

|              |                        |  |   | Agoura Village Development Summary (Project) |                           |           |                         |                         |            |
|--------------|------------------------|--|---|--|---------------------------|-----------|-------------------------|-------------------------|------------|
| Project Zone | Total Zone Area (s.f.) | Developable Envelope (s.f.) <sup>1</sup> | Land Uses within each Zone  | Existing                                     | New Development Potential |           |                         | Full Allowable Buildout |            |
|              |                        |  |   | s.f.   | s.f. <sup>2</sup>         | DU (base) | DU (bonus) <sup>7</sup> | s.f.                    | DU         |
| A South      | 600,000                | 340,000                                  | Retail / Office / Restaurant / Community Center/ Hotel <sup>4</sup> | -  | 119,000                   |           |                         | 119,000                 |            |
|              |                        |  | Residential over Retail   | -  |                           | 20        |                         |                         | 20         |
|              |                        |  | Stand Alone Residential   | -  |                           | 75        |                         |                         | 75         |
|              |                        |  |   |  |                           |           |                         | 23                      |            |
|              |                        |  |   |  |                           |           | <b>Subtotal</b>         | <b>119,000</b>          | <b>118</b> |
| A North      | 250,000                | 250,000                                  | Retail / Office / Restaurant  | 58,192 <sup>3</sup>                          | 29,308                    |           |                         | 87,500                  |            |
|              |                        |  | Residential over Retail   | -  |                           | 15        |                         |                         | 15         |
|              |                        |  |   |  |                           |           |                         | 4                       | 4          |
|              |                        |  |   |  |                           |           | <b>Subtotal</b>         | <b>87,500</b>           | <b>19</b>  |
| B            | 700,000                | 350,000                                  | Retail / Office / Restaurant/Hotel <sup>8</sup>                     | -  | 122,500                   | 50        |                         | 122,500                 | 50         |
|              |                        |  | Residential over Retail   | -  |                           | 15        |                         |                         | 15         |
|              |                        |  | Stand Alone Residential   | -  |                           | 25        |                         |                         | 25         |
|              |                        |  |   |  |                           |           |                         | 22                      | 22         |
|              |                        |  |   |  |                           |           | <b>Subtotal</b>         | <b>122,500</b>          | <b>112</b> |
| C            | 135,000                | 135,000                                  | Service Commercial / Office   | 43,750 <sup>5</sup>                          | 3,500                     |           |                         | 47,250                  |            |
|              |                        |  |   |  |                           |           | <b>Subtotal</b>         | <b>47,250</b>           |            |
| D West       | 210,000                | 210,000                                  | Retail / Office / Restaurant  | 36,900 <sup>6</sup>                          | 36,600                    |           |                         | 73,500                  |            |
|              |                        |  |   |  |                           |           | <b>Subtotal</b>         | <b>73,500</b>           |            |
| D East       | 1,100,000              | 890,000                                  | Retail / Office / Restaurant  | 233,200 <sup>3</sup>                         | 78,300                    |           |                         | 311,500                 |            |
|              |                        |  |   |  |                           |           | <b>Subtotal</b>         | <b>311,500</b>          |            |
| E            | 320,000                | 320,000                                  | Office / Restaurant   | -  | 112,000                   |           |                         | 112,000                 |            |
|              |                        |  | Residential over Retail   | -  |                           | 15        |                         |                         | 15         |
|              |                        |  | Stand Alone Residential   | -  |                           | 20        |                         |                         | 20         |
|              |                        |  |   |  |                           |           |                         | 9                       | 9          |
|              |                        |  |   |  |                           |           | <b>Subtotal</b>         | <b>112,000</b>          | <b>44</b>  |
| F            | 315,000                | 215,000                                  | Office  | -  | 75,250                    |           |                         | 75,250                  |            |
|              |                        |  |   |  |                           |           | <b>Subtotal</b>         | <b>75,250</b>           |            |

<sup>1</sup> Developable envelope depicts only the buildable area within each zone. Does not include designated open space areas.

<sup>2</sup> Based on a FAR = .35 (net)      <sup>3</sup> Currently at a FAR of .25 (approx.)      <sup>4</sup> Total s.f. includes 100-120 room approx. 70K s.f. hotel.

<sup>5</sup> Currently at a FAR of .30 (approx.)      <sup>6</sup> Currently at a FAR of .20 (approx.)

<sup>7</sup> 25% density bonus for contributions to transportation improvement, Agoura Village shared improvement, and/or in-lieu parking fees.

<sup>8</sup> Option to locate 50 stand alone residential units in place of 100 -120 room approx. 70,000 s.f. hotel.

|                            |                |            |
|----------------------------|----------------|------------|
| <b>Subtotal (Existing)</b> | <b>372,042</b> | <b>0</b>   |
| <b>Subtotal (New)</b>      | <b>576,458</b> | <b>293</b> |

**TOTAL = 948,500 293**