

| Transportation Impact Fee Schedule  | Unit of Measure | Updated Impact Fee (2025) |
|---|-----------------|---------------------------|
| <b>Residential Use</b>  |                 |                           |
| Single Family Detached / Mobile Home                                      | Dwelling Unit   | \$8,295                   |
| Vested Single Family Platted Lot *  | Dwelling Unit   | \$5,101                   |
| Single Family Attached (includes Duplex, Townhomes, Villas, Condominiums) | Dwelling Unit   | \$6,334                   |
| Vested Duplex Platted Lot *   | Dwelling Unit   | \$4,124                   |
| Multi-Family Apartment  | Dwelling Unit   | \$5,287                   |
| Active Adult & Independent Living (55+) (Attached or Detached Units)      | Dwelling Unit   | \$3,941                   |
| <b>Institutional Use</b>  |                 |                           |
| Adult Congregate Living Facility  | Bed             | \$1,895                   |
| Cemetery  | Acre            | \$6,418                   |
| Day Care  | 1,000 sq. ft.   | \$12,478                  |
| Places of Worship   | 1,000 sq. ft.   | \$5,672                   |
| Private School (Pre K-12)   | 1,000 sq. ft.   | \$4,693                   |
| Private College or University   | 1,000 sq. ft.   | \$7,835                   |
| <b>Industrial Use</b>   |                 |                           |
| Manufacturing / Warehousing / Production                                  | 1,000 sq. ft.   | \$4,305                   |
| Retail Fulfillment / Distribution   | 1,000 sq. ft.   | \$7,050                   |
| Mini-Warehouse / Boat / RVs & Other Outdoor Storage <sup>1</sup>          | 1,000 sq. ft.   | \$896                     |
| <b>Entertainment, Recreation &amp; Lodging Use</b>                        |                 |                           |
| Movie Theater / Performing Arts   | per Seat        | \$770                     |
| Marina (including dry storage)  | per Berth       | \$2,109                   |
| Golf Course   | per Hole        | \$26,819                  |
| Outdoor Commercial Recreation <sup>2</sup>                                | per Acre        | \$14,766                  |
| Multi-Purpose Commercial Recreation                                       | 1,000 sq. ft.   | \$4,371                   |
| Health Club / Fitness / Gym   | 1,000 sq. ft.   | \$24,177                  |
| Recreational Vehicle (RV) Park  | per Space       | \$2,456                   |
| Hotel / Motel / Lodging   | Room / Unit     | \$5,439                   |
| Community Center / Civic / Gallery / Lodge                                | 1,000 sq. ft.   | \$10,570                  |
| <b>Office Use</b>   |                 |                           |
| Office / Office Park / Medical / Clinic / Bank / Financial                | 1,000 sq. ft.   | \$10,023                  |
| LTG, Inc. & NUE Urban Concepts, LLC                                       |                 | V                         |

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|---|--------------------------------------|---------------------------|
| <b>Retail Use</b>   |                                      |                           |
| Multi-Tenant Retail Center <sup>3</sup>   | 1,000 sq. ft.                        | \$11,215                  |
| Pharmacy (Free Standing)  | 1,000 sq. ft.                        | \$17,778                  |
| Pharmacy Drive-Thru (fee is in addition to fee per 1,000 sq. ft. for pharmacy)  | per lane                             | \$19,091                  |
| General Retail (Free Standing)  | 1,000 sq. ft.                        | \$16,437                  |
| Furniture / Mattress Store (Free Standing)  | 1,000 sq. ft.                        | \$4,347                   |
| Supermarket / Grocery Store (Free Standing)   | 1,000 sq. ft.                        | \$26,915                  |
| Sit Down Restaurant <sup>4</sup> (Retail Center, Free Standing or Outparcel)  | 1,000 sq. ft.                        | \$32,498                  |
| Fast Food / Fast Casual Restaurant <sup>4</sup> (Retail Center, Free Standing or Outparcel)   | 1,000 sq. ft.                        | \$55,816                  |
| Restaurant Drive-Thru <sup>4</sup> (based on number of lanes at point of ordering)  | per lane                             | \$59,924                  |
| Discount Superstore (Free Standing) <sup>1</sup>  | 1,000 sq. ft.                        | \$27,773                  |
| Home Improvement / Building Materials / Garden Center <sup>1</sup>  | 1,000 sq. ft.                        | \$18,229                  |
| Nursery (Wholesale or Retail) <sup>2</sup>  | per Acre                             | \$19,001                  |
| Bank Drive-Thru Lane, Free Standing ATM or ATM Drive-Thru Lane <sup>5</sup>   | per drive thru lane and / or per ATM | \$31,498                  |
| Vehicle & Boat - Sales or Dealership  | 1,000 sq. ft.                        | \$16,390                  |
| Vehicle & Boat - Service / Repair / Parts   | 1,000 sq. ft.                        | \$20,236                  |
| Vehicle & Boat - Cleaning / Detailing / Wash  | 1,000 sq. ft.                        | \$36,042                  |
| Convenience Store <sup>6</sup>  | 1,000 sq. ft.                        | \$64,528                  |
| Vehicle Fueling Position <sup>6</sup>   | per Vehicle Fueling Position         | \$38,386                  |
| Personal Services   | 1,000 sq. ft.                        | \$9,194                   |
| * Residential lot with final plat approval as of December 30, 1977.   |                                      |                           |
| <sup>1</sup> Acreage for any unenclosed material and vehicle storage, sales and display shall be converted to gross floor area  |                                      |                           |
| <sup>2</sup> The gross floor area for any buildings shall be converted to acreage   |                                      |                           |
| <sup>3</sup> Excludes all outparcels. The fee for any outparcel shall be based on the applicable land use. Also excludes any type of drive-thru, vehicle fueling positions or free-standing ATM, which are additive fees in addition to the fee for the multi-tenant retail center.   |                                      |                           |
| <sup>4</sup> Areas for outdoor seating shall be converted to gross floor area. Any drive-thru associated with a restaurant will be an additive fee to the fee per square foot for the restaurant. The number of drive-thru lanes will be based on the number of lanes present when an individual places an order. The restaurant drive-thru rate applies for any building, whether a multi-tenant, free standing or convenience land use. |                                      |                           |
| <sup>5</sup> Bank building square footage falls under office and is an additive fee beyond the fee due for bank/ATM drive-thru lanes or free standing ATM's. These rates are per drive-thru lane for the bank and per drive-thru lane with an ATM. The free standing ATM is for an ATM only and not an ATM within or part of another non-financial building, such as an ATM within a grocery store.                                       |                                      |                           |
| <sup>6</sup> Convenience Store rates are separate and an additive fee beyond the fee due for vehicle fueling positions. Rates per vehicle fueling position also apply to gas stations and service stations with fuel pumps. The fee for any restaurant square footage or restaurant drive-thru in a convenience store will be based on the individual fee rate for the land use, not the convenience store rate.                          |                                      |                           |
| LTG, Inc. & NUE Urban Concepts, LLC   |                                      | VI                        |