



Development Exhibit C – 1
 Concurrency and Fair-Share Agreement
 Transportation Improvement (“TI”)

Development Data:

Development Name:	Dunlawton-Yorktowne Shopping Center
Site Address:	Dunlawton Avenue at Yorktowne Boulevard Extension South
City Case No.	11-65000001
Zoning District	ICD-Interchange Commercial District and Altamira Shopping Village PCD
TIA Report Date	March 10, 2010 with Technical Memorandum Modification on August 10, 2010
TIA Prepared by:	Daniel M. D’Antonio, P.E.
Name of Firm:	Lassiter Transportation Group, Inc.
Est. Date of Impact	2012

Developer:

Corporate Entity	Dunlawton Yorktowne, L.L.C
Contact Person	Charles Lichtigman, Manager
Mailing Address:	444 Seabreeze Boulevard, Suite 1000 Daytona Beach, FL 32118 ^a

Land Owner:

Corporate Entity	Dunlawton Yorktowne, L.L.C
Contact Person	Charles Lichtigman, Manager
Mailing Address:	444 Seabreeze Boulevard, Suite 1000 Daytona Beach, FL 32118

Real Property

Total Acreage:	15.79
Parcel Number(s):	6317-03-00-0050; 6317-03-00-0060; 6317-03-00-0070
Legal Description	Legible real property legal description and sketch attached as EXHIBITS D-1 and D-2 .

**Development
Exhibit C-1**

Agreement 11/04/2005-Amended 3/01/2006^a; 7/11/06[4] May, 2007; Oct 26, 2007
 Project Cost & Capacity – 5/30/07. Updated 8/12/08, Dec. 22, 2008, Jan. 13, 2010, Jan. 20, 2011, Jan. 11, 2012
 Transportation Concurrency and Fair Share



Development Exhibit C - 2
Concurrency and Fair-Share Agreement
Transportation Improvement ("TI")

Traffic Impact Analysis

Development Name:	Dunlawton-Yorktowne Shopping Center
City Case No.:	11-65000001
TIA Report Date:	March 10, 2010 and with Technical Memorandum Modification on August 10, 2010
TIA Prepared by (Firm):	Lassiter Transportation Group, Inc.
Estimated Date of Impact:	2012

Contribution Calculations: Adjusted January 11, 2012

Impacted Intersections/Road Segments per Transportation Master Concurrency Plan	TI Stage I Reservation Deposit Estimated Cost	TI Stage II Project Cost	TI Stage III Actual Cost	DT/CI Ratio	% of Cost	Subtotal Note N/A if Not Impacted	Contribution with Multiplier* [4]
Dunlawton/Taylor at I-95 ^[1] PRVCF OR Bk 5709 Pg 4728	N/A	N/A	\$2,548,708.81	79/930	8.49%	\$216,386	\$216,386
Dunlawton/Clyde Morris ^{[1][2]} # PRVCF OR Bk 5709 Pg 4732	N/A	N/A	\$810,967.48	5.5/164	3.35%	\$27,168	\$27,168
Town West/Williamson ^[2] PRVCF OR Bk 5709 Pg 4735	\$272,366	N/A	N/A	0/360	%	N/A	\$0
Summertrees Road ^[3] PRVCF OR Bk 5709 Pg 4736	N/A	N/A	\$3,152,938.60	19/860	2.21%	\$69,680	\$69,680
Devon/Taylor PRVCF OR Bk6145 Pg3697-3699	\$300,000	N/A	N/A	0/778	%	N/A	\$0

*Financial Guarantee Multiplier 1.1 1.1 1.0

Total Fair-Share Contribution	\$313,234
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- [1] FDOT Project Participant
- [2] County Road Project Participant
- [3] City Project Participant
Eligible for City trans. impact fee credits
- [4] Rounded up to nearest whole dollar
Only remainder of trips applied

Planning Review: Will A. McLeod Date 1-11-12
 Finance Review: Jana A. Pallant Date 1-11-12

**Development
Exhibit C-2**