



<b>TABLE I TUSCAN VILLAGE TRAFFIC IMPACT FEE SCHEDULE</b>				
<b>DATE: 12/1/2020 REV. 2/5/21</b>				
<b>CALCULATION OF TRAFFIC IMPACT FEES FOR TUSCAN VILLAGE (120 ACRES)</b>				
<b>Tenant Category</b>	<b>SF- UNIT</b>	<b>UNIT</b>	<b>\$/UNIT</b>	<b>IMPACT FEE</b>
<b>Tuscan Village Rock Office District</b>				
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
<b>Total GFA</b>	<b>1,029,950</b>	<b>SF</b>		
<b>TOTAL TRAFFIC IMPACT FEE ROCK OFFICE DISTRICT</b>				<b>\$1,466,647</b>
<b>South Village District</b>				
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
<b>Total GFA</b>	<b>189,176</b>	<b>SF</b>		
<b>TOTAL TRAFFIC IMPACT FEE SOUTH DISTRICT</b>				<b>\$797,339</b>
<b>Tuscan Village Central District</b>				
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
<b>Total GFA</b>	<b>1,053,564</b>	<b>SF</b>		
<b>TOTAL TRAFFIC IMPACT FEE CENTRAL DISTRICT</b>				<b>\$2,567,229</b>
<b>Mall Road Quadrant</b>				
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
<b>TOTAL TRAFFIC IMPACT FEE MALL ROAD QUADRANT</b>				<b>\$883,556</b>
<b>SUBTOTAL TRAFFICIMPACT FEE:</b>	<b>(120 ACRE)</b>			<b>\$5,714,771</b>
<b>CALCULATION OF TRAFFIC IMPACT FEES FOR TUSCAN VILLAGE (50 ACRES)</b>				
<b>Tenant Category</b>	<b>SF - UNIT</b>	<b>UNIT</b>	<b>\$/UNIT</b>	<b>IMPACT FEE</b>
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
<b>SUBTOTAL TRAFFIC IMPACT FEE (50 ACRES) :</b>				<b>\$1,049,039</b>
<b>SUBTOTAL TRAFFIC IMPACT FEE (120 ACRE):</b>				<b>\$5,714,771</b>
<b>TOTAL TRAFFIC IMPACT FEE (170 ACRES):</b>				<b>\$6,763,810</b>

<b>TABLE II TUSCAN VILLAGE SCHOOL IMPACT FEE SCHEDULE</b>				
DATE: 12/1/2020 REV. 2/5/21				
<b>CALCULATION OF SCHOOL IMPACT FEES FOR TUSCAN VILLAGE (120 ACRES)</b>				
<b>Tenant Category</b>	<b>SF- UNIT</b>	<b>UNIT</b>	<b>\$/UNIT</b>	<b>IMPACT FEE</b>
<b>Tuscan Village Rock Office District</b>				
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
<b>Total GFA</b>	<b>1,029,950</b>	<b>SF</b>		
<b>TOTAL SCHOOL IMPACT FEE ROCK OFFICE DISTRICT</b>				<b>\$0</b>
<b>South Village District</b>				
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
<b>Total GFA</b>	<b>189,176</b>	<b>SF</b>		
<b>TOTAL SCHOOL IMPACT FEE SOUTH DISTRICT</b>				<b>\$0</b>
<b>Tuscan Village Central District</b>				
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
<b>Total GFA</b>	<b>964,006</b>	<b>SF</b>		
<b>TOTAL SCHOOL IMPACT FEE CENTRAL DISTRICT</b>				<b>\$896,232</b>
<b>Mall Road Quadrant</b>				
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
<b>TOTAL SCHOOL IMPACT FEE MALL ROAD QUADRANT</b>				<b>\$1,510,472</b>
<b>SUBTOTAL SCHOOLIMPACT FEE:</b>	<b>(120 ACRE)</b>			<b>\$2,406,704</b>
<b>CALCULATION OF SCHOOL IMPACT FEES FOR TUSCAN VILLAGE (50 ACRES)</b>				
<b>Tenant Category</b>	<b>SF - UNIT</b>	<b>UNIT</b>	<b>\$/UNIT</b>	<b>IMPACT FEE</b>
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
<b>SUBTOTAL SCHOOL IMPACT FEE (50 ACRES) :</b>				<b>\$968,016</b>
<b>SUBTOTAL SCHOOL IMPACT FEE (120 ACRE):</b>				<b>\$2,406,704</b>
<b>TOTAL SCHOOL IMPACT FEE (170 ACRES):</b>				<b>\$3,374,720</b>

<b>TABLE III TUSCAN VILLAGE RECREATION IMPACT FEE SCHEDULE</b>				
DATE: 12/1/2020 REV. 2/5/21				
<b>CALCULATION OF RECREATION IMPACT FEES FOR TUSCAN VILLAGE (120 ACRES)</b>				
<b>Tenant Category</b>	<b>SF- UNIT</b>	<b>UNIT</b>	<b>\$/UNIT</b>	<b>IMPACT FEE</b>
<b>Tuscan Village Rock Office District</b>				
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
<b>Total GFA</b>	<b>1,029,950</b>	<b>SF</b>		
<b>TOTAL RECREATION IMPACT FEE ROCK OFFICE DISTRICT</b>				<b>\$0</b>
<b>South Village District</b>				
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
<b>Total GFA</b>	<b>189,176</b>	<b>SF</b>		
<b>TOTAL RECREATION IMPACT FEE SOUTH DISTRICT</b>				<b>\$0</b>
<b>Tuscan Village Central District</b>				
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
<b>Total GFA</b>	<b>964,006</b>	<b>SF</b>		
<b>TOTAL RECREATION IMPACT FEE CENTRAL DISTRICT</b>				<b>\$211,539</b>
<b>Mall Road Quadrant</b>				
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		
<b>TOTAL RECREATION IMPACT FEE MALL ROAD QUADRANT</b>				<b>\$356,519</b>
<b>SUBTOTAL RECREATION IMPACT FEE: (120 ACRE)</b>				<b>\$568,058</b>
<b>CALCULATION OF RECREATION IMPACT FEES FOR TUSCAN VILLAGE (50 ACRES)</b>				
<b>Tenant Category</b>	<b>SF - UNIT</b>	<b>UNIT</b>	<b>\$/UNIT</b>	<b>IMPACT FEE</b>
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
<b>SUBTOTAL RECREATION IMPACT FEE (50 ACRES) :</b>				<b>\$241,744</b>
<b>SUBTOTAL RECREATION IMPACT FEE ( 120 ACRE):</b>				<b>\$568,058</b>
<b>TOTAL RECREATION IMPACT FEE (170 ACRES):</b>				<b>\$809,802</b>

<b>TABLE IV TUSCAN VILLAGE PUBLIC SAFETY IMPACT FEE SCHEDULE</b>				
<b>DATE: 12/1/2020 REV. 2/5/21</b>				
<b>CALCULATION OF PUBLIC SAFETY IMPACT FEES FOR TUSCAN VILLAGE (120 ACRES)</b>				
<b>Tenant Category</b>	<b>SF- UNIT</b>	<b>UNIT</b>	<b>\$/UNIT</b>	<b>IMPACT FEE</b>
<b>Tuscan Village Rock Office District</b>				
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
<b>Total GFA</b>	<b>1,029,950</b>	<b>SF</b>		
<b>TOTAL PUBLIC SAFETY IMPACT FEE ROCK OFFICE DISTRICT</b>				<b>\$384,837</b>
<b>South Village District</b>				
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
<b>Total GFA</b>	<b>189,176</b>	<b>SF</b>		
<b>TOTAL PUBLIC SAFETY IMPACT FEE SOUTH DISTRICT</b>				<b>\$105,939</b>
<b>Tuscan Village Central District</b>				
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
<b>Total GFA</b>	<b>964,006</b>	<b>SF</b>		
<b>TOTAL PUBLIC SAFETY IMPACT FEE CENTRAL DISTRICT</b>				<b>\$606,029</b>
<b>Mall Road Quadrant</b>				
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
<b>TOTAL PUBLIC IMPACT IMPACT FEE MALL ROAD QUADRANT</b>				<b>\$473,868</b>
<b>SUBTOTAL PUBLIC SAFETYIMPACT FEE:</b>	<b>(120 ACRE)</b>			<b>\$1,570,672</b>
<b>CALCULATION OF PUBLIC SAFETY IMPACT FEES FOR TUSCAN VILLAGE (50 ACRES)</b>				
<b>Tenant Category</b>	<b>SF - UNIT</b>	<b>UNIT</b>	<b>\$/UNIT</b>	<b>IMPACT FEE</b>
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
<b>SUBTOTAL PUBLIC SAFETY IMPACT FEE (50 ACRES) :</b>				<b>\$0</b>
<b>SUBTOTAL PUBLIC SAFETY IMPACT FEE ( 120 ACRE):</b>				<b>\$1,570,672</b>
<b>TOTAL PUBLIC SAFETY IMPACT FEE (170 ACRES):</b>				<b>\$1,570,672</b>