

EXHIBIT "G"

SCHEDULE OF CITY IMPOSED OR COLLECTED DEVELOPMENT FEES

(All fees subject to indexing)

For Keystone Pacific Business Park

TYPE OF FEE

	Preliminary City Fee Amount	Credit Source	Fee Amount to be Paid Under Development Agreement
CITY FEES			
General Plan Reimbursement Fee (if not paid at annexation)	\$106.00/acre	None needed. Keystone Pacific Business Park not in General Plan area covered by this fee.	-0-
Street Improvement Impact Fee Light Industrial	\$0.117/sq. ft. of site area	Credit if facilities overlap with EIR mitigation	\$0.117/sq. ft. of site area
Drainage Fee Industrial	\$17,445.00/acre	Developer builds facilities	-0-
Sewer Connection Fee Industrial	\$15,000.00/acre	Mello-Roos	Per Section 3.5 of Development Agreement
Water Connection Fee	\$7,079.00/acre	Mello-Roos	Per Section 3.5 of Development Agreement
Water Meter (2" meter - minimum charge)	\$1,200.00 minimum	None	\$1,200
General Government Impact Fee/City Hall	\$0.06/sq. ft.	Credit back to Developer if facilities built by Mello-Roos	\$0.06/sq. ft.
General Government Impact Fee/Corp. Yard	\$0.08/sq. ft.	None	\$0.08/sq. ft.
Public Safety Impact Fee/Police	\$0.05/sq. ft.	None	\$0.05/sq. ft.
Public Safety Impact Fee/Fire	\$0.16/sq. ft.	Existing West Stanislaus fee	-0- since Landowner pays West Stanislaus fee
West Stanislaus Fire District	N/A	N/A	\$0.45/sq. ft. at building permit for capital facilities \$0.04/sq. ft. annual assessment for operations

EXHIBIT "G"

City I-5 Sperry Avenue Interchange Fee	None	As established per Section 4.6 of Development Agreement	As established per Section 4.6 of Development Agreement
Environmental Mitigation Fees			
a. Swainson's Hawk Mitigation	None	None	Pursuant to EIR MMP
b. Traffic	None	Credit if facilities overlap with City or County fee programs	Pursuant to EIR MMP
Health Care District - Fee (Del Puerto Health Care District)	None	None	\$0.055/sq. ft.

**Schedules of City Development Fees for West Keystone Business Park
(City to Provide)**

**ESTIMATED DEVELOPMENT FEE SCHEDULE
COMMERCIAL/INDUSTRIAL**

(other fees, surety charges, and/or deposits not listed below may also apply)

FEEES DUE UPON ANNEXATION

General Plan Reimbursement Fee (Ord. #536 12/8/95)	\$ 106.00 per acre
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FEEES DUE UPON IMPROVEMENT PLAN/FINAL MAP SUBMITTAL

Plan Check Fees (Deposit System) (Res. #95-36 10/17/95)
 (at the discretion of the City, this item may be charged prior to grading permit)
 25 lots or less - 2.5% deposit of engineers estimate
 26 lots or more - 2.0% deposit of engineers estimate
 Charges based on actual time and materials, 0.5% - 1.0% additional deposits as required.

FEEES DUE UPON APPROVAL OF FINAL MAP

Inspection Service Fees (Deposit System) (Res. #95-36 10/17/95)
 (at the discretion of the City, this item may be charged prior to grading permit)
 25 lots or less - 2.5% deposit of engineers estimate
 26 lots or more - 2.0% deposit of engineers estimate
 Charges based on actual time and materials, 0.5% - 1.0% additional deposits as required.

General Plan Reimbursement Fee (if not paid at annexation) (Ord. #536 12/8/95)	\$ 106.00 per acre
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Street Trees (cash or bond)	\$ 75.00 per tree
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FEEES DUE AT BUILDING PERMIT

Street Improvement Impact Fee (Res. #95-05 2/21/95) Medical/Professional Office Commercial/Drive-Thru General Commercial Highway Service Commercial Light Industrial Heavy Industrial	\$ 1,073.47 per 1,000 sq. ft. \$16,734.51 per 1,000 sq. ft. \$ 2,546.66 per 1,000 sq. ft. \$ 2,160.69 per 1,000 sq. ft. 0.117¢ per sq. ft. of site area 0.015¢ per sq. ft. of site area
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I-5 Interchange Impact Fee	0.04¢ per sq. ft.
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Drainage Fee (Ord. #492 3/16/93) Commercial Industrial	\$17,442.00 per acre \$17,445.00 per acre
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Sewer Connection Fee (Ord. #484 2/2/93) Commercial Industrial	\$ 2,800.00 per unit + \$1.00 per sq. ft. over 3,000 \$15,000.00 per acre
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Water Connection Fee (Ord. #493 4/6/93)	\$ 7,079.00 per acre
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Water Meter (2" meter - minimum charge) (Ord. #474 5/5/92)	\$ 1,200.00 minimum
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General Government Impact Fee /City Hall (Ord. #608 8/15/00)	0.06¢ per sq. ft.
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General Government Impact Fee/Corp. Yard (Ord. #608 8/15/00)	0.08¢ per sq. ft.
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Public Safety Impact Fee/Police (Ord. #608 8/15/00)	0.05¢ per sq. ft.
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Public Safety Impact Fee/Fire (Ord. #608 8/15/00)	Small-Scale Commercial 0.12¢ Other Commercial 0.26¢
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County Wide Public Facility Impact Fee	dependent upon land use
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School Impact Fee (collected by school district) (Res. 031102 School District)	0.36¢ per sq. ft.
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Grade and Building Permits - per uniform building code and other applicable codes

Strong Motion Fee - building permit valuation x 0.00021