

| FEE TYPE | RATE | PRELIMINARY FEE ESTIMATE | AVERAGE FEE PER DWELLING UNIT/SQ. FT. |
|--|-------------------------------------|--------------------------|---------------------------------------|
| Library Enrichment Residential | \$0.15/SF | \$192,862.50 | \$152.10/DU |
| Library Enrichment Commercial | \$0.15/SF | \$9,000.00 | \$0.15/SF |
| Library Development Residential | \$0.44/SF | \$565,730.00 | \$446.16/DU |
| Library Development Commercial | \$0.04/SF | \$2,400.00 | \$0.04/SF |
| School District Residential | \$2.97/SF | \$3,818,677.50 | \$3,011.58/DU |
| School District Commercial | \$0.47/SF | \$28,200.00 | \$0.47/SF |
| Parks and Recreation Residential | \$0.86/SF | \$1,105,745.00 | \$872.04/DU |
| Parks and Recreation Commercial | \$0.23/SF | \$13,800.00 | \$0.23/SF |
| Drainage Fee Residential | \$12,965/AC (11.0 acres res.) | \$142,615.00 | \$112.48/DU |
| Drainage Fee Commercial | \$12,965/AC (1.5 acres comm.) | \$19,447.50 | \$0.32/AC |
| Traffic Impact Fee Residential | \$154/TE (5.51TE/DU = 6,987) | \$1,075,998.00 | \$848.58/DU |
| Traffic Impact Fee Commercial | \$154/TE (0.0215TE/ SF=1,290) | \$198,660.00 | \$3.11/SF |
| Sewer Connection Fee Residential | \$1,531/DU | \$1,941,308.00 | \$1,531/DU |
| Sewer Connection Fee Commercial | \$36,173 (4" compound EDU) | \$36,173.00 | \$0.60/SF |
| Water Capital Facilities Charge Residential | \$2,400/EDU (3/4" meter) | \$3,043,200.00 | \$2,400/DU |
| Water Capital Facilities Charge Commercial | \$300/AC (1.5 acre comm.) | \$450.00 | \$0.0075/SF |
| OCSD - Capital Facilities Sewer Capacity Charge - Residential | \$4,020/3BRDU | \$2,548,680.00 | \$4,020/DU |
| OCSD - Capital Facilities Sewer Capacity Charge - Residential | \$3,160/2BRDU | \$2,003,440.00 | \$3,160/DU |
| OCSD - Capital Facilities Sewer Capacity Charge - Commercial | \$1,357/1,000SF (Average demand) | \$81,420.00 | \$1.36/SF |
| TOTAL DEVELOPER FEE ESTIMATE | | \$16,827,806.50 | |
| TOTAL AVERAGE FEE PER DWELLING UNIT | | | \$12,964/DU |
| TOTAL AVERAGE FEE PER COMMERCIAL SQ. FT. | | | \$6.49/SF |
| 7/15/2008 ASSUMPTIONS: | | | |
| <ul style="list-style-type: none"> - SOURCES: CITY OF HUNTINGTON BEACH, HUNTINGTON BEACH SCHOOL DISTRICT - THIS ESTIMATE IS BASED ON THE CONCEPTUAL SITE/PODIUM PLAN BY VTBS ARCHITECTS (5/9/08) | | | |
| <ul style="list-style-type: none"> - MULTI-FAMILY RESIDENTIAL: 1,268 DU (1,285,750 SF) - ASSUME 50% 2 BEDROOM UNITS AND 50% 3 BEDROOM UNITS - RETAIL: 60,000 SF | | | |
| <ul style="list-style-type: none"> - THE CONCEPTUAL SITE PLAN IS SUBJECT TO CHANGE AT ANY TIME - ALL FEE ESTIMATES ARE SUBJECT TO CHANGE - DOES NOT INCLUDE POTENTIAL EIR "MITIGATION" FEES - FEES TYPICALLY REQUIRED AT BUILDING PERMIT | | | |