

TABLE 4 TUSCAN VILLAGE TRAFFIC IMPACT FEE SCHEDULE

DATE: 9/11/2017 Rev 6-7-19

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

<u>Tenant Category</u>	<u>SF- UNIT</u>	<u>UNIT</u>	<u>\$/UNIT</u>	<u>IMPACT FEE</u>
Tuscan Village West Office District				
Medical Office Space	100,000	SF	\$4.08	\$408,000
Medical Office Space	116,000	SF	\$4.08	\$473,280
Corporate Office Space	250,000	SF	\$2.03	\$507,500
Corporate Office Space	300,000	SF	\$2.03	\$609,000
Total GFA	766,000	SF		
TOTAL TRAFFIC IMPACT FEE WEST OFFICE DISTRICT1				\$1,997,780
South Village District				
Retail	141,150	SF	\$4.06	\$573,069
Specialty Grocer	4,800	SF	\$4.50	\$21,600
Bank w/Drive thru	3,500	SF	\$3.01	\$10,535
Fast/Casual Dining (213 Seats)	8,500	SF	\$4.72	\$40,120
Café/Takeout with drivethru (83 Seats)	13,000	SF	\$16.99	\$220,870
Lifestyle Retail (Gym use)	25,000	SF	\$2.08	\$52,000
Total GFA	195,950	SF		
TOTAL TRAFFIC IMPACT FEE SOUTH DISTRICT1				\$918,194
Tuscan Village Central District				
Residential (Apts 2 bdrm, 64,000 sf)	58	Units	\$1,321.00	\$76,618
Retail (Including Lifestyle Retail)	150,230	SF	\$4.06	\$609,934
Fine/ Casual Dining (201 Seats)	7,500	SF	\$6.05	\$45,375
Fine/Casual Dining (227seats)	8,500	SF	\$6.05	\$51,425
Fine/Casual Dining (255 seats)	9,500	SF	\$6.05	\$57,475
Fine/Casual Dining (211 seats)	7,900	SF	\$6.05	\$47,795
Fast/Casual Dining (150seats)	6,000	SF	\$4.72	\$28,320
Fast/Casual Dining (105 seats)	4,500	SF	\$4.72	\$21,240
Café/Takeout (201 seats)	9,950	SF	\$16.99	\$169,051
Banquet facility (4,500 sf)	4,500	SF	\$6.05	\$27,225
Office Space	219,000	SF	\$2.03	\$444,570
Hotel (162 rooms, 134,000 SF)	162	Rooms	\$1,508.00	\$244,296
Total GFA	427,580	SF		
TOTAL TRAFFIC IMPACT FEE CENTRAL DISTRICT1				\$1,823,323
Tuscan Village Entertainment District				
Bowling (with Bar and Food) 23,500 SF	867	New Trips	\$180.00	\$156,060
Entertainment Component - Comedy Club (15,900 sf)	660	New Trips	\$180.00	\$118,800
Theatre (35,000 sf, 10 Screens, 500 seats)	35,000	SF	\$8.45	\$295,750
Restaurant (Fast/Casual Dining, 733 seats)	35,400	SF	\$4.72	\$167,088
Total GFA	109,800	SF		
TOTAL TRAFFIC IMPACT FEE ENTERTAINMENT DISTRICT1				\$737,698
Mall Road Quadrant				
Assisted Living (185units, 180,000 sf)	185	Beds	\$469.00	\$86,765
Senior Housing 55 + Units	20	Units	\$770.00	\$15,400
Residential (268,500sf, 281 Units)	281	Units	\$1,321.00	\$371,201
Fast Food with Drive Thru (5,000 sf)	5,000	SF	\$16.99	\$84,950
(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
TOTAL TRAFFIC IMPACT FEE MALL ROAD QUADRANT				\$664,541
SUBTOTAL TRAFFICIMPACT FEE:	(120 ACRE)			\$6,141,536
CALCULATION OF TRAFFIC IMPACT FEES FOR TUSCAN VILLAGE (50 ACRES)				
<u>Tenant Category</u>	<u>SF - UNIT</u>	<u>UNIT</u>	<u>\$/UNIT</u>	<u>IMPACT FEE</u>
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 (96 units)	96	EA	\$869.00	\$83,424
SUBTOTAL TRAFFIC IMPACT FEE (50 ACRES) :				\$1,055,991
SUBTOTAL TRAFFIC IMPACT FEE (120 ACRE):				\$6,141,536
TOTAL TRAFFIC IMPACT FEE (170 ACRES):				\$7,197,527

TABLE 1 TUSCAN VILLAGE SCHOOL IMPACT FEE SCHEDULE

DATE: 9/11/2017 Rev 6-7-19

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

<u>Tenant Category</u>	<u>SF- UNIT</u>	<u>UNIT</u>	<u>\$/UNIT</u>	<u>IMPACT FEE</u>
Tuscan Village West Office District				
Medical Office Space	100,000	SF	\$0.00	\$0
Medical Office Space	116,000	SF	\$0.00	\$0
Corporate Office Space	250,000	SF	\$0.00	\$0
Corporate Office Space	300,000	SF	\$0.00	\$0
Total GFA	766,000	SF		
TOTAL SCHOOL IMPACT FEE WEST OFFICE DISTRICT				\$0
South Village District				
Retail	141,150	SF	\$0.00	\$0
Specialty Grocer	4,800	SF	\$0.00	\$0
Bank w/Drive thru	3,500	SF	\$0.00	\$0
Fast/Casual Dining (213 Seats)	8,500	SF	\$0.00	\$0
Café/Takeout with drivethru (83 Seats)	13,000	SF	\$0.00	\$0
Lifestyle Retail (Gym use)	25,000	SF	\$0.00	\$0
Total GFA	195,950	SF		
TOTAL SCHOOL IMPACT FEE SOUTH DISTRICT				\$0
Tuscan Village Central District				
Residential (Apts 2 bdrm, 64,000 sf)	58	Units	\$2,792.00	\$161,936
Retail (Including Lifestyle Retail)	150,230	SF	\$0.00	\$0
Fine/ Casual Dining (201 Seats)	7,500	SF	\$0.00	\$0
Fine/Casual Dining (227seats)	8,500	SF	\$0.00	\$0
Fine/Casual Dining (255 seats)	9,500	SF	\$0.00	\$0
Fine/Casual Dining (211 seats)	7,900	SF	\$0.00	\$0
Fast/Casual Dining (150seats)	6,000	SF	\$0.00	\$0
Fast/Casual Dining (105 seats)	4,500	SF	\$0.00	\$0
Café/Takeout (201 seats)	9,950	SF	\$0.00	\$0
Banquet facility (4,500 sf)	4,500	SF	\$0.00	\$0
Office Space	219,000	SF	\$0.00	\$0
Hotel (162 rooms, 134,000 SF)	162	Rooms	\$0.00	\$0
Total GFA	427,580	SF		
TOTAL SCHOOL IMPACT FEE CENTRAL DISTRICT				\$161,936
Tuscan Village Entertainment District				
Bowling (with Bar and Food) 23,500 SF	867	SF	\$0.00	\$0
Entertainment Component - Comedy Club (15,900 sf)	660	SF	\$0.00	\$0
Theatre (35,000 sf, 10 Screens, 500 seats)	35,000	SF	\$0.00	\$0
Restaurant (Fast/Casual Dining, 733 seats)	35,400	SF	\$0.00	\$0
Total GFA	109,800	SF		
TOTAL SCHOOL IMPACT FEE ENTERTAINMENT DISTRICT				\$0
Mall Road Quadrant				
Assisted Living (185units, 180,000 sf)	185	Beds	\$0.00	\$0
Senior Housing 55 + Units	0	Units	\$0.00	\$0
Residential (268,500sf, 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)	9,500	SF	\$0.00	\$0
(1b) Fast food with Drivethru	1,000	SF	\$0.00	\$0
(1c) Car wash	3,500	SF	\$0.00	\$0
(1d) Office space	2,431	SF	\$0.00	\$0
TOTAL SCHOOL IMPACT FEE MALL ROAD QUADRANT				\$784,552
SUBTOTAL SCHOOL IMPACT FEE:	(120 ACRE)			\$946,488
CALCULATION OF SCHOOL IMPACT FEES FOR TUSCAN VILLAGE (50 ACRES)				
<u>Tenant Category</u>	<u>SF - UNIT</u>	<u>UNIT</u>	<u>\$/UNIT</u>	<u>IMPACT FEE</u>
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	\$2,792.00	\$714,752
Townhouses	96	EA	\$2,878.00	\$276,288
SUBTOTAL SCHOOL IMPACT FEE (50 ACRES) :				\$991,040
SUBTOTAL SCHOOL IMPACT FEE (120 ACRE):				\$946,488
TOTAL SCHOOL IMPACT FEE (170 ACRES):				\$1,937,528

TABLE 2 TUSCAN VILLAGE RECREATION IMPACT FEE SCHEDULE

DATE: 9/11/2017 Rev 6-7-19

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

Tenant Category	SF- UNIT	UNIT	\$/UNIT	IMPACT FEE
Tuscan Village West Office District				
Medical Office Space	100,000	SF	\$0.00	\$0
Medical Office Space	116,000	SF	\$0.00	\$0
Corporate Office Space	250,000	SF	\$0.00	\$0
Corporate Office Space	300,000	SF	\$0.00	\$0
Total GFA	766,000	SF		
TOTAL RECREATION IMPACT FEE WEST OFFICE DISTRICT				\$0
South Village District				
Retail	141,150	SF	\$0.00	\$0
Specialty Grocer	4,800	SF	\$0.00	\$0
Bank w/Drive thru	3,500	SF	\$0.00	\$0
Fast/Casual Dining (213 Seats)	8,500	SF	\$0.00	\$0
Café/Takeout with drivethru (83 Seats)	13,000	SF	\$0.00	\$0
Lifestyle Retail (Gym use)	25,000	SF	\$0.00	\$0
Total GFA	195,950	SF		
TOTAL RECREATION IMPACT FEE SOUTH DISTRICT				\$0
Tuscan Village Central District				
Residential (Apts 2 bdrm, 64,000 sf)	58	Units	\$659.00	\$38,222
Retail (Including Lifestyle Retail)	150,230	SF	\$0.00	\$0
Fine/ Casual Dining (201 Seats)	7,500	SF	\$0.00	\$0
Fine/Casual Dining (227seats)	8,500	SF	\$0.00	\$0
Fine/Casual Dining (255 seats)	9,500	SF	\$0.00	\$0
Fine/Casual Dining (211 seats)	7,900	SF	\$0.00	\$0
Fast/Casual Dining (150seats)	6,000	SF	\$0.00	\$0
Fast/Casual Dining (105 seats)	4,500	SF	\$0.00	\$0
Café/Takeout (201 seats)	9,950	SF	\$0.00	\$0
Banquet facility (4,500 sf)	4,500	SF	\$0.00	\$0
Office Space	219,000	SF	\$0.00	\$0
Hotel (162 rooms, 134,000 SF)	162	Rooms	\$0.00	\$0
Total GFA	427,580	SF		
TOTAL RECREATION IMPACT FEE CENTRAL DISTRICT				\$38,222
Tuscan Village Entertainment District				
Bowling (with Bar and Food) 23,500 SF	867	SF	\$0.00	\$0
Entertainment Component - Comedy Club (15,900 sf)	660	SF	\$0.00	\$0
Theatre (35,000 sf, 10 Screens, 500 seats)	35,000	SF	\$0.00	\$0
Restaurant (Fast/Casual Dining, 733 seats)	35,400	SF	\$0.00	\$0
Total GFA	109,800	SF		
TOTAL RECREATION IMPACT FEE ENTERTAINMENT DISTRICT				\$0
Mall Road Quadrant				
Assisted Living (185units, 180,000 sf)	185	Beds	\$0.00	\$0
Senior Housing 55 + Units	20	Units	\$0.00	\$0
Residential (268,500sf, 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)	9,500	SF	\$0.00	\$0
(1b) Fast food with Drivethru	1,000	SF	\$0.00	\$0
(1c) Car wash	3,500	SF	\$0.00	\$0
(1d) Office space	2,431	SF	\$0.00	\$0
TOTAL RECREATION IMPACT FEE MALL ROAD QUADRANT				\$185,179
SUBTOTAL RECREATION IMPACT FEE:	(120 ACRE)			\$223,401
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	96	EA	\$830.00	\$79,680
SUBTOTAL RECREATION IMPACT FEE (50 ACRES) :				\$248,384
SUBTOTAL RECREATION IMPACT FEE (120 ACRE):				\$223,401
TOTAL RECREATION IMPACT FEE (170 ACRES):				\$471,785

TABLE 3 TUSCAN VILLAGE PUBLIC SAFETY IMPACT FEE SCHEDULE

DATE: 9/11/2017 Rev 6-7-19

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

<u>Tenant Category</u>	<u>SF - UNIT</u>	<u>UNIT</u>	<u>\$/UNIT</u>	<u>IMPACT FEE</u>
Tuscan Village West Office District				
Medical Office Space	100,000	SF	\$0.67	\$67,000
Medical Office Space	116,000	SF	\$0.67	\$77,720
Corporate Office Space	250,000	SF	\$0.54	\$135,000
Corporate Office Space	300,000	SF	\$0.54	\$162,000
Total GFA	766,000	SF		
TOTAL PUBLIC SAFETY IMPACT FEE WEST OFFICE DISTRICT				\$441,720
South Village District				
Retail	141,150	SF	\$0.56	\$79,044
Specialty Grocer	4,800	SF	\$0.56	\$2,688
Bank w/Drive thru	3,500	SF	\$0.56	\$1,960
Fast/Casual Dining (213 Seats)	8,500	SF	\$0.56	\$4,760
Café/Takeout with drivethru (83 Seats)	13,000	SF	\$0.56	\$7,280
Lifestyle Retail (Gym use)	25,000	SF	\$0.56	\$14,000
Total GFA	195,950	SF		
TOTAL PUBLIC SAFETY IMPACT FEE SOUTH DISTRICT				\$109,732
Tuscan Village Central District				
Residential (Apts 2 bdrm, 64,000 sf)	58	Units	\$845.00	\$49,010
Retail (Including Lifestyle Retail)	150,230	SF	\$0.56	\$84,129
Fine/ Casual Dining (201 Seats)	7,500	SF	\$0.56	\$4,200
Fine/Casual Dining (227seats)	8,500	SF	\$0.56	\$4,760
Fine/Casual Dining (255 seats)	9,500	SF	\$0.56	\$5,320
Fine/Casual Dining (211 seats)	7,900	SF	\$0.56	\$4,424
Fast/Casual Dining (150seats)	6,000	SF	\$0.56	\$3,360
Fast/Casual Dining (105 seats)	4,500	SF	\$0.56	\$2,520
Café/Takeout (201 seats)	9,950	SF	\$0.56	\$5,572
Banquet facility (4,500 sf)	4,500	SF	\$0.56	\$2,520
Office Space	219,000	SF	\$0.54	\$118,260
Hotel (162 rooms, 134,000 SF)	134,000	SF	\$1.50	\$201,000
Total GFA	427,580	SF		
TOTAL SCHOOL IMPACT FEE CENTRAL DISTRICT				\$485,075
Tuscan Village Entertainment District				
Bowling (with Bar and Food) 23,500 SF	867	SF	\$0.56	\$486
Entertainment Component - Comedy Club (15,900 sf)	660	SF	\$0.56	\$370
Theatre (35,000 sf, 10 Screens, 500 seats)	35,000	SF	\$0.56	\$19,600
Restaurant (Fast/Casual Dining, 733 seats)	35,400	SF	\$0.56	\$19,824
Total GFA	109,800	SF		
TOTAL PUBLIC SAFETY IMPACT FEE ENTERTAINMENT DISTRICT				\$40,279
Mall Road Quadrant				
Assisted Living (185units, 180,000 sf)	185	Beds	\$2,425.00	\$448,625
Senior Housing 55 + Units	20	Units	\$1,781.00	\$35,620
Residential (268,500sf, 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)	9,500	SF	\$0.56	\$5,320
(1b) Fast food with Drivethru	1,000	SF	\$0.56	\$560
(1c) Car wash	3,500	SF	\$0.56	\$1,960
(1d) Office space	2,431	SF	\$0.56	\$1,361
TOTAL PUBLIC SAFETY IMPACT FEE MALL ROAD QUADRANT				\$733,691
SUBTOTAL PUBLIC SAFETY IMPACT FEE:	(120 ACRE)			\$1,368,777
CALCULATION OF PUBLIC SAFETY IMPACT FEES FOR TUSCAN VILLAGE (50 ACRES)				
<u>Tenant Category</u>	<u>SF - UNIT</u>	<u>UNIT</u>	<u>\$/UNIT</u>	<u>IMPACT FEE</u>
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	96	EA	\$0.00	\$0
SUBTOTAL PUBLIC SAFETY IMPACT FEE (50 ACRES) :				\$0
SUBTOTAL PUBLIC SAFETY IMPACT FEE (120 ACRE):				\$1,368,777
TOTAL PUBLIC SAFETY IMPACT FEE (170 ACRES):				\$1,368,777

**SUMMARY SCHEDULE OF ALL IMPACT FEES
FOR TUSCAN VILLAGE DEVELOPMENT - (170 ACRES) 2018 FEE SCHEDULE
DATE: 9/11/2017 Rev 1/3/19**

IMPACT FEE TYPE	NORTH TUSCAN VILLAGE (50 ACRES)	TUSCAN VILLAGE (120 ACRES)	TOTAL IMPACT FEE (170 ACRES)	COMMENTS
I. TRAFFIC IMPACT FEE	\$1,055,991	\$6,141,536	\$7,197,527	SEE TABLE 4 (1)
II. SCHOOL IMPACT FEE	\$991,040	\$946,488	\$1,937,528	SEE TABLE 1
III. RECREATION IMPACT FEE	\$248,384	\$223,401	\$471,785	SEE TABLE 2
IV. PUBLIC SAFETY IMPACT FEE	\$0	\$1,368,777	\$1,368,777	SEE TABLE 3
Total Impact Fees	\$2,295,415	\$9,590,792	\$11,886,207	

(1) DOES NOT INCLUDE ANY CREDIT FOR PREVIOUS TRAFFIC USE