

Table 1-1  
 Folsom Plan Area Specific Plan - May 2011 PFFP Supplement  
 Land Use Summary

Land Use	Buildout		
	Acres	Estimated D/U	Bldg. SF
<b>Residential</b>			
Single-Family (SF)	557.8	1,687	4,217,500
Single-Family High Density (SFHD)	532.5	2,933	5,866,000
Multifamily Low Density (MLD)	266.7	2,434	3,346,750
Multifamily Medium Density (MMD)	67.0	1,224	1,315,800
Multifamily High Density (MHD)	49.9	1,251	1,157,175
Mixed Use District (MU) - Residential	35.5	681	629,925
<b>Residential Subtotal</b>	<b>1,509.4</b>	<b>10,210</b>	<b>16,533,150</b>
<b>Commercial</b>			
Mixed Use District (MU) - Commercial	23.6	-	205,952
Office Park (OP)	89.2	-	1,165,666
General Commercial (GC) - Office	47.1	-	512,919
General Commercial (GC) - Commercial	141.4	-	1,539,846
Community Commercial (CC)	38.8	-	423,621
Regional Commercial (RC)	110.8	-	1,351,405
<b>Commercial Subtotal</b>	<b>450.9</b>	<b>-</b>	<b>5,199,409</b>
<b>Total Developable</b>	<b>1,960.3</b>	<b>10,210</b>	<b>21,732,559</b>
<b>Non-Developable Land Uses</b>	<b>1,550.1</b>	<b>-</b>	<b>-</b>
<b>Total Land Uses</b>	<b>3,510.4</b>	<b>10,210</b>	<b>21,732,559</b>



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Table 1-2  
 Folsom Plan Area Specific Plan - May 2011 PFFP Supplement  
 Summary of Estimated Infrastructure Improvement Costs (2010\$)

Improvement	Buildout Cost
<b>Backbone Infrastructure Improvements</b>	
Backbone Roads	
Project Specific Roads	194,714,934
Other Road Obligations	121,713,104
<b>Adjusted Subtotal Backbone Roads</b>	<b>316,428,038</b>
Sewer	88,998,231
Storm Drainage	19,970,911
Potable Water	203,748,267
Non-Potable Water	20,523,936
<b>Subtotal Backbone Infrastructure</b>	<b>649,669,383</b>
<b>Public Facility Improvements</b>	
Library	2,579,920
Municipal Services Center	-
Police Facilities	5,267,040
Fire Facilities	12,421,701
Corporation Yard	28,000,000
Parks	80,262,500
Trails	18,370,000
Transit	28,100,000
Schools	350,305,000
Habitat & Agricultural Mitigation	30,000,000
Other Building Permit Fees	32,359,705
<b>Subtotal Public Facility Improvements</b>	<b>587,665,866</b>
<b>Total Estimated Cost</b>	<b>\$ 1,237,335,249</b>



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Table 1-3  
 Folsom Plan Area Specific Plan - May 2011 PFFP Supplement  
 Summary of Estimated Infrastructure Improvement Costs (2010\$)

Improvement	Estimated Cost	Buildout Funding Sources				Total Funding	Unfunded
		Existing City Fees	FPASP Special Financing District	Existing City Fees - Paid to Other Agencies	Other City Funds and Outside Funding		
<b>Backbone Infrastructure Improvements</b>							
Backbone Roads							
Project Specific Roads	194,714,934						
Other Road Obligations	121,713,104						
<b>Adjusted Subtotal Backbone Roads</b>	<b>316,428,038</b>	<b>21,865,399</b>	<b>206,576,376</b>	<b>57,986,263</b>	<b>30,000,000</b>	<b>316,428,038</b>	-
Sewer	88,998,231	11,801,571	16,886,734	60,309,927	-	88,998,231	-
Storm Drainage	19,970,911	-	19,970,911	-	-	19,970,911	-
Potable Water	203,748,267	-	203,748,267	-	-	203,748,267	-
Non-Potable Water	20,523,936	-	20,523,936	-	-	20,523,936	-
<b>Subtotal Backbone Infrastructure</b>	<b>649,669,383</b>	<b>33,666,970</b>	<b>467,706,224</b>	<b>118,296,190</b>	<b>30,000,000</b>	<b>649,669,383</b>	-
<b>Public Facility Improvements</b>							
Library	2,579,920	-	2,579,920	-	-	2,579,920	-
Municipal Services Center	-	-	-	-	-	-	-
Police Facilities	5,267,040	5,267,040	-	-	-	5,267,040	-
Fire Facilities	12,421,701	12,421,701	-	-	-	12,421,701	-
Corporation Yard	28,000,000	20,598,836	-	-	7,401,164	28,000,000	-
Parks	80,262,500	-	80,262,500	-	-	80,262,500	-
Trails	18,370,000	-	13,000,000	-	5,370,000	18,370,000	-
Transit	28,100,000	7,347,683	153,481	-	20,598,836	28,100,000	-
Schools	350,305,000	-	-	105,610,578	244,694,422	350,305,000	-
Habitat & Agricultural Mitigation	30,000,000	-	30,000,000	-	-	30,000,000	-
Other Building Permit Fees	32,359,705	32,359,705	-	-	-	32,359,705	-
<b>Subtotal Public Facility Improvements</b>	<b>587,665,866</b>	<b>77,994,965</b>	<b>125,995,901</b>	<b>105,610,578</b>	<b>278,064,422</b>	<b>587,665,866</b>	-
<b>Total Estimated Cost</b>	<b>\$ 1,237,335,249</b>	<b>\$ 111,661,935</b>	<b>\$ 593,702,125</b>	<b>\$ 223,906,768</b>	<b>\$ 308,064,422</b>	<b>\$ 1,237,335,249</b>	<b>\$ -</b>



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Table 3-7  
 Folsom Plan Area Specific Plan - May 2011 PFFP Supplement  
 Infrastructure Cost Allocation: Roadway Costs (2010\$)

Land Use	Land Uses		Cost Allocation Basis			Roadway Cost Allocation		
	Developable Acres	Unit/SF	EDU's Per Unit/Acre	Total EDU's	Distribution of EDU's	Assigned Cost	Per Acre	Per Unit/SF
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total EDU's</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<u>Units</u>	<u>Per Unit</u>					<u>Per Unit</u>
Single-Family (SF)	557.8	1,687	1.10	1,856	10.7%	22,191,631	39,784	13,154
Single-Family High Density (SFHD)	532.5	2,933	1.10	3,226	18.7%	38,582,130	72,455	13,154
Multifamily Low Density (MLD)	266.7	2,434	1.05	2,556	14.8%	30,562,672	114,596	12,557
Multifamily Medium Density (MMD)	67.0	1,224	0.90	1,102	6.4%	13,173,628	196,621	10,763
Multifamily High Density (MHD)	49.9	1,251	0.75	938	5.4%	11,220,185	224,853	8,969
Mixed Use District (MU) - Residential	35.5	681	0.70	477	2.8%	5,700,679	160,583	8,371
<b>Residential Subtotal</b>	<b>1509.4</b>	<b>10,210</b>		<b>10,154</b>	<b>58.8%</b>	<b>\$ 121,430,925</b>	<b>\$ 80,450</b>	<b>\$ 11,893</b>
<b>Commercial</b>		<u>SF</u>	<u>Per Acre</u>					<u>Per SF</u>
Mixed Use District (MU) - Commercial	23.6	205,952	12.00	283	1.6%	3,386,684	143,504	16.44
Office Park (OP)	89.2	1,165,666	16.00	1,427	8.3%	17,067,358	191,338	14.64
General Commercial (GC) - Office	47.1	512,919	16.00	754	4.4%	9,012,024	191,338	17.57
General Commercial (GC) - Commercial	141.4	1,539,846	16.00	2,262	13.1%	27,055,206	191,338	17.57
Community Commercial (CC)	38.8	423,621	16.00	621	3.6%	7,423,918	191,338	17.52
Regional Commercial (RC)	110.8	1,351,405	16.00	1,773	10.3%	21,200,260	191,338	15.69
<b>Commercial Subtotal</b>	<b>450.9</b>	<b>5,199,409</b>		<b>7,120</b>	<b>41.2%</b>	<b>\$ 85,145,450</b>	<b>\$ 188,834</b>	<b>\$ 16.38</b>
<b>Total Plan Area</b>	<b>1960.3</b>			<b>17,274</b>	<b>100.0%</b>	<b>\$ 206,576,376</b>	<b>\$ 105,380</b>	



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Table 4-2  
 Folsom Plan Area Specific Plan - May 2011 PFFP Supplement  
 Infrastructure Cost Allocation: Sewer Costs (2010\$)

Land Use	Land Uses		Cost Allocation Basis			Roadway Cost Allocation		
	Developable Acres	Unit/SF	EDU's Per Unit/Acre	Total EDU's	Distribution of EDU's	Assigned Cost	Per Acre	Per Unit/SF
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total EDU's</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<i>Units</i>	<i>Per Acre</i>					<i>Per Unit</i>
Single-Family (SF)	557.8	1,687	3.00	1,673	13.7%	2,312,244	4,145	1,371
Single-Family High Density (SFHD)	532.5	2,933	5.50	2,929	24.0%	4,046,842	7,600	1,380
Multifamily Low Density (MLD)	266.7	2,434	9.50	2,534	20.7%	3,500,907	13,127	1,438
Multifamily Medium Density (MMD)	67.0	1,224	15.00	1,005	8.2%	1,388,673	20,726	1,135
Multifamily High Density (MHD)	49.9	1,251	16.10	803	6.6%	1,110,096	22,246	887
Mixed Use District (MU) - Residential	35.5	681	16.10	572	4.7%	789,747	22,246	1,160
<b>Residential Subtotal</b>	<b>1509.4</b>	<b>10,210</b>		<b>9,516</b>	<b>77.9%</b>	<b>\$ 13,148,509</b>	<b>\$ 8,711</b>	<b>\$ 1,288</b>
<b>Commercial</b>		<i>SF</i>	<i>Per Acre</i>					<i>Per SF</i>
Mixed Use District (MU) - Commercial	23.6	205,952	6.00	142	1.2%	195,658	8,291	0.95
Office Park (OP)	89.2	1,165,666	6.00	535	4.4%	739,520	8,291	0.63
General Commercial (GC) - Office	47.1	512,919	6.00	283	2.3%	390,487	8,291	0.76
General Commercial (GC) - Commercial	141.4	1,539,846	6.00	848	6.9%	1,172,289	8,291	0.76
Community Commercial (CC)	38.8	423,621	6.00	233	1.9%	321,675	8,291	0.76
Regional Commercial (RC)	110.8	1,351,405	6.00	665	5.4%	918,597	8,291	0.68
<b>Commercial Subtotal</b>	<b>450.9</b>	<b>5,199,409</b>		<b>2,705</b>	<b>22.1%</b>	<b>\$ 3,738,225</b>	<b>\$ 8,291</b>	<b>\$ 0.72</b>
<b>Total Plan Area</b>	<b>1960.3</b>			<b>12,221</b>	<b>100.0%</b>	<b>\$ 16,886,734</b>	<b>\$ 8,614</b>	



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Table 5-2  
 Folsom Plan Area Specific Plan - May 2011 PFFP Supplement  
 Infrastructure Cost Allocation: Storm Drain (2010\$)

Land Use	Land Uses		Cost Allocation Basis			Roadway Cost Allocation		
	Developable Acres	Unit/SF	EDU's Per Unit/Acre	Total EDU's	Distribution of EDU's	Assigned Cost	Per Acre	Per Unit/SF
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total EDU's</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<u>Units</u>	<u>Per Acre</u>					<u>Per Unit</u>
Single-Family (SF)	557.8	1,687	0.80	446	18.6%	3,711,897	6,655	2,200
Single-Family High Density (SFHD)	532.5	2,933	1.00	533	22.2%	4,429,422	8,318	1,510
Multifamily Low Density (MLD)	266.7	2,434	1.40	373	15.6%	3,105,836	11,645	1,276
Multifamily Medium Density (MMD)	67.0	1,224	1.50	101	4.2%	835,975	12,477	683
Multifamily High Density (MHD)	49.9	1,251	1.60	80	3.3%	664,122	13,309	531
Mixed Use District (MU) - Residential	35.5	681	1.60	57	2.4%	472,472	13,309	694
<b>Residential Subtotal</b>	<b>1509.4</b>	<b>10,210</b>		<b>1,589</b>	<b>66.2%</b>	<b>\$ 13,219,724</b>	<b>\$ 8,758</b>	<b>\$ 1,295</b>
<b>Commercial</b>		<u>SF</u>	<u>Per Acre</u>					<u>Per SF</u>
Mixed Use District (MU) - Commercial	23.6	205,952	1.80	42	1.8%	353,356	14,973	1.72
Office Park (OP)	89.2	1,165,666	1.80	161	6.7%	1,335,564	14,973	1.15
General Commercial (GC) - Office	47.1	512,919	1.80	85	3.5%	705,214	14,973	1.37
General Commercial (GC) - Commercial	141.4	1,539,846	1.80	255	10.6%	2,117,139	14,973	1.37
Community Commercial (CC)	38.8	423,621	1.80	70	2.9%	580,941	14,973	1.37
Regional Commercial (RC)	110.8	1,351,405	1.80	199	8.3%	1,658,974	14,973	1.23
<b>Commercial Subtotal</b>	<b>450.9</b>	<b>5,199,409</b>		<b>812</b>	<b>33.8%</b>	<b>\$ 6,751,187</b>	<b>\$ 14,973</b>	<b>\$ 1.30</b>
<b>Total Plan Area</b>	<b>1960.3</b>			<b>2,401</b>	<b>100.0%</b>	<b>\$ 19,970,911</b>	<b>\$ 10,188</b>	



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Table 6-2  
 Folsom Plan Area Specific Plan - May 2011 PFFP Supplement  
 Infrastructure Cost Allocation: Potable Water (2010\$)

Land Use	Land Uses		Cost Allocation Basis			Roadway Cost Allocation		
	Developable Acres	Unit/SF	EDU's Per Unit/Acre	Total EDU's	Distribution of EDU's	Assigned Cost	Per Acre	Per Unit/SF
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total EDU's</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<u>Units</u>	<u>Per Unit</u>					<u>Per Unit</u>
Single-Family (SF)	557.8	1,687	600	1,012,200	21.7%	44,306,992	79,432	26,264
Single-Family High Density (SFHD)	532.5	2,933	400	1,173,200	25.2%	51,354,439	96,440	17,509
Multifamily Low Density (MLD)	266.7	2,434	350	851,900	18.3%	37,290,186	139,821	15,321
Multifamily Medium Density (MMD)	67.0	1,224	250	306,000	6.6%	13,394,526	199,918	10,943
Multifamily High Density (MHD)	49.9	1,251	200	250,200	5.4%	10,951,995	219,479	8,755
Mixed Use District (MU) - Residential	35.5	681	200	136,200	2.9%	5,961,877	167,940	8,755
<b>Residential Subtotal</b>	<b>1509.4</b>	<b>10,210</b>		<b>3,729,700</b>	<b>80.1%</b>	<b>\$ 163,260,015</b>	<b>\$ 108,162</b>	<b>\$ 15,990</b>
<b>Commercial</b>		<u>SF</u>	<u>Per Acre</u>					<u>Per SF</u>
Mixed Use District (MU) - Commercial	23.6	205,952	2,063	48,687	1.0%	2,131,165	90,304	10.35
Office Park (OP)	89.2	1,165,666	2,429	216,667	4.7%	9,484,148	106,325	8.14
General Commercial (GC) - Office	47.1	512,919	2,063	97,167	2.1%	4,253,301	90,304	8.29
General Commercial (GC) - Commercial	141.4	1,539,846	2,063	291,708	6.3%	12,768,932	90,304	8.29
Community Commercial (CC)	38.8	423,621	2,063	80,044	1.7%	3,503,780	90,304	8.27
Regional Commercial (RC)	110.8	1,351,405	1,721	190,687	4.1%	8,346,926	75,333	6.18
<b>Commercial Subtotal</b>	<b>450.9</b>	<b>5,199,409</b>		<b>924,960</b>	<b>19.9%</b>	<b>\$ 40,488,252</b>	<b>\$ 89,794</b>	<b>\$ 7.79</b>
<b>Total Plan Area</b>	<b>1960.3</b>			<b>4,654,660</b>	<b>100.0%</b>	<b>\$ 203,748,267</b>	<b>\$ 103,937</b>	



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Table 7-2  
 Folsom Plan Area Specific Plan - May 2011 PFFP Supplement  
 Infrastructure Cost Allocation: Non-Potable Water (2010\$)

Land Use	Land Uses		Cost Allocation Basis			Roadway Cost Allocation		
	Developable Acres	Unit/SF	EDU's Per Unit/Acre	Total EDU's	Distribution of EDU's	Assigned Cost	Per Acre	Per Unit/SF
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total EDU's</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<u>Units</u>	<u>Per Unit</u>					<u>Per Unit</u>
Single-Family (SF)	557.8	1,687	600	1,012,200	21.7%	4,463,124	8,001	2,646
Single-Family High Density (SFHD)	532.5	2,933	400	1,173,200	25.2%	5,173,027	9,715	1,764
Multifamily Low Density (MLD)	266.7	2,434	350	851,900	18.3%	3,756,309	14,084	1,543
Multifamily Medium Density (MMD)	67.0	1,224	250	306,000	6.6%	1,349,255	20,138	1,102
Multifamily High Density (MHD)	49.9	1,251	200	250,200	5.4%	1,103,215	22,109	882
Mixed Use District (MU) - Residential	35.5	681	200	136,200	2.9%	600,551	16,917	882
<b>Residential Subtotal</b>	<b>1509.4</b>	<b>10,210</b>		<b>3,729,700</b>	<b>80.1%</b>	<b>\$ 16,445,480</b>	<b>\$ 10,895</b>	<b>\$ 1,611</b>
<b>Commercial</b>		<u>SF</u>	<u>Per Acre</u>					<u>Per SF</u>
Mixed Use District (MU) - Commercial	23.6	205,952	2,063	48,687	1.0%	214,676	9,096	1.04
Office Park (OP)	89.2	1,165,666	2,429	216,667	4.7%	955,356	10,710	0.82
General Commercial (GC) - Office	47.1	512,919	2,063	97,167	2.1%	428,443	9,096	0.84
General Commercial (GC) - Commercial	141.4	1,539,846	2,063	291,708	6.3%	1,286,238	9,096	0.84
Community Commercial (CC)	38.8	423,621	2,063	80,044	1.7%	352,942	9,096	0.83
Regional Commercial (RC)	110.8	1,351,405	1,721	190,687	4.1%	840,801	7,588	0.62
<b>Commercial Subtotal</b>	<b>450.9</b>	<b>5,199,409</b>		<b>924,960</b>	<b>19.9%</b>	<b>\$ 4,078,456</b>	<b>\$ 9,045</b>	<b>\$ 0.78</b>
<b>Total Plan Area</b>	<b>1960.3</b>			<b>4,654,660</b>	<b>100.0%</b>	<b>\$ 20,523,936</b>	<b>\$ 10,470</b>	



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Table 7-2  
 Folsom Plan Area Specific Plan - May 2011 PFFP Supplement  
 Infrastructure Cost Allocation: Parks (2010\$)

Land Use	Land Uses		Cost Allocation Basis			Roadway Cost Allocation		
	Developable Acres	Unit/SF	EDU's Per Unit/Acre	Total EDU's	Distribution of EDU's	Assigned Cost	Per Acre	Per Unit/SF
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total EDU's</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<u>Units</u>	<u>Per Unit</u>					<u>Per Unit</u>
Single-Family (SF)	557.8	1,687	2.92	4,926	20.2%	16,247,228	29,127	9,631
Single-Family High Density (SFHD)	532.5	2,933	2.92	8,564	35.2%	28,247,255	53,046	9,631
Multifamily Low Density (MLD)	266.7	2,434	1.94	4,722	19.4%	15,574,124	58,396	6,399
Multifamily Medium Density (MMD)	67.0	1,224	1.94	2,375	9.8%	7,831,852	116,893	6,399
Multifamily High Density (MHD)	49.9	1,251	1.94	2,427	10.0%	8,004,614	160,413	6,399
Mixed Use District (MU) - Residential	35.5	681	1.94	1,321	5.4%	4,357,428	122,744	6,399
<b>Residential Subtotal</b>	<b>1509.4</b>	<b>10,210</b>		<b>24,335</b>	<b>100.0%</b>	<b>\$ 80,262,500</b>	<b>\$ 53,175</b>	<b>\$ 7,861</b>
<b>Commercial</b>		<u>SF</u>	<u>Per Acre</u>					<u>Per SF</u>
Mixed Use District (MU) - Commercial	23.6	205,952	-	-	0.0%	-	-	-
Office Park (OP)	89.2	1,165,666	-	-	0.0%	-	-	-
General Commercial (GC) - Office	47.1	512,919	-	-	0.0%	-	-	-
General Commercial (GC) - Commercial	141.4	1,539,846	-	-	0.0%	-	-	-
Community Commercial (CC)	38.8	423,621	-	-	0.0%	-	-	-
Regional Commercial (RC)	110.8	1,351,405	-	-	0.0%	-	-	-
<b>Commercial Subtotal</b>	<b>450.9</b>	<b>5,199,409</b>		<b>-</b>	<b>0.0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Plan Area</b>	<b>1960.3</b>			<b>24,335</b>	<b>100.0%</b>	<b>\$ 80,262,500</b>	<b>\$ 40,944</b>	



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ materially from those expressed in this analysis.

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Table 7-2  
 Folsom Plan Area Specific Plan - May 2011 PFFP Supplement  
 Infrastructure Cost Allocation: Trails (2010\$)

Land Use	Land Uses		Cost Allocation Basis			Roadway Cost Allocation		
	Developable Acres	Unit/SF	EDU's Per Unit/Acre	Total EDU's	Distribution of EDU's	Assigned Cost	Per Acre	Per Unit/SF
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total EDU's</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<u>Units</u>	<u>Per Unit</u>					<u>Per Unit</u>
Single-Family (SF)	557.8	1,687	2.92	4,926	20.2%	2,631,540	4,718	1,560
Single-Family High Density (SFHD)	532.5	2,933	2.92	8,564	35.2%	4,575,167	8,592	1,560
Multifamily Low Density (MLD)	266.7	2,434	1.94	4,722	19.4%	2,522,518	9,458	1,036
Multifamily Medium Density (MMD)	67.0	1,224	1.94	2,375	9.8%	1,268,514	18,933	1,036
Multifamily High Density (MHD)	49.9	1,251	1.94	2,427	10.0%	1,296,496	25,982	1,036
Mixed Use District (MU) - Residential	35.5	681	1.94	1,321	5.4%	705,766	19,881	1,036
<b>Residential Subtotal</b>	<b>1509.4</b>	<b>10,210</b>		<b>24,335</b>	<b>100.0%</b>	<b>\$ 13,000,000</b>	<b>\$ 8,613</b>	<b>\$ 1,273</b>
<b>Commercial</b>		<u>SF</u>	<u>Per Acre</u>					<u>Per SF</u>
Mixed Use District (MU) - Commercial	23.6	205,952	-	-	0.0%	-	-	-
Office Park (OP)	89.2	1,165,666	-	-	0.0%	-	-	-
General Commercial (GC) - Office	47.1	512,919	-	-	0.0%	-	-	-
General Commercial (GC) - Commercial	141.4	1,539,846	-	-	0.0%	-	-	-
Community Commercial (CC)	38.8	423,621	-	-	0.0%	-	-	-
Regional Commercial (RC)	110.8	1,351,405	-	-	0.0%	-	-	-
<b>Commercial Subtotal</b>	<b>450.9</b>	<b>5,199,409</b>		<b>-</b>	<b>0.0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Plan Area</b>	<b>1960.3</b>			<b>24,335</b>	<b>100.0%</b>	<b>\$ 13,000,000</b>	<b>\$ 6,632</b>	



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ materially from those expressed in this analysis.

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