

Document prepared by and
Return recorded document to:

Edward Marko, School Board Attorney
The School Board of Broward County, Florida
Kathleen C. Wright Administrative Building
600 Southeast 3rd Avenue
Fort Lauderdale, FL 33301

NOTICE: PURCHASERS, GRANTEEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY UNTIL FULLY PAID AND PERFORMED

EDUCATIONAL MITIGATION AGREEMENT
(Land Use Plan Amendment PC 06-3)

This is an Agreement made and entered into by and between:

BROWARD COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY",

AND

CITY OF LAUDERHILL, a municipal corporation, created and existing under the laws of the State of Florida, its successors and assigns, hereinafter referred to as "CITY",

AND

THE SCHOOL BOARD OF BROWARD COUNTY, a body corporate and political subdivision of the State of Florida, hereinafter referred to as "SCHOOL BOARD".

RECITALS

WHEREAS, the Broward County Board of County Commissioners approved Broward County Land Use Text Amendment PCT 06-3, revising the permitted uses within the "Lauderhill Transit Oriented Corridor" in the City of Lauderdale; and

WHEREAS, the Broward County Board of County Commissioners approved Broward County Land Use Plan Amendment PC 06-3, (hereinafter "PC 06-3") designating a Lauderdale Transit Oriented Corridor in the City of Lauderdale, a description of which and a boundary map are attached hereto as Exhibit "A"; and

Approved BCC 8/28/07 # 74

Submitted By Rev. [Signature]

RETURN TO DOCUMENT CONTROL

(28)

WHEREAS, the CITY is proposing a total of 6,262 residential units (hereinafter "Total Units") within the Lauderhill Transit Oriented Corridor of which 1,062 of the Total Units are existing permitted and have been built (hereinafter referred to as "Existing Units"); and

WHEREAS, 489 of the Total Units have not been built and were previously allowed by the Broward County Land Use Plan (hereinafter referred to as "Previously Planned Units"); and

WHEREAS, the additional 4,711 of the Total Units have not been built and were not previously allowed by the Broward County Land Use Plan (hereinafter referred to as "New Units") and are anticipated to be developed as the following unit types and bedroom mixes:

- A. 1,413 townhouse units with a bedroom mix of
 - i. 218 one bedroom,
 - ii. 280 two bedrooms, and
 - iii. 915 three bedrooms;
- B. 2,120 garden apartment units with a bedroom mix of
 - i. 318 one bedroom,
 - ii. 424 two bedrooms, and
 - iii. 1,378 three bedrooms;
- C. 1,178 two bedrooms or more high rise units, and

WHEREAS, the CITY has agreed to mitigate the impact of students anticipated from the development of the additional 4,711 New Units in the Lauderhill Transit Oriented Corridor; and

WHEREAS, School Board staff, as evidenced by the revised letter dated October 27, 2006 to the City of Lauderhill, which is attached hereto as Exhibit "B", anticipates that the additional 4,711 New Units as proposed will generate 637 additional elementary school students, 334 middle school students, and 305 high school students into Broward County Public Schools; and

WHEREAS, School Board staff anticipates that there is existing school capacity to accommodate the additional 334 middle school students and 305 high school students but that there is insufficient existing school capacity to accommodate the additional 637 elementary school students; and

WHEREAS, the City agrees to mitigate the impacts of the 637 additional elementary school students; and

WHEREAS, Chapter 5, Article IX, Broward County Code of Ordinances (hereinafter "County School Impact Fee Regulations"), requires that no application for a building permit shall be accepted by the COUNTY or by any municipality without documentation that a finding of adequacy of school sites and facilities has been made by the COUNTY; and

WHEREAS, the COUNTY, SCHOOL BOARD and CITY agree that the applicable COUNTY imposed school impact fees, as required by the County School Impact Fee Regulations, will be due prior to the construction of any of the Previously Planned Units and redevelopment of Existing Units and the CITY agrees to send written notice including location map to the SCHOOL BOARD and the COUNTY immediately following the recordation of this Agreement regarding the location of any of the un-built 4,711 units, and also send written notice

whenever an applicant seeks development approval to develop any such units, and said school impact fees will be paid to the Development Management Division based on the rate in effect at the time; and

WHEREAS, the COUNTY, SCHOOL BOARD and CITY agree that the cost per student station is appropriate to the circumstances of the Lauderhill Transit Oriented Corridor and that the cost per student station would be paid in lieu of the County school impact fees for the 4,711 New Units, and that the cost per student station would be determined and published by the State of Florida; and

WHEREAS, the schedule of the Student Station Cost Factor for elementary, middle and high school students associated with the Lauderhill Transit Oriented Corridor dwelling units have been established by the State of Florida pursuant to the published "Student Station Cost Factors November 2006" as may be amended, attached hereto as Exhibit "C"; and

WHEREAS, as a condition for approval of Amendment PC 06-3, the CITY was required to enter into this tri-party interlocal agreement with the SCHOOL BOARD and COUNTY to enable legal enforcement of the commitment made before any building permits can be issued for Units in the Lauderhill Transit Oriented Corridor.

NOW, THEREFORE, in consideration of the mutual terms, conditions, promises, covenants and payments hereinafter set forth, COUNTY, CITY and SCHOOL BOARD agree as follows:

1. AMENDMENT OF THE CITY'S LAND DEVELOPMENT CODE.

1.01 The CITY agrees that any application for a building permit for residential development within the Lauderhill Transit Oriented Corridor shall be subject to the imposition of educational mitigation in the manner set forth in this Agreement. The CITY shall amend its land development code no later than six months from the execution of this Agreement to (a) require the payment of the student station per dwelling unit cost in lieu of the County school impact fees due for the New Units contained within the boundaries of the Lauderhill Transit Oriented Corridor; (b) monitor and ensure that development within the Lauderhill Transit Oriented Corridor strictly occurs as specified herein for residential type and mix, and (c) as otherwise may be required to comply with this Agreement.

1.02 The CITY will require evidence of payment of the student station per dwelling unit cost from individual applicants prior to the issuance of buildings permits, on a site-specific per project basis.

1.03 The CITY shall provide written notice to the School Superintendent or his designee and the County's Development Management Division, upon site plan or plat approval of any residential project authorized pursuant to Amendment PC 06-3. Notification shall include project identification (which consists of primarily the County issued Land Use Plan Amendment (PC 06-3), project number, plat number, site plan number (if applicable), the location, the number and type of units, the bedroom mix at time of site plan or plat approval, and shall be confirmed by the CITY at the time of building permit.

1.04 Prior to the issuance of a building permit for the construction or erection of a residential building located within the Lauderhill Transit Oriented Corridor, the CITY shall verify that the owner, applicant and/or developer has paid the applicable school impact fee for the

Previously Planned Units and/or Existing Units and/or student station per dwelling unit cost for the New Units, as set forth herein.

1.05 The CITY, its successor and assigns, agrees that no building permits or certificates of occupancy shall be obtained from the CITY for residential development of land within the Lauderhill Transit Oriented Corridor until the applicable student station per dwelling unit cost has been paid as required by this Agreement. Failure to ensure collection of the student station per dwelling unit cost prior to the issuance of a building permit shall constitute a default of this Agreement. Nothing herein shall waive or affect the right of the COUNTY and/or SCHOOL BOARD to otherwise require the CITY to comply with the conditions of Amendment PC 06-3 or this Agreement by any remedy provided by law or equity. In the event of a breach of this Agreement or if enforcement of this Agreement shall be required, the COUNTY, SCHOOL BOARD and CITY agree to reasonably cooperate with each other and take all appropriate and necessary action to secure payment of the applicable student station cost payment, and that no party (the County, School Board or City) shall be liable to the other for damages (including the applicable student station cost payment) in such instance; however, a party may be subject to equitable remedies such as mandamus or specific performance.

1.06 Prior to environmental review approval of construction plans as set forth within Chapter 27, Broward County Code of Ordinances by the Development Management Division for a building permit for the construction or erection of a residential building to be located within the Lauderhill Transit Oriented Corridor, the City shall, consistent with the Agreement, identify the specific type of residential unit, the bedroom mix and allocate the available Previously Planned Units, Existing Units, and/or New Units and provide written notification to the Broward County Development Management Division.

1.07 The CITY may propose a change to the specified type of residential unit mix upon written notification to the Executive Director, Facility Management, Planning and Site Acquisition of the School Board or designee, with a copy to the Broward County Development Management Division. The Executive Director, or designee, shall determine whether the number of students generated by any such proposed change will exceed the 637 additional elementary school students, 334 middle school students or the 305 high school students, as computed by the then applicable student generation rate formula. If it is determined by the Executive Director or designee that such proposed change to the specified type of residential unit and/or the bedroom mix does not exceed the additional students as computed by the then applicable student generation rate formula, no amendment to this Agreement shall be required. Any further increase in the number of anticipated additional students shall require an amendment to this Agreement consistent with Paragraph 15 below to proceed.

2. STUDENT STATION PER DWELLING UNIT COST.

2.01 The student station per dwelling unit cost for each New Unit within the Lauderhill Transit Oriented Corridor shall be an amount derived from the cost per student station as determined, published and amended by the State of Florida for elementary school, middle and high school students and the associated per dwelling unit cost as calculated by the SCHOOL BOARD. However, in no event shall that amount be less than \$2,495 for each residential dwelling unit. For example, computations utilizing the cost per student station figures as of January 2007 would be approximately \$2,495 per residential dwelling unit for the 4,711 New Units, and computations utilizing the cost per student station figures as of December, 2016, would be approximately \$3,015 per residential dwelling unit for the 4,711 New Units. The COUNTY, SCHOOL BOARD and CITY agree that at no time prior to when the last building

permit is issued for the final 4,711 residential New Units shall the total cost per student station amount due for the units be less than the total COUNTY required effective school impact fee that could have been due for the units.

2.02 Prior to the issuance of a finding of adequacy by the COUNTY, the SCHOOL BOARD shall provide the COUNTY with the current cost per student station schedule established and published by the State of Florida, and the associated per dwelling unit cost as calculated by the SCHOOL BOARD for the 4,711 additional residential units. No later than the end of each calendar month, the COUNTY agrees to provide written correspondence to the SCHOOL BOARD listing residential developments issued satisfactory finding of adequacy. At the minimum, the information provided shall include the name of the development, project identification (which consists of primarily the County issued Land Use Plan Amendment (PC 06-3), project number, plat number, site plan number (if applicable), the total number and type and bedroom mix of proposed units and the total cost per student station amount paid.

2.03 The CITY agrees that it will not accept an application for a building permit for any residential unit, which is included within the Lauderhill Transit Oriented Corridor unless it has received documentation of a finding of adequacy by the COUNTY.

3. PREVIOUSLY PLANNED/EXISTING UNITS IMPACT FEE REQUIREMENT.

3.01 The COUNTY, SCHOOL BOARD, and CITY agree and acknowledge that the Previously Planned and Existing Units mitigate student impact pursuant to the County School Impact Fee Regulations. The parties further acknowledge that, consistent with the County School Impact Fee Regulations, redevelopment of the Existing Units may warrant impact fee credit for the demolished and renovated units. If, as a result of redevelopment, New Units are created, those units shall mitigate student impact through the payment of the applicable cost per student station fee.

4. EDUCATIONAL FACILITIES. The student station per dwelling unit cost paid or the donation of a viable and acceptable school site by the owner(s) and/or developer(s) pursuant to this Agreement shall, pursuant to School Board Growth Management Policy be used to provide educational facilities to serve students generated by the Additional Units in the Transit Oriented Corridor. The CITY recognizes and agrees that, consistent with School Board Policy 1161, even if such money is not directly utilized to meet the educational needs of the future residents of the area within the Transit Oriented Corridor, the use of such money in or adjacent to the Transit Oriented Corridor will indirectly benefit such development by making other funds available to directly meet those needs.

5. TRANSMITTAL OF FUNDS TO THE SCHOOL BOARD. The COUNTY agrees to remit quarterly to the SCHOOL BOARD, the student station per dwelling unit cost amount collected for the proposed Regional Activity Center dwelling units to be spent by the SCHOOL BOARD in accordance with School Board Growth Management Policy. The COUNTY will continue to remit the COUNTY school impact fees to the SCHOOL BOARD consistent with the existing agreement between the COUNTY and the SCHOOL BOARD.

6. The COUNTY agrees that this Agreement satisfies the requirements in the County School Impact Fee Regulations relating to Educational Impact Fees.

7. The recitals and representations set forth within the Whereas clauses are true and correct and are incorporated herein.

8. NOTICES. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by this amendment to this Agreement, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director, Development Management Division of Broward County
115 South Andrews Avenue
Room A240
Fort Lauderdale, FL 33301

For the CITY:

Mr. Charles Faranda, City Manager
City of Lauderdale
3800 Inverrary Boulevard
Corporate Park
Lauderhill, FL 33319

For the SCHOOL BOARD:

Superintendent of Schools
The School Board of Broward County, Florida
Kathleen C. Wright Administrative Building
600 Southeast 3rd Avenue
Fort Lauderdale, FL 33301

With a copy to:

The Executive Director
The School Board of Broward County, Florida
Facility Management, Planning and Site Acquisition Department
Kathleen C. Wright Administrative Building
600 Southeast 3rd Avenue
Fort Lauderdale, FL 33301

9. RELEASE. When all of the obligations set forth herein are fully paid and performed, COUNTY, at the request of CITY or its successor and upon payment of any applicable fees, shall cause a release to be recorded in the Official Records of Broward County, Florida, evidencing such performance. To the extent that the obligations set forth herein are

divisible and attributable to a specific parcel, the payment of the student station per dwelling unit cost, the applicable COUNTY school impact fee and the issuance of a building permit shall constitute evidence that the divisible portion of the obligation has been satisfied.

10. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Court of the Seventeenth Judicial Circuit of Broward County, Florida, the venue sitis, and shall be governed by the laws of the State of Florida.

11. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions thereof.

12. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

13. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

14. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.

15. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY, CITY and SCHOOL BOARD.

16. COUNTERPARTS. This Agreement may be executed in three (3) counterparts, each of which may be deemed to be an original.

17. RECORDING OF THIS AGREEMENT. The CITY agrees to record this Agreement in the Broward County Public Records, at its expense.

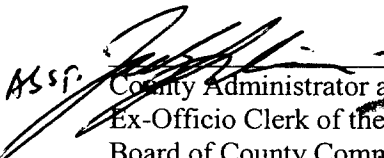
IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on this 28 day of August, 2007; THE SCHOOL BOARD OF BROWARD COUNTY, signing by and through its Chair, authorized to execute same by

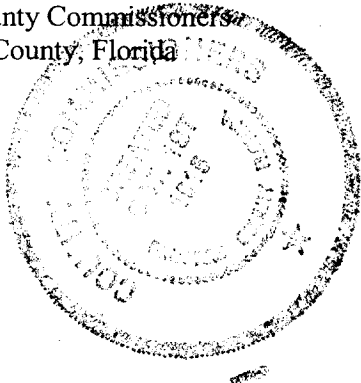
Board action on the ____ day of _____, 2007, and the CITY OF LAUDERHILL, signing by and through its City Manager, duly authorized to execute same.

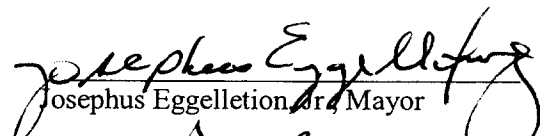
COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

Assf. 
County Administrator and
Ex-Officio Clerk of the
Board of County Commissioners
Of Broward County, Florida



By: 
Josephus Eggelton, Jr., Mayor
____ day of Sept., 2007

Approved as to form by
Office of County Attorney
Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, FL 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By 
Assistant County Attorney

12 day of June, 2007

SCHOOL BOARD

(Corporate Seal)

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

ATTEST:

By: Beverly A. Gallagher
Beverly A. Gallagher, Chair

James F. Notter
James F. Notter, Interim
Superintendent of Schools

8th day of May, 2007

Approved as to Form:

[Signature]
School Board Attorney

Lauderhill Triparty Agr.(FNL.2.107)

CITY OF LAUDERHILL

WITNESSES:

Michael Frisco

CITY OF LAUDERHILL

By: *Charles Faranda*
Charles Faranda
City Manager

1st day of MARCH, 2007

ATTEST:

Judith Higgins
City Clerk

APPROVED AS TO FORM:

By: *W. Earl Hall*
W. Earl Hall, City Attorney

**DESCRIPTION
EAST COMMUNITY REDEVELOPMENT BOUNDARY
CITY OF LAUDERHILL**

Portion of Sections 25 and 36, Township 49 South, Range 41 East, together with a Portion of Section 31, Township 49 South, Range 42 East and a Portion of Section 6, Township 50 South, Range 42 being more particularly described as follows:

BEGINNING at the intersection of the North line of the South half (S $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) of said Section 25 with the East line of the Northeast quarter (NE $\frac{1}{4}$) of said Section 25;

The next Two (2) courses being on the municipal boundary of the City of Lauderhill as established by Chapter 59-1487 of the laws of Florida;

- (1) Thence South on the East line of the South half (S $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) of said Section 25 to the Southeast corner of the Northeast quarter (NE $\frac{1}{4}$) of said Section 25;
- (2) Thence South on the East line of the Southeast quarter (SE $\frac{1}{4}$) of said Section 25 to the Northwest corner of said Section 31, Township 49 South, Range 42 East;

The next Two (2) courses being on the municipal boundary of the City of Lauderhill as established by Chapter 65-1812 of the laws of Florida;

- (1) Thence East on the North line of the West half (W $\frac{1}{2}$) of the West half (W $\frac{1}{2}$) of said Section 31 to the intersection with the East line of the West half (W $\frac{1}{2}$) of the West half (W $\frac{1}{2}$) of said Section 31;
- (2) Thence South on the East line of the West half (W $\frac{1}{2}$) of the West half (W $\frac{1}{2}$) of said Section 31 to the intersection with the North line of the South half (S $\frac{1}{2}$) of the North half (N $\frac{1}{2}$) of said Section 31;

Thence continue South on the said East line of the West half (W $\frac{1}{2}$) of the West half (W $\frac{1}{2}$) of said Section 31 to the intersection with the North line of Tract 'E' of the plat of Industrial "100" Unit Two as recorded in Plat Book 85, Page 2 of the Public Records of Broward County, Florida;

Thence East on said North line of Tract 'E' to the Northeast corner of a Parcel of Land as recorded in Official Records Book 38063, Page 1852 of the Public Records of Broward County, Florida;

Thence South on the East line of said Parcel of Land, to the Southeast corner thereof;

Prepared by:
CALVIN, GIORDANO & ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
December 1, 2003

P:\Projects\1999\992951 Lauderhill GIS\SURVEY\Legal Descriptions\055396-EAST CRA BOUNDARY.doc

SHEET 1 OF 10 SHEETS

EXHIBIT "A"

Thence Southeasterly to the Northeast corner of a Parcel of Land as recorded in Official Records Book 19584, Page 723 of the Public Records of Broward County, Florida;

Thence South on the East line of said Parcel of Land, to the Southeast corner thereof;

Thence Southwesterly to the Northeast corner of Tract 2, of the plat of A.T. & T. No. 1 as recorded in Plat Book 127, Page 18 of the Public Records of Broward County, Florida;

Thence South on the East line of said A.T. & T. No. 1 plat, to the Southeast corner thereof;

Thence West on the South line of said A.T. & T. No. 1 plat and on the South line of the plat of Marlebar Subdivision Section Two, as recorded in Plat Book 85, Page 24 of the Public Records of Broward County, Florida, to the intersection with the West Right-of-Way line of State Road No. 7 (U.S. 441), also being the West line of Parcel 'A', of the plat of T.R.T. PLAT as recorded in Plat Book 113, Page 8 of the Public Records of Broward County, Florida;

Thence South on said West line of Parcel 'A', to the Southwest corner thereof;

Thence East on the South line of said Parcel 'A', to the intersection with the West line of the East One-Half (E 1/2) of the West One-Half (W 1/2) of the East One-Half (E 1/2) of said Section 31;

The next Eight (8) courses being on the municipal boundary of the City of Lauderhill as established by Ordinance 040-10-220 of the City of Lauderhill;

- (1) Thence South on said West line of the East One-Half (E 1/2) of the West One-Half (W 1/2) of the East One-Half (E 1/2) to the intersection with the North line of the South One-Half (S 1/2) of the North One-Half (N 1/2) of the South One-Half (S 1/2) of said Southeast One-Quarter (SE 1/4) of Section 31;
- (2) Thence East on said North line to the intersection with the West line of the Northeast One quarter (N.E. 1/4) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of Section 31;
- (3) Thence North on said West line to the intersection with a line 300.00 feet South of and parallel with the North line of said Northeast One quarter (N.E. 1/4) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of Section 31;
- (4) Thence East on the last described parallel line to the intersection with a line 200.00 feet West of and parallel with the East line of Section 31;
- (5) Thence South on the last described parallel line to the intersection with a line 470.00 feet South of and parallel with said North line of said Northeast One quarter (N.E. 1/4) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of Section 31;

Prepared by:
CALVIN, GIORDANO & ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
December 1, 2003

P:\Projects\1999\992951 Lauderhill GIS\SURVEY\Legal Descriptions\055396-EAST CRA BOUNDARY.doc

SHEET 2 OF 10 SHEETS

- (6) Thence East on the last described parallel line to the intersection with a line 150.00 feet West of and parallel with the East line of Section 31;
- (7) Thence South on the last described parallel line to the intersection with a line 500.00 feet South of and parallel with said North line of said Northeast One quarter (N.E. $\frac{1}{4}$) of the Southeast One-Quarter (SE $\frac{1}{4}$) of the Southeast One-Quarter (SE $\frac{1}{4}$) of Section 31;
- (8) Thence East on the last described parallel line to the intersection with the West Right-of-Way line of N.W. 31st Avenue;

The next Eight (8) courses being on the municipal boundary of the City of Lauderhill as established by Ordinance 040-10-217 of the City of Lauderhill;

Thence South on said West Right-of-Way to the intersection with a line 300.00 feet North of and parallel with the South line of the Southeast One-Quarter (SE $\frac{1}{4}$) of Section 31;

Thence West on the last described parallel line to the intersection with a line 228.00 feet West of and parallel with the East line of Section 31;

Thence South on the last described parallel line to the intersection with the Centerline of Sunrise Boulevard;

Thence West on said Centerline to the intersection with the Northerly projection of the East line of Parcel 'A' of the plat of Thunderbird Swap Shop III as recorded in Plat Book 142, Page 20 of the Public Records of Broward County, Florida;

Thence South on said projection to the intersection with the North Line of the Northeast quarter (NE $\frac{1}{4}$) of said Section 6, also being the Northeast corner of said Parcel 'A'

Thence Southerly and Easterly on the Easterly and Northerly line of said Parcel 'A' of the plat of Thunderbird Swap Shop III, to the intersection with the West Right-of-Way line of said N.W. 31st Avenue;

Thence South on said West Right-of-Way line to the Southeast corner of said Parcel 'A';

Thence Northwest and Westerly on the South line of said Parcel 'A', to the Southwest corner thereof;

Thence Northerly on the West line and the Northerly projection of said Parcel 'A', to the intersection with the North Right-of-Way line of said Sunrise Boulevard;

Thence West on said North Right-of-Way line of Sunrise Boulevard to the intersection with the West Right-of-Way line of State Road No. 7 (U.S. 441);

Prepared by:
CALVIN, GIORDANO & ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
December 1, 2003

P:\Projects\1999\992951 Lauderhill GIS\SURVEY\Legal Descriptions\055396-EAST CRA BOUNDARY.doc

SHEET 3 OF 10 SHEETS

Thence North on said West Right-of-Way line to the intersection with a line 660 feet North of and parallel with the South line of Section 36;

Thence West on the last described parallel line to the intersection with East line of said Section 31;

Thence on the municipal boundary of the City of Lauderhill as established by Ordinance Number 96 and recorded in Official Records Book 3502, Page 634 of the Public Records of Broward County, Florida, West on a line 660 feet North of and parallel with the South line of said Section 36 to the intersection with the East line of Lot 1, Block 10 of the plat of Lauderdale Estates as recorded in Plat Book 15, Page 43 of the Public Records of Broward County, Florida;

The next Two (2) courses being on the municipal boundary of the City of Lauderhill as established by Florida Chapter 94-427 of the laws of Florida;

- (1) Thence South on the said East line of Lot 1, Block 10, to the Southeast corner of said Lot 1, Block 10 of said plat of Lauderdale Estates;
- (2) Thence West on the South lines of Lots 1,2,3,4,5,6,7,8,9,10 and 11, Block 10 to the Southwest corner of Lot 11, Block 10 of said plat of Lauderdale Estates;

Thence North on the West line of said Lot 11, Block 10 to the North line of said Lots 11 and 10, Block 10;

Thence East on said North line to the West line of the Vacated portion of Georgia Street, as Vacated by City of Lauderhill Resolution No. 89-22, and recorded in Official Records Book 16229, Page 489 and also Vacated by County Resolution No. 30-V-89, as recorded in Official Records Book 17200, Page 6, both of the Public Records of Broward County;

Thence North on said West line to the Southwest corner of Lot 15, Block 26, of the plat of Flair Subdivision No. 3, as recorded in Plat Book 51, Page 39 of the Public Records of Broward County, Florida;

Thence North on the West Line of Lots 15, 16 and 17, Block 26 to the intersection with the Easterly Right-of-way of N.W. 41st Terrace;

Thence North on the said Easterly Right-of-way to the intersection with the Northwest Corner of Lot 'C' of the plat of Norwood South, as recorded in Plat Book 72, Page 9 of the Public Records of Broward County, Florida;

Thence West on the Westerly projection of the North line of said Lot 'C' to the Northeast Corner of Lot 23, Block 27 of said Flair Subdivision No. 3 plat;

Prepared by:
CALVIN, GIORDANO & ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
December 1, 2003

P:\Projects\1999\992951 Lauderhill GIS\SURVEY\Legal Descriptions\055396-EAST CRA BOUNDARY.doc

SHEET 4 OF 10 SHEETS

Thence West on the North line of said Lot 23 and Lot 34, Block 27 to the Easterly Right-of-Way line of N.W. 42nd Way;

Thence Northwesterly to the Northeast corner of the Park Area of said Flair Subdivision No. 3 plat, also being in the Westerly Right-of-way line of said N.W. 42nd Way;

Thence Southeasterly, Southwesterly, Northwesterly and Northeasterly to a the intersection with the Southerly projection of the North line of Lot 45, Block 27 of said Flair Subdivision No. 3;

Thence West on said projection and the North line of said Lot 45 to the Northwest corner thereof;

Thence North on the East line of Lots 1, 2, 3, 4 and 5 of said Flair Subdivision No. 3, to the intersection of the South Right-of-way line of the N.W. 12th Street;

Thence East on said South Right-of-way line to the intersection with the Southeasterly projection of the East line of Lot 7, Block 28 of said Flair Subdivision No. 3;

Thence North on said Southeasterly projection and the East line of said Lot 7, to the North line of Block 28 of said Flair Subdivision No. 3;

Thence West on the North line of Block 28 of said Flair Subdivision No. 3 to the intersection with the Southerly projection of the East line of Flair Subdivision No. 4-D, as recorded in Plat Book 51, Page 39 of the Public Records of Broward County, Florida;

Thence North on the said East line of Flair Subdivision No. 4-D and its Northerly projection and on the West line of Tract "C" of the plat of Lauderdale Golf North, as recorded in Plat Book 73, Page 47, of the Public Records of Broward County, Florida, to the Northwest corner of said Tract "C";

Thence East on the North line of said Tract "C" and on the North line of Tract "A" of said Lauderdale Golf North to the Northeast corner of said Tract "A";

Thence North on the West line and there Northerly projections of the following Three courses;

1. Parcel "B" of the plat of Majestic Gardens, as recorded in Plat Book 66, Page 40, of the Public Records of Broward County, Florida.
2. Tract "A" of Lauderhill Gardens Townhouses, as recorded in Plat Book 77, Page 50, of the Public Records of Broward County, Florida.
3. Tract "A" of Andover Apartments Inc., as recorded in Plat Book 73, Page 35, of the Public Records of Broward County, Florida.

Prepared by:
CALVIN, GORDANO & ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
December 1, 2003

P:\Projects\1999\992951 Lauderdale GIS\SURVEY\Legal Descriptions\055396-EAST CRA BOUNDARY.doc

SHEET 5 OF 10 SHEETS

Thence North on the East line and there Northerly projections of the following Two courses;

1. East line of the plat of Holiday Village Section Three, as recorded in Plat Book 65, Page 2, of the Public Records of Broward County, Florida.
2. East line of the plat of Holiday Village Section One, as recorded in Plat Book 60, Page 27, of the Public Records of Broward County, Florida.

Thence West on the North line of said Holiday Village Section One to the Southwest corner of Lot 1, Block 11, Forward Subdivision No.1, as recorded in Plat Book 52, Page 40, of the Public Records of Broward County, Florida;

Thence North and east on the West and North lines of said Lot 1, Block 11 to the Northeast corner of said Lot 1, Block 11;

Thence North on the East line and its Northerly projection of said Forward Subdivision No.1 to a point on the South line of Parcel "A", of the plat of Ascension Peace Presbyterian Church Plat, as recorded in Plat Book 164, Page 3, of the Public Records of Broward County, Florida;

Thence West, North, Northeasterly and North along the Westerly side of Parcel "A", of said Ascension Peace Presbyterian Church Plat, to the Northwest corner of said Parcel "A", said point being on the North line of the Southeast quarter (S.E. $\frac{1}{4}$) of the Northeast quarter (N.E. $\frac{1}{4}$) of Section 25, Township 25 South, Range 41 East, said point also being on the municipal boundary of the City of Lauderhill as established by Chapter 59-1487 of the laws of Florida;

Thence on the municipal boundary of the City of Lauderhill as established by Chapter 59-1487 of the laws of Florida, East on the North line of the South one-half (S. $\frac{1}{2}$) of the Northeast quarter (N.E. $\frac{1}{4}$) of said Section 25 to the intersection of the East line of the Northeast quarter (NE $\frac{1}{4}$) of said Section 25, said point being the **POINT OF BEGINNING**;

Prepared by:
CALVIN, GIORDANO & ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
December 1, 2003

P:\Projects\1999\992951 Lauderhill GIS\SURVEY\Legal Descriptions\055396-EAST CRA BOUNDARY.doc

SHEET 6 OF 10 SHEETS

KEY SHEET



SHEET 8 OF 10

SHEET 10 OF 10

SHEET 9 OF 10

P:\PROJECTS\1999\992951 LAUDERHILL GIS\SURVEY\SKETCH\055396-V-SK-EAST COMM REDEV BNDY.DWG



Calva, Giordano & Associates, Inc.
Engineers Surveyors Planners
1000 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
Phone: 954.921.7761 Fax: 954.921.8007
Certificate of Authorization 6791

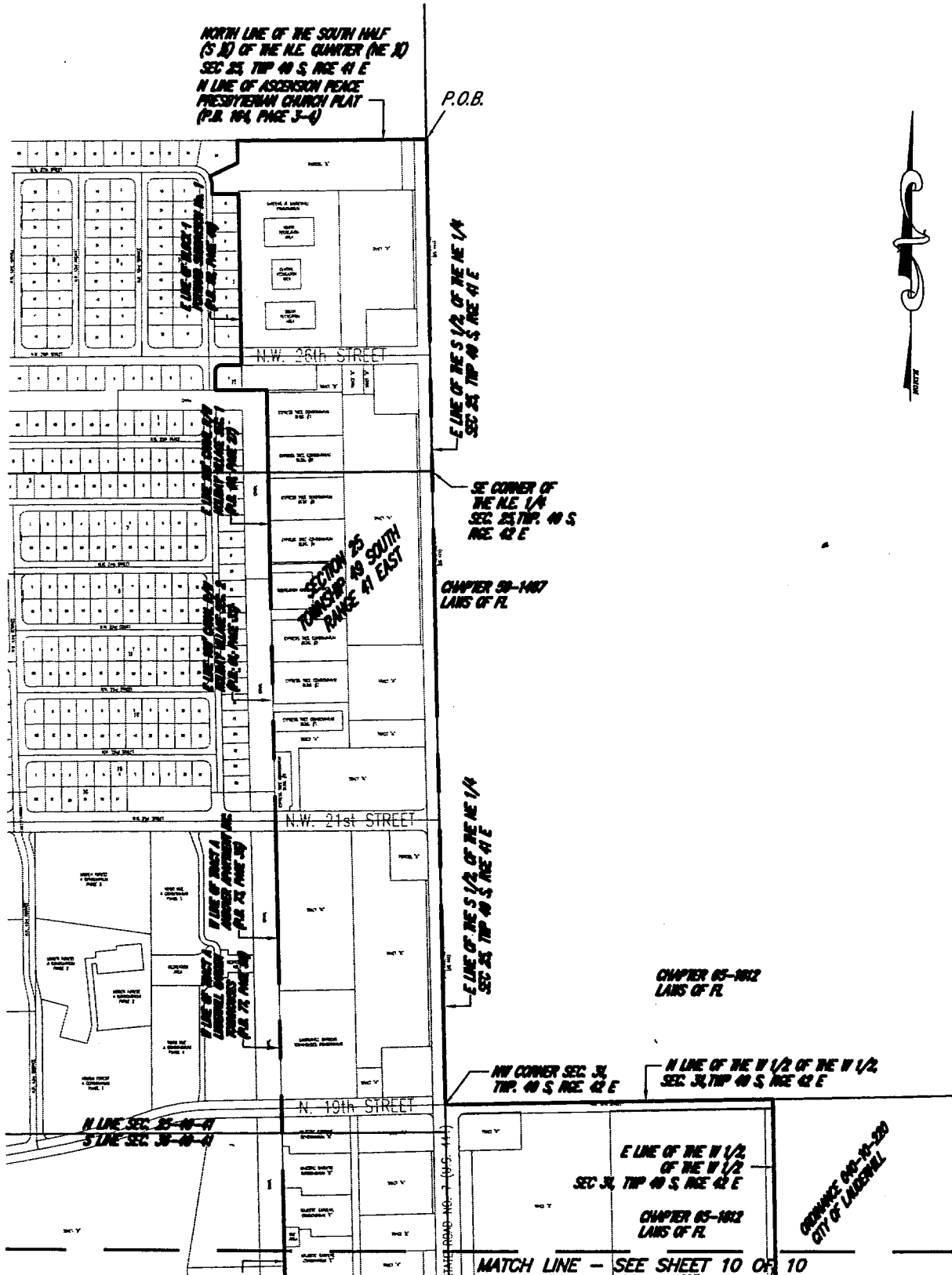
CITY OF LAUDERHILL COMMUNITY EAST AREA REDEVELOPMENT

SCALE
1"=600'
DATE
10-17-05

PROJECT No
05-5396
CAD FILE
East Comm Redv

SHEET
7
or 10

P:\PROJECTS\1999\992951 LAUDERHILL GIS\SURVEY\SKETCH\055396-V-SK-EAST COMM REDEV BNDY.DWG

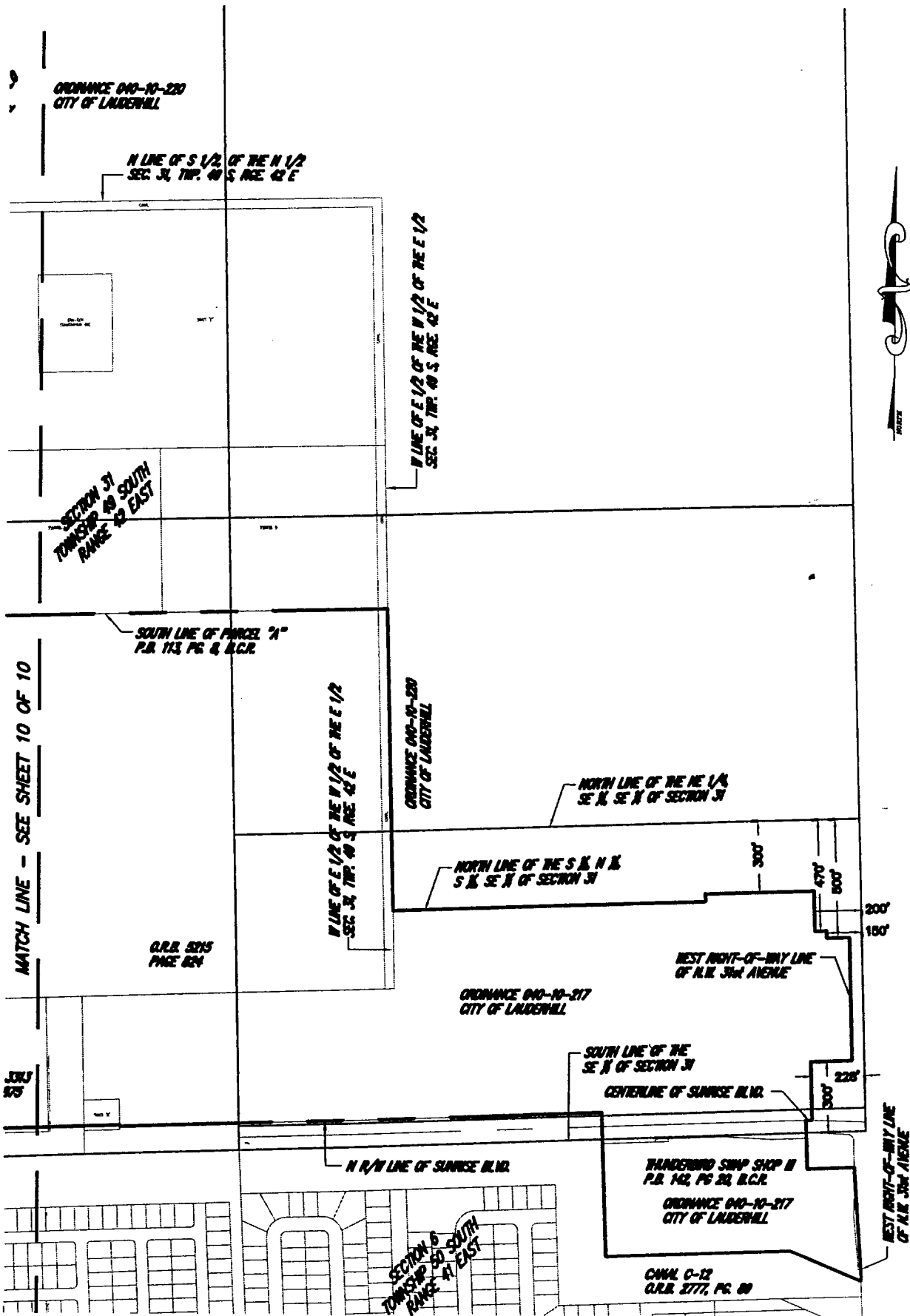


Calva, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Elar Drive, Suite 600
Fort Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8907
Certificate of Authorization 6791

**CITY OF LAUDERHILL
COMMUNITY EAST
AREA REDEVELOPMENT**

SCALE 1"=600'	PROJECT No 05-5396	SHEET 8
DATE 10-17-05	CAD FILE East Comm Redv	of 10

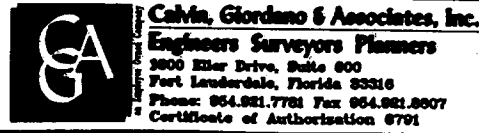
P:\PROJECTS\1999\992951 LAUDERHILL GIS\SURVEY\SKETCH\055396-V-SK-EAST COMM REDEV BNDY.DWG



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 800
Fort Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8907
Certificate of Authorization 6791

**CITY OF LAUDERHILL
COMMUNITY EAST
AREA REDEVELOPMENT**

SCALE 1"=600'	PROJECT No 05-5396	SHEET 9 of 10
DATE 10-17-05	CAD FILE East Comm Redv	





THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

Sawgrass Technology Park, 1643 N. Harrison Parkway, Building H, Sunrise, Florida 33323 • TEL 754-321-8350 • FAX 754-321-8182

Chris O. Akagbosu, Director
Growth Management Division
Facility Management, Planning & Site Acquisition
chris.akagbosu@browardschools.com

October 27, 2006

SCHOOL BOARD

Chair
Vice Chair

BENJAMIN J. WILLIAMS
BEVERLY A. GALLAGHER
CAROLE L. ANDREWS
ROBIN BARTLEMAN
DARLA L. CARTER
MAUREEN S. DINNEN
STEPHANIE A. KRAFT, ESQUIRE
DR. ROBERT D. PARKS
MARTY RUBINSTEIN

Dr. Frank Till
Superintendent of Schools

Charles Faranda, City Manager
City of Lauderdale
2000 City Hall Drive
Lauderhill, Florida 33313

RE: Land Use Plan Amendment PC 06-3- REVISED LETTER

Dear Mr. Faranda:

This correspondence revises the School District's letter dated June 26, 2006 for the Land Use Plan Amendment (LUPA) PC 06-3 because of a discrepancy in the number of residential units reported by your office. In a letter dated June 19, 2006, your office addressed the City of Lauderdale's position on the School District's requested donation of at least one elementary school site as mitigation for the 1,535 additional elementary students anticipated from the proposed development of the original 4,636 additional residential units proposed in LUPA PC 06-3. Since the initial review was presented at the May 25, 2006 Broward County Planning Council (BCPC) meeting, staff from your office indicated in an email dated October 10, 2006, that the revised proposed mix of residential units in the LUPA application is as indicated in Table 1 below.

TABLES 1, PROPOSED MIX OF RESIDENTIAL UNITS

Residential Unit Types	Number of Units	Bedroom Types
Townhouses	218	One
	280	Two
	915	Three
Total Number of Units	1,413	
Garden Apartments	318	One
	424	Two
	1,378	Three
Total Number of Units	2,120	
High Rise	1,178	Two or More
Grand Total Number of Units	4,711	

Transforming Education: One Student at A Time
Broward County Public Schools Is An Equal Opportunity/Equal Access Employer

10/27/06 11:21

Revised Land Use Plan Amendment PC 06-3

October 27, 2006

Page 2

Accordingly, please find attached, the revised Public School Facility Impact Statement (PSFIS) Report, which indicates that the development as proposed, is anticipated to generate a total of 1,276 (637 elementary, 334 middle and 305 high school) students into Broward County Public Schools. This amended development as proposed, will exacerbate overcrowded conditions at the impacted school(s).

Schools serving the area of the amendment site in the 2006/07 school year are depicted in the attached PSFIS Report. Based on the 2006/07 Twentieth-Day Membership Counts, and Enrollment and Facility Planning Inventory (EFPI) Reports, Castle Hill Elementary School is critically overcrowded in the 2006/07 school year, Larkdale, Lauderhill Paul Turner, and Martin Luther King Elementary Schools, Arthur Ashe, Lauderhill and Parkway Middle Schools, and Dillard High Schools are all under enrolled (< 90% of permanent capacity), and Boyd Anderson High School is neutral (\geq 90% to 110% of permanent capacity). These schools are projected to be the same in the 2007/08 and 2008/09 school years.

Information regarding funded permanent capacity improvements contained in the adopted District Educational Facilities Plan, Fiscal Years 2006/07–2010/11 for pertinent impacted schools is provided in the attached Report.

In the 2006/07 school year, the charter schools listed in Table 2 below are located within a two-mile radius of the Amendment Area.

Table 2, 2006/07 CHARTER SCHOOLS

Charter School	2006 Contract Capacity	Twentieth Day Enrollment	Over/(Under) Enrolled	2007/08 Projected Enrollment	2008/09 Projected Enrollment
Central Charter School (Pre K-5)	630	578	(52)	630	630
Eagle Academy (6-8)	280	333	53	331	331
Smart School Institute (6-8)	500	323	(177)	660	660
Smart School Institute (9-11)	1,000	441	(559)	465	465

Revised Land Use Plan Amendment PC 06-3
October 27, 2006
Page 3

Please be aware that the maximum capacity at each charter school is determined by the enrollment specified in the charter school agreement between each respective charter school and the School Board of Broward County, Florida. Some charter schools open under enrolled, but achieve maximum capacity as they add grade levels, move from leased facilities to permanent facilities, or increase public awareness about their school within the area they serve. Castle Hill Elementary School is currently critically overcrowded in the 2006/07, and projected to be the same in the 2007/08 and 2008/09 school years. Students attending or anticipated to attend pertinent charter schools are factored into the student enrollment projections for District schools. Therefore, Central Charter School is not anticipated to completely relieve overcrowding at Castle Hill Elementary School.

As you are aware, this application is subject to Section 7.8 of the Interlocal Agreement and School Board Policy 1161 regarding residential development impacting critically overcrowded schools. In a letter dated June 19, 2006, the City proposed the payment of cost per student station amount as mitigation for the elementary school students attributable to critically overcrowded Castle Hill Elementary School.

Based on the current school impact fee schedule (effective October 2006), the school impact fee that would currently be due for the additional 4,711 residential units is approximately \$10,266,629. It should be noted that the school impact fee schedule is adjusted by Broward County on October 1, annually and as such, the school impact fees due may increase. Computations utilizing the October 2006 Florida established Student Station Cost Factors figures indicate that the cost per student station amount for the 637 anticipated elementary school students attributed to critically overcrowded elementary school is approximately \$11,576,201, which translates to approximately \$1,309,572 above the currently estimated school impact fees due for the subject units. Thus, the commitment to pay cost per student station meets the mitigation provisions of School Board Policy 1161. It should be noted that the Florida established Student Station Cost Factors figures is adjusted each month based on the consumer price index, and the ultimate Student Station Cost Factors amount will be more than currently indicated.


Also, the Policy requires the execution of a tri-party agreement between the School Board, the Broward County Commission and the City to enable legal enforcement of the voluntary commitment. At the minimum the agreement shall address the following:

1. Amendment of the City of Lauderdale's Land Development Code to require payment of the Student Station Cost Factor amount as the educational impact fee for the 4,711 residential units.
2. The City will require evidence of payment from a developer prior to the issuance of building permit on a site-specific basis.
3. The City will provide written notice to the Superintendent or staff designee regarding proposed development of TOC authorized residential units. At the minimum, the notice shall include pertinent information about the project and location map (site plan or plat) for the project.

Revised Land Use Plan Amendment PC 06-3
October 27, 2006
Page 4

The Broward County Commission approved LUPA PC 06-3 on June 27, 2006. After the approval by the Broward County Commission, your City Attorney (Earl Hahn) requested a sample Tri-Party Agreement in order to draft the required agreement for this project. Thus upon receipt of the draft agreement from him, District staff will move forward to process the agreement for School Board approval. Thank you for your cooperation regarding this project. If you have questions or need further information, please email me at lisa.lorbeck@browardschools.com or call me at 754-321-8356.

Sincerely,

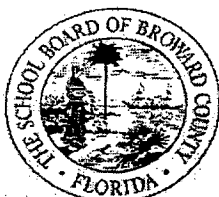


Lisa Lorbeck, Planner
Growth Management Division
Facility Management, Planning & Site
Acquisition Department

COA:coa

cc: Michael C. Garretson, Deputy Superintendent, Facilities and Construction Management
Thomas J. Coates, Executive Director, Facility Management, Planning & Site Acquisition Department
Alan Gabriel, School Board Cadre Attorney
Chris O. Akagbosu, Director, Growth Management
Thomas Moore, Director, School Boundaries
Jonathan Peservich, Director, Real Estate and Environmental Planning
Henry Sniezek, Executive Director, Broward County Planning Council
Earl Hall, City Attorney, City of Lauderhill
Earl R. Hahn, AICP, Director, Planning and Zoning, City of Lauderhill
Heather E. Cunniff, AICP, City Planner, City of Lauderhill
Charles F. Fink, CFF Planning Services

The Nation's Largest Fully



Accredited School System

Facility Management, Planning & Site Acquisition Department
600 S.E. 3rd Avenue, 4th Floor
Fort Lauderdale, Florida 33301

Regional Activity Center/Local Activity Center
Public School Facility Impact Statement

Property Description

Type: Local SEC 25, 36, 31, 6 TWP 49, 50 RNG 41, and 42
Amendment #: PC 06-3
Owner / Developer: City of Lauderhill (Initial Applicant)
Jurisdiction: City of Lauderhill
Current Land Use: Community Fac., Rec. Open Space, High (50) Resid., Med.-High (25) Resid., Industrial and Commercial (Approx. 483.7 Ac.)
Proposed Land Use: Transit Oriented Corridor (Approx. 483.7 Ac.)

Potential Student Impact*

Existing Permitted Units: 0
Proposed Units: 4,711
Built Units: _____
Net Change: +4711

Additional Impact:

Elementary Students: 637
Middle Students: 334
High Students: 305
Total: 1,276

* Note: Calculations are based upon the maximum student generation rates in the Land Development Code.

Currently Assigned Schools*

	20th Day Enrollment	School Capacity	Over/Under Enrolled	Projected Enrollment**				
				07/08	08/09	09/10	10/11	11/12
Castle Hill Elementary	786	533	253	790	795	795	800	
Larkdale Elementary	482	623	-141	485	491	501	509	
Lauderhill P. T. Elementary	718	872	-154	718	739	742	758	
King, Martin Luther Elementary	563	809	-246	543	518	504	500	
Arthur Ashe Middle	877	1050	-173	854	827	798	820	
Lauderhill Middle	830	983	-153	832	837	842	847	
Parkway Middle	1337	1667	-330	1334	1323	1280	1283	
Anderson, Boyd H. High	2656	2851	-195	2675	2625	2575	2605	
Dillard High	2209	2822	-613	2197	2036	1995	1973	

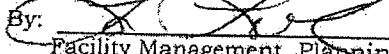
COMMENTS: Please see attached comments dated October 27, 2006.

* Note: 06/07 School Year - School attendance areas are subject to change each year.
** Adjusted Cohort projections - Cohort Survival Model, School Boundaries Department.

Planned and funded improvements in the currently adopted District Educational Facilities Plan

Elementary Schools: Castle Hill Elem.: 18 classrooms addition. Bulk funding for construction slated FY 2007/08.
Middle Schools: Lauderhill: 4 modular classrooms addition. Bulk funding for construction slated FY 2007/08.
High Schools: None
Comments:

Date: October 27, 2006

By: 
Facility Management, Planning & Site Acquisition Department

Student Station cost factors (11/2006)

Page 1 of 3

STUDENT STATION COST FACTORS
REVISED TO CONFORM WITH HB 5005(2006)

12-Nov-06

	Consumer Price Index REC National Forecast of February 2006	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Jan-2006	198.3	1.0000	17,952	19,386	25,181
Feb-2006	198.7	1.0020	17,988	19,425	25,232
Mar-2006	199.8	1.0076	18,088	19,533	25,371
Apr-2006	201.5	1.0161	18,242	19,699	25,587
May-2006	202.5	1.0212	18,332	19,797	25,714
Jun-2006	202.9	1.0232	18,368	19,836	25,765
Jul-2006	203.5	1.0262	18,423	19,894	25,841
Aug-2006	203.9	1.0282	18,459	19,933	25,892
Sep-2006	202.9	1.0232	18,368	19,836	25,765
Oct-2006	202.3	1.0202	18,314	19,777	25,689
Nov-2006	202.3	1.0202	18,314	19,777	25,689
Dec-2006	202.7	1.0222	18,350	19,816	25,740
Jan-2007	203.8	1.0277	18,450	19,924	25,879
Feb-2007	204.3	1.0303	18,495	19,973	25,943
Mar-2007	204.8	1.0328	18,540	20,021	26,006
Apr-2007	205.1	1.0343	18,568	20,051	26,044
May-2007	205.5	1.0363	18,604	20,090	26,095
Jun-2007	205.9	1.0383	18,640	20,129	26,146
Jul-2007	206.3	1.0403	18,676	20,168	26,197
Aug-2007	206.7	1.0424	18,712	20,207	26,248
Sep-2007	207.1	1.0444	18,749	20,246	26,298
Oct-2007	207.4	1.0459	18,776	20,276	26,337
Nov-2007	207.8	1.0479	18,812	20,315	26,387
Dec-2007	208.1	1.0494	18,839	20,344	26,425
Jan-2008	208.5	1.0514	18,875	20,383	26,476
Feb-2008	208.8	1.0530	18,903	20,412	26,514
Mar-2008	209.2	1.0550	18,939	20,452	26,565
Apr-2008	209.4	1.0560	18,957	20,471	26,591
May-2008	209.7	1.0575	18,984	20,500	26,629
Jun-2008	210.0	1.0590	19,011	20,530	26,667
Jul-2008	210.3	1.0605	19,038	20,559	26,705
Aug-2008	210.6	1.0620	19,066	20,588	26,743
Sep-2008	210.9	1.0635	19,093	20,618	26,781
Oct-2008	211.2	1.0651	19,120	20,647	26,819
Nov-2008	211.5	1.0666	19,147	20,676	26,857
Dec-2008	211.8	1.0681	19,174	20,706	26,895
Jan-2009	212.3	1.0706	19,219	20,755	26,959
Feb-2009	212.6	1.0721	19,247	20,784	26,997
Mar-2009	212.9	1.0736	19,274	20,813	27,035
Apr-2009	213.2	1.0751	19,301	20,843	27,073
May-2009	213.5	1.0767	19,328	20,872	27,111
Jun-2009	213.8	1.0782	19,355	20,901	27,149
Jul-2009	214.1	1.0797	19,382	20,931	27,187

<http://edr.state.fl.us/conferences/peco/station.htm>

12/12/2006

EXHIBIT "C"

Student Station cost factors (11/2006)

Page 2 of 3

Aug-2009	214.4	1.0812	19,410	20,960	27,225
Sep-2009	214.7	1.0827	19,437	20,989	27,264
Oct-2009	215.0	1.0842	19,464	21,019	27,302
Nov-2009	215.3	1.0857	19,491	21,048	27,340
Dec-2009	215.6	1.0872	19,518	21,077	27,378
Jan-2010	216.0	1.0893	19,554	21,116	27,429
Feb-2010	216.3	1.0908	19,582	21,146	27,467
Mar-2010	216.6	1.0923	19,609	21,175	27,505
Apr-2010	216.9	1.0938	19,636	21,204	27,543
May-2010	217.2	1.0953	19,663	21,234	27,581
Jun-2010	217.5	1.0968	19,690	21,263	27,619
Jul-2010	217.9	1.0988	19,726	21,302	27,670
Aug-2010	218.2	1.1004	19,754	21,331	27,708
Sep-2010	218.5	1.1019	19,781	21,361	27,746
Oct-2010	218.8	1.1034	19,808	21,390	27,784
Nov-2010	219.2	1.1054	19,844	21,429	27,835
Dec-2010	219.5	1.1069	19,871	21,459	27,873
Jan-2011	219.9	1.1089	19,907	21,498	27,924
Feb-2011	220.2	1.1104	19,935	21,527	27,962
Mar-2011	220.5	1.1120	19,962	21,556	28,000
Apr-2011	220.8	1.1135	19,989	21,586	28,038
May-2011	221.1	1.1150	20,016	21,615	28,076
Jun-2011	221.5	1.1170	20,052	21,654	28,127
Jul-2011	221.8	1.1185	20,079	21,683	28,165
Aug-2011	222.2	1.1205	20,116	21,722	28,216
Sep-2011	222.6	1.1225	20,152	21,762	28,267
Oct-2011	222.9	1.1241	20,179	21,791	28,305
Nov-2011	223.3	1.1261	20,215	21,830	28,356
Dec-2011	223.7	1.1281	20,251	21,869	28,406
Jan-2012	224.0	1.1296	20,279	21,898	28,444
Feb-2012	224.4	1.1316	20,315	21,938	28,495
Mar-2012	224.7	1.1331	20,342	21,967	28,533
Apr-2012	225.1	1.1351	20,378	22,006	28,584
May-2012	225.5	1.1372	20,414	22,045	28,635
Jun-2012	225.8	1.1387	20,442	22,074	28,673
Jul-2012	226.2	1.1407	20,478	22,114	28,724
Aug-2012	226.6	1.1427	20,514	22,153	28,775
Sep-2012	226.9	1.1442	20,541	22,182	28,813
Oct-2012	227.3	1.1462	20,577	22,221	28,864
Nov-2012	227.7	1.1483	20,614	22,260	28,914
Dec-2012	228.0	1.1498	20,641	22,290	28,952
Jan-2013	228.4	1.1518	20,677	22,329	29,003
Feb-2013	228.8	1.1538	20,713	22,368	29,054
Mar-2013	229.2	1.1558	20,749	22,407	29,105
Apr-2013	229.5	1.1573	20,777	22,436	29,143
May-2013	229.9	1.1594	20,813	22,475	29,194
Jun-2013	230.3	1.1614	20,849	22,514	29,244
Jul-2013	230.6	1.1629	20,876	22,544	29,283
Aug-2013	231.0	1.1649	20,912	22,583	29,333
Sep-2013	231.3	1.1664	20,939	22,612	29,371
Oct-2013	231.7	1.1684	20,976	22,651	29,422
Nov-2013	232.0	1.1699	21,003	22,681	29,460
Dec-2013	232.4	1.1720	21,039	22,720	29,511

Student Station cost factors (11/1/06)

Page 3 of 3

Jan-2014	232.8	1.1740	21.075	22,759	29,562
Feb-2014	233.1	1.1755	21,102	22,788	29,600
Mar-2014	233.5	1.1775	21,139	22,827	29,651
Apr-2014	233.9	1.1795	21,175	22,866	29,702
May-2014	234.2	1.1810	21,202	22,896	29,740
Jun-2014	234.6	1.1831	21,238	22,935	29,791
Jul-2014	235.0	1.1851	21,274	22,974	29,841
Aug-2014	235.3	1.1866	21,302	23,003	29,879
Sep-2014	235.7	1.1886	21,338	23,042	29,930
Oct-2014	236.0	1.1901	21,365	23,072	29,968
Nov-2014	236.4	1.1921	21,401	23,111	30,019
Dec-2014	236.7	1.1936	21,428	23,140	30,057
Jan-2015	237.1	1.1957	21,465	23,179	30,108
Feb-2015	237.5	1.1977	21,501	23,218	30,159
Mar-2015	237.9	1.1997	21,537	23,257	30,210
Apr-2015	238.2	1.2012	21,564	23,287	30,248
May-2015	238.6	1.2032	21,600	23,326	30,298
Jun-2015	239.0	1.2052	21,637	23,365	30,349
Jul-2015	239.4	1.2073	21,673	23,404	30,400
Aug-2015	239.7	1.2088	21,700	23,433	30,438
Sep-2015	240.1	1.2108	21,736	23,472	30,489
Oct-2015	240.5	1.2128	21,772	23,512	30,540
Nov-2015	240.9	1.2148	21,809	23,551	30,591
Dec-2015	241.3	1.2168	21,845	23,590	30,641
Jan-2016	241.7	1.2189	21,881	23,629	30,692
Feb-2016	242.1	1.2209	21,917	23,668	30,743
Mar-2016	242.6	1.2234	21,962	23,717	30,806
Apr-2016	243.0	1.2254	21,999	23,756	30,857
May-2016	243.4	1.2274	22,035	23,795	30,909
Jun-2016	243.8	1.2295	22,071	23,834	30,959
Jul-2016	244.3	1.2320	22,116	23,883	31,022
Aug-2016	244.7	1.2340	22,153	23,922	31,073
Sep-2016	245.1	1.2360	22,189	23,961	31,124
Oct-2016	245.5	1.2380	22,225	24,000	31,175
Nov-2016	245.9	1.2400	22,261	24,039	31,225
Dec-2016	246.3	1.2421	22,297	24,079	31,276