

Exhibit S

Fees and Charges Estimates for Fiscal Year 2006-2007

(Project Description of 275,000 s.f. of Office, 991,761 s.f. of Retail, 292 Housing Units)

Application Fees (Planning)	Rate	Estimated Fee
Tentative Map Application Fee	\$3,418 per map, flat rate	n.a.
Tentative Map Application Fee	\$235 x lots	n.a.
Public Art Review Application Fee	\$2,158	\$2,158
Below Market Rate Units	12.50%	
SDP + Plan Review	per application \$4,113.	\$12,339
Master Sign Program	\$625	\$625
	Subtotal	\$15,122
Impact Fees		
Park In Lieu	per unit \$7,938.81	\$2,318,133
Citywide Traffic Impact Fee	varies by use	\$1,941,350
School Fee Commercial SSD and FUHSD ¹		\$698,270
School Fee Residential SSD and FUHSD ¹		\$863,692
	Subtotal	\$5,821,444
Building Permit Fees		
Building Permit		\$1,155,242
Construction Tax	0.54% of valuation	\$1,074,950
Plan Check	70% of building permit fee	\$808,669
Energy	10% of building permit fee	\$115,524
Grading	2% building permit fee	\$23,105
Plumbing	\$.12 x sq. feet	\$358,201
Mechanical	\$.12 x sq. feet	\$358,201
Electrical	\$.12 x sq. feet	\$808,669
Fire Prevention	70% of building permit fee	\$358,201
General Plan Maintenance Fee	0.05% construction valuation	\$99,532
	Subtotal ^{1,2,3}	\$5,160,294
Construction Costs Other		
Public Art Required in Project	1% construction valuation	
Public Works Fees		
Group 1		
Application, Plan Check, Permit, Inspection Fees		
	Rate	
Final Map Base Rate	\$3,000.00	\$3,000
Final Map per lot	\$40.00	\$840
Improvement Plan Check + Permit + Inspection (High Complexity-approx 15%)	\$10,000,000.00	\$1,072,500
Over 2nd Plan Checks (20% original fee)	\$1,072,500.00	\$214,500
After Hour Plan Check Fees (20 hours)	\$120.00	\$9,600
	Subtotal	\$1,300,440

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Group 2		
Development Impact Fees	Rate	
Sanitary Sewer Frontage (4800 l.f.)	\$100.00	\$480,000
Sanitary Sewer Connection (Residential 292)	\$2,878.98	\$538,706
Sanitary Sewer Connection (Commercial)	Per Formula	\$412,711
Sanitary Sewer Connection (Restaurants-12)	\$6,590.48	\$1,620,610
Water Main Frontage (4800 l.f.)	\$45.00	\$216,000
Water Connection (Residential 292 units)	\$453.00	\$98,574
Water Connection (Commercial)	Scaled Formula	\$50,850
Storm Drain Connection (Mixed Use)	Scaled Formula	\$178,248
Street Trees (300)	\$23.00	\$6,900
Street light (4800 l.f.)	\$28.00	\$134,400
Fire Hydrant (4800 l.f.)	\$8.90	\$42,720
	Subtotal	\$3,779,719
Group 3		
Public Works Deposit	Rate	
Maintenance Cash Deposit (\$750 + 1% of Total Off-site Improvement Costs)-(Improvement Surety Bonds are not included)	Lump sum	\$100,750
	Subtotal	\$100,750
TOTAL		\$16,177,769
Approximate Building Permit fees associated with Target		\$475,000
Approximate Building Permit fees associated with Tenant Improvements		\$825,000
Sewer Connection Fees for Restaurant Tenant Improvements		\$1,620,610
NET TOTAL		\$13,257,159

*Building fees may be higher with phased development