

SUMMARY SCHEDULE OF ALL IMPACT FEES FOR TUSCAN VILLAGE DEVELOPMENT - (170 ACRES)

DATE: 12/1/2020 REV. 2/5/21

TABLE I TUSCAN VILLAGE TRAFFIC IMPACT FEE SCHEDULE

DATE: 12/1/2020 REV. 2/5/21

CALCULATION OF TRAFFIC IMPACT FEES FOR TUSCAN VILLAGE (120 ACRES)

Tenant Category	SF- UNIT	UNIT	\$/UNIT	IMPACT FEE
Tuscan Village Rock Office District				
Medical Office Space	162,250	SF	\$4.08	\$661,980
Life Sciences Office Space	155,000	SF	\$2.03	\$314,650
Life Sciences Manufacturing	672,700	SF	\$0.71	\$477,617
Life Sciences Warehouse	40,000	SF	\$0.31	\$12,400
Total GFA	1,029,950	SF		
TOTAL TRAFFIC IMPACT FEE ROCK OFFICE DISTRICT				
South Village District				
Retail	123,041	SF	\$4.06	\$499,546
Specialty Grocer	20,131	SF	\$4.50	\$90,590
Bank w/Drive thru	3,091	SF	\$3.01	\$9,304
High Turnover Restaurant (571 Seats)	12,913	SF	\$4.72	\$60,949
Fast Food with drivethru (118 Seats)	5,000	SF	\$16.99	\$84,950
Lifestyle Retail (Gym use)	25,000	SF	\$2.08	\$52,000
Total GFA	189,176	SF		
TOTAL TRAFFIC IMPACT FEE SOUTH DISTRICT				
Tuscan Village Central District				
Village Residential 230 units 259,195 sf)	230	Units	\$1,321.00	\$303,830
Village Residential 91 units 97,667 sf)	91	Units	\$1,321.00	\$120,211
Retail (Including Lifestyle Retail)	188,752	SF	\$4.06	\$766,333
Quality Restaurant (569 Seats)	24,474	SF	\$6.05	\$148,068
High Turnover Restaurant (784seats)	36,605	SF	\$4.72	\$172,776
Banquet facility	12,021	SF	\$6.05	\$72,727
Office Space	325,628	SF	\$2.03	\$661,025
Medical Office Space	18,000	SF	\$4.08	\$73,440
Hotel (162 rooms, 91,222 SF)	165	Rooms	\$1,508.00	\$248,820
Total GFA	1,053,564	SF		
TOTAL TRAFFIC IMPACT FEE CENTRAL DISTRICT				
Mall Road Quadrant				
Residential (283,594 sf, 260 Units)	260	Units	\$1,321.00	\$343,460
Residential (306,500 sf, 281 Units)	281	Units	\$1,321.00	\$371,201
Fast Food with Drive Thru (5,000 sf)	5,000	SF	\$10.86	\$54,300
(1a) Gas/Conv. Store (9,500 SF)	16	Fuel Stations	\$3,705	\$59,280
(1b) Fast food with Drivethru	1,000	SF	\$16.99	\$16,990
(1c) Car wash	139	New Trips	\$180.00	\$25,020
(1d) Office space	2,431	SF	\$2.03	\$4,935
Maintenance Buildings	27,000	SF	\$0.31	\$8,370
TOTAL TRAFFIC IMPACT FEE MALL ROAD QUADRANT				\$883,556
SUBTOTAL TRAFFICIMPACT FEE:	(120 ACRE)			\$5,714,771
CALCULATION OF TRAFFIC IMPACT FEES FOR TUSCAN VILLAGE (50 ACRES)				
Tenant Category	SF - UNIT	UNIT	\$/UNIT	IMPACT FEE
Car Dealership (38,500 sf)*	38,500	SF	\$2.93	\$111,624
Grocery Store	80,000	SF	\$3.57	\$285,600
Retail Store 1 (Home Furnishings)	28,000	SF	\$2.65	\$74,200
Retail Store 2 (Sporting Goods)	15,000	SF	\$2.65	\$39,750
Retail Store 3 (Health and Beauty)	10,000	SF	\$2.65	\$26,500
Retail Store 4 (clothing accessories)	8,000	SF	\$2.65	\$21,200
Fast Food Rest/w drive thru	5,000	SF	\$14.84	\$74,200
High Turnover Rest	8,000	SF	\$4.44	\$35,520
Coffee Shop w/Drive Thru	2,200	SF	\$14.84	\$32,648
Bank w/ drive thru	4,500	SF	\$3.69	\$16,605
Residential Apts (256 units)	256	EA	\$995.00	\$254,720
Townhouses (88 units)	88	EA	\$869.00	\$76,472
SUBTOTAL TRAFFIC IMPACT FEE (50 ACRES) :				\$1,049,039
SUBTOTAL TRAFFIC IMPACT FEE (120 ACRE):				\$5,714,771
TOTAL TRAFFIC IMPACT FEE (170 ACRES):				\$6,763,810

TABLE II TUSCAN VILLAGE SCHOOL IMPACT FEE SCHEDULE

DATE: 12/1/2020 REV. 2/5/21

CALCULATION OF SCHOOL IMPACT FEES FOR TUSCAN VILLAGE (120 ACRES)

Tenant Category	SF- UNIT	UNIT	\$/UNIT	IMPACT FEE
Tuscan Village Rock Office District				
Medical Office Space	162,250	SF	\$0.00	\$0
Life Sciences Office Space	155,000	SF	\$0.00	\$0
Life Sciences Manufacturing	672,700	SF	\$0.00	\$0
Life Sciences Warehouse	40,000	SF	\$0.00	\$0
Total GFA	1,029,950	SF		
TOTAL SCHOOL IMPACT FEE ROCK OFFICE DISTRICT				\$0
South Village District				
Retail	123,041	SF	\$0.00	\$0
Specialty Grocer	20,131	SF	\$0.00	\$0
Bank w/Drive thru	3,091	SF	\$0.00	\$0
High Turnover Restaurant (571 Seats)	12,913	SF	\$0.00	\$0
Fast Food with drivethru (118 Seats)	5,000	SF	\$0.00	\$0
Lifestyle Retail (Gym use)	25,000	SF	\$0.00	\$0
Total GFA	189,176	SF		
TOTAL SCHOOL IMPACT FEE SOUTH DISTRICT				\$0
Tuscan Village Central District				
Village Residential 230 units 208,452 sf)	230	Units	\$2,792.00	\$642,160
Village Residential 91 units 142,556 sf)	91	Units	\$2,792.00	\$254,072
Retail (Including Lifestyle Retail)	188,752	SF	\$0.00	\$0
Quality Restaurant (1214 Seats)	24,474	SF	\$0.00	\$0
High Turnover Restaurant (1466seats)	36,605	SF	\$0.00	\$0
Banquet facility	12,021	SF	\$0.00	\$0
Office Space	325,628	SF	\$0.00	\$0
Medical Office Space	18,000	SF	\$0.00	\$0
Hotel (162 rooms, 95,987 SF)	165	Rooms	\$0.00	\$0
Total GFA	964,006	SF		
TOTAL SCHOOL IMPACT FEE CENTRAL DISTRICT				\$896,232
Mall Road Quadrant				
Residential (283,594 sf, 260 Units)	260	Units	\$2,792.00	\$725,920
Residential (306,500 sf, 281 Units)	281	Units	\$2,792.00	\$784,552
Fast Food with Drive Thru (5,000 sf)	5,000	SF	\$0.00	\$0
(1a) Gas/Conv. Store (9,500 SF)	16	Fuel Stations	\$0.00	\$0
(1b) Fast food with Drivethru	1,000	SF	\$0.00	\$0
(1c) Car wash	139	New Trips	\$0.00	\$0
(1d) Office space	2,431	SF	\$0.00	\$0
Maintenance Buildings	27,000	SF	\$0.00	\$0
TOTAL SCHOOL IMPACT FEE MALL ROAD QUADRANT				\$1,510,472
SUBTOTAL SCHOOL IMPACT FEE:	(120 ACRE)			\$2,406,704
CALCULATION OF SCHOOL IMPACT FEES FOR TUSCAN VILLAGE (50 ACRES)				
Tenant Category	SF - UNIT	UNIT	\$/UNIT	IMPACT FEE
Car Dealership (38,500 sf)*	38,500	SF	\$0.00	\$0
Grocery Store	80,000	SF	\$0.00	\$0
Retail Store 1 (Home Furnishings)	28,000	SF	\$0.00	\$0
Retail Store 2 (Sporting Goods)	15,000	SF	\$0.00	\$0
Retail Store 3 (Health and Beauty)	10,000	SF	\$0.00	\$0
Retail Store 4 (clothing accessories)	8,000	SF	\$0.00	\$0
Fast Food Rest/w drive thru	5,000	SF	\$0.00	\$0
High Turnover Rest	8,000	SF	\$0.00	\$0
Coffee Shop w/Drive Thru	2,200	SF	\$0.00	\$0
Bank w/ drive thru	4,500	SF	\$0.00	\$0
Residential Apts (256 units)	256	EA	\$2,792.00	\$714,752
Townhouses (88 units)	88	EA	\$2,878.00	\$253,264
SUBTOTAL SCHOOL IMPACT FEE (50 ACRES) :				\$968,016
SUBTOTAL SCHOOL IMPACT FEE (120 ACRE):				\$2,406,704
TOTAL SCHOOL IMPACT FEE (170 ACRES):				\$3,374,720

TABLE III TUSCAN VILLAGE RECREATION IMPACT FEE SCHEDULE

DATE: 12/1/2020 REV. 2/5/21

CALCULATION OF RECREATION IMPACT FEES FOR TUSCAN VILLAGE (120 ACRES)

Tenant Category	SF- UNIT	UNIT	\$/UNIT	IMPACT FEE
Tuscan Village Rock Office District				
Medical Office Space	162,250	SF	\$0.00	\$0
Life Sciences Office Space	155,000	SF	\$0.00	\$0
Life Sciences Manufacturing	672,700	SF	\$0.00	\$0
Life Sciences Warehouse	40,000	SF	\$0.00	\$0
Total GFA	1,029,950	SF		
TOTAL RECREATION IMPACT FEE ROCK OFFICE DISTRICT				
South Village District				
Retail	123,041	SF	\$0.00	\$0
Specialty Grocer	20,131	SF	\$0.00	\$0
Bank w/Drive thru	3,091	SF	\$0.00	\$0
High Turnover Restaurant (571 Seats)	12,913	SF	\$0.00	\$0
Fast Food with drivethru (118 Seats)	5,000	SF	\$0.00	\$0
Lifestyle Retail (Gym use)	25,000	SF	\$0.00	\$0
Total GFA	189,176	SF		
TOTAL RECREATION IMPACT FEE SOUTH DISTRICT				
Tuscan Village Central District				
Village Residential 230 units 208,452 sf)	230	Units	\$659.00	\$151,570
Village Residential 91 units 142,556 sf)	91	Units	\$659.00	\$59,969
Retail (Including Lifestyle Retail)	188,752	SF	\$0.00	\$0
Quality Restaurant (1214 Seats)	24,474	SF	\$0.00	\$0
High Turnover Restaurant (1466seats)	36,605	SF	\$0.00	\$0
Banquet facility	12,021	SF	\$0.00	\$0
Office Space	325,628	SF	\$0.00	\$0
Medical Office Space	18,000	SF	\$0.00	\$0
Hotel (162 rooms, 95,987 SF)	165	Rooms	\$0.00	\$0
Total GFA	964,006	SF		
TOTAL RECREATION IMPACT FEE CENTRAL DISTRICT				
Mall Road Quadrant				
Residential (283,594 sf, 260 Units)	260	Units	\$659.00	\$171,340
Residential (306,500 sf, 281 Units)	281	Units	\$659.00	\$185,179
Fast Food with Drive Thru (5,000 sf)	5,000	SF	\$0.00	\$0
(1a) Gas/Conv. Store (9,500 SF)	16	Fuel Stations	\$0.00	\$0
(1b) Fast food with Drivethru	1,000	SF	\$0.00	\$0
(1c) Car wash	139	New Trips	\$0.00	\$0
(1d) Office space	2,431	SF	\$0.00	\$0
Maintenance Buildings	27,000	SF		
TOTAL RECREATION IMPACT FEE MALL ROAD QUADRANT				
SUBTOTAL RECREATION IMPACT FEE:	(120 ACRE)			\$568,058
CALCULATION OF RECREATION IMPACT FEES FOR TUSCAN VILLAGE (50 ACRES)				
Tenant Category	SF - UNIT	UNIT	\$/UNIT	IMPACT FEE
Car Dealership (38,500 sf)*	38,500	SF	\$0.00	\$0
Grocery Store	80,000	SF	\$0.00	\$0
Retail Store 1 (Home Furnishings)	28,000	SF	\$0.00	\$0
Retail Store 2 (Sporting Goods)	15,000	SF	\$0.00	\$0
Retail Store 3 (Health and Beauty)	10,000	SF	\$0.00	\$0
Retail Store 4 (clothing accessories)	8,000	SF	\$0.00	\$0
Fast Food Rest/w drive thru	5,000	SF	\$0.00	\$0
High Turnover Rest	8,000	SF	\$0.00	\$0
Coffee Shop w/Drive Thru	2,200	SF	\$0.00	\$0
Bank w/ drive thru	4,500	SF	\$0.00	\$0
Residential Apts	256	EA	\$659.00	\$168,704
Townhouses (88 units)	88	EA	\$830.00	\$73,040
SUBTOTAL RECREATION IMPACT FEE (50 ACRES) :				\$241,744
SUBTOTAL RECREATION IMPACT FEE (120 ACRE):				\$568,058
TOTAL RECREATION IMPACT FEE (170 ACRES):				\$809,802

TABLE IV TUSCAN VILLAGE PUBLIC SAFETY IMPACT FEE SCHEDULE

DATE: 12/1/2020 REV. 2/5/21

CALCULATION OF PUBLIC SAFETY IMPACT FEES FOR TUSCAN VILLAGE (120 ACRES)

Tenant Category	SF- UNIT	UNIT	\$/UNIT	IMPACT FEE
Tuscan Village Rock Office District				
Medical Office Space	162,250	SF	\$0.67	\$108,708
Life Sciences Office Space	155,000	SF	\$0.54	\$83,700
Life Sciences Manufacturing	672,700	SF	\$0.27	\$181,629
Life Sciences Warehouse	40,000	SF	\$0.27	\$10,800
Total GFA	1,029,950	SF		
TOTAL PUBLIC SAFETY IMPACT FEE ROCK OFFICE DISTRICT				
South Village District				
Retail	123,041	SF	\$0.56	\$68,903
Specialty Grocer	20,131	SF	\$0.56	\$11,273
Bank w/Drive thru	3,091	SF	\$0.56	\$1,731
High Turnover Restaurant (571 Seats)	12,913	SF	\$0.56	\$7,231
Fast Food with drivethru (118 Seats)	5,000	SF	\$0.56	\$2,800
Lifestyle Retail (Gym use)	25,000	SF	\$0.56	\$14,000
Total GFA	189,176	SF		
TOTAL PUBLIC SAFETY IMPACT FEE SOUTH DISTRICT				
Tuscan Village Central District				
Village Residential 230 units 208,452 sf)	230	Units	\$845.00	\$194,350
Village Residential 91 units 142,556 sf)	91	Units	\$845.00	\$76,895
Retail (Including Lifestyle Retail)	188,752	SF	\$0.56	\$105,701
Quality Restaurant (1214 Seats)	24,474	SF	\$0.56	\$13,705
High Turnover Restaurant (1466seats)	36,605	SF	\$0.56	\$20,499
Banquet facility	12,021	SF	\$0.56	\$6,732
Office Space	325,628	SF	\$0.54	\$175,839
Medical Office Space	18,000	SF	\$0.67	\$12,060
Hotel (162 rooms, 95,987 SF)	165	SF	\$1.50	\$248
Total GFA	964,006	SF		
TOTAL PUBLIC SAFETY IMPACT FEE CENTRAL DISTRICT				
Mall Road Quadrant				
Residential (283,594 sf, 260 Units)	260	Units	\$845.00	\$219,700
Residential (306,500 sf, 281 Units)	281	Units	\$845.00	\$237,445
Fast Food with Drive Thru (5,000 sf)	5,000	SF	\$0.56	\$2,800
(1a) Gas/Conv. Store (9,500 SF)	7,500	SF	\$0.56	\$4,200
(1b) Fast food with Drivethru	1,000	SF	\$0.56	\$560
(1c) Car wash	1,000	SF	\$0.56	\$560
(1d) Office space	2,431	SF	\$0.54	\$1,313
Maintenance Buildings	27,000	SF	\$0.27	\$7,290
TOTAL PUBLIC SAFETY IMPACT FEE MALL ROAD QUADRANT				
SUBTOTAL PUBLIC SAFETY IMPACT FEE:	(120 ACRE)			\$1,570,672
CALCULATION OF PUBLIC SAFETY IMPACT FEES FOR TUSCAN VILLAGE (50 ACRES)				
Tenant Category	SF - UNIT	UNIT	\$/UNIT	IMPACT FEE
Car Dealership (38,500 sf)*	38,500	SF	\$0.00	\$0
Grocery Store	80,000	SF	\$0.00	\$0
Retail Store 1 (Home Furnishings)	28,000	SF	\$0.00	\$0
Retail Store 2 (Sporting Goods)	15,000	SF	\$0.00	\$0
Retail Store 3 (Health and Beauty)	10,000	SF	\$0.00	\$0
Retail Store 4 (clothing accessories)	8,000	SF	\$0.00	\$0
Fast Food Rest/w drive thru	5,000	SF	\$0.00	\$0
High Turnover Rest	8,000	SF	\$0.00	\$0
Coffee Shop w/Drive Thru	2,200	SF	\$0.00	\$0
Bank w/ drive thru	4,500	SF	\$0.00	\$0
Residential Apts	256	EA	\$0.00	\$0
Townhouses (88 units)	88	EA	\$0.00	\$0
SUBTOTAL PUBLIC SAFETY IMPACT FEE (50 ACRES) :				\$0
SUBTOTAL PUBLIC SAFETY IMPACT FEE (120 ACRE):				\$1,570,672
TOTAL PUBLIC SAFETY IMPACT FEE (170 ACRES):				\$1,570,672