\$ 6,166	1.80%	\$ 1,885,874		
Project Total (taxed parcels)				\$ 4,221	\$ 458	\$ 1,635	\$ 6,314	1.79%	\$ 3,969,678	Total Construction Proceeds	\$ 57,898,658
										Total Per Unit	23,846

Appendix F-Table 1
Integral Communities
Greenbriar Specific Plan
CFD Bond Sizing and Estimated Annual Bond Debt Service
(1.80% Total Tax Rate, Escalating Special Tax)
May 9, 2017

Footnotes:

- (a) Based on updated John Burns pricing provided by Integral on 8/26/16.
(b) Ad Valorem taxes are based on 2016-2017 Sacramento County tax rates by Code area (Code Area 03-350)
(c) Other charges, assessments and special taxes include the following: *Note for Services CFD: Assumes agreement with HOA (See Appendix L8)

	LDR	MDR	HDR
Reclamation District No. 1000 - O&M	25	25	25
SAFCA AD No. 1 - O&M Assmt	16	9	0
SAFCA Consolidated Capital AD	73	53	0
City of Sacramento Library Services Tax	32	32	32
City of Sacramento AD L&L (Parcel Tax)	79	79	55
SAFCA Natomas Basin Local AD	81	36	0
North Natomas TMA CFD 99-01	53	53	41
*Services CFD (Parks, landscaping, etc)	176	176	104
Total	535	463	258

**Appendix F-Table 2
Integral Communities
Greenbriar Specific Plan
Two-Percent Test of Total Tax Burden**

Item	Low-Density Residential	Medium-Density Residential	High-Density Residential
Home Price Estimate [1]	\$468,000	\$352,000	\$259,000
Homeowner's Exemption	(\$7,000)	(\$7,000)	(\$7,000)
Assessed Value	\$461,000	\$345,000	\$252,000
Property Tax (1.00%)	\$4,610	\$3,450	\$2,520
Other Ad Valorem Taxes (0.19%)	\$876	\$656	\$479
Total Ad Valorem Taxes	\$5,486	\$4,106	\$2,999
Special Taxes and Assessments			
Reclamation District No. 1000 - O&M Assmt (0738)	\$25	\$25	\$25
SAFCA AD No. 1 - O&M Assmt (0168)	\$16	\$9	\$0
SAFCA Consolidated Capital Assessment District (0197)	\$73	\$53	\$0
City of Sacramento Library Services Tax (0612)	\$32	\$32	\$32
City of Sacramento AD L&L (Parcel Tax)	\$79	\$79	\$55
SAFCA Natomas Basin Local Assessment District (0169)	\$81	\$36	\$0
North Natomas TMA CFD 99-01 [2]	\$53	\$53	\$41
Services CFD (Parks, landscaping, etc) [3]	\$176	\$176	\$104
Total Special Taxes and Assessments	\$535	\$463	\$258
Infrastructure CFD (Preliminary Estimate)	\$2,292	\$1,580	\$1,307
Total Tax Burden	\$8,313	\$6,149	\$4,563
Tax Burden as % of Home Price	1.78%	1.75%	1.76%
Effective Tax Burden as % of Home Price [4]	1.89%	1.88%	1.87%

Footnotes:

[1] Table 10

[2] Assumes current annexation of Project

[3] Appendix L8. Assumes formation of a Services CFD.

[4] Assumes contingent Special Tax rates (Appendix L10)

Appendix G
Greenbriar Public Facilities Financing Plan
CFD 97-01 Catch Up Fee Calculation

Maximum Special Tax for Undeveloped Parcels West of I-5
Land Use Category 5 (Tentative Mapped Parcels or Unmapped Parcels)

Gross Acres: 577.0
Escalation: 2.0%

<u>Fiscal Year</u>	<u>Rate (per gross acre)</u>	<u>Maximum Special Tax Amount</u>
2008	\$427	\$246,176
2009	\$435	\$251,099
2010	\$444	\$256,121
2011	\$444	\$256,121
2012	\$444	\$256,121
2013	\$444	\$256,121
2014	\$444	\$256,121
2015	\$444	\$256,121
2016	\$444	\$256,121
2017	\$444	\$256,121
Total:		\$2,546,247

[1]

Footnotes:

[1] Per Sheri Smith (city finance), the 2017 catch-up tax amount to annex into CFD 97-01 is \$2.5MM

Appendix H
Baseline Summary of Rio Linda Union School District Mitigation Agreement (Inflated)

(TERMS OF THIS AGREEMENT ARE STILL BEING DISCUSSED/NEGOTIATED)

	Total Costs per Mitigation Agreement (2006)	\$ 25,212,768
A	Total Costs per Mitigation Agreement (2016)	\$ 38,976,442 [1]
	Local Bond Revenues	\$ 10,160,000
	City Portion of MP Room Costs	\$ 500,000
	State Joint Use Match	\$ 500,000
B	Total District Contributions	\$ 11,160,000
C	Total Developer Costs (C=A-B)	\$ 27,800,000 [2]
D	Total Level I Fees	\$ 15,400,000 [2]
E	Total Supplemental Fees (E=C-D)	\$ 12,400,000 [2]

Footnotes:

[1] Costs updated through 2016 based on ENR Index increases since 2006

[2] Rounded estimates

**Appendix I
Baseline Assumptions**

Type	Product Type	Avg Sales Price	Avg. Sq. Ft.	Total Units	Phase 1	Phase 2
LDR	60' x 110'	\$468,000	2,825	118	118	0
MDR	45' x 100'	\$365,000	2,113	316	151	165
MDR	50' x 100'	\$386,000	2,313	340	218	122
MDR	55' x 100'	\$418,000	2,600	232	122	110
MDR	35' x 80' A	\$302,000	1,650	251	139	112
MDR	35' x 90' A	\$327,000	1,800	194	124	70
MDR	41' x 68' F	\$321,000	1,800	383	209	174
MDR	41' x 90' F	\$345,000	1,963	490	186	304
HDR	Townhome	\$259,000	1,400	104	0	104
HDR	Sr. Affordable	\$175,000	1,000	290	189	0
HDR	Market	\$175,000	1,000	238	33	306
				2,956	1,489	1,467

Type	Phase 1	Phase 2	Total
LDR	118	-	118
MDR	1,149	1,057	2,206
HDR	222	410	632
TOTAL	1,489	1,467	2,956

Appendix J - Table 1
Greenbriar Public Facilities Financing Plan
Maintenance District Summary Matrix

Item No.	Name of Improvement	Ownership				Funding Source for Maintenance				Maintaining Party			
		City	HOA/Master Developer	Commercial Property	Other/Habitat Conservancy	Greenbriar Maintenance Services CFD (C)	Commercial Property	Greenbriar HOA Dues	Other/Habitat Conservancy	Commercial Property	Greenbriar HOA (HOA owned property)	Greenbriar Maint. CFD	Other/Habitat Conservancy
PHASE 1													
1	Elkhorn Boulevard Landscape Corridor (south side)		✓			✓		✓					
2	Elkhorn Boulevard Median (26' wide)		✓			✓		✓					
3	Lot E-Street 1 Paseo		✓			✓		✓					
4	Street 1 Median (19' wide)		✓			✓		✓					
5	Streets 2, 12 & 33 Landscape Median (12' wide)		✓			✓		✓					
6	Private Alley		✓					✓					
7	Lot B Community Park	✓				✓✓						✓	
8	Lot F Neighborhood Park	✓				✓✓						✓	
9	Lot H Paseo/Mini-Park		✓			✓		✓					
10	Lot G Paseo/Mini-Park		✓			✓		✓					
11	Open Space Freeway Buffer Phase 1		✓			✓		✓					
12	Open Space Habitat Buffer Phase 1				✓				✓				
13	Lake Access Paseos/Landscape Lots		✓			✓		✓					
14	Lakewalk (22' perimeter path and landscape area)		✓			✓		✓					
15	Lake Management (excludes Lakewalk)	(A)	✓			✓		✓					
30	Village 6, 7A, 13 Alley Parking Lots		✓					✓					
31	Community Center		✓					✓					
32	Elkhorn Boulevard Landscape Corridor (Comm)			✓				✓					
33	Entry Features and Landscape Monumentation (TBD)		✓			✓		✓					
33A	Open Space Bike Trail / Access Road		✓			✓		✓					
33B	Weed Abatement (Parks and Paseos)		✓					✓					
PHASE 2													
16	Meister Way Landscape Corridor (±40' north & south of flyover)		✓			✓		✓					
17	Meister Way Median (36' wide)		✓			✓		✓					
18	Light Rail Corridor (40' wide plus station area)		✓					✓					
19	Other Landscaped Medians		✓			✓		✓					
20	Private Alley		✓					✓					
21	Neighborhood Park (west)	✓				✓✓						✓	
22	Neighborhood Park (near commercial site)	✓				✓✓						✓	
23	Neighborhood Park (adjacent school)	✓				✓✓						✓	
24	School Paseo/mini-park		✓			✓		✓					
25	Open Space Freeway Buffer		✓			✓		✓					
26	Open Space Habitat Buffer				✓				✓				
27	Lake Access Paseos/Landscape Lots		✓			✓		✓					
28	Lakewalk (22' perimeter path and landscape area)		✓			✓		✓					
29	Lake Management (excludes Lakewalk)	(A)	✓			✓		✓					
34	Entry Features and Landscape Monumentation (TBD)	(B)	✓			✓		✓					
34A	Open Space Bike Trail / Access Road		✓			✓		✓					
34B	Weed Abatement (Parks and Paseos)		✓					✓					

Notes:
 (A) Lake management to be the responsibility of the HOA. Drainage And Flood Control Facilities to be the responsibility of the City DOU. Acreage cal. Based on gross lake acreage less lake walk acreage
 (B) Exhibit and ultimate Maintenance Estimates to be updated to include Entry Features and Landscape Monumentation
 (C) All checked items to be included in the Greenbriar maintenance CFD. Items noted with (✓) to be maintained by HOA and backed up by the CFD. Items noted with (✓✓) to be maintained by City from inception of CFD.

Appendix J - Table 2
Greenbriar Public Facilities Financing Plan
Maintenance CFD at Inception

Maintenance Item	Acres	Unit Price [1]	Annual Maintenance Cost
Phase 1			
7 Lot B Community Park [2]	14.8	\$15,000	\$222,000
8 Lot F Neighborhood Park [2]	2.0	\$15,000	\$30,150
Phase 1 Totals	16.8		\$252,150
Phase 2			
21 Neighborhood Park (west) [2]	2.2	\$15,000	\$33,300
22 Neighborhood Park (near commercial site) [2]	1.8	\$15,000	\$27,600
23 Neighborhood Park (adjacent school) [2]	9.8	\$15,000	\$147,150
Phase 2 Totals	13.9		\$208,050
Subtotal Annual Maintenance		30.7	\$460,200
Contingency and Administration Costs			
Contingency and Repair/Replacement (5%)			\$23,010
City Administration (3%)			\$13,806
Subtotal Contingency and Admin Costs			\$36,816
Total Project Annual Maintenance Cost Summary			
Subtotal Annual Maintenance			\$460,200
Subtotal Contingency and Admin Costs			\$36,816
Total Annual Maintenance Costs			\$497,016

Footnotes:

[1] Unit pricing estimates from City, DPGF and Wood Rodgers

[2] Gross acres

**Appendix J - Table 3
Greenbriar Public Facilities Financing Plan
Annual HOA Summary**

HOA Maintenance Item	Acres	Unit Price [1]	Annual HOA Maintenance Cost
Phase 1			
1 Elkhorn Boulevard Landscape Corridor (Non-Comm)	1.54	\$39,001	\$60,061
2 Elkhorn Median	1.93	\$12,323	\$23,784
3 Lot E-Street 1 Paseo	1.43	\$15,000	\$21,450
4 Street 1 Median (19' wide)	0.35	\$12,498	\$4,374
5 Streets 2, 12 & 33 Landscape Median (12' wide) [2]	N/A	N/A	N/A
6 Private Alley	3.20	\$17,400	\$55,680
9 Lot H Paseo/Mini-Park	0.23	\$15,000	\$3,450
10 Lot G Paseo/Mini-Park	0.27	\$15,000	\$4,050
11 Open Space Freeway Buffer Phase 1	8.16	\$2,500	\$20,400
13 Lake Access Paseos/Landscape Lots	1.41	\$15,000	\$21,150
14 Lake walk (22' perimeter path and landscape area)	4.91	\$17,400	\$85,434
15 Lake Management (excludes Lake walk)	14.90	\$7,500	\$111,750
30 Village 6, 7A, 13 Alley Parking Lots	0.65	\$17,400	\$11,310
31 Community Center	1.96	Lump Sum	\$150,000
33 Entry Features and Landscape Monumentation (TBD)	TBD		
Natomas Mutual Water Company Severance Fee	TBD		\$75,000
33A Open Space Bike Trail / Access Road	1.54	\$12,120	\$18,665
33B Weed Abatement (Parks and Paseos)	22.90	\$250	\$5,725
Phase 1 Totals	65.38		\$672,283
Phase 2			
16 Meister Way Slope (±40' north & south of flyover)	1.82	\$38,840	\$70,688
17 Meister Median	1.11	\$6,098	\$6,769
18 Light Rail Corridor (40' wide plus station area)	5.48	\$5,000	\$27,400
19 Other Landscaped Medians [3]	0.50	\$13,000	\$6,500
20 Private Alley	2.44	\$17,400	\$42,456
24 School Paseo/mini-park	0.63	\$15,000	\$9,450
25 Open Space Freeway Buffer	18.36	\$2,000	\$36,720
27 Lake Access Paseos/Landscape Lots	0.75	\$15,000	\$11,250
28 Lake walk (22' perimeter path and landscape area)	5.07	\$17,400	\$88,218
29 Lake Management (excludes Lake walk)	16.30	\$7,500	\$122,250
34 Entry Features and Landscape Monumentation (TBD)	TBD		
Natomas Mutual Water Company Severance Fee	TBD		\$75,000
34A Open Space Bike Trail / Access Road	1.95	\$12,120	\$23,634
34B Weed Abatement (Parks and Paseos)	16.20	\$250	\$4,050
Phase 2 Totals	70.61		\$524,385
Subtotal Annual HOA Maintenance	135.99		\$1,196,668
Contingency and Administration Costs			
Contingency and Repair/Replacement			\$59,833
Administration (10%)			\$119,667
Subtotal Contingency and Admin Costs			\$179,500
Total Project Annual HOA Maintenance Cost Summary			
Subtotal Annual Maintenance			\$1,196,668
Subtotal Contingency and Admin Costs			\$179,500
Total Annual HOA Maintenance Costs			\$1,376,168

Footnotes:

- [1] Unit pricing estimates from City, DPFPG and Wood Rodgers
- [2] Represents the areas to be maintained through the Citywide L&L
- [3] Placeholder for to-be-recorded phase 2 tentative map

Appendix J - Table 4
Greenbriar Public Facilities Financing Plan
Maintenance CFD Special Tax Summary

Contingent Special Tax Items	Acres	Unit Price [1]	Total
Phase 1			
1 Elkhorn Boulevard Landscape Corridor (Non-Comm)	1.54	\$39,001	\$60,061
2 Elkhorn Median	1.93	\$12,323	\$23,784
3 Lot E-Street 1 Paseo	1.43	\$15,000	\$21,450
4 Street 1 Median (19' wide)	0.35	\$12,498	\$4,374
5 Streets 2, 12 & 33 Landscape Median (12' wide) [2]	N/A	N/A	N/A
7 Lot B Community Park [3]	14.8	\$15,000	\$222,000
8 Lot F Neighborhood Park [3]	2.0	\$15,000	\$30,150
9 Lot H Paseo/Mini-Park	0.23	\$15,000	\$3,450
10 Lot G Paseo/Mini-Park	0.27	\$15,000	\$4,050
11 Open Space Freeway Buffer Phase 1	8.16	\$2,500	\$20,400
13 Lake Access Paseos/Landscape Lots	1.41	\$15,000	\$21,150
14 Lake walk (22' perimeter path and landscape area)	4.91	\$17,400	\$85,434
15 Lake Management (excludes Lake walk)	14.90	\$7,500	\$111,750
33 Entry Features and Landscape Monumentation (TBD)	TBD		
33A Open Space Bike Trail / Access Road	1.54	\$12,120	\$18,665
Phase 1 Totals	53.48		\$626,718
Phase 2			
16 Meister Way Slope (±40' north & south of flyover)	1.82	\$38,840	\$70,688
17 Meister Median	1.11	\$6,098	\$6,769
19 Other Landscaped Medians [4]	0.50	\$13,000	\$6,500
21 Neighborhood Park (west) [3]	2.2	\$15,000	\$33,300
22 Neighborhood Park (near commercial site) [3]	1.8	\$15,000	\$27,600
23 Neighborhood Park (adjacent school) [3]	9.8	\$15,000	\$147,150
24 School Paseo/mini-park	0.63	\$15,000	\$9,450
25 Open Space Freeway Buffer	18.36	\$2,500	\$45,900
27 Lake Access Paseos/Landscape Lots	0.75	\$15,000	\$11,250
28 Lake walk (22' perimeter path and landscape area)	5.07	\$17,400	\$88,218
29 Lake Management (excludes Lake walk)	16.30	\$7,500	\$122,250
34 Entry Features and Landscape Monumentation (TBD)	TBD		
34A Open Space Bike Trail / Access Road	1.95	\$12,120	\$23,634
Phase 2 Totals	60.36		\$592,709
Subtotal Contingent Special Tax		113.84	\$1,219,427
Contingency and Administration Costs			
Contingency and Repair/Replacement			\$60,971
Administration (10%)			\$121,943
Subtotal Contingency and Admin Costs			\$182,914
Total Project Contingent Special Tax Summary			
Subtotal Annual Maintenance			\$1,219,427
Subtotal Contingency and Admin Costs			\$182,914
Total Contingent Special Tax			\$1,402,341

Footnotes:

- [1] Unit pricing estimates from City, DPGF and Wood Rodgers
- [2] Represents the areas to be maintained through the Citywide L&L
- [3] Gross Acres
- [4] Placeholder for to-be-recorded phase 2 tentative map

Appendix J - Table 4A
Greenbriar Public Facilities Financing Plan
Maintenance CFD Special Tax Summary for Landscape Maintenance

Contingent Special Tax Items	Acres	Unit Price [1]	Total
Phase 1			
1 Elkhorn Boulevard Landscape Corridor (Non-Comm)	1.54	\$39,001	\$60,061
2 Elkhorn Median	1.93	\$12,323	\$23,784
4 Street 1 Median (19' wide)	0.35	\$12,498	\$4,374
5 Streets 2, 12 & 33 Landscape Median (12' wide) [2]	N/A	N/A	N/A
33 Entry Features and Landscape Monumentation (TBD)	TBD		
Phase 1 Totals	3.82		\$88,219
Phase 2			
16 Meister Way Slope (±40' north & south of flyover)	1.82	\$38,840	\$70,688
17 Meister Median	1.11	\$6,098	\$6,769
19 Other Landscaped Medians [3]	0.50	\$13,000	\$6,500
34 Entry Features and Landscape Monumentation (TBD)	TBD		
Phase 2 Totals	3.43		\$83,957
Subtotal Contingent Special Tax	7.25		\$172,176
Contingency and Administration Costs			
Contingency and Repair/Replacement			\$8,609
Administration (10%)			\$17,218
Subtotal Contingency and Admin Costs			\$25,826
Total Project Contingent Special Tax Summary			
Subtotal Annual Maintenance			\$172,176
Subtotal Contingency and Admin Costs			\$25,826
Total Contingent Special Tax			\$198,003

Footnotes:

- [1] Unit pricing estimates from City, DPFG and Wood Rodgers
- [2] Represents the areas to be maintained through the Citywide L&L
- [3] Placeholder for to-be-recorded phase 2 tentative map

Appendix J - Table 4B
Greenbriar Public Facilities Financing Plan
Maintenance CFD Special Tax Summary for Parks and Open Space

Contingent Special Tax Items	Acres	Unit Price [1]	Total
Phase 1			
3 Lot E-Street 1 Paseo	1.43	\$15,000	\$21,450
7 Lot B Community Park [2]	14.8	\$15,000	\$222,000
8 Lot F Neighborhood Park [2]	2.0	\$15,000	\$30,150
9 Lot H Paseo/Mini-Park	0.23	\$15,000	\$3,450
10 Lot G Paseo/Mini-Park	0.27	\$15,000	\$4,050
11 Open Space Freeway Buffer Phase 1	8.16	\$2,500	\$20,400
13 Lake Access Paseos/Landscape Lots	1.41	\$15,000	\$21,150
14 Lake walk (22' perimeter path and landscape area)	4.91	\$17,400	\$85,434
33A Open Space Bike Trail / Access Road	1.54	\$12,120	\$18,665
Phase 1 Totals	34.76		\$426,749
Phase 2			
21 Neighborhood Park (west) [2]	2.2	\$15,000	\$33,300
22 Neighborhood Park (near commercial site) [2]	1.8	\$15,000	\$27,600
23 Neighborhood Park (adjacent school) [2]	9.8	\$15,000	\$147,150
24 School Paseo/mini-park	0.63	\$15,000	\$9,450
25 Open Space Freeway Buffer	18.36	\$2,500	\$45,900
27 Lake Access Paseos/Landscape Lots	0.75	\$15,000	\$11,250
28 Lake walk (22' perimeter path and landscape area)	5.07	\$17,400	\$88,218
34A Open Space Bike Trail / Access Road	1.95	\$12,120	\$23,634
Phase 2 Totals	40.63		\$386,502
Subtotal Contingent Special Tax		75.39	\$813,251
Contingency and Administration Costs			
Contingency and Repair/Replacement			\$40,663
Administration (10%)			\$81,325
Subtotal Contingency and Admin Costs			\$121,988
Total Project Contingent Special Tax Summary			
Subtotal Annual Maintenance			\$813,251
Subtotal Contingency and Admin Costs			\$121,988
Total Contingent Special Tax			\$935,238

Footnotes:

- [1] Unit pricing estimates from City, DPGF and Wood Rodgers
[2] Gross Acres

**Appendix J - Table 4C
Greenbriar Public Facilities Financing Plan
Maintenance CFD Special Tax Summary for Utilities**

Contingent Special Tax Items	Acres	Unit Price [1]	Total
Phase 1			
15 Lake Management (excludes Lake walk)	14.90	\$7,500	\$111,750
Phase 1 Totals	14.90		\$111,750
Phase 2			
29 Lake Management (excludes Lake walk)	16.30	\$7,500	\$122,250
Phase 2 Totals	16.30		\$122,250
Subtotal Contingent Special Tax	31.20		\$234,000
Contingency and Administration Costs			
Contingency and Repair/Replacement			\$11,700
Administration (10%)			\$23,400
Subtotal Contingency and Admin Costs			\$35,100
Total Project Contingent Special Tax Summary			
Subtotal Annual Maintenance			\$234,000
Subtotal Contingency and Admin Costs			\$35,100
Total Contingent Special Tax			\$269,100

Footnotes:

[1] Unit pricing estimates from City, DPFG and Wood Rodgers

Appendix J - Table 5
Greenbriar Public Facilities Financing Plan
Maintenance CFD Landscape Maintenance Budget Summary

Maintenance Item	Quantity	Units	Amount	Total
Streets Landscape Maintenance				
Phase 1				
*1-Landscape Corridor -67,082 sq. ft.	67,082	SF	0.87 \$	58,361.34
Utilities	1		1,700.00 \$	1,700.00
			\$	60,061.34
			\$	39,001 [1]
*2-26' Median- 84,070 sq. ft.	36,590	SF	0.65 \$	23,783.50
Utilities	0		2,000.00 \$	-
			\$	23,783.50
			\$	12,323 [2]
*4-Street 1, 19' Median- 15,246 sq. ft	4,791	SF	0.65 \$	3,114.15
Utilities	2		630.00 \$	1,260.00
			\$	4,374.15
			\$	12,498 [3]
Phase 2				
*16-Landscape Corridor -79,297 sq. ft.	79,297	SF	0.87 \$	68,988.39
Utilities	1		1,700.00 \$	1,700.00
			\$	70,688.39
			\$	38,840 [4]
*17-Meister Way 36'- 52,707 sq. ft.	9,583	SF	0.65 \$	6,228.95
Utilities	1		540.00 \$	540.00
			\$	6,768.95
			\$	6,098 [5]

Source: City of Sacramento-public improvement finance department (email on 4/24/17)

Footnotes:

- [1] Per acre total assumes 1.54 acres (App J-Table 3)
- [2] Per acre total assumes 1.93 acres (App J-Table 3)
- [3] Per acre total assumes 0.35 acres (App J-Table 3)
- [4] Per acre total assumes 1.82 acres (App J-Table 3)
- [5] Per acre total assumes 1.11 acres (App J-Table 3)

**Appendix J - Table 6
Greenbriar Public Facilities Financing Plan
Park Fee Summary**

Current North Natomas Fee	<u>Per Unit</u>			<u>Per Acre</u>		<u>Total North</u>
	HDR	MDR	LDR	RC	SC	<u>Natomas Fee</u>
NN Regional Park Land Acq Fee	\$ 638	\$ 1,339	\$ 2,104	\$ 14,175	\$ 14,175	<u>\$ 3,965,201</u> [1]

Qimby Act (Park Acreages)	
City ordinance	3.5 acres per 1000 (Neighborhood and Community Parks) 1.5 acres per 1000 (Citywide Regional Park)

Current City Park Fee Ordinance		<u>Per SF (\$)</u>			<u>Per Acre (\$/AC)</u>		
		HDR	MDR	LDR	RC	SC	Total Fee
	\$ / SF	1,000 SF	1,723 SF	2,825 SF	295,119 SF	16,335 SF	(Per SF/Acre)
Neighborhood/Community Park (3.5 acres)	\$ 1.69	\$ 1,068,080	\$ 6,422,094	\$ -			\$ 7,490,174 [2]
Citywide Regional Park (1.5 acres)	\$ 0.86	\$ 543,520	\$ 3,268,048	\$ -			\$ 3,811,568 [2]
	\$ 2.55				\$0.42	\$ 123,950	\$ 6,861
							\$ 130,811

Flat Rate (\$)		HDR	MDR	LDR	<u>Total Fee (Flat Rate)</u>	
Units under 750 SF (\$1,913)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Units over 2,000 SF (\$3,380) [3]	\$ -	\$ -	\$ -	\$ 3,380	\$ 398,840	\$ 398,840
Units over 2,000 SF (\$1,720) [4]	\$ -	\$ -	\$ -	\$ 1,720	\$ 202,960	\$ 202,960
					\$ 601,800	\$ 601,800

Total City Fees		\$ 12,034,352
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Footnotes:

- [1] Assumes 2,922 total units and 311,454 square feet
 [2] Assumes 632 (HDR) and 2,206 (MDR) units
 [3] Total flat rate is \$5,100 of which \$3,380 is allocated for neighborhood/community parks. Assumes 118 LDR units
 [4] Total flat rate is \$5,100 of which \$1,720 is allocated for citywide regional parks. Assumes 118 LDR units

Appendix K
Greenbriar Public Facilities Financing Plan
Project Valuation Estimate

<u>Land Use Category</u>	<u>Unit Type</u>	<u>Avg. Sales Price</u>	<u>Units</u>	<u>Total Valuation</u>
PHASE 1				
Residential				
LDR	60' x 110'	\$ 468,000	118	\$ 55,224,000
MDR	45' x 100'	365,000	151	55,115,000
MDR	50' x 100'	386,000	218	84,148,000
MDR	55' x 100'	418,000	122	50,996,000
MDR	35' x 80' A	302,000	139	41,978,000
MDR	35' x 90' A	327,000	124	40,548,000
MDR	41' x 68' F	321,000	209	67,089,000
MDR	41' x 90' F	345,000	186	64,170,000
HDR	Townhome	259,000	0	-
HDR	Sr. Affordable	175,000	189	33,075,000
HDR	Market	175,000	33	5,775,000
Subtotal Residential			1,489	\$ 498,118,000
Commercial				
	<u>Net Acres</u>	<u>Price Per Sq. Ft.</u>	<u>Building Sq.Ft.</u>	<u>Total Valuation</u>
Regional Commercial (RC)	27.1	\$ 295	295,119	\$ 87,060,105
Shopping Center (SC)	0.0	295	0	-
Subtotal Commercial			295,119	\$ 87,060,105
Total Phase 1 Valuation				\$ 585,178,105
PHASE 2				
Residential				
LDR	60' x 110'	\$ 468,000	-	\$ -
MDR	45' x 100'	365,000	165	60,225,000
MDR	50' x 100'	386,000	122	47,092,000
MDR	55' x 100'	418,000	110	45,980,000
MDR	35' x 80' A	302,000	112	33,824,000
MDR	35' x 90' A	327,000	70	22,890,000
MDR	41' x 68' F	321,000	174	55,854,000
MDR	41' x 90' F	345,000	304	104,880,000
HDR	Townhome	259,000	104	26,936,000
HDR	Market	175,000	0	-
HDR	Market	175,000	306	53,550,000
Subtotal Residential			1,467	\$ 451,231,000
Commercial				
	<u>Net Acres</u>	<u>Price Per Sq. Ft.</u>	<u>Building Sq.Ft.</u>	<u>Total Valuation</u>
Regional Commercial (RC)	-	\$ 295	-	\$ -
Shopping Center (SC)	1.5	295	16,335	4,818,825
Subtotal Commercial			16,335	\$ 4,818,825
Total Phase 2 Valuation				\$ 456,049,825
Total Project Valuation				
Residential		Units:	2,956	\$ 949,349,000
Commercial		Building Sq. Ft.	311,454	91,878,930
Total Project Valuation				\$ 1,041,227,930

**Appendix L1
Greenbriar Public Facilities Financing Plan
Backbone Roadways Cost Allocation**

Land Use Category	Net Acres	Units / Sq. Ft.	Trip Factor [1]	Total Use	Distribution of Use	Assigned Cost Allocation	Cost Per Net Acre	Cost Per Unit / Sq. Ft.
<u>Roadways Cost Allocation</u>								
Residential								
Low-Density Residential (SNLD)	19.4	118	79.62	1,545	3.45%	\$858,754	\$44,266	\$7,278
Medium-Density Residential (SNMD)	218.9	2,206	122.04	26,715	59.60%	\$14,852,268	\$67,850	\$6,733
High-Density Residential (UNLD)-Market Rate	10.5	339	103.30	1,085	2.42%	\$603,024	\$57,431	\$1,779
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	103.30	651	1.45%	\$361,814	\$57,431	\$1,914
High-Density Residential (SNHD)-Townhomes	4.8	104	103.03	495	1.10%	\$274,947	\$57,281	\$2,644
Subtotal Residential	259.9	2,956	-	30,489	68.03%	\$16,950,807	\$284,258	-
Commercial								
Regional Commercial (RC)	27.1	295,119	510	13,821	30.84%	\$7,683,946	\$283,540	\$26.04
Shopping Center (SC)	1.5	16,335	340	510	1.14%	\$283,540	\$189,027	\$17.36
Subtotal Commercial	28.6	311,454	-	14,331	31.97%	\$7,967,486	\$472,567	-
Total Roadways Cost Allocation	288.5			44,820	100.00%	\$24,918,293		

Footnotes:

[1] Source: Greenbriar Public Facilities Financing Plan Draft Report, dated July 19, 2006

Appendix L2
Greenbriar Public Facilities Financing Plan
Backbone Sewer Cost Allocation

Land Use Category	Net Acres	Units / Sq. Ft.	Use Factor [1]	Density	Common Use Factor	Total Use	Distribution of Use	Assigned Cost Allocation	Cost Per Net Acre	Cost Per Unit / Sq. Ft.
Backbone Sewer Cost Allocation			<i>Gallon/Unit</i>	<i>Units/Net Acre</i>	<i>Gallons/Net Acre</i>					
Residential										
Low-Density Residential (SNLD)	19.4	118	250	6.08	1,521	29,500	3.75%	\$119,852	\$6,178	\$1,016
Medium-Density Residential (SNMD)	218.9	2,206	250	10.08	2,519	551,500	70.03%	\$2,240,619	\$10,236	\$1,016
High-Density Residential (UNLD)-Market Rate	10.5	339	200	32.29	6,457	67,800	8.61%	\$275,456	\$26,234	\$813
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	200	30.00	6,000	37,800	4.80%	\$153,573	\$24,377	\$813
High-Density Residential (SNHD)-Townhomes	4.8	104	200	21.67	4,333	20,800	2.64%	\$84,506	\$17,605	\$813
Subtotal Residential	259.9	2,956	-	100.11	20,831	707,400	89.83%	\$2,874,005	\$84,630	-
Commercial										
Regional Commercial (RC)	27.1	295,119	2,800	-	2,800	75,880	9.64%	\$308,283	\$11,376	\$1.04
Shopping Center (SC)	1.5	16,335	2,800	-	2,800	4,200	0.53%	\$17,064	\$11,376	\$1.04
Subtotal Commercial	28.6	311,454	-	-	-	80,080	10.17%	\$325,347	\$22,752	-
Total Sewer Cost Allocation	288.5				20,831	787,480	100.00%	\$3,199,352		

Footnotes:

[1] Source: City of Lincoln Village 7 Public Facilities Financing Plan and DPFC

**Appendix L3
Greenbriar Public Facilities Financing Plan
Backbone Water Cost Allocation**

Land Use Category	Net Acres	Units / Sq. Ft.	Use Factor [1]	Density	Common Use Factor	Total Use	Distribution of Use	Assigned Cost Allocation	Cost Per Net Acre	Cost Per Unit / Sq. Ft.
<u>Backbone Water Cost Allocation</u>			<i>Gallon/Unit</i>	<i>Units/Net Acre</i>	<i>Gallons/Net Acre</i>					
Residential										
Low-Density Residential (SNLD)	19.4	118	460	6.08	2,798	54,280	4.16%	\$364,065	\$18,766	\$3,085
Medium-Density Residential (SNMD)	218.9	2,206	460	10.08	4,636	1,014,760	77.77%	\$6,806,166	\$31,093	\$3,085
High-Density Residential (UNLD)-Market Rate	10.5	339	260	32.29	8,394	88,140	6.75%	\$591,170	\$56,302	\$1,744
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	260	30.00	7,800	49,140	3.77%	\$329,590	\$52,316	\$1,744
High-Density Residential (SNHD)-Townhomes	4.8	104	260	21.67	5,633	27,040	2.07%	\$181,362	\$37,784	\$1,744
Subtotal Residential	259.9	2,956	-	100.11	29,261	1,233,360	94.52%	\$8,272,353	\$196,260	-
Commercial										
Regional Commercial (RC)	27.1	295,119	2,500	-	2,500	67,750	5.19%	\$454,411	\$16,768	\$1.54
Shopping Center (SC)	1.5	16,335	2,500	-	2,500	3,750	0.29%	\$25,152	\$16,768	\$1.54
Subtotal Commercial	28.6	311,454	-	-	71,500	71,500	5.48%	\$479,562	\$33,536	-
Total Water Cost Allocation	288.5				29,261	1,304,860	100.00%	\$8,751,915		

Footnotes:

[1] Source: City of Lincoln Village 7 Public Facilities Financing Plan and DPFC

**Appendix L4
Greenbriar Public Facilities Financing Plan
Backbone Drainage Cost Allocation**

Land Use Category	Net Acres	Units / Sq. Ft.	Use Factor	Total Use	Distribution of Use	Assigned Cost Allocation	Cost Per Net Acre	Cost Per Unit / Sq. Ft.
<u>Backbone Drainage Cost Allocation</u>								
Residential								
Low-Density Residential (SNLD)	19.4	118	1.00	19.4	6.72%	\$1,049,931	\$54,120	\$8,898
Medium-Density Residential (SNMD)	218.9	2,206	1.00	218.9	75.88%	\$11,846,897	\$54,120	\$5,370
High-Density Residential (UNLD)-Market Rate	10.5	339	1.00	10.5	3.64%	\$568,261	\$54,120	\$1,676
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	1.00	6.3	2.18%	\$340,957	\$54,120	\$1,804
High-Density Residential (SNHD)-Townhomes	4.8	104	1.00	4.8	1.66%	\$259,777	\$54,120	\$2,498
Subtotal Residential	259.9	2,956	-	259.9	90.09%	\$14,065,822	\$270,601	-
Commercial								
Regional Commercial (RC)	27.1	295,119	1.00	27.1	9.39%	\$1,466,656	\$54,120	\$4.97
Shopping Center (SC)	1.5	16,335	1.00	1.5	0.52%	\$81,180	\$54,120	\$4.97
Subtotal Commercial	28.6	311,454	-	28.6	9.91%	\$1,547,836	\$108,240	-
Total Drainage Cost Allocation	288.5			288.5	100.00%	\$15,613,658		

Appendix L5
Greenbriar Public Facilities Financing Plan
Backbone Landscape, Walls, Trails Cost Allocation

Land Use Category	Net Acres	Units / Sq. Ft.	Use Factor	Total Use	Distribution of Use	Assigned Cost Allocation	Cost Per Net Acre	Cost Per Unit / Sq. Ft.
<u>Backbone Landscape, Walls, Trails Cost Allocation</u>								
Residential								
Low-Density Residential (SNLD)	19.4	118	1.00	19.4	6.72%	\$602,386	\$31,051	\$5,105
Medium-Density Residential (SNMD)	218.9	2,206	1.00	218.9	75.88%	\$6,797,029	\$31,051	\$3,081
High-Density Residential (UNLD)-Market Rate	10.5	339	1.00	10.5	3.64%	\$326,034	\$31,051	\$962
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	1.00	6.3	2.18%	\$195,620	\$31,051	\$1,035
High-Density Residential (SNHD)-Townhomes	4.8	104	1.00	4.8	1.66%	\$149,044	\$31,051	\$1,433
Subtotal Residential	259.9	2,956	-	259.9	90.09%	\$8,070,114	\$155,254	-
Commercial								
Regional Commercial (RC)	27.1	295,119	1.00	27.1	9.39%	\$841,478	\$31,051	\$2.85
Shopping Center (SC)	1.5	16,335	1.00	1.5	0.52%	\$46,576	\$31,051	\$2.85
Subtotal Commercial	28.6	311,454	-	28.6	9.91%	\$888,054	\$62,102	-
Total Landscape, Wall, and Trails Cost Allocation	288.5			288.5	100.00%	\$8,958,168		

**Appendix L6
Greenbriar Public Facilities Financing Plan
Other Project Costs Allocation**

Land Use Category	Net Acres	Units / Sq. Ft.	Use Factor	Total Use	Distribution of Use	Assigned Cost Allocation	Cost Per Net Acre	Cost Per Unit / Sq. Ft.
<u>Natomas Mutual Water Company Severance Fee</u>								
Residential								
Low-Density Residential (SNLD)	19.4	118	1.00	19.4	6.72%	\$138,389	\$7,133	\$1,173
Medium-Density Residential (SNMD)	218.9	2,206	1.00	218.9	75.88%	\$1,561,512	\$7,133	\$708
High-Density Residential (UNLD)-Market Rate	10.5	339	1.00	10.5	3.64%	\$74,901	\$7,133	\$221
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	1.00	6.3	2.18%	\$44,941	\$7,133	\$238
High-Density Residential (SNHD)-Townhomes	4.8	104	1.00	4.8	1.66%	\$34,241	\$7,133	\$329
Subtotal Residential	259.9	2,956	-	259.9	90.09%	\$1,853,983	\$35,667	-
Commercial								
Regional Commercial (RC)	27.1	295,119	1.00	27.1	9.39%	\$193,316	\$7,133	\$0.66
Shopping Center (SC)	1.5	16,335	1.00	1.5	0.52%	\$10,700	\$7,133	\$0.66
Subtotal Commercial	28.6	311,454	-	28.6	9.91%	\$204,017	\$14,267	-
Total Natomas Mutual Water Company Severance Fee Cost Allocation	288.5			288.5	100.00%	\$2,058,000		
<u>CFD 97-01 Catch Up Fee (RD-1000)</u>								
Residential								
Low-Density Residential (SNLD)	19.4	118	1.00	19.4	6.78%	\$172,657	\$8,900	\$1,463
Medium-Density Residential (SNMD)	216.5	2,172	1.00	216.5	75.67%	\$1,926,817	\$8,900	\$887
High-Density Residential (UNLD)-Market Rate	7.132	238	1.00	7.1	2.49%	\$63,474	\$8,900	\$267
High-Density Residential (UNLD)-Sr. Affordable	9.668	290	1.00	9.7	3.38%	\$86,044	\$8,900	\$297
High-Density Residential (SNHD)-Townhomes	4.8	104	1.00	4.8	1.68%	\$42,719	\$8,900	\$411
Subtotal Residential	257.5	2,922	-	257.5	90.00%	\$2,291,711	\$44,499	-
Commercial								
Regional Commercial (RC)	27.1	295,119	1.00	27.1	9.47%	\$241,186	\$8,900	\$0.82
Shopping Center (SC)	1.5	16,335	1.00	1.5	0.52%	\$13,350	\$8,900	\$0.82
Subtotal Commercial	28.6	311,454	-	28.6	10.00%	\$254,536	\$17,800	-
Total CFD 97-01 Catch Up Fee Cost Allocation	286.1			286.1	100.00%	\$2,546,247		

Appendix L7
Greenbriar Public Facilities Financing Plan
Estimated Fee Credits and Reimbursements Allocation

Land Use Category	Net Acres	Units / Sq. Ft.	Use Factor	Total Use	Distribution of Use	Assigned Cost Allocation	Cost Per Net Acre	Cost Per Unit / Sq. Ft.
Fee Credits and Reimbursements Allocation								
Residential								
Low-Density Residential (SNLD)	19.4	118	1.00	19.4	6.72%	(\$794,843)	(\$40,971)	(\$6,736)
Medium-Density Residential (SNMD)	218.9	2,206	1.00	218.9	75.88%	(\$8,968,610)	(\$40,971)	(\$4,066)
High-Density Residential (UNLD)-Market Rate	10.5	339	1.00	10.5	3.64%	(\$430,198)	(\$40,971)	(\$1,269)
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	1.00	6.3	2.18%	(\$258,119)	(\$40,971)	(\$1,366)
High-Density Residential (SNHD)-Townhomes	4.8	104	1.00	4.8	1.66%	(\$196,662)	(\$40,971)	(\$1,891)
Subtotal Residential	259.9	2,956	-	259.9	90.09%	(\$10,648,432)	(\$204,856)	-
Commercial								
Regional Commercial (RC)	27.1	295,119	1.00	27.1	9.39%	(\$1,110,321)	(\$40,971)	(\$3.76)
Shopping Center (SC)	1.5	16,335	1.00	1.5	0.52%	(\$61,457)	(\$40,971)	(\$3.76)
Subtotal Commercial	28.6	311,454	-	28.6	9.91%	(\$1,171,778)	(\$81,943)	-
Total Fee Credit and Reimbursement Allocation	288.5			288.5	100.00%	(\$11,820,210)		

Appendix L8
Greenbriar Public Facilities Financing Plan
Estimated Maintenance Special Tax at Inception [1]

Land Use Category	Net Acres	Units / Sq. Ft.	Use Factor	Total Use	Distribution of Use	Assigned Cost Allocation	Cost Per Net Acre	Cost Per Unit / Sq. Ft.
Landscaping and Parks Maintenance								
Residential								
Low-Density Residential (SNLD)	19.4	118	2.98	351.6	4.17%	\$20,739	\$1,069	\$176
Medium-Density Residential (SNMD)	218.9	2,206	2.98	6,573.9	78.01%	\$387,714	\$1,771	\$176
High-Density Residential (UNLD)-Market Rate	10.5	339	1.76	596.6	7.08%	\$35,189	\$3,351	\$104
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	1.76	332.6	3.95%	\$19,618	\$3,114	\$104
High-Density Residential (SNHD)-Townhomes	4.8	104	1.76	183.0	2.17%	\$10,795	\$2,249	\$104
Subtotal Residential	259.9	2,956	-	8,037.8	95.38%	\$474,055	\$11,555	-
Commercial								
Regional Commercial (RC)	27.1	295,119	1.25	368.9	4.38%	\$21,757	\$803	\$0.07
Shopping Center (SC)	1.5	16,335	1.25	20.4	0.24%	\$1,204	\$803	\$0.07
Subtotal Commercial	28.6	311,454	-	389.3	4.62%	\$22,961	\$1,606	-
Total Cost Allocation	288.5			8,427.2	100.00%	\$497,016		

Footnotes:

[1] See Appendix J, Table 2

Appendix L9
Greenbriar Public Facilities Financing Plan
Annual HOA Maintenance Cost Allocation

Land Use Category	Net Acres	Units / Sq. Ft.	Use Factor	Total Use	Distribution of Use	Assigned Cost Allocation	Cost Per Net Acre	Cost Per Unit / Sq. Ft.
HOA Maintenance								
Residential								
Low-Density Residential (SNLD)	19.4	118	1.00	19.4	7.08%	\$97,366	\$5,019	\$825
Medium-Density Residential (SNMD)	218.9	2,206	1.00	218.9	79.83%	\$1,098,626	\$5,019	\$498
High-Density Residential (UNLD)-Market Rate	10.5	339	1.00	10.5	3.83%	\$52,698	\$5,019	\$155
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	1.00	6.3	2.30%	\$31,619	\$5,019	\$167
High-Density Residential (SNHD)-Townhomes	4.8	104	1.00	4.8	1.75%	\$24,090	\$5,019	\$232
Subtotal Residential	259.9	2,956	-	259.9	94.78%	\$1,304,399	\$25,094	-
Commercial								
Regional Commercial (RC)	27.1	295,119	0.50	13.6	4.94%	\$68,005	\$2,509	\$0.23
Shopping Center (SC)	1.5	16,335	0.50	0.8	0.27%	\$3,764	\$2,509	\$0.23
Subtotal Commercial	28.6	311,454	-	14.3	5.22%	\$71,770	\$5,019	-
Total HOA Maintenance Cost Allocation	288.5			274.2	100.00%	\$1,376,168		

**Appendix L10
Greenbriar Public Facilities Financing Plan
Maintenance CFD Special Tax Allocation**

Land Use Category	Net Acres	Units / Sq. Ft.	Use Factor	Total Use	Distribution of Use	Assigned Cost Allocation	Cost Per Net Acre	Cost Per Unit / Sq. Ft.
<u>Landscape Maintenance</u>								
Residential								
Low-Density Residential (SNLD)	19.4	118	8.20	967.6	3.62%	\$7,159	\$369	\$61
Medium-Density Residential (SNMD)	218.9	2,206	6.25	13,787.5	51.52%	\$102,012	\$466	\$46
High-Density Residential (UNLD)-Market Rate	10.5	339	6.10	2,067.9	7.73%	\$15,300	\$1,457	\$45
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	6.10	1,152.9	4.31%	\$8,530	\$1,354	\$45
High-Density Residential (SNHD)-Townhomes	4.8	104	6.10	634.4	2.37%	\$4,694	\$978	\$45
Subtotal Residential	259.9	2,956	-	18,610.3	69.54%	\$137,695	\$4,624	-
Commercial								
Regional Commercial (RC)	27.1	295,119	285.00	7,723.5	28.86%	\$57,145	\$2,109	\$0.19
Shopping Center (SC)	1.5	16,335	285.00	427.5	1.60%	\$3,163	\$2,109	\$0.19
Subtotal Commercial	28.6	311,454	-	8,151.0	30.46%	\$60,308	\$4,217	-
Total Landscape Maintenance Cost Allocation	288.5			26,761.3	100.00%	\$198,003		
<u>Parks and Open Space</u>								
Residential								
Low-Density Residential (SNLD)	19.4	118	2.98	351.6	4.17%	\$39,025	\$2,012	\$331
Medium-Density Residential (SNMD)	218.9	2,206	2.98	6,573.9	78.01%	\$729,563	\$3,333	\$331
High-Density Residential (UNLD)-Market Rate	10.5	339	1.76	596.6	7.08%	\$66,215	\$6,306	\$195
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	1.76	332.6	3.95%	\$36,916	\$5,860	\$195
High-Density Residential (SNHD)-Townhomes	4.8	104	1.76	183.0	2.17%	\$20,314	\$4,232	\$195
Subtotal Residential	259.9	2,956	-	8,037.8	94.74%	\$892,032	\$21,742	-
Commercial								
Regional Commercial (RC)	27.1	295,119	1.25	368.9	4.38%	\$40,940	\$1,511	\$0.14
Shopping Center (SC)	1.5	16,335	1.25	20.4	0.24%	\$2,266	\$1,511	\$0.14
Subtotal Commercial	28.6	311,454	-	389.3	4.62%	\$43,206	\$3,021	-
Total Parks and Open Space Cost Allocation	288.5			8,427.2	100.00%	\$935,238		
<u>Utilities (Lake Management)</u>								
Residential								
Low-Density Residential (SNLD)	19.4	118	1.00	19.4	6.72%	\$18,095	\$933	\$153
Medium-Density Residential (SNMD)	218.9	2,206	1.00	218.9	75.88%	\$204,180	\$933	\$93
High-Density Residential (UNLD)-Market Rate	10.5	339	1.00	10.5	3.64%	\$9,794	\$933	\$29
High-Density Residential (UNLD)-Sr. Affordable	6.3	189	1.00	6.3	2.18%	\$5,876	\$933	\$31
High-Density Residential (SNHD)-Townhomes	4.8	104	1.00	4.8	1.66%	\$4,477	\$933	\$43
Subtotal Residential	259.9	2,956	-	259.9	90.09%	\$242,423	\$4,664	-
Commercial								
Regional Commercial (RC)	27.1	295,119	1.00	27.1	9.39%	\$25,278	\$933	\$0.09
Shopping Center (SC)	1.5	16,335	1.00	1.5	0.52%	\$1,399	\$933	\$0.09
Subtotal Commercial	28.6	311,454	-	28.6	9.91%	\$26,677	\$1,866	-
Total Utilities Cost Allocation	288.5			288.5	100.00%	\$269,100		

**Appendix L10
Greenbriar Public Facilities Financing Plan
Maintenance CFD Special Tax Allocation**

Land Use Category	Net Acres	Units / Sq. Ft.	Use Factor	Total Use	Distribution of Use	Assigned Cost Allocation	Cost Per Net Acre	Cost Per Unit / Sq. Ft.
Total Tax								
Residential								
Low-Density Residential (SNLD)								\$545
Medium-Density Residential (SNMD)								\$470
High-Density Residential (UNLD)-Market Rate								\$269
High-Density Residential (UNLD)-Sr. Affordable								\$272
High-Density Residential (SNHD)-Townhomes								\$284
Commercial								
Regional Commercial (RC)								\$0.42
Shopping Center (SC)								\$0.42
Total						\$1,402,341		