

SKIPPER Consulting, Inc.

3644 Vann Road, Suite 100
Birmingham, Alabama 35235
Phone (205) 655-8855 Fax (205) 655-8825

July 25, 2013

John L. Knutsson
Vice President
Daniel Corporation
3660 Grandview Parkway
Suite 100
Birmingham, Alabama 35243

RE: Lane Parke

Dear John:

The purpose of this letter is to provide an analysis of the potential changes to the results of our most recent traffic study for the Lane Park development (dated June 11, 2013) based on proposed changes to the development plan. A comparison of the development plan included in the report and the proposed development follows:

<i>Land Use</i>	<i>Development Plan in Report</i>	<i>Proposed Development Plan</i>
Retail	49,715 sq.ft.	47,415 sq.ft.
Pharmacy	11,157 sq.ft.	--
Restaurant (Fast/Casual)	6,000 sq.ft.	3,400 sq.ft.
Restaurant (Quality)	16,500 sq.ft.	12,500 sq.ft.
Grocery	28,300 sq.ft.	28,300 sq.ft.
Hotel	100 rooms	100 rooms
Bank	4,340 sq.ft.	12,340 sq.ft.
Apartments	276 units	276 units

A comparison of the total external trip generation of the two proposed land use plans is shown in the following table.

**Table
Trip Generation Comparison**

<i>Land Use</i>	<i>External Trip Generation</i>								
	<i>Weekday</i>			<i>AM Peak Hour</i>			<i>PM Peak Hour</i>		
	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>
Current Report	4669	4669	9338	168	177	345	504	433	938
Proposed Changes	4452	4452	8404	182	187	368	506	445	951

As shown in the preceding table, the proposed land use generates approximately 10% less traffic than the land use included the latest traffic impact study on a daily basis.

During the a.m. peak hour, the proposed land will generate approximately 7% more traffic than the land use included in the current traffic impact study; however, there are no roadway capacity issues during the a.m. peak hour, and therefore it is anticipated that the change in land use would not cause the need for additional roadway improvements to accommodate the a.m. peak hour of traffic flow.

During the p.m. peak hour, the proposed land use would generate approximately 1% more traffic than the land use included in the traffic impact study. This is negligible and will not cause any change in the analysis results.

Based on the information presented in this letter, it is the opinion of Skipper Consulting that the proposed changes in land use for Lane Parke would not change the results of the traffic impact study.

Sincerely,



Richard L. Caudle, P.E.