

EXHIBIT C

THE CORRIDOR - DEVELOPMENT SUMMARY

LOT INFORMATION				1 2 3 4				5 6 7 8 9 10 11 12									13 14 15 16 17 18 19 20						
				ANTICIPATED DEVELOPMENT				BUILDING SETBACKS AND OFFSETS									PARKING SETBACKS AND OFFSETS						
	DESCRIPTION	LAND OWNER	USE/CATEGORY	LOT SIZE (ACRES)	BUILDING SQUARE FOOTAGE	FLOOR AREA RATIO (FAR)	MAXIMUM BUILDING HEIGHT	BLUEMOUND ROAD SETBACK	PUBLIC ACCESS EASEMENT OFFSET	DISCOVERY DRIVE SETBACK	GOLF PARKWAY SETBACK	CALHOUN ROAD SETBACK ³	NEIGHBORING WEST PARCEL OFFSETS ²	NEIGHBORING EAST PARCEL OFFSETS ²	INTERNAL OFFSETS	BLUEMOUND ROAD SETBACK ⁴	PUBLIC ACCESS EASEMENT OFFSET	DISCOVERY DRIVE SETBACK	GOLF PARKWAY SETBACK	CALHOUN ROAD SETBACK	NEIGHBORING WEST PARCEL OFFSETS ²	NEIGHBORING EAST PARCEL OFFSETS ²	INTERNAL OFFSETS
LOT 1 West	Retail	TBD	Retail	2.37	9,020	0.09	35'	25'	10'	10'	n/a	n/a	n/a	n/a	0'	25'	0'	10'	n/a	n/a	n/a	n/a	0'
LOT 1 East	Retail	TBD	Retail	0.77	4,700	0.14	35'	25'	10'	10'	n/a	n/a	n/a	n/a	0'	25'	0'	10'	n/a	n/a	n/a	n/a	0'
LOT 1 TOTAL	RETAIL	TBD	Retail	3.14	13,720	0.10	35'																
LOT 2 North	Retail	TBD	Retail	1.25	9,200	0.17	35'	25'	10'	10'	n/a	n/a	n/a	25'	0'	25'	0'	10'	n/a	n/a	n/a	10'	0'
LOT 2 South	Retail	TBD	Retail	2.05	21,500	0.24	35'	25'	10'	10'	n/a	n/a	n/a	25'	0'	25'	0'	10'	n/a	n/a	n/a	5'	0'
LOT 2 TOTAL	RETAIL	TBD	Retail	3.30	30,700	0.21	35'																
LOT 3	Retail	TBD	Retail	9.56	83,204	0.20	70'	n/a	10'	10'	n/a	n/a	25'	n/a	0'	n/a	0'	10'	n/a	n/a	10'	n/a	0'
LOT 4	Medical	TBD	Wellness/Medical	3.55	52,000	0.34	70'	n/a	n/a	10'	10'	n/a	25'	n/a	0'	n/a	n/a	10'	10'	n/a	10'	n/a	0'
LOT 5	Hospitality	TBD	Hospitality	4.91	139,171	0.65	70'	n/a	n/a	10'	10'	n/a	25'	n/a	0'	n/a	n/a	10'	10'	n/a	10'	n/a	0'
LOT 6	Office	TBD	Corporate/Office	12.46	247,708	0.46	85'	n/a	n/a	10'	25'	Varies ³	25'	n/a	0'	n/a	n/a	10'	10'	Varies ³	0'	n/a	0'
LOT 7	Mixed Use	TBD	Fitness/Wellness ⁵	12.50	130,000	0.24	85'	n/a	n/a	10'	25'	n/a	25'	n/a	0'	n/a	n/a	10'	10'	n/a	10'	0'	0'
LOT 8 East	Ruby House & Barn	TBD	Office/Retail/Community	0.87	1,800		Existing																
LOT 8 Floodplain	Floodplain	TBD	Flood Plain Conservancy																				
OUTLOT 1	STORMWATER POND AREA	Irgens/Association	Stormwater	2.62																			
OUTLOT 2	WETLAND CONSERVATION AREA	City of Brookfield	Wetlands/Conservancy	6.98																			
R.O.W.	PUBLIC RIGHT OF WAY	City of Brookfield	Public Right of Way	5.95																			
TOTALS				65.84	696,503	0.32																	

NOTES/KEY

The Ruby House and Barn building areas and the flood plain, road reservation, stormwater, wetland, and public right of way land areas are excluded for FAR calculation. The flood plain (4.57 acres) is included in the acreage of Lot 4 Southeast & Lot 4 Southwest.

Proposed modification to current PDD chart.

¹ Anticipated Development indicates a planned concept and is subject to change based on market conditions and uses. Future divisions of Lots 1, 2, 3, and 4 by Certified Survey Map are contemplated and not prohibited under PDD.

Individual values in Anticipated Development may vary provided a total FAR of 0.44 in "Row Q" is not exceeded.

² Neighboring parcels includes abutting properties with similar zoning (e.g. Brookfield Lakes, Swanson School)

³ The Calhoun Road setback runs along the east side of the Corporate/Office lands along Calhoun Road. It begins at the south side of Golf Parkway and continues south to the north side of the Wetland Conservation Area.

The Calhoun Road setback varies in depth and is approximately 85 feet at the northern most point and approximately 104 feet at its southern most point. No buildings or parking lots are permitted in the Calhoun Road setback, except for development and construction associated with the Ruby House and Barn development.

⁴ Drive aisles are excluded from parking setback requirements.

⁵ Permissible use on Lot 4 Southwest to include a facility that provides physical fitness, sports and recreational programs and activities, including but not limited to the use of weight-lifting equipment, running and aerobic exercise equipment, game courts, outdoor turf area, indoor and outdoor swimming pools, waterslides, chiropractic, physical therapy, medical aesthetic and massage services, blood draw, day camps, wellness and metabolic assessments, and fitness, yoga and pilates classes and programs. The facility may also provide those uses and accessory uses permitted by child-care centers, day spas, health clubs, indoor commercial recreation facilities, professional offices and/or wellness centers. The permitted accessory structures and uses for fitness centers shall be as follows: indoor and outdoor playgrounds; indoor and outdoor sale of food and beverages, including beer, wine, and liquor (including outdoor seating); retail sale of health and fitness related items; salons; child activity centers; nutritional centers; saunas, steam rooms, whirlpool baths, spas, showers, lockers and similar uses; membership sale offices and preview centers, and all other customary and incidental uses of a fitness center.

PARKING SUMMARY		
USE	BROOKFIELD PARKING REQUIREMENT	THE CORRIDOR PARKING MINIMUM REQUIREMENTS
Parking Spaces per 1,000 SF of building		
Retail	5.0	5.0
Medical	6.0	5.0
Fitness	7.0	4.5
Office	4.0	4.0
Hospitality	1/Key + 1/Peak Employee	1/Key + 1/Peak Employee