

Submitted to the  
Idaho Department of Water Resources

By:

ORIGINAL

**M3 Eagle, LLC**

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**Application for Water Right Permit**

**November 21, 2006**

**M3 Eagle, LLC**  
110 E. Gurley Street, Suite 200  
Prescott, AZ 86301

Prepared by:

**Givens Pursley** LLP  
ATTORNEYS AT LAW

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NOV 21 2006

WATER RESOURCES  
WESTERN REGION

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES  
**APPLICATION FOR PERMIT**  
To appropriate the public waters of the State of Idaho

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NOV 21 2006  
WATER RESOURCES  
WESTERN REGION

1. Name of Applicant M3 Eagle, LLC Phone 602-393-3281  
 Mailing address 110 E. Gurley  
Prescott, AZ 86301
2. Source of water supply Ground water which is a tributary of n/a
3. Locations of points of diversion are in all quarter-quarter sections, up to a total of 15 points, in  
 Township 5N Range 1W §§ 13-15, 21-24, 26-28, and 33. See Attachment B for quarter-quarter information  
 and  
 Township 5N Range 1E Sec. §§ 19 and 20, in the \_\_\_\_\_ County;  
 \_\_\_\_\_ ¼, \_\_\_\_\_ ¼, Govt. Lot \_\_\_\_\_, B.M., Ada

Additional points of diversion, all as alternate points of diversion for each other: Fifteen wells to be located within the Planned Community described in section 8(c), below.

4. Water will be used for the following purposes:  
 Amount 42.5 cfs for municipal purposes from 1/1 to 12/31 (both dates inclusive)  
 (cfs or acre-feet per annum)
5. Total quantity to be appropriated is (a) 42.5 cfs and/or (b) 8,145  
 cubic feet per second acre feet per annum
6. Proposed diverting works:  
 a. Describe type and size of devices used to divert water from the source Up to 15 wells diverting from aquifers beneath the project site.
- b. Height of storage dam n/a feet; active storage pond capacity 1,500 acre-feet;  
 total reservoir capacity 1,800 acre-feet
- c. Proposed well diameter is \_\_\_\_\_ inches; proposed depth of well is from 200-800 feet  
 See Attachment A for a description of the proposed wells.
- d. Is ground water with a temperature of 85°F being sought? No
- e. If well is already drilled, when? Four existing wells as described in item 10, below.; Drilling firm \_\_\_\_\_  
 Well was drilled for (well owner) \_\_\_\_\_; Drilling Permit No. \_\_\_\_\_
7. Time required for completion of works and application of water to proposed beneficial use is 30 years (minimum 1 year)  
 This application seeks a planning horizon of thirty years pursuant to I.C. §§ 42-202B(7)-(9), 42-202(2), and 42-223(2).
8. Description of proposed uses (if irrigation only, go to item 9):  
 a. Hydropower; show total feet of head and proposed capacity in kW. n/a  
 b. Stockwatering; list number and kind of livestock. n/a. However, horses will be kept at some locations in the Project, and water will be used for their maintenance under the general municipal use.

ORIGINAL

c. Municipal; show name of municipality.

The place of use is a proposed municipal service area consisting of a 6,005-acre Planned Unit Development (the "Property") proposed by Applicant on Applicant's lands north of Eagle, Idaho. At build-out, the project is planned to contain 12,010 dwelling units, parks, open space, commercial and government uses, schools, golf courses, playing fields and related uses. See Attachment A for more details.

d. Domestic; show number of households.

e. Other; describe fully.

9. Description of place of use: See Attachment A.

If water is for irrigation, indicate acreage in each subdivision in the tabulation below. Irrigation is one of the uses within the overall municipal use, and is described in Attachment A.

b. If water is used for other purposes, place a symbol of the use (example: D for Domestic) in the corresponding place of use

Below. See instructions for standard symbols. The water in this municipal application will be used for several purposes other than irrigation.

TWP	RGE	SEC	NE				NW				SW				SE				TOTALS	
			NE	NW	SW	SE														

Total number of acres irrigated \_\_\_\_\_

10. Describe any other water rights used for the same purposes described above.

Applicant owns the following water rights appurtenant to the Property: a) 15.65 shares in the Farmers Union Ditch Company, which Applicant understands entitles it to 172.15 miner's inches of surface water for irrigation; b) ground water right 63-10669 for 2.22 cfs for irrigation of 111 acres; c) domestic ground water right 63-22899; d) domestic ground water right 63-17379; e) stockwater right 63-15786; and f) domestic ground water and stockwater right 63-20181.

11. a. Who owns the property at the point of diversion? Applicant  
b. Who owns the land to be irrigated or place of use? Applicant  
c. If the property is owned by a person other than the applicant, please describe the arrangement enabling the applicant to make this filing \_\_\_\_\_

12. Remarks: Attachment A and its exhibits provide more detail concerning this application.

13. MAP OF PROPOSED PROJECT REQUIRED - Attach an 8 1/2" x 11" map clearly identifying the proposed point of diversion, place of use, section #, township & range. (A photocopy of a USGS 7.5 minute topographic quadrangle map is preferred.)

Maps are included as exhibits to Attachment A.

BE IT KNOWN that the undersigned hereby makes this application for permit to appropriate the public waters of the State of Idaho as herein set forth.

Signature of Applicant (and title, if applicable)

Received by DAN Date 11-21-06 Time 4:30pm Preliminary check by \_\_\_\_\_  
Fee \$ 1910.00 Received by DAN # W034901 Date 11-21-06  
Publication prepared by \_\_\_\_\_ Date \_\_\_\_\_ Published in \_\_\_\_\_  
Publication approved \_\_\_\_\_ Date \_\_\_\_\_

**ATTACHMENT A**  
**to**  
**M3 Water Right Application**

**Overview**

**November 21, 2006**

By this application, M3 Eagle LLC (“M3” or the “Applicant”) seeks a permit for a municipal water right for an annual total of 8,145 acre-feet of diversions from ground water to serve the year-round needs of a planned community M3 proposes to build on some 6,005 acres in the low foothills of north Ada County, Idaho (the “Planned Community” or the “Project”). In addition to the proposed ground water supply, and to promote maximum use of water within the Planned Community, M3 will recapture and reuse sewage effluent (“Reuse Water”) by means of a membrane bioreactor wastewater treatment plant.

At full Project build-out, overall yearly consumptive use of diverted ground water is projected to be approximately 2,333 acre-feet. The average daily rate of diversion from ground water is expected to be 14.0 cubic feet per second (“cfs”) during the irrigation season and 6.9 cfs outside the irrigation season, for an annual average daily diversion rate of 11.3 cfs. The maximum daily (i.e., the “peak day”) rate of diversion from ground water is expected to be approximately 42.5 cfs, or 19,067 gallons per minute (“gpm”). This peak day diversion rate will accommodate normal daily variations in culinary and sanitary uses, and, during the warmer months, irrigation of lawns, common areas, parks, and golf course(s). At full Project build-out, Reuse Water will fully supply common area, park, and golf course irrigation water demands, as well as aesthetic, wildlife, and recreational use demands.

The ground water right is sought for “municipal” purposes to provide for all water use in the Planned Community including the following major uses:

1. **Housing (i.e., “indoors” domestic/culinary)** water service for approximately 12,010 residential units (a combination of single-family and multi-family units).
2. **Commercial** water service for some 2.3 million square feet of retail, commercial, light industrial, government, and service establishments.
3. **Irrigation** for approximately 1,998 acres, including: residential and commercial lawns, xeriscape and landscaping; common area turf, xeriscape, and other landscaping; open space, common areas, parks, and recreation fields; and two 18-hole golf courses, each having about 120 acres of irrigated turf (including practice facilities) and landscaping. As Project build-out progresses, Reuse Water will be used to fulfill common area and golf course irrigation water demands.
4. Water supplies for **aesthetic, wildlife and recreational** uses in approximately 150 acres of ponds, streams, and similar water amenities associated with these features. As Project build-out progresses, Reuse Water will also be used to fulfill these water demands.

5. **Municipal diversions to storage and diversions from storage** for the above uses, including approximately 150 surface acres of ponds, as noted above, and about 3 million gallons of enclosed storage for potable water peak demands and fire protection throughout the Planned Community. All storage involves multiple refills annually to efficiently serve these needs. As Project build-out progresses, Reuse Water will also be used to fulfill these water demands.

### Specifics

**Multiple wells as mutual alternate points of diversion.** M3 proposes to construct up to fifteen wells, all on its own land, to be operated as alternate points of diversion for the water right in the Planned Community's water supply system. It is expected that fewer than this number ultimately will be necessary, but making that determination will depend on further hydrogeologic testing as the water supply is developed. The precise locations of the points-of-diversion (i.e., wells) will be identified as the Project develops and as hydraulic testing of each new well serves to indicate optimum spacing of the well field. Attachment B to this application lists the potential quarter-quarter sections where wells may be located.

A map of the M3 Project area is attached as Exhibit 1.

A map locating the Project with regard to township, range, and section is attached as Exhibit 2.

A map displaying the basic Project features is attached as Exhibit 3.

**Aquifer characteristics.** Under the supervision of hydrogeologist Ed Squires of Hydro Logic, Inc., M3 is evaluating ground water availability beneath the Project through a number of regional scale hydrogeologic investigations. Further studies, including well tests, are planned. As a part of this work, Hydro Logic has evaluated the results of other ground water investigations in the area. Hydro Logic will supplement this application with a prospectus for a proposed long-term multiple-well aquifer test using existing wells on the Project property and adjacent domestic wells. Hydro Logic will also submit a report on the hydrogeologic framework beneath the area as the current studies are completed.

**Reuse Water.** M3 is collaborating with licensed professional engineers to develop a system to recapture and reuse wastewater within the Project. M3 will construct one or more wastewater treatment plants that will treat sewage effluent to Class A standards, as well as lined ponds to hold the treated water (i.e., Reuse Water). Reuse Water will be used within the Project for common area irrigation, aesthetic storage, and/or (subject to IDWR approval) aquifer recharge. As Reuse Water becomes available, it will be provided for these purposes using water lines and facilities that are separate from the Project's main potable water supply system.

**M3's existing surface and ground water rights.** M3 holds 15.65 shares of stock in Farmers' Union Ditch Co., Ltd. (the "Ditch Company"), a mutual irrigation company diverting water from the Boise River. These shares entitle M3 to delivery, as available, of 3.4 cfs of flows during the irrigation season for irrigation of approximately 172 acres in the southwest corner of the Project

lands. These shares also may entitle M3 to receive storage water under the Ditch Company's contracts with the U.S. Bureau of Reclamation. M3 intends to continue using the irrigation water to which it is entitled under these shares on 172 acres of Project land to which they are appurtenant. M3 anticipates that the lands to be served by the Farmer's Union water will be primarily equestrian estate lots.

M3 also holds various ground water rights, the most substantial being no. 63-10669, for 2.22 cfs to irrigate 111 acres in the southwest portion of the Project. This water right appears to be a supplemental water right, as it was described in its 1988 application. M3 may use this ground water right to supplement the Ditch Company water supply described above.

**Regulated central water supply system for all purposes.** M3 plans to include all of its wells, water supply infrastructure, and water rights in an integrated water supply system that it will operate (or establish a separate entity to operate) to supply all of the above uses. M3 will convey its water rights and water system to the City of Eagle if the City annexes M3. If the City of Eagle does not annex the Project, M3 will operate the water system itself or will form or contract with another appropriate entity, such as a private utility, to operate it.

**Water conservation measures.** M3 will implement water conservation programs and integrate them into the Project's design. These likely will include elements such as mandating xeric landscaping, minimizing lawn sizes, and imposing alternate day watering restrictions. With the exception of the Reuse Water described above, all uses in the Project will be served by M3's ground water supply, and all of it will be metered. M3 will encourage or impose water fee structures that increase charges with increasing water use. This will eliminate the need for installing dual system pipes and pumps for most uses, and also will ensure that all water deliveries within the Project are metered.

**Unavailability of surface water supplies.** Because only a small amount of M3's property has available surface water under Ditch Company shares, and because additional surface water supplies cannot reasonably be made available to the Project lands, M3 is not subject, except on these limited acres, to certain ordinances or statutes purporting to require developers to install a separate non-potable water supply system for irrigation of lawns and landscaping. Furthermore, as noted above, supplying surface water for suburban irrigation at a low cost, and with no meaningful controls on usage, promotes overwatering and waste of surface water supplies. M3's aim is to promote water conservation.

**Municipal purposes, planning horizon, future needs.** This application seeks to use water for municipal purposes as defined by I.C. § 42-202B(6), which includes "water for residential, commercial, industrial, irrigation of parks and open space and related purposes . . ." The system serving the entire M3 Planned Community will be a "public water supply" as defined in I.C. § 39-103(12). Accordingly, M3 (or any lessee/assignee) will be a "municipal provider," which is:

[a] corporation or association which supplies water for municipal purposes through a water system regulated by the state of Idaho as

a “public water supply” as described in section 39-103(12), Idaho Code.

I.C. § 42-202B(5)(c). Because this is a unified Planned Community project, and all proposed uses are within the definition in section 42-202B(6), all proposed uses of ground water, and the Reuse Water, under this application will occur under the same municipal water right. M3 may seek to transfer its existing ground water rights to municipal uses as well.

The water system currently is planned to be fully integrated, with production from each well available for delivery to any part of the Project. It is anticipated that all ground water deliveries will be treated, thus eliminating the need for expensive anti-cross connection devices and redundant piping except with respect to those portions of the Project where Ditch Company water or Reuse Water will be used for irrigation.

Generally described place of use. This application proposes a place of use generally described as the 6,005 acre private parcel comprising the Planned Community site. See Exhibits 1 and 2. Such a general description is authorized by Idaho law, which states that a municipal provider’s

service area need not be described by legal description nor by description of every intended use in detail, but the area must be described with sufficient information to identify the general location where the water under the water right is to be used and the types and quantities of uses that generally will be made.

I.C. § 42-202(2). In addition, while this application makes every attempt to describe the types of water use that will be involved, it does not describe every intended or potential use in detail.

Project planning horizon and reasonably anticipated future needs. The water right sought here is intended to cover the full complement of water that is reasonably anticipated to be needed by the Project at full build-out. The water code provides that

[a] water right held by a municipal provider to meet reasonably anticipated future needs shall be deemed to constitute a beneficial use, and such rights shall not be lost or forfeited for nonuse unless the planning horizon specified in the license has expired and the quantity of water authorized for use under the license is no longer needed to meet reasonably anticipated future needs.

I.C. § 42-223(2). Full build-out of the Project is anticipated to take twenty years from the date the water permit is granted. However, because the exact date of full build-out can depend on a variety of factors, this application seeks a planning horizon of thirty years for purposes of the municipal water right.

Service area. The service area for the M3 water supply system will be the area described as the place of use in this application, namely, the 6,005-acre private parcel comprising the Planned Community site.

Exhibit 4 describes the amount of water needed for all anticipated uses. Exhibits 4.1 through 4.5, graphically depict estimated water demand over the ten phases of development, as well as estimated demand at full build-out with and without Reuse Water. Exhibit 4.6 provides monthly water use projections adjusted for expected variations in monthly occupancy or usage during the year. Exhibit 4.6 also projects Reuse Water the Project will produce.

#### Specific water use descriptions

*Domestic and commercial use (interior).* In this application, domestic and commercial use refers to all water uses within or immediately associated with single-family homes, condominiums, apartments, townhouses, and other multi-family dwellings, hotels and service facilities (such as fire and police), as well as all water uses in all commercial establishments and Planned Community management facilities. All housing is presumed to involve approximately 115 gallons per day per person, a figure that is comparable to that which occurs in Eagle, Idaho. Uses for various commercial purposes are based on standard figures that have been developed in cooperation with IDEQ and applied in Ada County for other projects. Daily peak figures have been calculated as 242% of the daily average rates. This application seeks a permit for interior potable water use of 5,005 acre-feet with a corresponding total annual consumptive use expected to be 500 acre-feet. All 5,005 acre-feet of potable water use will be diverted from groundwater.

*Irrigation of residential and commercial lawns and landscaping (exterior use).* Irrigation of residential and commercial lawns and landscaping, including those associated with multi-family dwellings, will involve approximately 1,006 acres. This irrigation water demand is 3,809 acre-feet with a total annual consumptive use expected to be 3,272 acre-feet. With the existing surface water rights of 668 acre-feet, this application seeks a permit for a total diversion from groundwater of 3,141 acre-feet for these uses. At this time, Reuse Water is not being considered for residential or commercial irrigation.

*Irrigation of common areas, and storage for irrigation, aesthetics, wildlife, and recreation uses.* The Project will have approximately 992 acres of irrigated common area, including landscaped areas and golf courses. The irrigation water demand for the 992 acres of common area irrigation is approximately 3,854 acre-feet per year. In addition, the Project will have approximately 150 acres of ponds which will store 1,800 acre-feet of irrigation water while also providing aesthetic, wildlife, and recreational uses. This water demand will eventually be fulfilled solely using Reuse Water.

The overall diversion volume for irrigation, whether golf course, residential, common area, or parks, will never exceed annual volumes that would be achieved if all uses met the statutory diversion rate of 0.02 cfs/acre. To the extent that surface irrigation water under the Ditch Company shares, Reuse Water, and water from M3's ground water irrigation right can be used

for irrigation, the corresponding amounts of ground water needed under this application at full build-out will be reduced.

*Storage and diversions from storage for irrigation, aesthetics, wildlife, recreation, and Reuse Water storage.* Of the approximately 1,800 acre-feet to be stored in ponds associated with the golf and landscaped areas, about 1,500 acre-feet are expected to be active storage, available for daily release and repeated refill for releases from storage for irrigation. In addition, the ponds themselves will provide for aesthetics, wildlife, and recreation purposes. The pond locations have not yet been established, but they will be on private property that is part of the Planned Community.

*Storage and diversions from storage for residential and commercial uses and for fire protection.* In addition to the open reservoirs described above, the project will incorporate approximately 3 million gallons of enclosed, drinking-water-quality storage into its potable domestic and commercial water supply system. This will supply peaking flows for drinking water and other domestic uses, and provide the storage necessary for peak fire protection flows. The locations of the storage tanks for these purposes have yet to be established, but will be within the Project area.

### **Planned Water Conservation Measures**

The Project developer intends to require, through infrastructure and project design, and through binding covenants, conditions, and restrictions, a robust water conservation program. The elements currently planned to achieve this include the following:

1. Require all water to be metered, including all residential and other irrigation. Charge rates that are comparable to municipal water rates in Eagle.
2. Provide a separate system of water supply pipes and pumps only for Reuse Water reclaimed from the MBR facility for use on public and common irrigated areas. Reuse Water will be used to irrigate all common area landscaping and golf courses.
3. Limit turf in residential yards, multi-family projects, commercial projects and common areas to 50% of the landscapable area.
4. Limit the size of swimming pools.
5. Require mulch in non-turf areas to reduce evaporation.
6. Require drip irrigation for all non-turf areas.
7. Require automatic sprinkler systems and solid state irrigation controllers with multiple start/stop times and zone capabilities for all irrigations systems.
8. Regulate watering days and times based on time of year.
9. Require "water smart" homes and buildings that use water efficient fixtures and appliances.
10. Implement water budgets for golf courses.
11. Use renewable water resources where possible for landscape irrigation.
12. Use native and drought tolerant plant materials that are acclimated to the area.

**Overall estimated consumptive use.** The project's overall consumptive use of ground water at full build-out is expected to be approximately 2,333 acre-feet, as noted in Exhibit 4.6.

**Ground water monitoring.** M3 will monitor and report ground water levels, flow rates, and total volume produced in each well it constructs pursuant to this application. The monitoring program will be described in a report to be prepared by Hydro Logic, Inc.

**Compliance with Water Appropriation Rule 40.** Because this application seeks a permit for diversions in excess of five cfs, Water Appropriation Rule 40 requires the submission of additional information. IDAPA 37.03.08.40.05(c)-(g). M3's responses to these requirements are as follows:

Rule .05(c)(ii) (plat showing springs and wells within 1/2 mile of proposed wells): The plat, which actually shows many more wells than those within 1/2 mile, is attached as Exhibit 5. M3 is aware of no springs within this area.

Rule .05(c)(iii) (design, construction, or operation techniques to eliminate or reduce impacts on other water rights): See comments above concerning conservation and monitoring. The Project generally is remote from other wells in the area. Each well will be constructed with full-depth casing seals to the top of the aquifer to reduce the chance of interference with any other wells. All wells will be constructed to meet municipal drinking water standards.

Rule .05(d) (information about sufficiency of water supply): This information is being developed and will be fully reported as the studies are completed.

Rule .05(d)(i) (information about water requirements of proposed project): This information is discussed generally in this Attachment A and displayed in full detail in Exhibit 4.

Rule .05(d)(ii) (information about aquifer properties): This information will be provided as part of Hydro Logic's final report on the hydrogeologic framework.

Rule .05(e)(i) (copies of deeds, easements, leases and similar documents): The relevant deeds are attached as Exhibit 6.

Rule .05(e)(ii) (copies of applications for other needed approvals): M3 will be filing, or is seeking approval of, stormwater pollution prevention and wastewater plans by EPA and the Idaho Department of Environmental Quality; a Planned Unit Development ("PUD") approval by Ada County; the U. S. Army Corps of Engineers' recognition of M3's entitlement to proceed under a Nationwide Section 404 permit; and applicable permits for wastewater treatment and effluent reuse. M3 also has pending applications with the City of Eagle for annexation, zoning approvals, and comprehensive plan amendments. M3 anticipates that the applications will be processed by June 2007. M3's proposed stormwater pollution prevention plan, the PUD application, and other permit materials are available from M3's counsel upon request.

Rule .05(f)(i) (financial statement or financial commitment letter): M3 is attaching a financial statement as Exhibit 7.

Rule .05(f)(ii) (plans, specifications, and estimated construction costs): Plans and specifications for the wells will be included in Hydro Logic's report, the studies for which are in progress. The Planned Community's overall design is shown in Exhibit 3. Detailed building and engineering plans and drawings will be made available upon request, but these will not be completed until after necessary approvals are obtained.

Estimated costs of ground water supply wells are as follows:

7 wells averaging 550 feet deep X \$250/ft =	~\$ 1.0M
7 pumping tests X 10K =	~\$ 0.7M
7 pumping plants X \$ 50K =	~\$ 0.33M
7 fully equipped pump houses X \$200K =	~\$1.5M
Geotechnical inspection and services =	~\$ 0.2M
<hr/>	
Total estimated costs for wells =	~\$ 4.0M

As detailed in Exhibit 8, estimated costs for the potable water supply system are \$64.2 million, with an additional \$11.2 million for the pressurized irrigation system, and \$10.5 million for wastewater treatment infrastructure.

Rule .05(g) (information relative to the local public interest): This information is being compiled relative to the applications for approvals mentioned above. M3 will make these comments available when they are received.

**Summary**

Wells:	Up to 15 production wells and three permanent monitoring wells.
Irrigation:	1,998 acres, including irrigated residential and commercial landscaping, common areas, golf facilities; plus, approximately 150 acres of ponds and water amenities associated with these.
Housing and commercial:	12,010 housing unit equivalents including incidental residential irrigation; 2.3 million square feet of commercial space, services, and related commercial uses.
Peak diversion rate:	19,067 gpm (42.5 cfs) from ground water during the irrigation season (including diversions to storage for irrigation of golf course and landscaping).
Average diversion rate:	5,050 gpm (11.3 cfs).
Storage:	Approximately 150 surface acres (1,800 acre-feet) of ponds on private land to fill, divert from, and refill for irrigation of common areas and parks (including golf courses),

irrigation storage, aesthetics, wildlife, and recreation. Approximately 3 million gallons of enclosed storage for domestic uses and fire protection in housing and commercial areas.

Yearly acre-feet diverted from ground water: 8,145 acre-feet (averaged).

Yearly ground water consumptive use: 2,333 acre-feet.

Yearly Reuse Water supply: 4,504 acre-feet

Note: These numbers will be reduced by M3's ground water irrigation right (111 acres).

**Estimated diversion and consumptive use (C.U.) amounts for M3 Planned Community at build-out**

Type of Use	Peak Diversion (gpm)	Avg Diversion (gpm)	Annual Div'n Vol. (acre-feet)	Annual C.U. (acre-feet)
Residential & Commercial	7,520	3,108	5,005	500
Irrigation (Residential & Commercial)	3,533 (w/ water management measures)	3,395	3,809	3,272
Irrig'n, wildlife aesth, recreation	15,768	3,575	3,854	3,083
Pond Evaporation	541	541	583	583
Less Farmers Union Water	(1,526)	(1,526)	(668)	(668)
Less Treated Wastewater Effluent	(6,768)	(2,792)	(4,437)	(4,437)
<b>Irrigation season total</b>	19,067	6,299	6,486	2,167
<b>Non-irrigation season total</b>	7,520	3,108	1,659	166

**ATTACHMENT B**  
**to**  
**M3 Water Right Application**

**Locations of proposed points-of-diversion may include:**

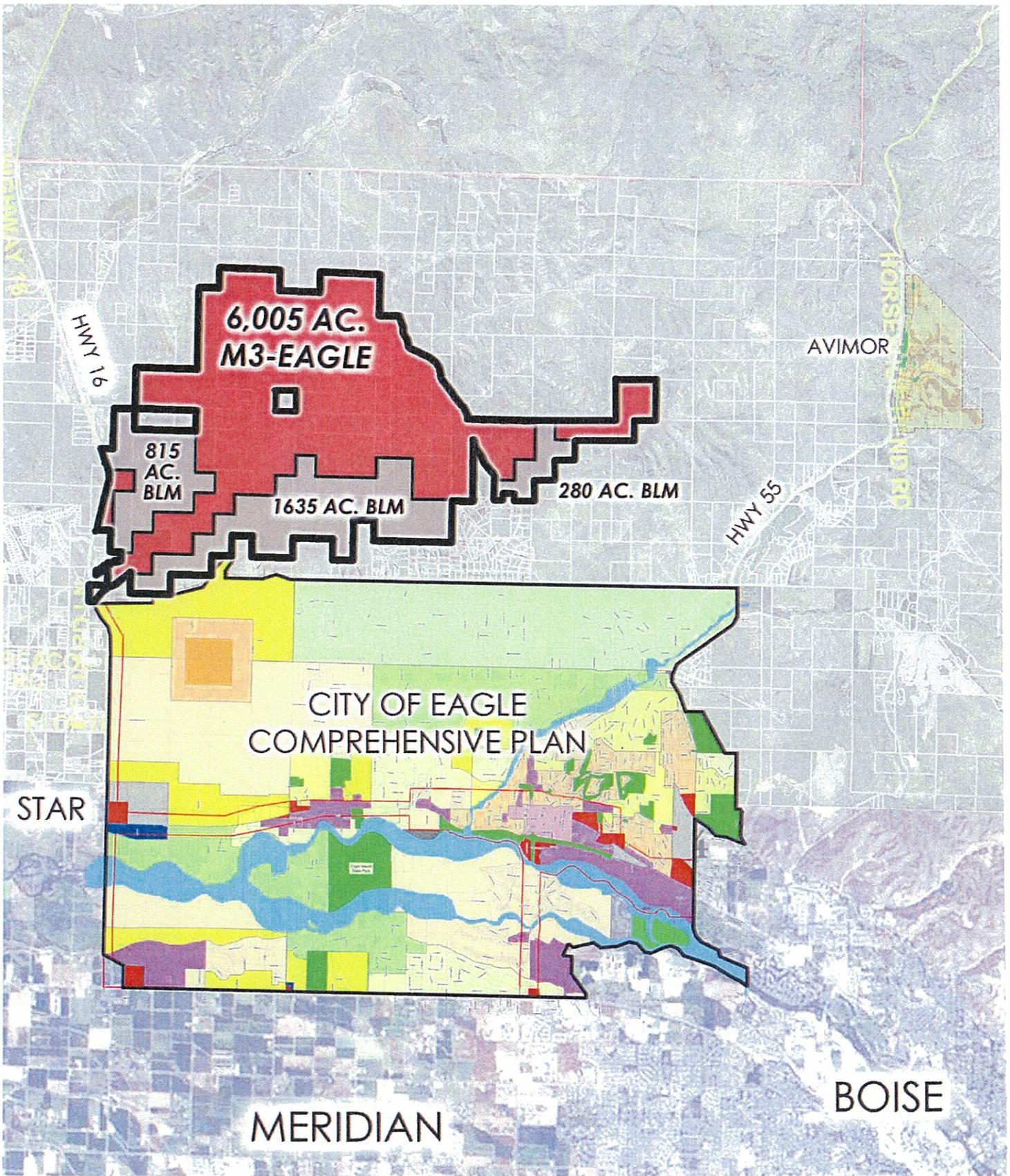
**TOWNSHIP 5 NORTH**  
**RANGE I WEST**

- Section 13 SW SW / SE SW
- Section 14 SW SW / SE SE / SW SE / NW SW / NE SW / NW SE
- Section 15 NW SW / SW SW / NE SW / SE SW / NW SE / NE SE / SE SE / SW SE / SE NE
- Section 21 SE SE
- Section 22 NE NE / SE NE / NE SE
- Section 23 ALL EXCEPT SE SE
- Section 24 NW NW / NE NW / SW NW / SE NW / NE SW / NW SE / NE SE / NW NE / NE NE / SE NE / SW NE
- Section 26 NW NW
- Section 27 NE NE / SE NE / SW NE / SE NW / NW SW / NE SW / SW SW / NW SE
- Section 28 NW NE / SW NE / SE SE
- Section 33 NE NE / NW NE / SW NE

**TOWNSHIP 5 NORTH**  
**RANGE 1 EAST**

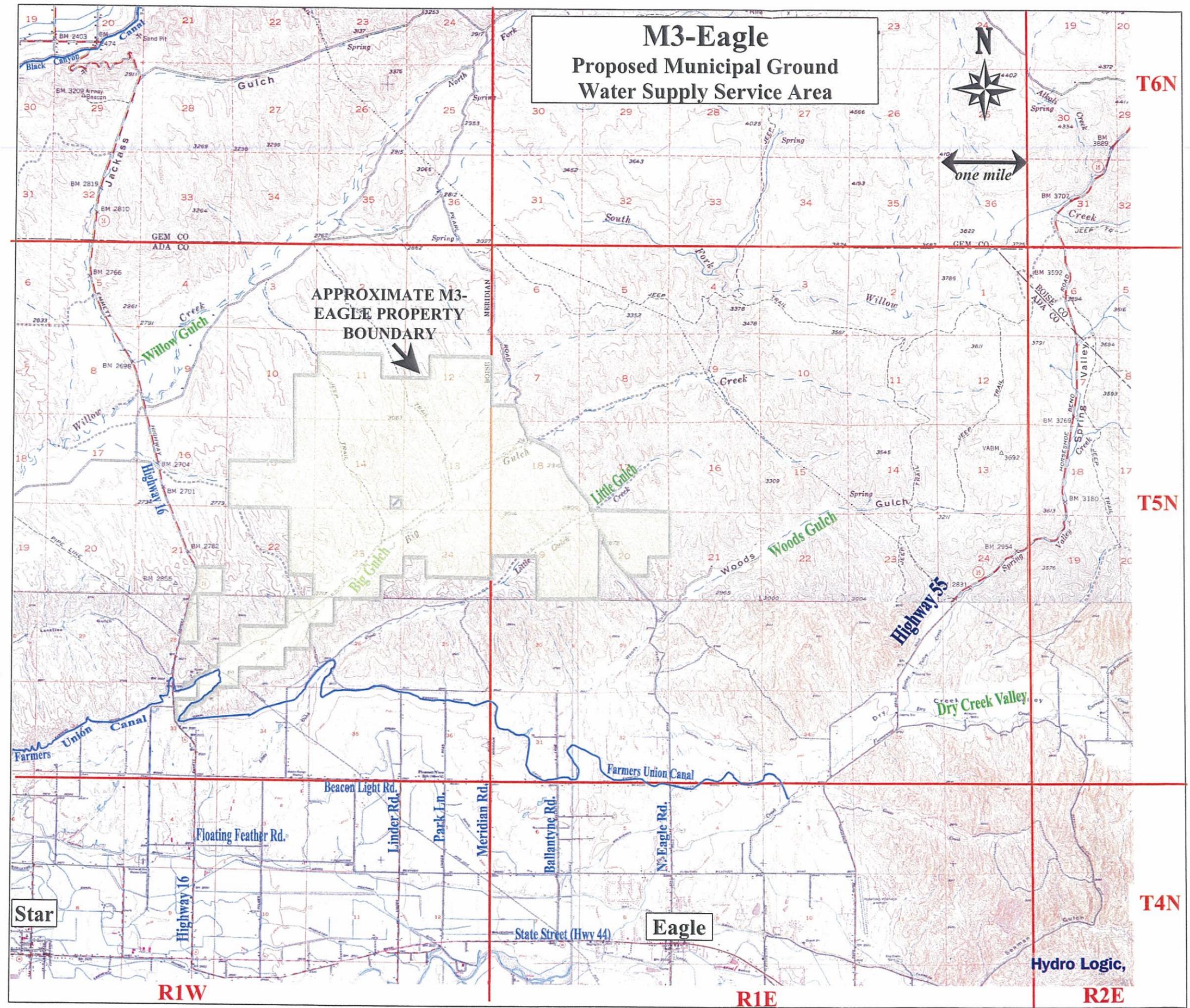
- Section 19 NW NW / NE NW / SE NW / SW NW / NW NE / SW NE / SE NE / SE SE / SW SE / NW SE / NE SE
- Section 20 SW SW / SE SW / NW SW / NE SW / NW SE

1



**EXHIBIT 1**

2



**M3-Eagle  
Proposed Municipal Ground  
Water Supply Service Area**

**APPROXIMATE M3-  
EAGLE PROPERTY  
BOUNDARY**

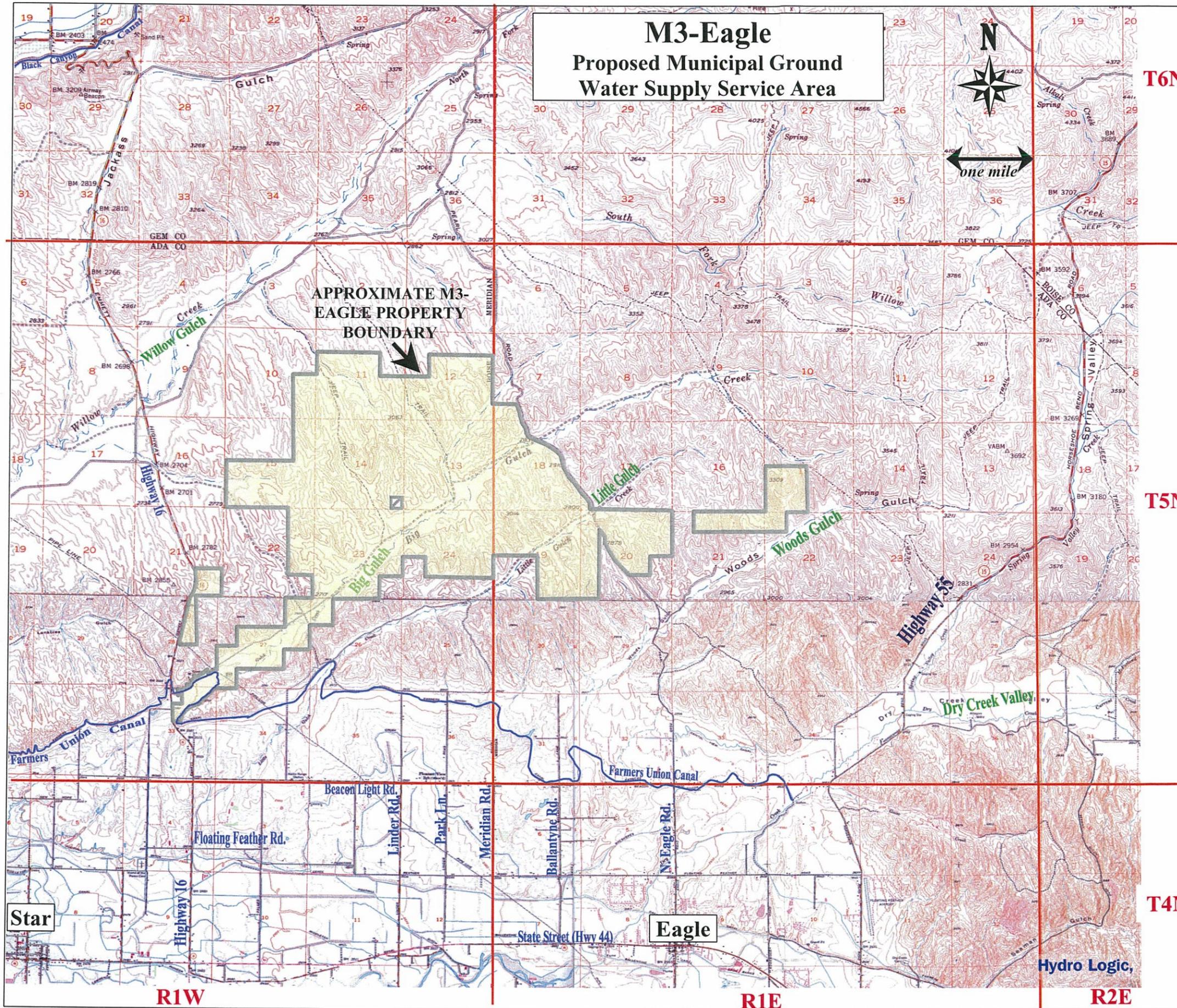
**Exhibit 2.**

Location map showing the approximate boundaries of the proposed M3 Eagle planned community in the north Eagle foothills. The area within the dark grey borders, owned by M3 Companies, Inc., is proposed as the municipal service area for the applied for municipal ground water right under this application. Fifteen (15) Points of Diversion (wells) are proposed to be located within the boundaries. Well locations are proposed to be determined on a case by case basis and upon hydraulic testing of each new well as it is constructed to achieve optimum well field spacing and the minimum number of wells necessary to provide the needed water supply.

Township and range boundaries are denoted in red, and the approximate boundary of the development is gray with yellow shading.

Base map is (1:62,500 scale) USGS 15 minute map.

# M3-Eagle Proposed Municipal Ground Water Supply Service Area



## Exhibit 2.

Location map showing the approximate boundaries of the proposed M3 Eagle planned community in the north Eagle foothills. The area within the dark grey borders, owned by M3 Companies, Inc., is proposed as the municipal service area for the applied for municipal ground water right under this application. Fifteen (15) Points of Diversion (wells) are proposed to be located within the boundaries. Well locations are proposed to be determined on a case by case basis and upon hydraulic testing of each new well as it is constructed to achieve optimum well field spacing and the minimum number of wells necessary to provide the needed water supply.

Township and range boundaries are denoted in red, and the approximate boundary of the development is gray with yellow shading.

Base map is (1:62,500 scale) USGS 15 minute map.

Star

Eagle

Hydro Logic,

3

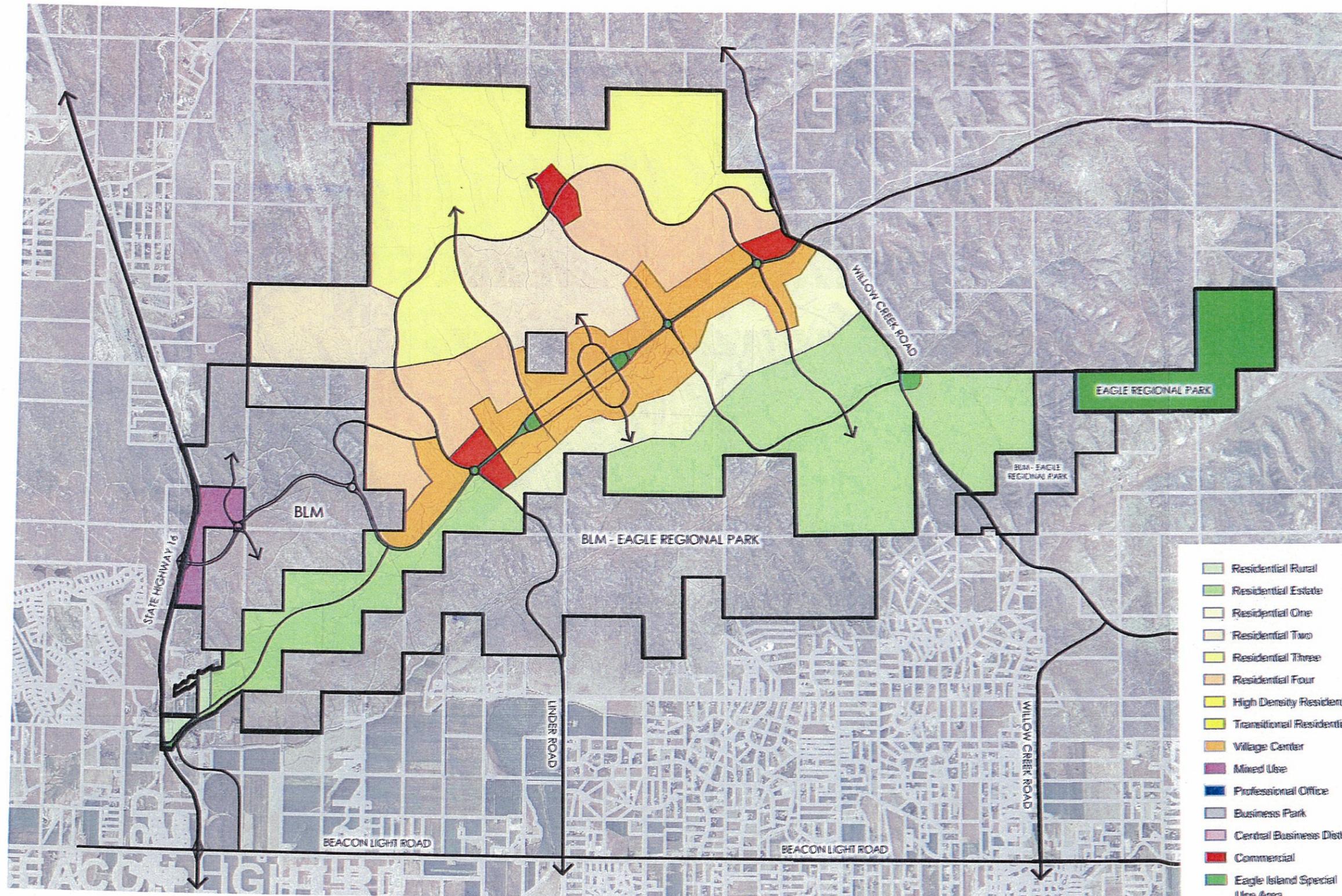


EXHIBIT 3



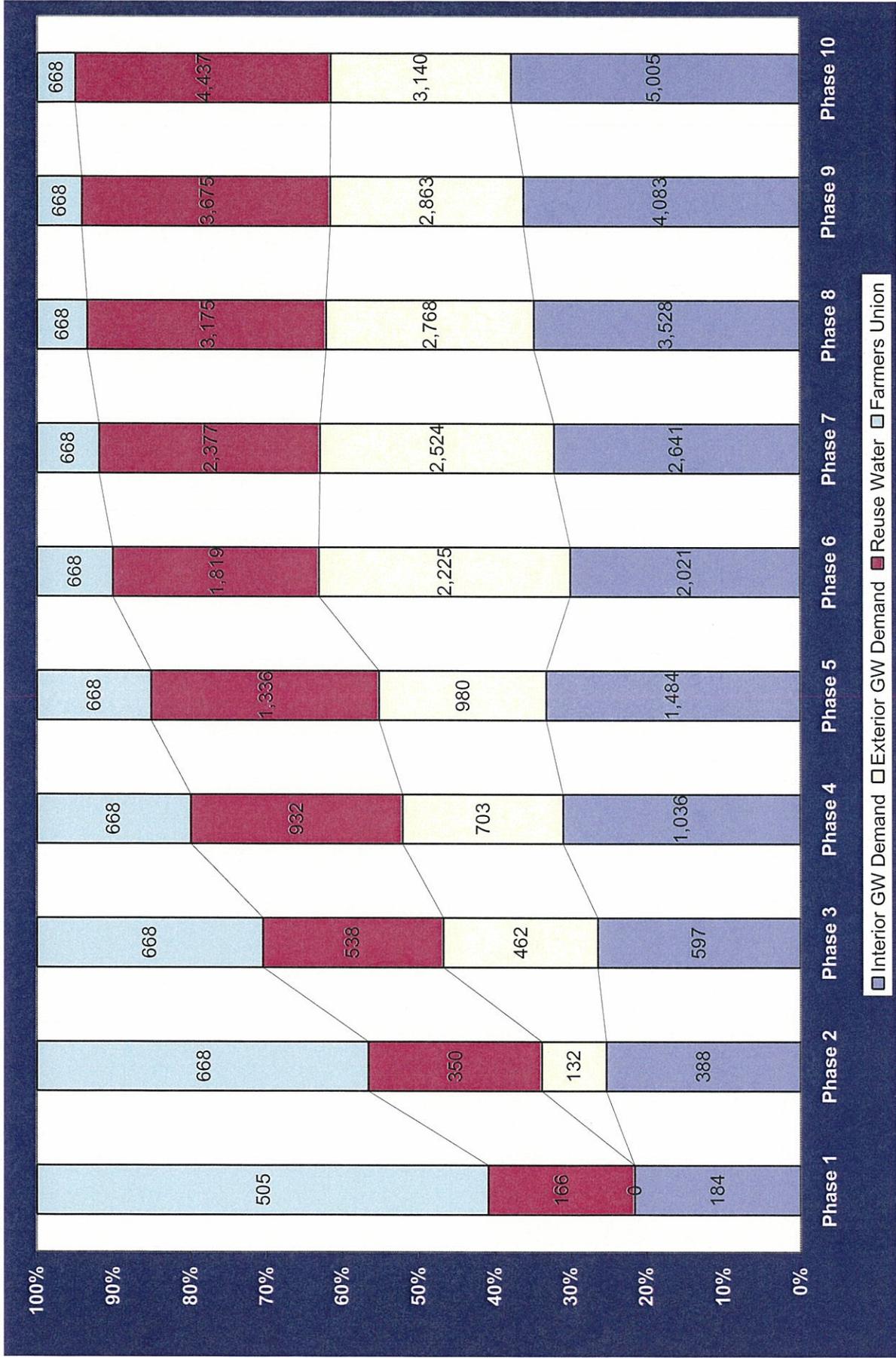
SCALE: 1" = 1000'  
JUNE 23, 2016



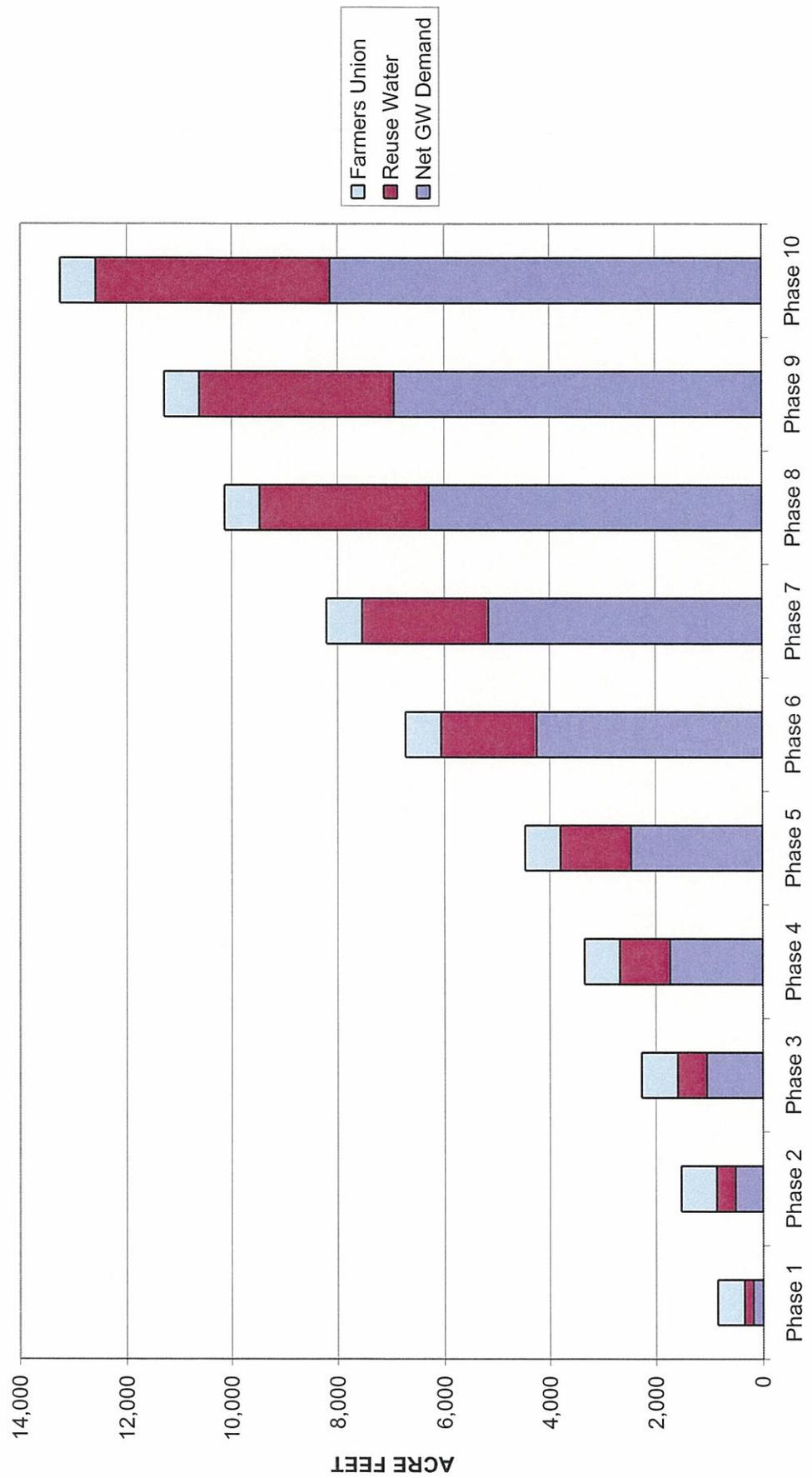
# M3-EAGLE COMPREHENSIVE PLAN

4

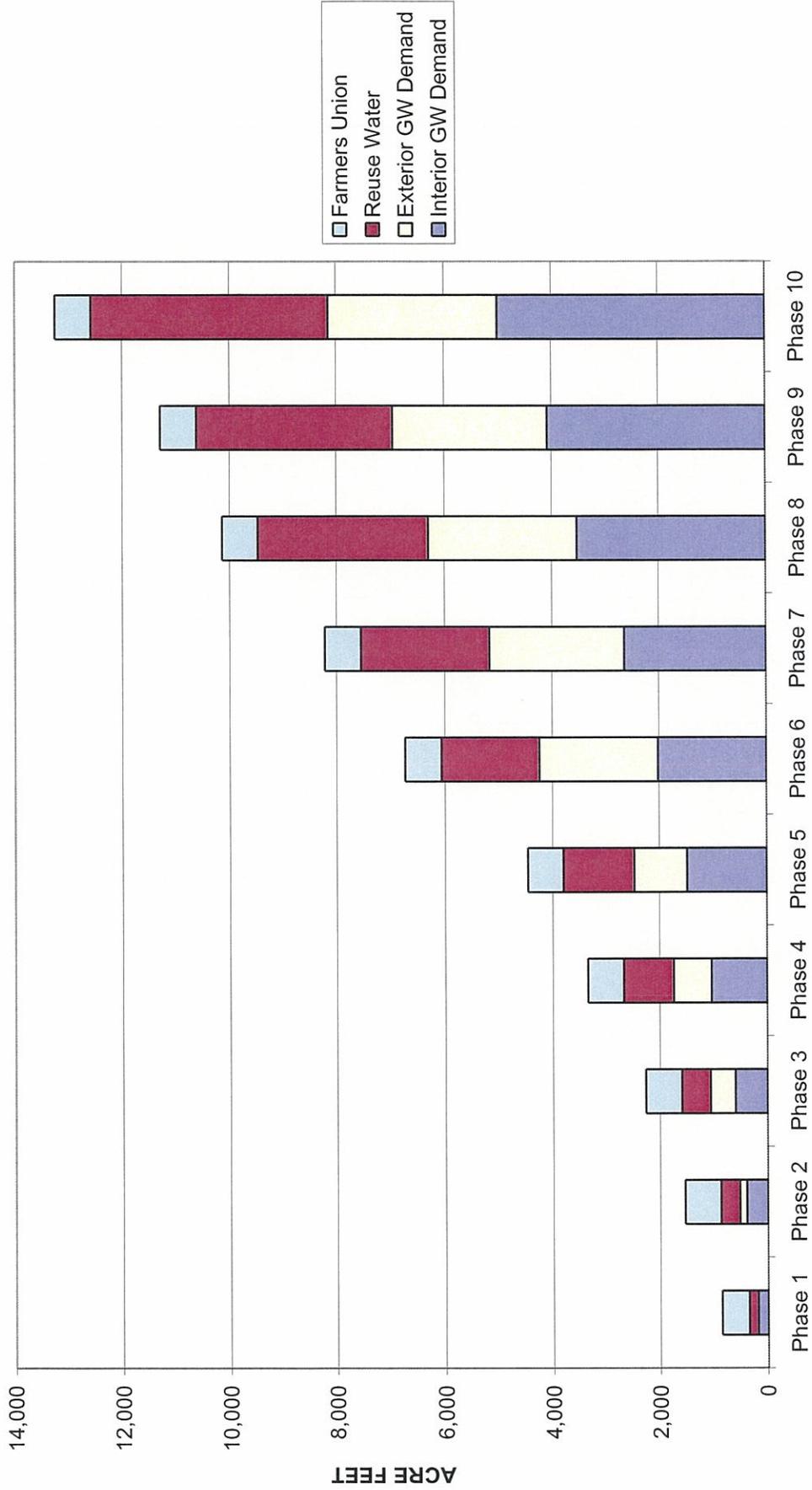
**Exhibit 4.1  
M3 Water Demand By Phase (estimated)**



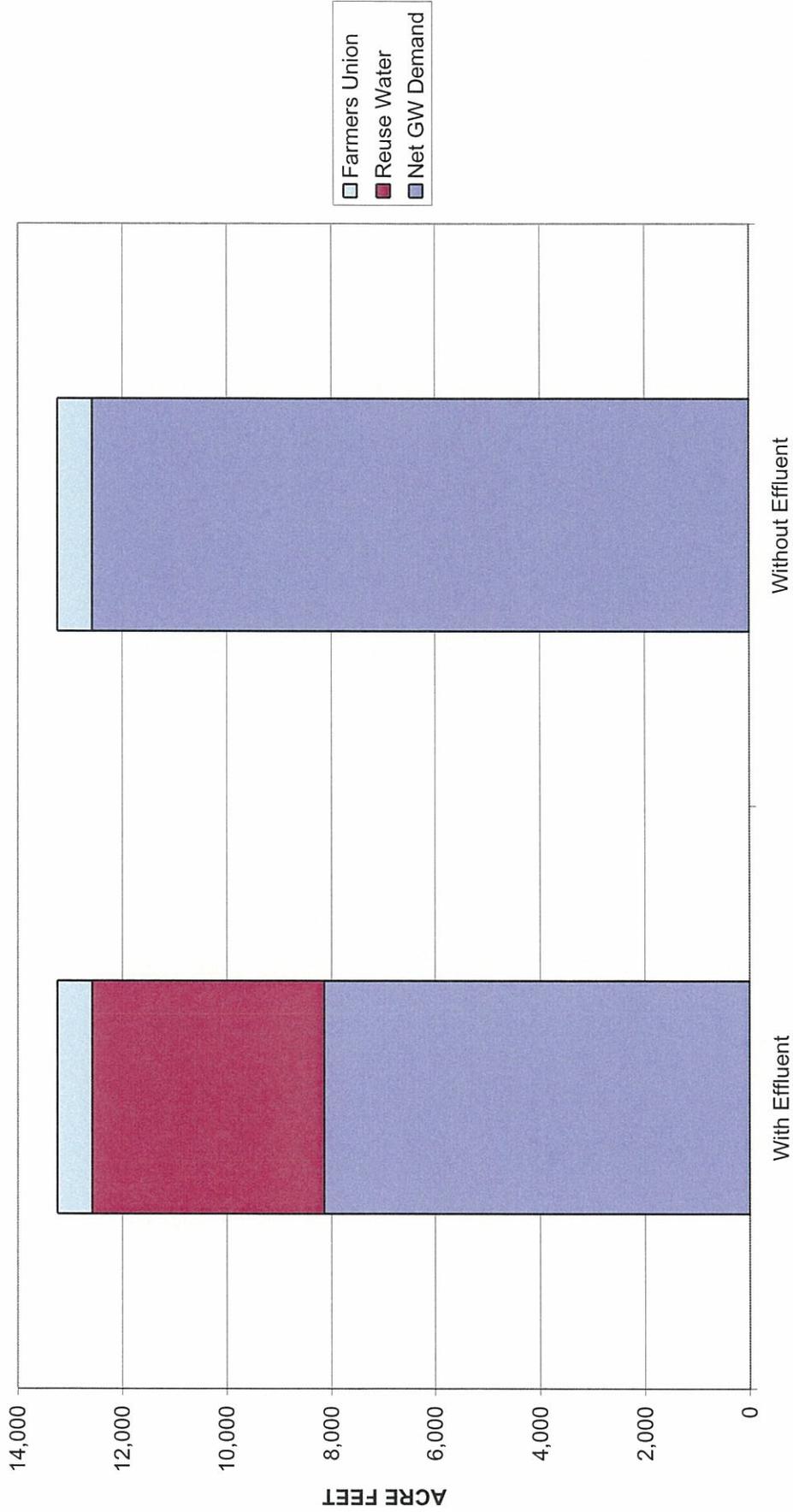
**Exhibit 4.2**  
**M3 WATER DEMAND (estimated)**  
 Net Ground Water Demand View



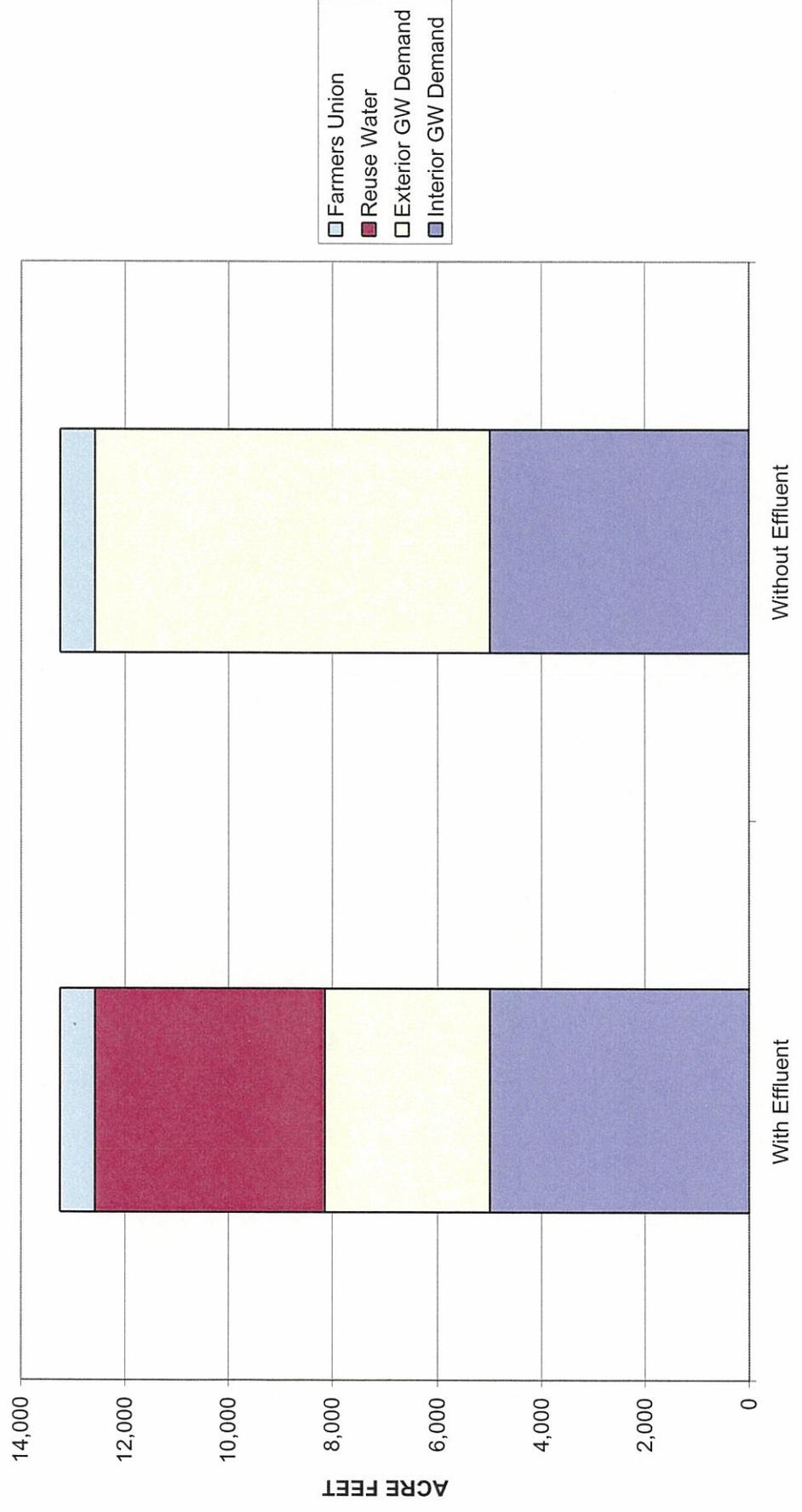
**Exhibit 4.3**  
**M3 WATER DEMAND (estimated)**  
 Exterior and Interior Ground Water Uses Viewed Separately



**Exhibit 4.4**  
**M3 WATER DEMAND (estimated)**  
**Total Yearly Demand At Full Build-Out**



**Exhibit 4.5**  
**M3 WATER DEMAND (estimated)**  
 Total Yearly Demand At Full Build-Out  
 Exterior and Interior Uses Viewed Separately



**Exhibit 4.6**

Estimated Water Diversions Required for the M3 Project at Projected 20-year Build-Out															JCF	11/20/2006
Public Area Irrigation Diversions (Golf, playground, ball field, ponds)		0%	0%	0%	0%	3%	8%	13%	18%	21%	16%	12%	7%	2%	100%	
Potential irrigation days per month:		-	-	-	-	15	30	31	30	31	31	30	31	15	244	total days
Acres:		992	Dec	Jan	Feb	March	April	May	Jun	Jul	Aug	Sep	Oct	Nov	Avg/mo	
Yearly:	mg	1,256	Monthly:		mg	38	103	158	221	263	205	154	85	28	157	mg/mo
	acre-feet	3,854			acre-feet	116	316	486	678	809	630	472	260	87	482	af/mo
	acre-feet cu	3,083			acre-feet cu	92	253	389	542	647	504	378	208	69	385	af cu/mo
Average daily:	acre-feet	16	Average daily:		acre-feet	8	11	16	23	26	20	16	8	5.79	17	af/day
	cfs	8			cfs	4	5	8	11	13	10	8	4	3	8	cfs/day
	gpm	3,575			gpm	1,746	2,389	3,557	5,122	5,913	4,609	3,568	1,904	1,312	3,765	gpm/day
Peak day:	mg	5			mg	3	3.4	5.1	7.4	8.5	6.6	5.1	2.7	1.9	5	mg/day
	acre-feet	26	Peak daily:		acre-feet	8	11	16	23	26	20	16	8	6	17	pk day af
	cfs	35	(2.67x)		cfs	10	14	21	30	35	27	21	11	8	22	pk day cfs
(Assuming 9 hrs irr'n/day)	gpm	15,768			gpm	4,655	6,370	9,484	13,660	15,768	12,290	9,515	5,078	3,498	10,040	pk day gpm
	mg	8			mg	3	3.4	5.1	7.4	8.5	6.6	5.1	2.7	1.9	5	pk day mg
Residential Irrigation Diversions		0%	0%	0%	0%	3%	8%	13%	18%	21%	16%	12%	7%	2%	100%	
Potential irrigation days per month:		-	-	-	-	15	30	31	30	31	31	30	31	15	244	total days
Acres:		965	Dec	Jan	Feb	March	April	May	Jun	Jul	Aug	Sep	Oct	Nov	Avg/mo	
Yearly:	mg	1,192	Monthly:		mg	36	98	150	210	250	195	146	81	27	149	mg/mo
	acre-feet	3,659			acre-feet	110	300	462	644	768	598	448	247	82	457	af/mo
	af cu	3,139			acre-feet cu	88	240	369	515	614	479	359	198	66	366	af cu/mo
Average daily:	acre-feet	15	Average daily:		acre-feet	7	20	15	21	25	19	15	8	5	17	af/day
	cfs	8			cfs	4	10	8	11	12	10	8	4	3	9	cfs/day
	gpm	3,393			gpm	1,657	4,535	3,376	4,862	5,603	4,375	3,387	1,808	1,245	3,856	gpm/day
Peak day:	mg	5			mg	2.4	6.5	4.9	7.0	8.1	6.3	4.9	2.6	1.8	5.5	mg/day
	acre-feet	25	Peak daily:		acre-feet	7	20	15	21	25	19	15	8	5	18	pk day af
	cfs	19	(1.5x)		cfs	6	15	11	16	19	15	11	6	4	13	pk day cfs
(Assuming no water mgmt.)	gpm	8,405			gpm	2,486	6,803	5,064	7,293	8,405	6,562	5,080	2,711	1,868	5,988	pk day gpm
	mg	8.1			mg	2.4	6.5	4.9	7.0	8.1	6.3	4.9	2.6	1.8	5.7	pk day mg
Commercial Irrigation Diversions		0%	0%	0%	0%	3%	8%	13%	18%	21%	16%	12%	7%	2%	100%	
Potential irrigation days per month:		-	-	-	-	15	30	31	30	31	31	30	31	15	244	total days
Acres:		41	Dec	Jan	Feb	March	April	May	Jun	Jul	Aug	Sep	Oct	Nov	Avg/mo	
Yearly:	mg	0.610	Monthly:		mg	0.0183	0.0501	0.0770	0.1073	0.1280	0.0998	0.0748	0.0412	0.0137	0.0826	mg/mo
	acre-feet	150			acre-feet	4.49	12.29	18.91	26.35	31.43	24.50	18.36	10.12	3.37	20.28	af/mo
	af cu	132			acre-feet cu	3.59	9.83	15.13	21.08	25.15	19.60	14.68	8.10	2.70	17.12	af cu/mo
Average daily:	acre-feet	0.61	Average daily:		acre-feet	0.30	0.4096	0.6099	0.8784	1.0140	0.7903	0.6118	0.3265	0.10885	0.631	af/day
	cfs	0.31			cfs	0.23	0.21	0.31	0.44	0.51	0.40	0.31	0.16	0.05	0.328	cfs/day
	gpm	139			gpm	102	92.70	138.01	198.76	229.44	178.84	138.45	73.89	24.63	147.06	gpm/day
Peak day:	mg	0.200			mg	0.098	0.133	0.199	0.286	0.330	0.258	0.199	0.106	0.035	0.206	mg/day
	acre-feet	1.01	Peak daily:		acre-feet	0.30	0.41	0.61	0.88	1.01	0.79	0.61	0.33	0.11	0.63	pk day af
	cfs	0.77	(1.5x)		cfs	0.23	0.31	0.46	0.66	0.77	0.60	0.46	0.25	0.08	0.48	pk day cfs
(Assuming no water mgmt.)	gpm	344			gpm	102	139	207	298	344	268	208	111	37	214	pk day gpm
	mg	0.330			mg	0.098	0.133	0.199	0.286	0.330	0.258	0.199	0.106	0.035	0.206	pk day mg



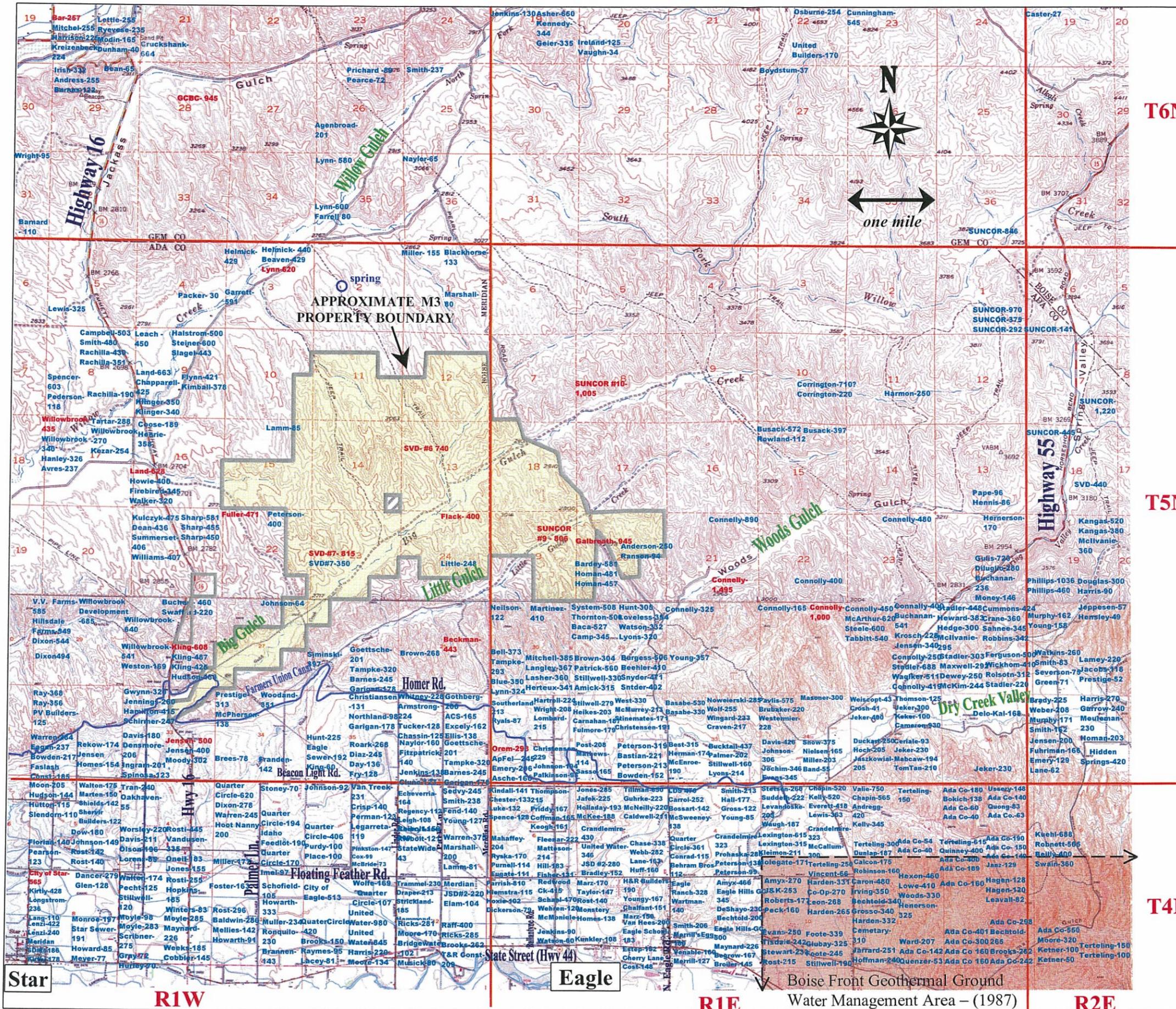
**Exhibit 4.6**

<b>Indoor Water Use (Housing and Commercial)</b>																
Estimated % of annual use by month: (based on Stanley's figures)		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	100%		
		Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Avg/mo		
<b>Yearly:</b>	mg	1,631	138.51	138.51	125.10	138.51	134.04	138.51	134.04	138.51	138.51	134.04	138.51	134.04	135.90	mg/mo
	acre-feet	5,005	425	425	384	425	411	425	411	425	425	411	425	411	417	af/mo
	af cu	500	43	43	38	43	41	43	41	43	43	41	43	41	42	af c.u./mo
<b>Wastewater</b>	mg	1,468	124.66	124.66	112.59	124.66	120.64	124.66	120.64	124.66	124.66	120.64	124.66	120.64	122.31	mg/mo
<b>Average daily:</b>	acre-feet	14	14	14	14	14	14	14	14	14	14	14	14	14	14	af/day
	cfs	7	7	7	7	7	7	7	7	7	7	7	7	7	7	cfs/day
	gpm	3,108	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103	gpm/day
	mg	4.5	4.47	4.47	4.47	4.47	4.47	4.47	4.47	4.47	4.47	4.47	4.47	4.47	4.47	mg/day
<b>Wastewater</b>	mg	4	4.02	4.02	4.02	4.02	4.02	4.02	4.02	4.02	4.02	4.02	4.02	4.02	4.02	mg/day
<b>Peak day:</b>	acre-feet	33	33	33	33	33	33	33	33	33	33	33	33	33	33	pk day af
	cfs	17	17	17	17	17	17	17	17	17	17	17	17	17	17	pk day cfs
	gpm	7,520	7,521	7,521	7,521	7,521	7,521	7,521	7,521	7,521	7,521	7,521	7,521	7,521	7,521	pk day gpm
	mg	11	10.83	10.83	10.83	10.83	10.83	10.83	10.83	10.83	10.83	10.83	10.83	10.83	10.831	pk day mg
<b>Wastewater</b>	mg	10	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.748	pk daywaste
<b>Assumed diversion requirements for housing and commercial indoors:</b>																
	# of units	gpd/unit	gpd	mg/yr	af/day	af/yr	gpm/day	cfs/day	Peak gpm	cu rate:	10%					
Residential	9,072	330	2,993,760		9	3,353	2,079	5	5,040	% of interior div'ns to MBR:		90%				
Multi-Family	2,938	330	969,540		3	1,086	673	2	1,632							
<b>Totals</b>	<b>12,010</b>		<b>3,963,300</b>	<b>1,447</b>	<b>12</b>	<b>4,439</b>	<b>2,752</b>	<b>6.1</b>	<b>6,672</b>	<b>Interior residential peak:</b>	<b>800</b>	<b>gpd/ residential unit</b>				
	Acres	gpd/acre	Total gpd								2.42	2.42	peaking factor			
Commercial	407	1,240	504,680	184	2	565	350	1	848	<b>Interior commercial peak:</b>	<b>3000</b>	<b>gpd/acre of commercial</b>				
<b>Totals</b>			<b>4,467,980</b>	<b>1,631</b>	<b>14</b>	<b>5,005</b>	<b>3,103</b>	<b>7</b>	<b>7,520</b>		<b>2.42</b>	<b>2.42</b>	<b>peaking factor</b>			
Estimates of use and wastewater flows based on information from Stanley Consultants																
<b>Storage for Housing and Commercial</b>																
			gpm	requires						<i>Percent of wastewater attributable to infiltration into system:</i>	7.0%					
										<i>Wastewater infiltration factor for use in wastewater line:</i>	0.64					
1.5 X avg day gpm:	12		4,662	3	mg storage											
3 X avg day gpm:	12		9,324	7	mg storage					<i>Water conservation factor:</i>	2%					

**Exhibit 4.6**

<b>SUMMARY</b>											
<b>Total Demand</b>											
Non-irrigation season			MBR to store		Without FU or Effluent Irrigation season		Annual Totals		Water from Farmers Union		Annual MBR Supply
Acre-feet:			1,487		Acre-feet: 11,591		13,251		668		4,504
Peak day gpm:					Peak day gpm: 27,361				1,526		6,768
Daily avg gpm:					Daily avg gpm: 10,618				1,526		2,792
Peak day cfs:					Peak day cfs: 61				3.4		15.1
Daily avg cfs:					Daily avg cfs: 24				3.4		6.2
Acre-feet cu:			166		Acre-feet cu: 7,190		7,356				
<b>Annual Net req'd from groundwater</b>											
<b>Excess MBR supply</b>											
<b>No Effluent</b>											
<b>With Effluent &amp; Farmers Union</b>											
<b>Acres irrigated</b>											
<b>Acre-feet</b>											
<b>af/a</b>											
Public Area Irrigation:			mg 11 35		Public 992		992		3,854		3.89
Housing & commercial:			mg 3 10		Residential 965		965		3,659		3.79
Diversions to storage:			541 gpm		Commercial 41		41		150		3.68
for:			165 days		Pond Evap 150		150		583		3.89
equals:			394 acre-feet (not including initial fill)		Total 2,148		2,148		8,246		
Note: Peaks include only indoor residential and public area irrigation. All others assumed to be managed to average out.											
Acre-feet:			1,487		Acre-feet: 11,591		13,251		668		4,504
Peak day gpm:					Peak day gpm: 27,361				1,526		6,768
Daily avg gpm:					Daily avg gpm: 10,618				1,526		2,792
Peak day cfs:					Peak day cfs: 61				3.4		15.1
Daily avg cfs:					Daily avg cfs: 24				3.4		6.2
Acre-feet cu:			166		Acre-feet cu: 7,190		7,356				
Public Area Irrigation:			mg 11 35		Public 992		992		3,854		3.89
Housing & commercial:			mg 3 10		Residential 965		965		3,659		3.79
Diversions to storage:			541 gpm		Commercial 41		41		150		3.68
for:			165 days		Pond Evap 150		150		583		3.89
equals:			394 acre-feet (not including initial fill)		Total 2,148		2,148		8,246		

5



**Exhibit 5.1** Regional Well Density Map showing the locations of recorded wells in proximity to the proposed M3-Eagle planned community development boundary. The area within the dark grey borders, owned by M3 Companies, Inc., is proposed as the municipal service area for the applied for municipal ground water right under this application.

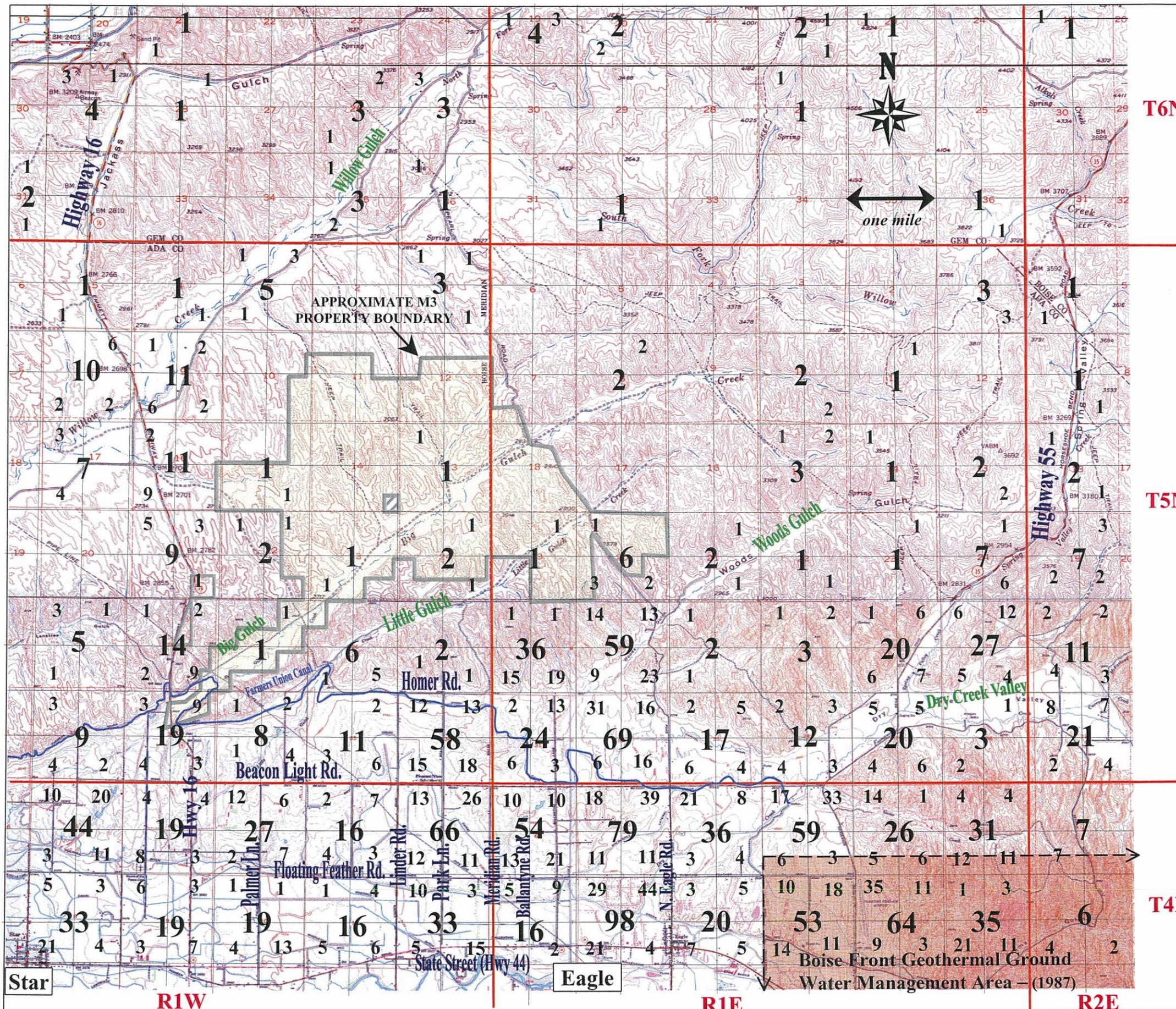
Owing to space consideration, no more than five wells are shown for any given 1/4 1/4 section. If five wells are shown, these are the five deepest wells located within that 1/4 1/4. If less than five wells are shown, all wells within the 1/4 1/4 are listed.

Although springs are indicated on the base map, only one spring exists within 1/2 mile of the proposed development boundary. That spring is 1/2 mile north of the property in Section 2 of Township 5 North, Range 1 West (indicated by blue-colored open circle).

Water well locations were plotted from available driller's logs of the five deepest wells in each 1/4 1/4 section.

Township and range boundaries are denoted in red and the approximate boundary of the development in gray with yellow shading.

**Exhibit 5.1**



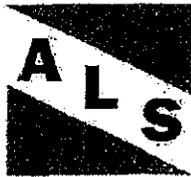
**Exhibit 5.2** Density of domestic, irrigation, stock, and monitoring wells in the vicinity of the proposed M3-Eagle Development, Ada and Gem Counties, Idaho. The area within the dark grey borders, owned by M3 Companies, Inc., is proposed as the municipal service area for the applied for municipal ground water right under this application. The number of wells within each 1/4 1/4 Section is indicated by the smaller numerals on the grid. The total number of wells in each Section is shown by the larger numerals at the center of each Section. Database is the Idaho Department of Water Resources Driller's Report file from the Western Regional Office and IDWR on-line database as of July 2006. Some wells may be missing and others may be mislocated.

Township and range boundaries are denoted in red, and the approximate boundary of the proposed development is gray with yellow shading.

USGS 15 -minute (1:62,500 scale) quadrangle base map.

**Exhibit 5.2**

6



Unlimited Boundaries, Inc. dba ALS  
**Land Surveying & Civil Engineering**

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 Middleton, Idaho 83644  
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REVISED APRIL 20, 2006

**M3Companies** 5139-03

ADA COUNTY ASSESSORS PARCEL NUMBERS, RECORDED DEED INSTRUMENT NUMBERS AND GRANTOR LISTINGS

	Assessor Parcel Number	Instrument Number	Grantor
SECTION 33, T.5N., R.1E	S0333120700	106038607	Jay Richard & Kimberly Ann Green
	S0333110061	106038607	Jay Richard & Kimberly Ann Green
SECTION 19, T.5N., R.1E	S0219110000	106036548	Colin McLeod III
	S0219220000	106036548	Colin McLeod III
	S0219400000	106036548	Colin McLeod III
	S0219140000	106036548	Colin McLeod III
SECTION 20, T.5N., R.1E	S0220230000	106036548	Colin McLeod III
SECTION 7, T.5N., R.1E	S0207330000	106036548	Colin McLeod III
SW 1/4 SW 1/4			
SECTION 17, T.5N., R.1E	S0217330000	106036548	Colin McLeod III
SW 1/4 SW 1/4			
SECTION 18, T.5N., R.1E	S0218120000	106036548	Colin McLeod III
GOVERNMENT LOT 1	S0218221000	106036548	Colin McLeod III
GOVERNMENT LOT 2	S0218230000	106036548	Colin McLeod III
	S0218131000	106036548	Colin McLeod III
	S0218341000	106036548	Colin McLeod III
	S0218140000	106036548	Colin McLeod III
SECTION 10, T.5N., R.1W	S0310410000	106036548	Colin McLeod III
E1/2 SE1/4			
SECTION 11, T.5N., R.1W	S0311130000	106036548	Colin McLeod III
SECTION 12, T.5N., R.1W	S0322110000	106036548	Colin McLeod III
SECTION 13, T.5N., R.1W	S0313120000	106036548	Colin McLeod III
	S0313110000	106036548	Colin McLeod III
SECTION 14, T.5N., R.1W	S0314110000	106036548	Colin McLeod III
	S0314130000	106036548	Colin McLeod III
SECTION 15, T.5N., R.1W	S0315110000	106036548	Colin McLeod III
SECTION 22, T.5N., R.1W	S0322141800	106036548	Colin McLeod III



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ADA COUNTY ASSESSORS PARCEL NUMBERS, RECORDED DEED INSTRUMENT NUMBERS AND GRANTOR LISTINGS

	Assessor Parcel Number	Instrument Number	Grantor
SECTION 23, T.5N., R.1W	S0323110015	106036548	Colin McLeod III
	S0323336000	106036548	Colin McLeod III
	S0323120600	106036548	Colin McLeod III
SECTION 24, T.5N., R.1W	S0324130000	106036548	Colin McLeod III
SECTION 26, T.5N., R.1W	S0326220000	106036548	Colin McLeod III
NW 1/4 NW 1/4			
SECTION 27, T.5N., R.1W	S0327110000	106036548	Colin McLeod III
NE 1/4 NE 1/4			
SECTION 8, T.5N., R.1E	S0208340000	105166717	Highland Livestock & Land Company Limited
PARCEL 1			
SECTION 17, T.5N., R.1E	S0217330000	105166717	Highland Livestock & Land Company Limited
SECTION 20, T.5N., R.1E	S0220110500	105166717	Highland Livestock & Land Company Limited
PARCEL 5	S0220212400		
	S0217330000		
SECTION 8, T.5N., R.1W	S0314325400	106008264	Little Enterprises Limited Partnership
W1/2 SW1/4	S0315330000		
PARCEL 8			
SECTION 15, T.5N., R.1W	S0315330000	106008264	Little Enterprises Limited Partnership
PARCEL 9			
SECTIONS 21 & 28	S0321430000	106008264	Little Enterprises Limited Partnership
T.5N., R.1W	S0328120000		
PARCEL 10			
SECTION 22, NE1/4 NE1/4	S0322110000	106008264	Little Enterprises Limited Partnership
T.5N., R.1W			
PARCEL 11			
SECTION 23, N 1/2 NW1/4	S032713000	106008264	Little Enterprises Limited Partnership
T.5N., R.1W			



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REVISED APRIL 20, 2006

**M3Companies** 5139-03

ADA COUNTY ASSESSORS PARCEL NUMBERS, RECORDED DEED INSTRUMENT NUMBERS AND GRANTOR LISTINGS

	Assessor Parcel Number	Instrument Number	Grantor
PARCEL 12			
SECTION 27, T.5N., R.1W.,	S032713000	106008264	Little Enterprises Limited Partnership
PARCEL 13			
SECTION 21, T.5N., R.1W.,	S0333120710	106008264	Little Enterprises Limited Partnership
PARCEL 1, CELL TOWER SITE			
SECTION 21, T.5N., R.1E.,	S0221110000	105108186	Highland Livestock & Land Company Limited
NORTH 1/2 PARCEL 6			
SECTION 22, T.5N., R.1E.,	S022222000	105108186	Highland Livestock & Land Company Limited
NW 1/4 NW 1/4 PARCEL 7			
SECTIONS 28 & 33 T.5N., R.1W., LOT 3, BLOCK 1 GULCH RANCH ESTATES	R3314130300	105106118	Randy L. & Cindy L. Gwynn
SECTIONS 28 & 33 T.5N., R.1W., LOT 4, BLOCK 1 GULCH RANCH ESTATES	R3314130400	105106115	John W. & Betty L. Moody
SECTION 15, T.5N., R.1W., SW 1/4 PARCEL 3	S0215300000	105108185	Little Enterprises Limited Partnership
SECTION 12, T.5N., R.1W., SW 1/4 SW 1/4	S0312330000	105106197 105132319	Keith J. Larson, Sterling Larson, John Rosemurgy, & David E. Hollingsworth
SECTION 13, T.5N., R.1W.,	S0313210000	105106197 105132319	Keith J. Larson, Sterling Larson, John Rosemurgy, & David E. Hollingsworth
SECTION 24, T.5N., R.1W.,	S03124110000	105106197	Keith J. Larson, Sterling Larson, John Rosemurgy,



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**Land Surveying & Civil Engineering**

1103 W. Main St.  
Middleton, Idaho 83644  
208-585-5858 • 208-585-9001 Fax

**REVISED APRIL 20, 2006**

**M3Companies** 5139-03

**ADA COUNTY ASSESSORS PARCEL NUMBERS, RECORDED DEED INSTRUMENT NUMBERS AND GRANTOR LISTINGS**

	Assessor Parcel Number	Instrument Number	Grantor
NORTH 1/2		105132319	& David E. Hollingsworth
SECTION 18, T.5N., R.1W., GOVERNMENT LOTS 3 & 4	S0218320000	105106197	Keith J. Larson, Sterling Larson, John Rosemurgy, & David E. Hollingsworth
SECTION 28, T.5N., R.1W., PARCEL II	S0328449200	105114739	M & H Development LLC.,
SECTIONS 28 & 33 T.5N., R.1W., PARCEL III	R4985520028	106006302	M & H Development LLC.,



A Pioneer Company  
**PIONEER TITLE COMPANY**  
OF ADA COUNTY  
8151 W. Rifleman Ave. / Boise, Idaho 83704  
(208) 377-2700

2/16/05  
SJM/HH

### WARRANTY DEED

For Value Received Jay Richard Green and Kimberly Ann Green, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

AR Boise, LLC, a Texas limited liability company

hereinafter referred to as Grantee, whose current address is 110 East Gurley #200, Prescott, AZ 86301  
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with (i) all improvements owned by Grantor and located thereon, (ii) all rights, privileges, easements and appurtenances owned by Grantor appertaining to the premises, (iii) all water rights appurtenant to said premises, including without limitation all rights in and to their 1.33 shares in the Farmers Union Ditch Company and Water Right 63-20181, and (iv) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: Mar 10, 2006

Jay Richard Green

Kimberly Ann Green

\_\_\_\_\_  
\_\_\_\_\_

r. J. A.

STATE OF Idaho )  
 ) SS.  
County of Ada )

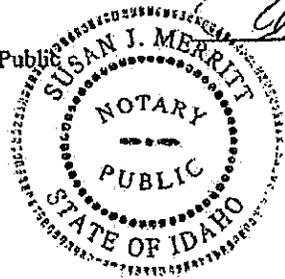
The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 2006 by Jay Richard Green and Kimberly Ann Green personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed it.

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_

RESIDING AT: CALDWELL, ID  
MY COMMISSION EXPIRES 05-05-2011

Notary Public



*Susan J. Merritt*

# Schedule A

COMMITMENT



Order No. 261675

## EXHIBIT A

This parcel lies in the NE  $\frac{1}{4}$  of Section 33, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, and is more particularly described as follows:

COMMENCING at the Northwest corner of said NE  $\frac{1}{4}$ ;

Thence South  $00^{\circ}28'17''$  East (formerly South  $00^{\circ}09'45''$  East) along the Westerly boundary of said NE  $\frac{1}{4}$ , 901.53 feet;

Thence South  $89^{\circ}01'44''$  East (formerly South  $89^{\circ}39'47''$  East), 51.06 feet to a point on the Easterly right-of-way boundary for Idaho State Highway 16 and to the TRUE POINT OF BEGINNING;

Thence continuing South  $89^{\circ}01'44''$  East, 1441.80 feet (formerly South  $89^{\circ}39'47''$  East, 1441.98 feet) to a point on the boundary of Equest Subdivision (vacated) as shown on the plat thereof (Book 53, Page 4606, Office of the Recorder for Ada County, Idaho);

Thence traversing said boundary as follows:

South  $67^{\circ}11'38''$  West (formerly South  $66^{\circ}33'35''$  West), 254.57 feet;

South  $52^{\circ}16'06''$  West (formerly South  $51^{\circ}38'03''$  West), 535.08 feet;

South  $38^{\circ}40'25''$  West (formerly South  $38^{\circ}02'22''$  West), 715.30 feet;

South  $21^{\circ}05'40''$  West (formerly South  $20^{\circ}27'37''$  West), 84.42 feet;

Thence North  $88^{\circ}57'16''$  West, 182.70 feet (formerly North  $89^{\circ}35'19''$  West, 181.78 feet) to a point on the Easterly right-of-way boundary for Idaho State Highway 16;

Thence along said right-of-way, 283.91 feet along the arc of a non-tangent curve to the right, having a radius of 1859.86 feet, a central angle of  $08^{\circ}44'47''$ , and being subtended by a chord, which bears North  $13^{\circ}10'12''$  West, 283.63 feet;

Thence 355.29 feet along the arc of a spiral to the right, having a radius of 1897.44 feet, a central angle of  $05^{\circ}21'51''$ , and being subtended by a chord, which bears North  $05^{\circ}11'06''$  West, 355.15 feet;

Thence North  $03^{\circ}23'50''$  West, 455.37 feet to the TRUE POINT OF BEGINNING.

### TOGETHER WITH:

COMMENCING at the Northwest corner of said NE  $\frac{1}{4}$ ;

Thence South  $00^{\circ}28'17''$  East (formerly South  $00^{\circ}09'45''$  East) along the Westerly boundary of said NE  $\frac{1}{4}$ , 901.53 feet;

Thence, continuing South  $00^{\circ}28'17''$  East (formerly South  $00^{\circ}09'45''$  East) along the Westerly boundary of said NE  $\frac{1}{4}$ , 685.21 feet to a point on the Westerly right-of-way boundary for Idaho State Highway 16 and to the TRUE POINT OF BEGINNING;

Thence along said right-of-way, 140.48 feet along the arc of a spiral to the left, having a radius of 1922.44 feet, a theta angle of  $00^{\circ}35'55''$ , and being subtended by a chord, which bears South  $07^{\circ}00'48''$  East, 140.46 feet;

Thence 49.72 feet along the arc of a curve to the left, having a radius of 1959.86 feet, a central angle of  $01^{\circ}27'13''$ , and being subtended by a chord, which bears South  $09^{\circ}31'34''$  East, 49.72 feet;

**Schedule A**  
COMMITMENT



Order No. 261675

Thence 212.24 feet along the arc of a curve to the left, having a radius of 1178.92 feet, a central angle of 10°18'58", and being subtended by a chord, which bears South 08°49'15" East, 211.95 feet;

Thence leaving said right-of-way, North 88°57'16" West 61.16 feet to the Westerly boundary of said NE ¼;

Thence along the Westerly boundary of said NE ¼, North 00°28'17" East, 396.79 feet to the TRUE POINT OF BEGINNING.

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 03/09/06 11:41 AM  
DEPUTY Vicki Allen  
RECORDED-REQUEST OF  
Pioneer

AMOUNT 15.00  
18.00  
6  
106036548

Re-record

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 01/24/06 04:47 PM  
DEPUTY Neava Haney  
RECORDED-REQUEST OF  
Pioneer

AMOUNT 15.00 5  
106012220

DEED IS BEING RE-RECORDED FOR  
CORRECTION OF GRANTEE'S MAILING ADDRESS  
AND AMENDMENT TO LEGAL DESCRIPTION.

**WHEN RECORDED RETURN TO:**

William I. Brownlee  
c/o The M3 Companies, L.L.C.  
110 East Gurley Street  
Suite 200  
Prescott, AZ 86301

255123A

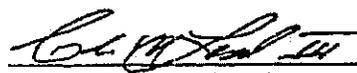
**SPECIAL WARRANTY DEED**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, COLIN MCLEOD, III, as to his vested portion as described on Exhibit "A" attached hereto and incorporated herein by this reference, and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as Trustee of the Dual Beneficiary Trust created pursuant to the Subdivision Trust Agreement dated October 8, 2003, as amended, as to its vested portion as described on Exhibit "A", (collectively "Grantors"), hereby grant, sell and convey to PIONEER TITLE COMPANY OF ADA COUNTY, an Idaho corporation, as Trustee under Trust No. 255123 ("Grantee"), the real property located in Ada County, Idaho and described on Exhibit "A" (the "Land"), together with (i) all buildings, structures and improvements located on the Land, including, without limitation, all irrigation ditches, gates, valves, pumps, tanks, and wells not previously reserved by or conveyed to others; (ii) all appurtenances, hereditaments, interests, privileges, easements, rights-of-way, reversions, remainders, development rights, well rights, water rights, and air rights (including any grandfathered groundwater or other groundwater or surface water rights) appurtenant to the Land not previously reserved by or conveyed to others, including, without limitation, all irrigation ditches, gates, valves, pumps, tanks, and wells, if any; (iii) all oil, gas, and mineral rights relating to the Land not previously reserved; (iv) any rights of Grantors to any adjoining strips or gores of property and any land lying within the bed of any adjoining street, highway, or waterway; and (v) any other rights or privileges appurtenant to the Land or used in connection therewith together with all improvements, structures and fixtures located on the Land.

Subject to current taxes and other assessments not yet delinquent; reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, reservations, declarations, obligations, liabilities and other matters as may appear of record, each Grantor warrants title to its respective vested portion of the Land as against the acts of such Grantor and none other, subject to the matters described above.

GRANTORS:

DATED as of the 23<sup>RD</sup> day of January, 2006.

  
COLIN MCLEOD, III

Grantee's Mailing Address: Pioneer Title Company of Ada County as Trustee, Trust No. 255123  
c/o William I. Brownlee  
c.o The M3 Companies, L.L.C.  
110 East Gourley Street, Suite 200  
Prescott, AZ 86301



**Original Option Property**

The Northeast quarter;  
The East half of the Northwest quarter;  
Government Lots 1 and 2;  
The Southeast quarter;  
All in Section 19, Township 5 North, Range 1 East of Boise Meridian, in Ada County, Idaho.

The Southwest quarter of the Northwest quarter;  
The West half of the Southwest quarter;  
All in Section 20, Township 5 North, Range 1 East of Boise Meridian, in Ada County, Idaho.

**Government Lot 4;**

That portion of the Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 7, lying Southwesterly of the centerline of Willow Creek Road, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 7; thence N89°26'13"E, 976.19 feet to the Southwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  and the POINT OF BEGINNING;  
Thence, along the West line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ , N01°37'53"E, 1315.55 feet to the Northwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
Thence, along the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ , N89°27'42"E, 322.23 feet to point on said centerline;  
Thence, along said centerline, S17°08'49"E, 211.69 feet;  
Thence, S21°38'20"E, 468.10 feet to a curve;  
Thence, along the arc of said curve to the right, having a radius of 365.00 feet, a central angle of 26°42'14", and being subtended by a chord, which bears S08°17'13"E, 168.58 feet;  
Thence, S05°03'53"W, 109.20 feet to a curve;  
Thence, along the arc of said curve to the left, having a radius of 310.00 feet, a central angle of 35°10'52", and being subtended by a chord, which bears S12°31'32"E, 187.37 feet;  
Thence, S30°06'58"E, 168.08 feet;  
Thence, S34°03'01"E, 83.37 feet to the South line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
Thence, S89°26'13"W, 781.04 feet to the POINT OF BEGINNING;  
All in Section 7, Township 5 North, Range 1 East of Boise Meridian, in Ada County, Idaho.

That portion of the Northwest quarter of the Southwest quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 17 lying Southwesterly of the centerline of Willow Creek Road, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 17; thence, along the West line of said Section 17, N00°16'27"E, 1314.67 feet to the POINT OF BEGINNING;  
Thence, along the South line of said (NW $\frac{1}{4}$ SW $\frac{1}{4}$ ), N89°57'12"E, 204.11 feet to a point on said centerline;  
Thence, along said centerline, N37°36'51"W, 332.36 feet to the said West line;  
Thence, S00°16'27"W, 263.44 feet to the POINT OF BEGINNING;  
All in Section 17, Township 5 North, Range 1 East of Boise Meridian, in Ada County, Idaho.

Government Lots 1 and 2;  
The East half of the Southwest quarter;  
The Southeast quarter of the Northwest quarter;  
The West half of the Southeast quarter;  
The Southeast quarter of the Southeast quarter;  
That portion of the Northwest quarter of the Northeast quarter (NW¼NE¼) and that portion of the South half of the Northeast quarter (S½NE¼) and that portion of the Northeast quarter of the Northwest quarter (NE¼NW¼) and that portion of the Northeast quarter of the Southeast quarter (NE¼SE¼), all lying Southwesterly of the centerline of Willow Creek Road, more particularly described as follows:  
COMMENCING at the Northwest corner of said Section 18; thence, along the North line of said Section 18, N89°26'13"E, 976.19 feet to the Northwest corner of said (NE¼NW¼) and the POINT OF BEGINNING;  
Thence, continuing along said North line, N89°26'13"E, 781.04 feet to said centerline of Willow Creek Road;  
Thence, along said centerline S34°03'01"E, 215.25 feet;  
Thence, S10°42'30"E, 414.87 feet to a curve;  
Thence, along the arc of said curve to the left, having a radius of 225.00 feet, a central angle of 56°12'00", and being subtended by a chord, which bears S38°48'30"E, 211.96 feet;  
Thence, S66°54'30"E, 1186.00 feet to a curve;  
Thence, along the arc of said curve to the right, having a radius of 1000.00 feet, a central angle of 13°57'43", and being subtended by a chord, which bears S59°55'39"E, 243.08 feet;  
Thence, S52°56'47"E, 351.88 feet to a curve;  
Thence, along the arc of said curve to the right, having a radius of 635.00 feet, a central angle of 19°19'45", and being subtended by a chord, which bears S44°01'28"E, 213.21 feet;  
Thence, S34°21'35"E, 166.76 feet to a curve;  
Thence, along the arc of said curve to the right, having a radius of 480.00 feet, a central angle of 24°30'13", and being subtended by a chord, which bears S24°11'03"E, 203.72 feet;  
Thence, S11°55'56"E, 513.68 feet to a curve;  
Thence, along the arc of said curve to the left, having a radius of 395.00 feet, a central angle of 25°40'56", and being subtended by a chord, which bears S24°46'24"E, 175.58 feet;  
Thence, S37°36'51"E, 1212.36 feet to the East line of said Section 18;  
Thence, along said East line, S00°16'27"W, 263.44 feet to the Southeast corner of said (NE¼SE¼);  
Thence, along South line of said (NE¼SE¼), S89°31'40"W, 1320.20 feet to the Southwest corner of said (NE¼SE¼);  
Thence, along the West line of said (NE¼SE¼), N00°17'28"E, 1313.97 feet to the Northwest corner of said (NE¼SE¼);  
Thence, along the South line of said (S½NE¼), S89°29'51"W, 1319.82 feet to the Southwest corner of said (S½NE¼);  
Thence, along the West line of said (S½NE¼), N00°18'28"E, 1313.28 feet to the Northwest corner of said (S½NE¼);  
Thence, along the South line of said (NE¼NW¼), S89°28'02"W, 1319.20 feet to the Southwest corner of said (NE¼NW¼);  
Thence, along the West line of said (NE¼NW¼), N00°19'41"E, 1312.59 feet to the POINT OF BEGINNING;  
All in Section 18, Township 5 North, Range 1 East of Boise Meridian, in Ada County,

That portion of said Original Option Property lying within Sections 7, 17 and 18 being previously described as:

- Government Lot 4;  
That portion of the Southeast quarter of the Southwest quarter lying Southwesterly of the centerline of Willow Creek Road;  
All in Section 7, Township 5 North, Range 1 East of Boise Meridian, in Ada County, Idaho.
- That portion of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  lying Southwesterly of the centerline of Willow Creek Road;  
All in Section 17, Township 5 North, Range 1 East of Boise Meridian, in Ada County, Idaho.
- That portion of the Northwest quarter of the Northeast quarter lying Southwesterly of the centerline of Willow Creek Road;  
That portion of the South half of the Northeast quarter lying Southwesterly of the centerline of Willow Creek Road;  
That portion of the East half of the Northwest quarter lying Southwesterly of the centerline of Willow Creek Road;
- Government Lots 1 and 2;  
The East half of the Southwest quarter;  
That portion of the Southeast quarter lying Southwesterly of the centerline of Willow Creek Road;  
All in Section 18, Township 5 North, Range 1 East of Boise Meridian, in Ada County, Idaho.

The East half of the Southeast quarter of Section 10, Township 5 North, Range 1 West of Boise Meridian in Ada County, Idaho.

The Southwest quarter of the Northeast quarter;  
The South half of the Northwest quarter;  
The South half;  
All in Section 11, Township 5 North, Range 1 West of Boise Meridian, in Ada County, Idaho.

The South half of the Northeast quarter;  
The Southeast quarter of the Northwest quarter;  
The North half of the Southwest quarter;  
The Southeast quarter;  
All in Section 12, Township 5 North, Range 1 West of the Boise Meridian, in Ada County, Idaho.

The Northeast quarter;  
The Southeast quarter of the Northwest quarter;  
The South half of the Southwest quarter;  
All in Section 13, Township 5 North, Range 1 West of Boise Meridian, in Ada County, Idaho.

The North one half;  
The East one half of the Southwest quarter;  
The North one half of the Southeast quarter;  
The Southwest quarter of the Southeast quarter;  
All in Section 14, Township 5 North, Range 1 West of Boise Meridian, in Ada County, Idaho.

The Northeast quarter of the Northeast quarter of Section 15, Township 5 North, Range 1 West of Boise Meridian, in Ada County, Idaho.

The Southeast quarter of the Northeast quarter;  
The Northeast quarter of the Southeast quarter;  
All in Section 22, Township 5 North, Range 1 West of Boise Meridian, in Ada County, Idaho.

The Northeast quarter;  
The South half of the Northwest quarter;  
The Southwest quarter;  
The North half of the Southeast quarter;  
The Southwest quarter of the Southeast quarter;  
All in Section 23, Township 5 North, Range 1 West of Boise Meridian, in Ada County, Idaho.

The South half of the Northeast quarter;  
The West half of the Northwest quarter;  
The Southeast quarter of the Northwest quarter;  
The Northeast quarter of the Southwest quarter;  
The North half of the Southeast quarter;  
All in Section 24, Township 5 North, Range 1 West of Boise Meridian, in Ada County, Idaho.

The Northwest quarter of the Northwest quarter of Section 26, Township 5 North, Range 1 West of Boise Meridian, in Ada County, Idaho.

The Northeast quarter of the Northeast quarter of Section 27, Township 5 North, Range 1 West of Boise Meridian, in Ada County, Idaho.

After recording, please return to:

The M3 Companies  
Attn: William I. Brownlee  
110 E. Gurley Street, Suite 200  
Prescott, AZ 86301

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 11/03/05 03:46 PM  
DEPUTY Bonnie Oberling  
RECORDED - REQUEST OF  
Alliance Title

AMOUNT 30.00 10



AT-5000527119

**SPECIAL WARRANTY DEED**

**FOR VALUE RECEIVED**

HIGHLAND LIVESTOCK AND LAND COMPANY, LIMITED, an Idaho corporation, whose address is 210 West Main, Emmett, Idaho 83617, ("Grantor"), who took title as "Highland Livestock and Land Company", does hereby bargain, sell, and convey, unto AR Boise L.L.C., a Texas limited liability company, whose address is 110 East Gurley Street, Suite 200, Prescott, Arizona 86301 ("Grantee") all that parcel of land located in Ada County, Idaho ("Premises") more particularly described in Exhibit A to this Special Warranty Deed.

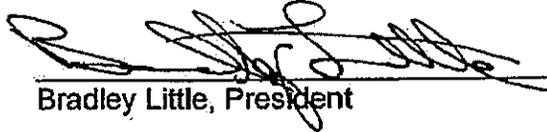
TO HAVE AND TO HOLD the Premises, with its appurtenances unto Grantee, and Grantee's successors and assigns forever.

Grantor does hereby covenant to and with Grantee, that the Grantor is the owner in fee simple of the Premises; that the Premises are free from all encumbrances created or suffered by Grantor, except those made, suffered or done by Grantee, and except the matters set forth on Exhibit B to this Special Warranty Deed and except general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same forever from all other lawful claims. By accepting this Special Warranty Deed and subject to the covenants and warranties in this Special Warranty Deed, Grantee acknowledges and understands that Grantee is accepting the Premises from Grantor in an "As-Is" condition with all faults, including both latent and patent defects.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be hereunto subscribed this 3<sup>rd</sup> day of November, 2005.

**GRANTOR:**

HIGHLAND LIVESTOCK AND LAND  
COMPANY, LIMITED, an Idaho corporation

  
\_\_\_\_\_  
Bradley Little, President

**GRANTEE:**

AR Boise, L.L.C., a Texas limited liability  
company

By: M3 Builders, L.L.C., an Arizona  
limited liability company, Manager

By: The M3 Companies, L.L.C., an Arizona  
limited liability company, sole Member of  
M3 Builders, L.L.C.

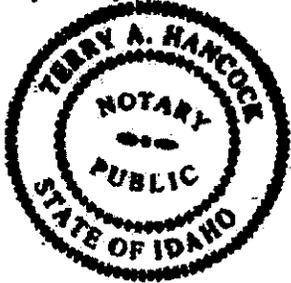
By:   
\_\_\_\_\_  
William I. Brownlee, Member

By:   
\_\_\_\_\_  
Jeffrey A. Davis, Member

STATE OF IDAHO )  
 ) ss.  
County of Ada )

On this 3rd day of November 2005, before me, a Notary Public in and for said State, personally appeared BRADLEY LITTLE, known or identified to me to be the president of HIGHLAND LIVESTOCK AND LAND COMPANY, LIMITED, an Idaho corporation, the corporation who executed the foregoing instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



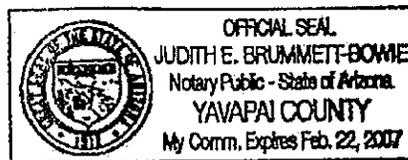
Terry A. Hancock  
Notary Public for Idaho  
Residing at: Boise, Idaho  
My commission expires: 3-23-2010

STATE OF ARIZONA )  
 ) ss.  
County of YAVAPAI )

On this 29 day of OCTOBER, 2005, before me, a Notary Public in and for the State of Arizona, personally appeared William I. Brownlee and Jeffrey A. Davis, known or identified to me to be the members of The M3 Companies, L.L.C., an Arizona limited liability company, which is the sole member of M3 Builders, L.L.C., an Arizona limited liability company acting as Manager of AR BOISE L.L.C., a Texas limited liability company, who executed the foregoing instrument on behalf of said company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Judith E. Brummett-Bowie  
Notary Public for Arizona  
My commission expires: 2/22/07



**EXHIBIT A**

**Special Warranty Deed Legal Description**

[to be attached]

**EXHIBIT A**

**Parcel 1:**

The Southeast Quarter of the Southwest Quarter, the West half of the Southeast Quarter, and the Northeast Quarter of the Southeast Quarter of Section 8, Township 5 North, Range 1 East, Boise Meridian, in Ada County, Idaho.

**Parcel 4:**

The Northeast Quarter, the Southeast Quarter, and the South half of the Southwest Quarter of Section 17, Township 5 North, Range 1 East, Boise Meridian, in Ada County, Idaho.

**Parcel 5:**

The Northeast Quarter, the North half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter, and the Northwest Quarter of the Southeast Quarter of Section 20, Township 5 North, Range 1 East, Boise Meridian, in Ada County, Idaho;

EXCEPT that portion thereof lying within that tract of land, more particularly described as follows, conveyed to Michael S. Homan by deed recorded under Instrument No. 103034609:

A parcel of land lying in Section 20, Township 5 North, Range 1 East, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at the Brass Cap marking the corner common to Sections 20, 21, 28, and 29, Township 5 North, Range 1 East, Boise Meridian, Ada County, Idaho; thence  
South 89°49'55" West 1321.27 feet to an iron pin marking the East 1/16 corner common to said Sections 20 and 29; thence  
South 89°49'50" West 1321.43 feet to the Brass Cap marking the ¼ corner common to said Sections 20 and 29, said point being the POINT OF BEGINNING; thence  
South 89°50'08" West 1321.62 feet to the West 1/16 corner common to said Sections 20 and 29; thence  
North 00°50'26" West 3941.79 feet along the West 1/16 line to the Northwest 1/16 corner; thence  
North 89°42'56" East 9.92 feet along the North line of the Southeast Quarter Northwest Quarter to the West right of way line of Willow Creek Road; thence along said right of way line of Willow Creek Road the following courses and distances;  
South 27°38'22" East 62.21 feet to a point of curve; thence along a curve to the right 113.94 feet, said curve having a delta of 16°18'14", a radius of 400.40 feet, tangents of 57.36 feet and a long chord of 113.55 feet which bears  
South 19°29'15" East to a point of tangent; thence  
South 11°20'08" East 144.76 feet to a point of curve; thence along a curve to the left 476.94 feet, said curve having a delta of 28°09'20", a radius of 970.55 feet, tangents of 243.39 feet and a long chord of 472.15 feet which bears  
South 25°24'48" East to a point of tangent; thence  
South 39°29'28" East 233.00 feet to a point of curve; thence along a curve to the right 200.60 feet, said curve having a delta of 20°02'27", a radius of 573.50 feet, tangents of 101.33 feet and a long chord of 199.58 feet which bears  
South 29°28'14" East to a point of reverse curve; thence along a curve to the left 234.81 feet, said curve having a delta of 12°55'34", a radius of 1040.80 feet, tangents of 117.90 feet and a long chord of 234.31 feet which bears  
South 25°54'48" East to a point of tangent; thence

South 32°22'35" East 223.05 feet to a point of curve; thence along a curve to the left 331.68 feet, said curve having a delta of 10°00'18", a radius of 1899.41 feet, tangents of 166.26 feet and a long chord of 331.25 feet which bears

South 37°22'44" East to a point of tangent; thence

South 42°22'53" East 231.38 feet; thence

South 45°03'57" East 411.88 feet to a point of curve; thence along a curve to the left 204.80 feet, said curve having a delta of 09°02'30", a radius of 1297.79 feet, tangents of 102.61 feet and a long chord of 204.59 feet which bears

South 49°35'12" East to a point of reverse curve; thence along a curve to the right 208.60 feet, said curve having a delta of 12°35'19", a radius of 949.44 feet, tangents of 104.72 feet and a long chord of 208.18 feet which bears

South 47°48'47" East to a point of tangent; thence

South 41°31'08" East 186.78 feet to the South 1/16 line; thence

South 89°44'35" West 495.92 feet to the South 1/16 corner; thence

South 00°44'17" East 1314.92 feet to the POINT OF BEGINNING.

**EXHIBIT B**

**SPECIAL WARRANTY DEED PERMITTED EXCEPTIONS**

This conveyance is made subject to all liens, claims, easements, restrictions, reservations, irregularities, encroachments, rights of way, clouds on title, encumbrances and other exceptions to title of record or otherwise existing upon or against the Property including, but not limited to, those visible upon a physical inspection of the Property and any liens for taxes and assessments. This conveyance is also made subject to those exceptions to title disclosed by the title commitment, which are attached to and made a part of this Exhibit B.

## COMMITMENT FOR TITLE INSURANCE

Order No.: 5000527119AK

### SCHEDULE B - SECTION 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

A. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

#### B. General Exceptions:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Basements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

#### C. Special Exceptions:

1. General Taxes for the year 2005, a Lien, but not yet due and payable.
2. Liens, levies and assessments of the Ada County.
3. Levies and assessments of the Farmers Union Ditch Irrigation District, and the rights, powers and easements of said district as by law provided.
4. Ditch, road and public utility easements as the same may exist over said premises.
5. Right of the public in and to that portion of the premises lying within the right-of-way of N. Willow Creek Rd.  
Affects: Parcels 4 and 5.

6. "All Gas, Oil and mineral rights and the rights of ingress and egress to the herein described real property for the purpose of Gas, Oil or mineral exploration" as reserved in deed:  
Recorded: February 19, 1945.  
In Book: 283 of Deeds.  
Page: 120, of Official Records.  
Affects: Parcel 4.
7. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted to: Robert E. Harmon and Sheila N. Harmon, husband and wife.  
Purpose: Road Access.  
Recorded: April 13, 1993.  
Instrument No.: 9326686, of Official Records.  
Affects: Parcel 1 and other property.
8. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted to: Jon J. Busack and Barbara A. Busack, husband and wife.  
Purpose: Road Access.  
Recorded: November 16, 1998.  
Instrument No.: 98110048, of Official Records.  
Affects: Parcel 1 and other property.
9. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted to: Boise City, a municipal corporation.  
Purpose: Grant of Avigation Easements.  
Recorded: August 23, 2000.  
Instrument No.: 100067293, of Official Records.  
Affects: Parcel 1 and other property.
10. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in a Special Warranty Deed:  
Recorded: March 3, 2003.  
Instrument No.: 103034609, of Official Records.  
Affects: Parcels 1, 4, 5 and other property.
11. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interests in personal property of tenants to remove said personal property at the expiration of the term.
12. Our inspection of the subject premises on 7/26/2005 disclosed the following:
  - a) The property is unimproved range land.

13. Matters disclosed by ALTA/ACSM Survey dated 10/27/2005 by Associated Land Surveyors under Project Number 5139-01, as follows:

- a) The subject premises are criss-crossed by numerous dirt roads.
- b) A fence is within the Westerly-most property lines of Parcels 4 and 5 by approximately 80 to 120 feet.
- c) Unrecorded easement for a pipe of indeterminate purpose under Willow Creek Road in Parcel 5.

**END OF SCHEDULE B**

Countersigned at: Boise, ID  
Alliance Title & Escrow Corp.

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Authorized Officer of Agent

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 01/18/06 10:56 AM  
DEPUTY Neava Haney  
RECORDED - REQUEST OF  
Alliance Title

AMOUNT 39.00 13



*Little 3rd Closing*

After recording, please return to:

The M3 Companies  
Attn: William I. Brownlee  
110 E. Gurley Street, Suite 200  
Prescott, AZ 86301

*AT- 5000576568*

**SPECIAL WARRANTY DEED**

FOR VALUE RECEIVED

LITTLE ENTERPRISES LIMITED PARTNERSHIP, an Idaho limited partnership, whose address is 210 West Main, Emmett, Idaho 83617, who took title as "Little Enterprises Limited Partnership", Grantor as to only the Northwest Quarter of the Southwest Quarter of Section 14 of Parcel 8, and HIGHLAND LIVESTOCK AND LAND COMPANY, LIMITED, an Idaho corporation, whose address is 210 West Main, Emmett, Idaho 83617, who took title as "Highland Livestock and Land Company", Grantor as to the remainder of Parcel 8, Parcels 9 through 13 inclusive, and Parcel I, Parcel II, and Parcel III, (referred to individually or collectively as "Grantor" or "Grantors"), do hereby bargain, sell, and convey, unto AR Boise L.L.C., a Texas limited liability company, whose address is 110 East Gurley Street, Suite 200, Prescott, Arizona 86301 ("Grantee") all of that land located in Ada County, Idaho ("Premises") more particularly described in Exhibit "A" to this Special Warranty Deed.

TO HAVE AND TO HOLD the Premises, with its appurtenances unto Grantee, and Grantee's successors and assigns forever.

Grantor does hereby covenant to and with Grantee, that as to the portion of the Premises owned by such Grantor, the Grantor is the owner in fee simple of the Premises; the Premises are free from all encumbrances created or suffered by Grantor, except those made, suffered or done by Grantee, and except the matters set forth on Exhibit "B" and except general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same forever from all other lawful claims. By accepting this Special Warranty Deed, and subject to the covenants and warranties in this Special Warranty Deed, Grantee acknowledges and understands that Grantee is accepting the Premises from Grantor in an "As-Is" condition with all faults, including both latent and patent defects.

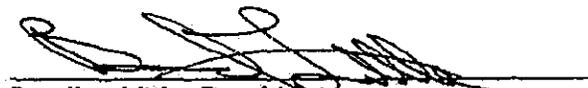
IN WITNESS WHEREOF, Grantors have caused its partnership name and corporate name to be hereunto subscribed this 17<sup>th</sup> day of January, 2006.

**GRANTORS:**

LITTLE ENTERPRISES LIMITED  
PARTNERSHIP, an Idaho limited partnership

  
Bradley Little, General Partner

HIGHLAND LIVESTOCK AND LAND  
COMPANY, LIMITED, an Idaho corporation

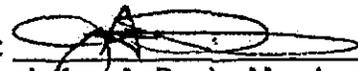
  
Bradley Little, President

**GRANTEE:**

AR Boise, L.L.C., a Texas limited liability  
company

By: M3 Builders, L.L.C., an Arizona  
limited liability company, Manager

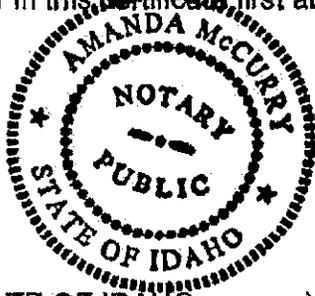
By: The M3 Companies, L.L.C., an Arizona  
limited liability company, sole Member of  
M3 Builders, L.L.C.

By:   
Jeffrey A. Davis, Member

State of Idaho )  
County of Ada )

On this 17<sup>th</sup> day of January, 2006, before me, a Notary Public in and for said County and State, personally appeared **BRADLEY J. LITTLE**, known or identified to me to be general partner in the partnership of **LITTLE ENTERPRISES LIMITED PARTNERSHIP**, a limited partnership, one of the general partners who subscribed said limited partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said limited partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.



Amanda McCurry  
Notary Public for Idaho  
Residing at Star, Idaho  
My Commission expires 4/15/11

STATE OF IDAHO )  
County of Ada ) ss.

On this 17<sup>th</sup> day of January, 2006, before me, a Notary Public in and for said State, personally appeared **BRADLEY LITTLE**, known or identified to me to be the president of **HIGHLAND LIVESTOCK AND LAND COMPANY, LIMITED**, an Idaho corporation, the corporation who executed the foregoing instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

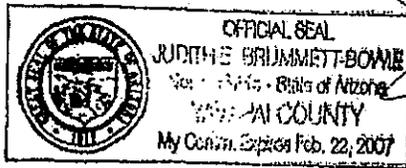


Amanda McCurry  
Notary Public for Idaho  
Residing at: Star, Idaho  
My commission expires: 4/15/11

STATE OF ARIZONA     )  
  ) ss.  
County of YAVAPAI     )

On this 13 day of January, 2006, before me, a Notary Public in and for the State of Arizona, personally appeared **Jeffrey A. Davis**, known or identified to me to be a member of The M3 Companies, L.L.C., an Arizona limited liability company, which is the sole member of M3 Builders, L.L.C., an Arizona limited liability company acting as Manager of **AR BOISE L.L.C.**, a Texas limited liability company, who executed the foregoing instrument on behalf of said company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Judith E. Brummett-Bowme  
Notary Public for Arizona  
My commission expires: 2/22/07

**EXHIBIT A**

**Legal Description**

**EXHIBIT A**

**Parcel 8:**

The West half of the Southwest Quarter of Section 14, Township 5 North, Range 1 West, Boise Meridian, in Ada County, Idaho.

**Parcel 9:**

The Southeast Quarter of the Northeast Quarter and the South half of Section 15, Township 5 North, Range 1 West, Boise Meridian, in Ada County, Idaho.

**Parcel 10:**

The following describes a parcel of real property lying in a portion of the South Half of Southeast Quarter of Section 21 and in a portion of the West Half of the Northeast Quarter of Section 28, all lying easterly of Highway 16, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

**BEGINNING** at the Quarter Corner common to Section 21, 22, 27 and 28; thence, North 88°39'16" West, 1325.31 feet; thence, South 00°26'35" West, 2632.13 feet; thence, North 88°41'42" West, 933.28 feet; thence, North 12°48'04" East, 1004.84 feet; thence, North 13°45'48" West, 22.36 feet; thence, North 12°48'04" East, 1748.40 feet to a spiral to the left; thence, along said spiral a distance of 208.46 feet, having a radius of 3342.70, a theta of 1°47'12", which bears North 12°12'20" East, 208.45 feet; thence, North 37°30'45" East, 108.57 feet to a curve to the left; thence, along said curve a distance of 946.18 feet, having a radius of 2401.85, a central angle of 22°34'16", having a tangent of 479.31, which bears North 02°14'04" West, 940.08 feet; thence, South 88°48'04" East, 1619.66 feet; thence, South 00°49'56" West, 1322.34 feet to the **POINT OF BEGINNING**;

**EXCEPT** that portion thereof described as follows:

A 100.00 x 100.00 foot square parcel of land located in the Southeast Quarter of the Southeast Quarter of said Section 21, described as follows:

Commencing at the Southeast corner of Section 21; thence, North 89°17'40" West, 1325.30 feet to the Southwest corner of said Southeast Quarter of the Southeast Quarter; thence, North 00°18'58" East, 738.92 feet along the West line of said Southeast Quarter of the Southeast Quarter; thence, North 89°41'02" East, 5.39 feet to the **POINT OF BEGINNING**; thence, North 27°13'45" East, 100.00 feet; thence, South 62°45'15" East, 100.00 feet; thence, South 27°13'45" West, 100.00 feet; thence, North 62°45'15" West, 100.00 feet to the **POINT OF BEGINNING**.

**Parcel 11:**

The Northeast Quarter of the Northeast Quarter of Section 22, Township 5 North, Range 1 West, Boise Meridian, in Ada County, Idaho.

**Parcel 12:**

The North half of the Northwest Quarter of Section 23, Township 5 North, Range 1 West, Boise Meridian, in Ada County, Idaho.

**Parcel 13:**

The South half of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 27, Township 5 North, Range 1 West, Boise Meridian, in Ada County, Idaho.

**Parcel I**

A 100.00 x 100.00 foot square parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 21, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at the Southeast corner of Section 21; thence,  
North 89°17'40" West, 1325.30 feet to the Southwest corner of said Southeast Quarter of the Southeast Quarter; thence,  
North 00°18'58" East, 738.92 feet along the West line of said Southeast Quarter of the Southeast Quarter; thence,  
North 89°41'02" East, 5.39 feet to the POINT OF BEGINNING; thence,  
North 27°13'45" East, 100.00 feet; thence,  
South 62°46'15" East, 100.00; thence,  
South 27°13'45" West, 100.00 feet; thence,  
North 62°46'15" West, 100.00 feet to the POINT OF BEGINNING.

**Parcel II**

An easement for power and telephone as established in that certain Memorandum of Lease recorded under Instrument No. 100089710, of Official Records and more particularly described as follows:

A 10.00 foot wide strip of land located in the Northwest Quarter of the Northeast Quarter of Section 28 and the South half of the Southeast Quarter of Section 21, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, said strip lying between parallel lines located 5.00 feet on each side of the following described centerline;

Commencing at the South Quarter corner of said Section 21; thence,  
North 89°17'40" West, 1325.30 feet along the South line of said section, to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said section; thence,  
North 89°17'40" West, 368.58 feet along said South section line to a point in the Southeasterly right of way line of State Highway No. 16; thence,  
South 12°31'27" West, 44.19 feet along said right of way line to a point; thence,  
South 77°28'33" East, 5.00 feet to the POINT OF BEGINNING; thence, along a line parallel with and 5.00 feet Southeasterly of said highway right of way line,  
North 12°31'27" East, 304.12 feet; thence,  
North 36°45'53" East, 581.27 feet to the POINT OF ENDING in the Southerly line of an antenna lease site, from which POINT OF ENDING the Southeast corner of said Southwest Quarter of the Southeast Quarter bears North 62°46'15" West, 35.00 feet, South 89°41'02" West, 5.39 feet, and South 00°18'58" West, 738.92 feet.

**Parcel III**

**An access road easement as established in that certain Memorandum of Lease recorded under Instrument No. 100089710, of Official Records and more particularly described as follows:**

**A 20.00 foot wide strip of land located in the South half of the Southeast Quarter of Section 21, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, said strip lying between parallel lines located 10.00 feet on each side of the following described centerline:**

**Commencing at the South Quarter corner of said Section 21; thence,  
North 89°17'40" West, 1325.30 feet along the South line of said section, to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said section; thence,  
North 89°17'40" West, 368.58 feet along said South section line to a point in the Southeasterly right of way line of State Highway No. 16; thence,  
North 12°31'27" East, 43.66 feet along said right of way line to the POINT OF BEGINNING;  
thence,  
South 77°28'33" East, 43.47 feet; thence,  
North 07°15'53" East, 65.46 feet; thence,  
North 06°40'14" East, 182.17 feet; thence,  
North 36°12'15" East, 111.52 feet, along a line parallel with and 20.00 feet Southeast of said Southeasterly right of way line; thence,  
North 08°13'12" East, 56.64 feet, continuing parallel with and 20.00 feet Southeast of said right of way line; thence,  
North 56°59'34" East, 94.76 feet; thence,  
North 34°39'13" East, 128.81 feet; thence,  
North 62°40'21" East, 75.00 feet; thence,  
North 27°13'45" East, 104.12 feet to the POINT OF ENDING in the Southerly line of an antenna lease site, from which POINT OF ENDING the Southeast corner of said Southwest Quarter of the Southeast Quarter bears North 62°46'15" West, 50.00 feet, South 89°41'02" West, 5.39 feet, and South 00°18'58" West, 738.92 feet.**

**EXHIBIT B**

**Permitted Exceptions**

Conveyance of the real property described on **Exhibit "A"** is made subject to all liens, claims, easements, restrictions, reservations, irregularities, encroachments, rights of way, clouds on title, encumbrances and other exceptions to title of record or otherwise existing upon or against the Property including, but not limited to, those visible upon a physical inspection of the Property and any liens for taxes and assessments. This conveyance is also made subject to those exceptions to title disclosed by the title commitment, which are attached to and made a part of this **Exhibit "B"**.

## COMMITMENT FOR TITLE INSURANCE

Order No.: 5000526568AK

### SCHEDULE B - SECTION 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
- B. **General Exceptions:**
1. Rights or claims of parties in possession not shown by the public records.
  2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
  3. Easements, or claims of easements, not shown by the public records.
  4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
  5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
  6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- C. **Special Exceptions:**
1. General Taxes for the year 2006, a Lien, but not yet due and payable.
  2. Liens, levies and assessments of the Ada County.
  3. Levies and assessments of the Farmers Union Ditch Irrigation District, and the rights, powers and easements of said district as by law provided.
  4. Ditch, road and public utility easements as the same may exist over said premises.
  5. Rights of the State of Idaho in and to that portion of said premises, if any, lying in the bed or former bed of the Big Gulch Creek, if it is navigable.  
Affects: Parcel 13.
  6. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the land or to use any portion of the land which is now or may formerly have been covered by water.  
Affects: Parcel 13.

7. "A one-half interest in any or all mineral or oil deposits" as reserved in deed:  
Recorded: April 7, 1937.  
In Book: 222 of Deeds.  
Page: 274, of Official Records.  
Affects: Parcels 9, 11 and 12, and the Southwest Quarter of the Southwest Quarter of Section 14 of Parcel 8.
8. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted to: American Telephone and Telegraph Company of Wyoming.  
Purpose: Public Utilities.  
Recorded: December 26, 1941.  
Book: 17.  
Page: 625, of Official Records.  
Affects: Portion of Parcel 9.
9. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted to: Salt Lake Pipe Line Company, a Nevada corporation.  
Purpose: Pipeline.  
Recorded: October 17, 1949.  
Instrument No.: 292527, of Official Records.  
Affects: Southerly portion of Parcel 10.
10. Negative easements, conditions, restrictions, and access rights contained in the deed to the State of Idaho.  
Recorded: May 9, 1956.  
Instrument No.: 394249, of Official Records.  
Affects: Parcel 10.
11. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted to: Douglas A. Fuller and Nancy D. Fuller, husband and wife.  
Purpose: Access easement and utility easement.  
Recorded: November 1, 1999.  
Instrument No.: 99106563, of Official Records.  
Affects: Portions of Parcel 9.
12. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted to: Boise City, a municipal corporation.  
Purpose: Grant of Avigation Easements.  
Recorded: August 23, 2000.  
Instrument No.: 100067293, of Official Records.  
Affects: Parcels 8, 9, 10, 11, 12 and other property.
13. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted to: SBA Towers, Inc.  
Purpose: Power and Telephone easement and access easement.  
Recorded: November 7, 2000.  
Instrument No.: 100089710, of Official Records.  
Affects: Parcel 10.

14. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted to: Idaho Power Company.  
Purpose: Public Utilities.  
Recorded: January 3, 2001.  
Instrument No.: 101000444, of Official Records.  
Affects: Parcel 9.

15. A Memorandum of Land Lease with certain terms, covenants, conditions and provisions set forth therein.  
Lessor: Highland Livestock and Land Company, an Idaho corporation.  
Lessee: SBA Towers, Inc., a Florida corporation.  
Recorded: November 7, 2000.  
Instrument No.: 100089710, of Official Records.  
Affects: Parcels I, II and III.

Lessee's Interest in said lease is now held of record by:  
Assignee: AAT Communications Corp.  
Assignments Recorded: December 1, 2000 and August 7, 2003.  
Instrument Nos.: 100097180 and 103132005, of Official Records.

Amendment and Restatement of Memorandum of Land Lease.  
Lessor: Highland Livestock and Land Company, a corporation.  
Lessee: AAT Communications Corp., a New York corporation.  
Recorded: December 2, 2005.  
Instrument No.: 105183335, of Official Records.

16. Leasehold Deed of Trust, Assignment or Rents and Leases, Security Agreement, Financing Statement and Fixture Filing to secure an indebtedness in the amount shown below and any other obligations secured thereby:  
Amount: \$175,000,000.00.  
Dated: October 3, 2003.  
Trustor/Grantor: AAT Communications Corp. (also known as AAT Communications Corporation), a New York corporation.  
Trustee: First American Title Insurance Company, a California corporation.  
Beneficiary: Toronto Dominion (Texas), Inc., a Delaware corporation.  
Recorded: October 16, 2003.  
Instrument No.: 103175929, of Official Records.  
Affects: Leasehold interest in Parcels I, II and III.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided.  
Recorded: September 9, 2005.  
Instrument No.: 105130989, of Official Records.

17. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interests in personal property of tenants to remove said personal property at the expiration of the term.

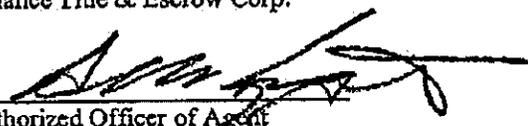
18. Notwithstanding Paragraph 4 of the insuring clauses of the policy or policies to be issued, the policy or policies when issued will not insure against loss arising by reason of any lack of a right of access to and from the land.  
Affects: Parcels 8, 9, 11, 12, 13 and other property.

19. Matters disclosed by ALTA Survey by Associated Land Surveyors under File No. 5139-01, dated December 2005 and last revised December 12, 2005, as follows:

- a) Existing dirt road (Old Stage/Immigrant Road), 8 feet wide, over Westerly portion of Parcel 9.
- b) Existing dirt road over the Easterly portion of Parcel 9.
- c) An existing fence off-line on the Northerly and Westerly portions of that portion of Parcel 9 in the Southeast Quarter of the Northeast Quarter.
- d) An existing fence off-line through Parcel 11.
- e) An existing dirt road, 9 feet wide, across Parcel 8.
- f) Existing dirt road(s), 9 feet wide, across the Northerly portion of Parcel 13.
- g) Existing fences lie North of the South property line in that portion of Parcel 13 lying in the Southeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northeast Quarter.
- h) Existing fence lines lie West of the East line, North of the South line and West of the West line of that portion of Parcel 13 lying in the Northwest Quarter of the Southeast Quarter.
- i) Existing dirt roads, of indeterminate width, over Parcel 10.
- j) An electrical junction box on the Westerly line of the Southerly portion of Parcel 10.
- k) Telephone risers on or inside the Westerly line of the Southerly portion of Parcel 10.

**END OF SCHEDULE B**

Countersigned at: Boise, ID  
Alliance Title & Escrow Corp.

  
Authorized Officer of Agent

After recording, please return to:

The M3 Companies  
Attn: William I. Brownlee  
110 E. Gurley Street, Suite 200  
Prescott, AZ 86301

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 08/04/05 11:39 AM  
DEPUTY Bonnie Oberbillig  
RECORDED - REQUEST OF  
Alliance Title

AMOUNT 21.00 7



AT-5000527120

**SPECIAL WARRANTY DEED**

FOR VALUE RECEIVED

HIGHLAND LIVESTOCK AND LAND COMPANY, LIMITED, an Idaho corporation, whose address is 210 West Main, Emmett, Idaho 83617, ("Grantor"), who took title as "Highland Livestock and Land Company", does hereby bargain, sell, and convey, unto AR Boise L.L.C., a Texas limited liability company, whose address is 110 East Gurley Street, Suite 200, Prescott, Arizona 86301 ("Grantee") all that parcel of land located in Ada County, Idaho ("Premises") more particularly described in Exhibit A to this Special Warranty Deed.

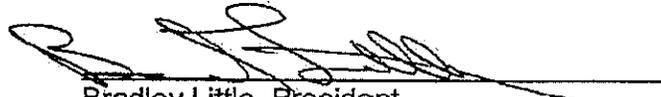
TO HAVE AND TO HOLD the Premises, with its appurtenances unto Grantee, and Grantee's successors and assigns forever.

Grantor does hereby covenant to and with Grantee, that the Grantor is the owner in fee simple of the Premises; that the Premises are free from all encumbrances created or suffered by Grantor, except those made, suffered or done by Grantee, and except the matters set forth on Exhibit B to this Special Warranty Deed and except general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same forever from all other lawful claims. By accepting this Special Warranty Deed and subject to the covenants and warranties in this Special Warranty Deed, Grantee acknowledges and understands that Grantee is accepting the Premises from Grantor in an "As-Is" condition with all faults, including both latent and patent defects.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be hereunto subscribed this 1<sup>st</sup> day of August, 2005.

**GRANTOR:**

HIGHLAND LIVESTOCK AND LAND  
COMPANY, LIMITED, an Idaho corporation

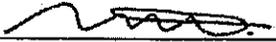
  
Bradley Little, President

**GRANTEE:**

AR Boise, L.L.C., a Texas limited liability  
company

By: M3 Builders, L.L.C., an Arizona  
limited liability company, Manager

By: The M3 Companies, L.L.C., an Arizona  
limited liability company, sole Member of  
M3 Builders, L.L.C.

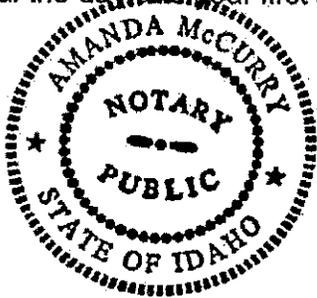
By:   
William I. Brownlee, Member

By:   
Jeffrey A. Davis, Member

STATE OF IDAHO )  
 ) ss.  
County of Ada )

On this 1<sup>st</sup> day of August, 2005, before me, a Notary Public in and for said State, personally appeared BRADLEY LITTLE, known or identified to me to be the president of HIGHLAND LIVESTOCK AND LAND COMPANY, LIMITED, an Idaho corporation, the corporation who executed the foregoing instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

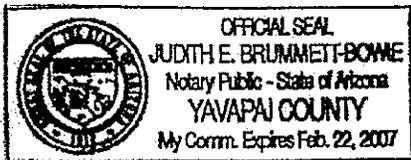


Amanda McCurry  
Notary Public for Idaho  
Residing at: Star, Idaho  
My commission expires: 4/13/11

STATE OF ARIZONA )  
 ) ss.  
County of YAVAPAI )

On this 26<sup>th</sup> day of July, 2005, before me, a Notary Public in and for the State of Arizona, personally appeared William I. Brownlee and Jeffrey A. Davis, known or identified to me to be the members of The M3 Companies, L.L.C., an Arizona limited liability company, which is the sole member of M3 Builders, L.L.C., an Arizona limited liability company acting as Manager of AR BOISE L.L.C., a Texas limited liability company, who executed the foregoing instrument on behalf of said company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Judith E. Brummett-Bowie  
Notary Public for Arizona  
My commission expires: 2/22/07

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 2:**

The Southeast Quarter of the Northeast Quarter of Section 9, Township 5 North, Range 1 East, Boise Meridian, in Ada County, Idaho.

**Parcel 6:**

The North half of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 21, Township 5 North, Range 1 East, Boise Meridian, in Ada County, Idaho.

**Parcel 7:**

The Northwest Quarter of the Northwest Quarter of Section 22, Township 5 North, Range 1 East, Boise Meridian, in Ada County, Idaho.

**EXHIBIT B**

**SPECIAL WARRANTY DEED PERMITTED EXCEPTIONS**

This conveyance is made subject to all liens, claims, easements, restrictions, reservations, irregularities, encroachments, rights of way, clouds on title, encumbrances and other exceptions to title of record or otherwise existing upon or against the Property including, but not limited to, those visible upon a physical inspection of the Property and any liens for taxes and assessments. This conveyance is also made subject to those exceptions to title disclosed by the title commitment, which are attached to and made a part of this Exhibit B.

**B. General Exceptions:**

1. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
2. Water rights, claims or title to water, whether or not the matters are shown by the public records.

**C. Special Exceptions:**

1. General Taxes for the year 2005, a Lien, but not yet due and payable.
2. Liens, levies and assessments of the Ada County.
3. Levies and assessments of the Farmers Union Ditch Irrigation District, and the rights, powers and easements of said district as by law provided.
4. Ditch, road and public utility easements as the same may exist over said premises.
5. Agreement, and the terms and conditions contained therein:  
Between: Farmers Union Ditch Company, Limited, a corporation.  
And: Edward D. Parkinson and Beth A. Parkinson, husband and wife.  
Purpose: Irrigation water and payment for same  
Recorded: May 28, 1951.  
Instrument No.: 318236, of Official Records.  
Affects: Parcel 6
6. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted to: Robert E. Harmon and Sheila N. Harmon, husband and wife.  
Purpose: Road Access.  
Recorded: April 13, 1993.  
Instrument No.: 9326686, of Official Records.  
Affects: Parcel 2 and other property.
7. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted to: Jon J. Busack and Barbara A. Busack, husband and wife.  
Purpose: Road Access.  
Recorded: November 16, 1998.  
Instrument No.: 98110048, of Official Records.  
Affects: Parcel 2 and other property.
8. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted to: Boise City, a municipal corporation.  
Purpose: Grant of Avigation Easements.  
Recorded: August 23, 2000.  
Instrument No.: 100067293, of Official Records.  
Affects: Parcels 2, 6, 7, and other property.

9. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in a Special Warranty Deed:  
Recorded: March 3, 2003.  
Instrument No.: 103034609, of Official Records.  
Affects: Parcels 2, 6, 7 and other property.
10. Notwithstanding Paragraph 4 of the insuring clauses of the policy or policies to be issued, the policy or policies when issued will not insure against loss arising by reason of any lack of a right of access to and from the land.  
Affects: Parcels 2, 3, 6, 7 and other property.
11. Our inspection of the subject premises on 7/26/2005 disclosed the following:
  - a) The property is unimproved range land.
  - b) Access to Parcel 2 herein is via a gated, private road known as Aerie Lane, for which we find no recorded easement benefiting the subject premises.
  - c) Access to Parcels 3, 6 and 7 herein is via a gated, private road known as Woods Gulch Road, for which we find no recorded easement benefiting the subject premises.
  - d) We were unable to make any other determinations regarding Parcels 3, 6 and 7 as the previously mentioned gate was locked.



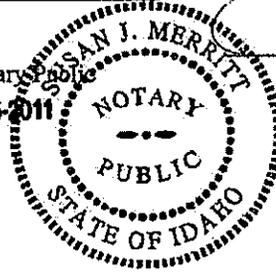
STATE OF Idaho )  
 ) SS.  
County of Ada )

The foregoing instrument was acknowledged before me this 29 day of July, 2005 by Randy L. Gwynn and Cindy L. Gwynn personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed it.

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_

RESIDING AT: CALDWELL, ID Notary Public  
MY COMMISSION EXPIRES 05-05-2011



*Susan J. Merritt*

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 3 in Block 1 of Gulch Ranch Estates according to the plat thereof filed in Book 61 of Plats at pages 6097 and 6098, records of Ada County, Idaho.

252593  
Srem/bl



A Pioneer Company  
**PIONEER TITLE COMPANY**  
OF ADA COUNTY  
8151 W. Rifleman Ave. / Boise, Idaho 83704  
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 08/01/05 02:37 PM  
DEPUTY Vicki Allen  
RECORDED - REQUEST OF  
Pioneer

AMOUNT 9.00

33



*Moody*

NO  
Notes

### WARRANTY DEED

For Value Received John W. Moody and Betty L. Moody, husband and wife  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

AR Boise, LLC, a Texas limited liability company

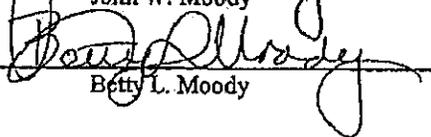
hereinafter referred to as Grantee, whose current address is 110 East Gurley #200, Prescott, AZ 86301  
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with (i) all improvements owned by Grantor and located thereon, (ii) all rights, privileges, easements and appurtenances owned by Grantor appertaining to the premises, (iii) all water rights appurtenant to said premises, including without limitation all rights in and to their 0.67 share in the Farmers Union Ditch Company, and (iv) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: July 26, 2005

  
\_\_\_\_\_  
John W. Moody  
  
\_\_\_\_\_  
Betty L. Moody

\_\_\_\_\_  
\_\_\_\_\_

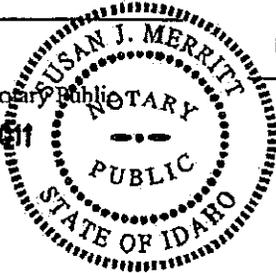
STATE OF Idaho )  
 ) SS.  
County of Ada )

The foregoing instrument was acknowledged before me this 29 day of July, 2005 by John W. Moody and Betty L. Moody personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed it.

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_

RESIDING AT: CALDWELL, ID  
MY COMMISSION EXPIRES 05-05-2011

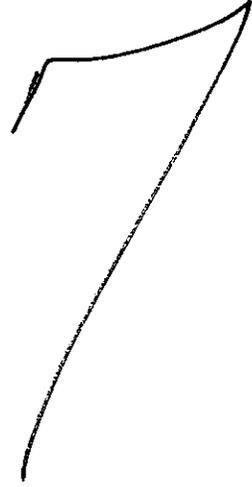


*Susan J. Merritt*

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 4 in Block 1 of Gulch Ranch Estates according to the plat thereof filed in Book 61 of Plats at pages 6097 and 6098, records of Ada County, Idaho.





November 20, 2006

Idaho Department of Water Resources  
322 E. Front Street  
Boise, Idaho 83720

Dear Sir or Madam:

Pursuant to your request enclosed are the following:

M3 Eagle, L.L.C. comparative income tax basis financial statements for the ten months ended October 31, 2006 and the period inception (July 21, 2005) through October 31, 2005.

The accompanying statement of assets, liabilities and equity – income tax basis of M3 Eagle, L.L.C. as of October 31, 2006 and 2005 have been prepared by Thomas D. Cervino, CPA. I have prepared such financial statements in my capacity as an employee of M3 Companies, L.L.C., the parent company of M3 Builders, L.L.C. (the manager of M3 Eagle, L.L.C.).

Sincerely,

THE M3 COMPANIES, L.L.C.

A handwritten signature in cursive script that reads 'Thomas D. Cervino'.

Thomas D. Cervino, CPA

Enclosure

**M3 Eagle, L.L.C.**  
**Statement of Assets, Liabilities and Equity - Income Tax Basis**  
**As of October 31, 2006 and 2005**

	<b>October 31, 2006</b>	<b>October 31, 2005</b>
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 940,334	\$ 1,173,778
Escrow deposits	-	810,000
<b>Total Current Assets</b>	940,334	1,983,778
Land and capitalized entitlement and carrying costs	61,632,334	19,089,209
Organization costs, net of accumulated amortization	47,555	51,023
<b>Total Assets</b>	<b>\$ 62,620,223</b>	<b>\$ 21,124,010</b>
 <b>LIABILITIES AND MEMBERS' EQUITY</b>		
<b>Current Liabilities</b>		
Accounts payable and accrued expenses	\$ 187,525	\$ 11,865
Accrued Interest	339,708	45,975
Notes payable - land acquisition financing	8,500,000	2,570,000
<b>Total Current Liabilities</b>	9,027,233	2,627,840
<b>Total Liabilities</b>	9,027,233	2,627,840
<b>Equity:</b>		
Members' Capital	53,500,100	18,500,100
Retained Earnings (Loss)	92,890	(3,930)
<b>Total Equity</b>	53,592,990	18,496,170
<b>Total Liabilities &amp; Equity</b>	<b>\$ 62,620,223</b>	<b>\$ 21,124,010</b>

See Accompanying Selected Information

**M3 Eagle, L.L.C.**  
**Selected Information – Substantially All Disclosures Required by**  
**Generally Accepted Accounting Principles are Not Included**  
**For the Ten Month Period Ending October 31, 2006 and**  
**the period inception (July 21, 2005) through October 31, 2005**

**Note 1: Summary of Significant Accounting Policies**

**Nature of Operations:** M3 Eagle, L.L.C. (the "Company") owns approximately 17,000 acres of undeveloped land north of Eagle, Idaho. The Company is in the process of entitling 6,005 acres as a master planned community. The remaining 11,000 acres is being held for investment and potential exchange with the Bureau of Land Management.

The financial statements are presented on an income tax basis, the basis of accounting used by the Company for federal income tax reporting. Income tax basis financials differ from generally accepted accounting principles in that certain carrying costs related to the land may be capitalized at the election of the taxpayer (the Company) in accordance with §266 of the Internal Revenue Code.

**Use of Estimates:** The preparation of financial statements in conformity with the income tax basis of accounting requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Land Entitlement and Carrying Costs:** Costs incurred with regard to the entitlement and carrying costs of the land are being capitalized to the land by the Company.

**Income Taxes:** The Company is a Limited Liability Company taxed as a partnership for income tax purposes. For federal income tax purposes, the income earned by a partnership is flowed through to the partners. Income tax is assessed on the income that flows to the individual partners. Accordingly no provision for income taxes has been included in the financial statements for the Company.

**Advertising:** The Company expenses advertising costs when incurred.

**Note 2: Cash and Cash Equivalents -** The Company considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Balances of cash and cash equivalents at a financial banking institution exceeded the federally insured limit of \$100,000 by \$853,538 as of October 31, 2006 and by \$1,108,749 as of October 31, 2005. These balances fluctuate greatly during the year and can exceed this \$100,000 limit.

**M3 Eagle, L.L.C.**  
**Selected Information – Substantially All Disclosures Required by**  
**Generally Accepted Accounting Principles are Not Included**  
**For the Ten Month Period Ending October 31, 2006 and**  
**the period inception (July 21, 2005) through October 31, 2005**

**Note 3: Intangible Assets** – Organization costs in the amount of \$52,035 have been capitalized and are being amortized over fifteen years. These costs include legal and other costs related to the formation of the Company.

**Note 4: Notes Payable – Land Acquisition Financing**

Notes payable at October 31, 2006 and 2005 consists of the following:

	<u>10/31/06</u>	<u>10/31/05</u>
Note Payable – Carry-back land acquisition financing, secured via a deed of trust with simple interest at a rate of 7%, maturing on 1/31/06	\$ 0	\$ 2,170,000
Note Payable – Carry-back land acquisition financing, secured via a deed of trust with simple interest at a rate of 8%, maturing on 8/1/06	0	400,000
Note Payable – Carry-back land acquisition financing, secured via a deed of trust with simple interest at a rate of 8%, maturing on 9/13/07	1,000,000	0
Note Payable – Carry-back land acquisition financing, secured via a deed of trust with simple interest at a rate of 7%, maturing on 3/15/07	<u>7,500,000</u>	<u>0</u>
<b>Total</b>	<b><u>\$ 8,500,000</u></b>	<b><u>\$ 2,570,000</u></b>

Interest accrued on the outstanding notes has been capitalized as a cost of land in the amount of \$452,364 for the ten months ended October 31, 2006 and \$44,845 for the period inception (July 21, 2005) through October 31, 2005. Total capitalized interest from inception through October 31, 2006 equals \$528,989.

**Note 6: Capitalization from Members:** The approved budget includes additional capitalization from the members on or before February 27, 2007 in the amount of \$10,500,000. This capitalization is available for the pay off of land acquisition financing maturing in 2007.

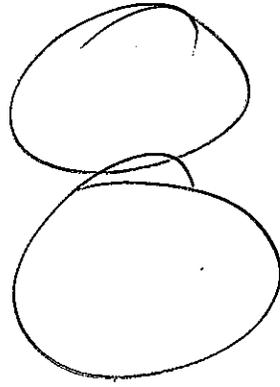
**M3 Eagle, L.L.C.**  
**Selected Information – Substantially All Disclosures Required by**  
**Generally Accepted Accounting Principles are Not Included**  
**For the Ten Month Period Ending October 31, 2006 and**  
**the period inception (July 21, 2005) through October 31, 2005**

**Note 7: Related Party Transactions:** The following transactions occurred between the Company and other affiliated companies:

Certain management services of the Company are performed by a company which has common partners. During the ten months ended October 31, 2006 and the period from inception (July 21, 2005) through October 31, 2005, the company was billed \$800,000 and \$780,000 for these services respectively.

**Note 8: Concentrations:** The Company owned real estate is located north of Eagle, Idaho. The Company is subject to the real estate market and economic conditions related to this specific geographic area.

The Company has one major equity contributor for the funding of land purchases and operations.



# Engineer's Opinion of Probable Cost for M3

Located in  
EAGLE, ID  
Prepared On:  
12-Oct-2006

By:



**Stanley Consultants** INC

1940 S. Bonito Way, #140  
Meridian, Idaho 83642  
208-288-0573

## Disclaimer:

All cost estimates presented in this report are Stanley Consultants' opinions of probable project, construction, and / or operation and maintenance costs. Costs estimates are made on the basis of our experience and represent our best judgment. We have no control over cost of labor, materials, equipment, contractor's methods, or over competitive bidding or market conditions. Therefore, we do not guarantee that proposals, bids, or actual construction costs will not vary from estimates of project costs, construction, and / or operation and maintenance costs presented. The estimates do not include inflation.

All values shown on the following pages are based upon land use and phasing exhibits in which preliminary layouts, utility and earthwork design have not been completed and are therefore subject to revision upon more complete site design. All quantities have been calculated on a percentage basis as a reflection of previous projects completed by Stanley Consultants. Actual item quantities may vary based on site layout and land use allocation.

Any offsite utility installation includes the cost of the structures and piping only and excludes, but is not limited to, costs such as land acquisition, easements, pavement removal and/or replacement, utility conflicts, etc.

Stanley Consultants provides this information to assist our clients with the figures for the basic costs of development and assumes no responsibility for differences between the numbers provided and those established at the time of bidding. If a more accurate estimate is required, at the clients request, we can provide a revised estimate site layouts and design progress for this purpose.



ITEM or DESCRIPTION	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Phase 6		Phase 7		Phase 8		Phase 9		Phase 10		Lump Sum Items		Project Total			
	Total Amount	Section Total	Total Amount	Section Total	Total Amount	Section Total	Total Amount	Section Total	Total Amount	Section Total	Total Amount	Section Total	Total Amount	Section Total	Total Amount	Section Total	Total Amount	Section Total	Total Amount	Section Total	Total Amount	Section Total	Total Amount	Section Total	Total Amount	Section Total
Delegable Acre		517		340		360		643		602		370		900		735		636		620					5685	
AGENCY FEES																										
Section Total	\$ 381,603		\$ 1,233,426		\$ 1,867,274		\$ 1,241,244		\$ 2,238,765		\$ 1,170,851		\$ 2,423,848		\$ 2,418,163		\$ 2,733,871		\$ 2,733,871		\$ 1,542,005				\$ 17,182,638	
DESIGN ENGINEERING/CONSULTING																										
Section Total	\$ 296,697		\$ 645,290		\$ 1,510,291		\$ 664,487		\$ 1,757,688		\$ 885,400		\$ 1,888,170		\$ 1,893,700		\$ 1,746,000		\$ 1,746,000		\$ 634,610				\$ 12,191,796	
CONSULTANTS																										
Section Total	\$ 526,306		\$ 244,220		\$ 365,377		\$ 654,874		\$ 612,237		\$ 376,620		\$ 668,234		\$ 748,220		\$ 647,448		\$ 647,448		\$ 831,149				\$ 5,792,676	
SITE PREPARATION																										
Section Total	\$ 206,800		\$ 66,000		\$ 143,826		\$ 257,200		\$ 240,600		\$ 148,000		\$ 303,200		\$ 294,000		\$ 254,400		\$ 254,400		\$ 248,000				\$ 2,574,136	
GRADING																										
Section Total	\$ 287,720		\$ 1,880,000		\$ 2,698,800		\$ 1,884,000		\$ 4,061,250		\$ 2,270,000		\$ 5,058,000		\$ 3,697,200		\$ 3,900,000		\$ 3,900,000		\$ 930,000				\$ 25,290,000	
DRAIN FIELDS																										
Section Total	\$ 4,000		\$ 11,500		\$ 20,500		\$ 3,900		\$ 24,500		\$ 12,500		\$ 26,000		\$ 26,000		\$ 26,000		\$ 26,000		\$ 9,000				\$ 167,500	
SEWER *																										
Section Total																										\$ 62,547,167
WATER *																										
Section Total																										\$ 64,168,516
STORM DRAIN - LOCAL ROADS/SITE/PARKING																										
Section Total	\$ 1,827,080		\$ 2,453,384		\$ 2,304,144		\$ 5,406,248		\$ 3,409,832		\$ 1,552,184		\$ 4,911,344		\$ 4,860,608		\$ 6,582,332		\$ 6,582,332		\$ 6,437,632				\$ 39,217,448	
STORM DRAIN - COLLECTOR ROADS																										
Section Total	\$ 270,672		\$ 122,760		\$ -		\$ 37,608		\$ 303,280		\$ 38,608		\$ 603,104		\$ 491,640		\$ 221,308		\$ 221,308		\$ 677,952				\$ 2,971,932	
STORM DRAIN - ARTERIAL ROADS																										
Section Total	\$ 186,216		\$ 182,216		\$ 146,972		\$ 417,564		\$ -		\$ 243,520		\$ 221,056		\$ 172,864		\$ 244,520		\$ 244,520		\$ 40,304				\$ 1,890,704	
PRESSURE IRRIGATION *																										
Section Total																										\$ 11,178,280
UTILITIES																										
Section Total	\$ 458,395		\$ 1,282,150		\$ 2,304,985		\$ 1,695,545		\$ 2,687,680		\$ 1,359,000		\$ 2,886,405		\$ 2,304,500		\$ 2,689,550		\$ 2,689,550		\$ 1,000,850				\$ 18,525,000	
SITE CONCRETE - LOCAL ROADS/PARKING																										
Section Total	\$ 1,262,586		\$ 2,596,325		\$ 4,648,550		\$ 6,720,834		\$ 6,797,120		\$ 3,363,533		\$ 7,742,226		\$ 6,642,377		\$ 10,457,861		\$ 10,457,861		\$ 7,571,276				\$ 52,989,033	
SITE CONCRETE - COLLECTOR ROADS																										
Section Total	\$ 622,300		\$ 261,090		\$ -		\$ 190,815		\$ 840,875		\$ 216,783		\$ 1,424,629		\$ 1,101,400		\$ 460,700		\$ 460,700		\$ 1,464,872				\$ 6,582,293	
SITE CONCRETE - ARTERIAL ROADS																										
Section Total	\$ 797,895		\$ 754,823		\$ 539,700		\$ 1,544,663		\$ -		\$ 1,020,447		\$ 926,384		\$ 759,182		\$ 956,669		\$ 956,669		\$ 126,128				\$ 7,437,959	
ROAD IMPROVEMENTS - LOCAL ROADS/PARKING																										
Section Total	\$ 1,658,647		\$ 6,115,053		\$ 6,591,031		\$ 11,946,422		\$ 8,679,688		\$ 4,720,379		\$ 11,026,156		\$ 7,689,371		\$ 16,215,331		\$ 16,215,331		\$ 12,463,372				\$ 86,334,002	
ROAD IMPROVEMENTS - COLLECTOR ROADS																										
Section Total	\$ 1,089,865		\$ 489,217		\$ -		\$ 348,232		\$ 1,473,926		\$ 368,678		\$ 2,492,466		\$ 1,811,600		\$ 664,438		\$ 664,438		\$ 2,662,257				\$ 11,520,079	
ROAD IMPROVEMENTS - ARTERIAL ROADS																										
Section Total	\$ 1,148,938		\$ 1,633,248		\$ 814,520		\$ 2,815,020		\$ 4,000		\$ 1,548,610		\$ 1,397,644		\$ 1,134,603		\$ 1,433,754		\$ 1,433,754		\$ 204,130				\$ 11,179,284	



ITEM or DESCRIPTION	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10	Lump Sum Items	Project Total
	Total Amount	Total Amount										
<b>STREET AMENITIES</b>												
Section Total	\$ 45,333	\$ 94,731	\$ 116,072	\$ 161,702	\$ 167,049	\$ 89,871	\$ 236,073	\$ 161,854	\$ 762,597	\$ 185,121		\$ 1,633,643
<b>PROJECT SIGNAGE/GATE</b>												
Section Total	\$ 20,970	\$ 55,308	\$ 105,629	\$ 36,732	\$ 122,387	\$ 62,900	\$ 171,238	\$ 122,388	\$ 109,650	\$ 29,155		\$ 896,259
<b>LANDSCAPING</b>												
Section Total	\$ 1,366,641	\$ 664,734	\$ 1,492,667	\$ 1,697,025	\$ 3,816,632	\$ 3,336,857	\$ 6,415,047	\$ 2,714,331	\$ 6,869,736	\$ 4,318,866		\$ 37,528,871
<b>MISCELLANEOUS</b>												
Section Total	\$ 517,800	\$ 241,800	\$ 339,841	\$ 643,000	\$ 681,500	\$ 370,000	\$ 933,000	\$ 725,000	\$ 652,000	\$ 620,000		\$ 6,665,240
Sub-Total	\$ 12,970,802	\$ 21,064,125	\$ 25,652,773	\$ 37,541,220	\$ 39,835,746	\$ 23,167,379	\$ 62,096,833	\$ 44,886,369	\$ 56,792,743	\$ 41,027,191	\$ 157,831,003	\$ 512,287,853
15% Contingency:	\$ 1,945,620	\$ 3,159,619	\$ 3,847,916	\$ 5,631,184	\$ 5,975,512	\$ 3,475,107	\$ 7,813,025	\$ 6,704,545	\$ 8,518,811	\$ 6,244,079	\$ 23,674,659	\$ 76,840,178
<b>GRAND TOTAL:</b>	<b>\$14,916,422</b>	<b>\$24,223,744</b>	<b>\$29,500,689</b>	<b>\$43,172,414</b>	<b>\$44,862,258</b>	<b>\$26,642,485</b>	<b>\$69,909,857</b>	<b>\$51,401,515</b>	<b>\$65,311,555</b>	<b>\$47,871,269</b>	<b>\$181,505,722</b>	<b>\$589,108,031</b>

\* Items calculated as a lump sum due to the nature of the work. Subsequent to the planning phase, Stanley's pricing network, treatment, etc. outside of the individual phase may be required to subsequently have a revised price.

ITEM or DESCRIPTION	UNIT S	UNIT COST	RESIDENTIAL		Phase 1 RESIDENTIAL		Total Amount
			QTY	AMOUNT	QTY	AMOUNT	
Developable Acres			40		477		517
Developable SF			1742400		20778120		22520520
Zoning (R-1, R-2, R-3, R-4 etc.)			AR		RE		
Average Lot/Site Size	sf		204732		78408		
Density	lots/ac		0.205		0.5		
#Lots/Sites			8		239		247
Total Number of Commercial Lots							
Total Number of Residential Lots							
# of Phases			0.5		0.5		1
<b>AGENCY FEES</b>							
City Fees	ph		605	\$ 605	6362.5	\$ 6,363	\$ 6,968
Health Dept. Review	ea	\$ 135.00	0.5	\$ 68	0.5	\$ 68	\$ 135
Final Plat Review	ls		405	\$ 405.00	6163	\$ 6,162.50	\$ 6,567.50
City/County Fees (Plat & Application)	lot	\$ 105.00	8	\$ 861	239	\$ 25,043	\$ 25,904
Highway District Fees	ls		1400	\$ 1,400	11251	\$ 11,251	\$ 12,652
Highway Impact Fees			9840	\$ 9,840	286200	\$ 286,200	\$ 296,040
City Inspection Fees	ls		1025	\$ 1,025	29812.5	\$ 29,813	\$ 30,838
City Sewer Review	ea	\$ 2,500.00	0.5	\$ 1,250	0.5	\$ 1,250	\$ 2,500
<b>Section Total</b>				\$ 15,454		\$ 366,149	\$ 381,603
<b>DESIGN ENGINEERING/CONSULTING</b>							
Engineering/Consulting	lot	\$ 1,210.00	8	\$ 9,922	238.5	\$ 288,585	\$ 298,507
<b>Section Total</b>				\$ 9,922		\$ 288,585	\$ 298,507
<b>CONSULTANTS</b>							
Consultant Fees	ea		40720	\$ 40,720	485586	\$ 485,586	\$ 526,306
<b>Section Total</b>				\$ 40,720		\$ 485,586	\$ 526,306
<b>SITE PREPARATION</b>							
Site Clear and Grub	ac	\$ 400.00	40	\$ 16,000	477	\$ 190,800	\$ 206,800
<b>Section Total</b>				\$ 16,000		\$ 190,800	\$ 206,800
<b>GRADING</b>							
Site Rough Grading/Berming	cy	\$ 3.00	10000	\$ 30,000	119250	\$ 357,750	\$ 387,750
<b>Section Total</b>				\$ 30,000		\$ 357,750	\$ 387,750
<b>DRAIN FIELDS</b>							
Test Pits	ea	\$ 500.00	0	\$ -	8	\$ 4,000	\$ 4,000
<b>Section Total</b>				\$ -		\$ 4,000	\$ 4,000
<b>SEWER</b>							
48" Mainline Sewer	lf	\$ 168.00					
36" Mainline Sewer	lf	\$ 126.00					
24" Mainline Sewer	lf	\$ 65.00					
18" Mainline Sewer	lf	\$ 60.00					
12" Mainline Sewer	lf	\$ 48.00					
10" Mainline Sewer	lf	\$ 35.00					
8" Mainline Sewer	lf	\$ 30.00					
Standard Manhole	ea	\$ 2,775.00					
4" Service Lines	lf	\$ 14.00					
CCTV and Compaction	lf	\$ 2.25					
10" Forced Main	lf	\$ 46.00					
8" Forced Main	lf	\$ 42.50					
6" Forced Main	lf	\$ 37.50					
Lift Station	ea	\$ 500,000.00					
Treatment Facility	ea	\$ 10,000,000.00					
<b>Section Total</b>							

ITEM or DESCRIPTION	UNIT S	UNIT COST	RESIDENTIAL		Phase 1 RESIDENTIAL		Total Amount
			QTY	AMOUNT	QTY	AMOUNT	
<b>WATER *</b>							
12" Mainline Water	lf	\$ 38.00					
10" Mainline Water	lf	\$ 33.00					
8" Mainline Water	lf	\$ 28.00					
6" Mainline Water	lf	\$ 23.00					
Double Services	ea	\$ 750.00					
Single Services	ea	\$ 650.00					
Fire Hydrants	ea	\$ 3,700.00					
Blow off Valves	ea	\$ 1,500.00					
Fittings/Valves/Etc.	lf	\$ 16.00					
Pressure Reducing Station	ea	\$ 130,000.00					
Booster Pump Station	ea	\$ 500,000.00					
Water Tank	gal	\$ 0.50					
<b>Section Total</b>							
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>							
1500 Gal. Sand Traps	ea	\$ 3,000.00	2	\$ 6,000	24	\$ 72,000	\$ 78,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	3	\$ 6,000	36	\$ 72,000	\$ 78,000
Manhole	ea	\$ 1,500.00	9	\$ 12,750	102	\$ 153,000	\$ 165,750
Seepage Trenches (Excavation)	cy	\$ 4.00	1800	\$ 7,200	21600	\$ 86,400	\$ 93,600
Drain Rock	cy	\$ 40.00	1000	\$ 40,000	12000	\$ 480,000	\$ 520,000
Sand	cy	\$ 48.00	600	\$ 28,800	7200	\$ 345,600	\$ 374,400
Monitor Wells	ea	\$ 400.00	10	\$ 4,000	120	\$ 48,000	\$ 52,000
<b>Section Total</b>				\$ 125,160		\$ 1,501,920	\$ 1,627,080
<b>STORM DRAIN - COLLECTOR ROADS</b>							
1500 Gal. Sand Traps	ea	\$ 3,000.00	2	\$ 6,000	3	\$ 9,000	\$ 15,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	2	\$ 4,000	4	\$ 8,000	\$ 12,000
Manhole	ea	\$ 1,500.00	6.8	\$ 10,200	11.9	\$ 17,850	\$ 28,050
12" Pipe	lf	\$ 26.00	628	\$ 16,328	1099	\$ 28,574	\$ 44,902
Seepage Trenches (Excavation)	cy	\$ 4.00	1440	\$ 5,760	2520	\$ 10,080	\$ 15,840
Drain Rock	cy	\$ 40.00	800	\$ 32,000	1400	\$ 56,000	\$ 88,000
Sand	cy	\$ 44.00	480	\$ 21,120	840	\$ 36,960	\$ 58,080
Monitor Wells	ea	\$ 400.00	8	\$ 3,200	14	\$ 5,600	\$ 8,800
<b>Section Total</b>				\$ 98,608		\$ 172,064	\$ 270,672
<b>STORM DRAIN - ARTERIAL ROADS</b>							
1500 Gal. Sand Traps	ea	\$ 3,000.00	0	\$ -	3	\$ 9,000	\$ 9,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	0	\$ -	5	\$ 10,000	\$ 10,000
Manhole	ea	\$ 1,500.00	0	\$ -	14	\$ 20,400	\$ 20,400
12" Pipe	lf	\$ 26.00	0	\$ -	1256	\$ 32,656	\$ 32,656
Seepage Trenches (Excavation)	cy	\$ 4.00	0	\$ -	2880	\$ 11,520	\$ 11,520
Drain Rock	cy	\$ 40.00	0	\$ -	1600	\$ 64,000	\$ 64,000
Sand	cy	\$ 44.00	0	\$ -	960	\$ 42,240	\$ 42,240
Monitor Wells	ea	\$ 400.00	0	\$ -	16	\$ 6,400	\$ 6,400
<b>Section Total</b>				\$ -		\$ 196,216	\$ 196,216
<b>PRESSURE IRRIGATION *</b>							
12" PVC	lf	\$ 38.00					
10" PVC	lf	\$ 33.00					
8" PVC	lf	\$ 30.00					
6" PVC	lf	\$ 27.00					
4" PVC	lf	\$ 25.00					
2" PVC	lf	\$ 23.00					
Air Vent/Drain	ea	\$ 375.00					
Service	lot	\$ 375.00					
Fittings	lf	\$ 14.00					
Pump Station	ea	\$ 150,000.00					
<b>Section Total</b>							
<b>UTILITIES</b>							
Joint Trench	lot	\$ 1,250.00	8	\$ 15,170	239	\$ 441,225	\$ 458,395
<b>Section Total</b>				\$ 15,170		\$ 441,225	\$ 456,395
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>							
Sidewalks - Mounding	sf	\$ 0.95	1089	\$ 1,035	28570	\$ 27,141	\$ 28,176
Sidewalks - 5' along Streets	sf	\$ 3.75	4008	\$ 15,028	187003	\$ 701,261	\$ 716,289
Curbing	lf	\$ 9.50	802	\$ 7,614	37401	\$ 355,306	\$ 362,920
Drop Inlets	ea	\$ 1,000.00	10	\$ 10,000	120	\$ 120,000	\$ 130,000
Stamped Pedestrian Ramps	ea	\$ 700.00	2	\$ 1,400	54	\$ 37,800	\$ 39,200
Monitoring Well Collars	ea	\$ 200.00	10	\$ 2,000	120	\$ 24,000	\$ 26,000
<b>Section Total</b>				\$ 37,077		\$ 1,265,508	\$ 1,302,585

ITEM or DESCRIPTION	UNIT S	UNIT COST	RESIDENTIAL		Phase 1 RESIDENTIAL		Total Amount
			QTY	AMOUNT	QTY	AMOUNT	
<b>SITE CONCRETE - COLLECTOR ROADS</b>							
Sidewalks - 5' along Streets	sf	\$ 3.75	36000	\$ 135,000	66000	\$ 247,500	\$ 382,500
Curbing	lf	\$ 9.50	7200	\$ 68,400	13200	\$ 125,400	\$ 193,800
Drop Inlets	ea	\$ 1,000.00	8	\$ 8,000	14	\$ 14,000	\$ 22,000
Stamped Pedestrian Ramps	ea	\$ 700.00	10	\$ 7,000	18	\$ 12,600	\$ 19,600
Monitoring Well Collars	ea	\$ 200.00	8	\$ 1,600	14	\$ 2,800	\$ 4,400
<b>Section Total</b>				\$ 220,000		\$ 402,300	\$ 622,300
<b>SITE CONCRETE - ARTERIAL ROADS</b>							
Sidewalks - 5' along Streets	sf	\$ 3.75	0	\$ -	133125	\$ 499,219	\$ 499,219
Curbing	lf	\$ 9.50	0	\$ -	26625	\$ 252,938	\$ 252,938
Drop Inlets	ea	\$ 1,000.00	0	\$ -	16	\$ 16,000	\$ 16,000
Stamped Pedestrian Ramps	ea	\$ 700.00	0	\$ -	38	\$ 26,600	\$ 26,600
Monitoring Well Collars	ea	\$ 200.00	0	\$ -	16	\$ 3,200	\$ 3,200
<b>Section Total</b>				\$ -		\$ 797,956	\$ 797,956
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>							
Excavation	cy	\$ 3.15	943	\$ 2,970	43998	\$ 138,593	\$ 141,563
Asphalt	sf	\$ 0.15	12824	\$ 1,924	598410	\$ 89,761	\$ 91,685
3/4" Minus (Imported)	sf	\$ 0.70	19777.11	\$ 13,844	922859.8	\$ 646,002	\$ 659,846
6" Minus (Imported)	sf	\$ 0.90	15569.22	\$ 14,012	726506.7	\$ 653,856	\$ 667,868
Stabilization Fabric	sf	\$ 0.15	12824.06	\$ 1,924	598409.6	\$ 89,761	\$ 91,685
Traffic Control	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	\$ 2,000
<b>Section Total</b>				\$ 36,674		\$ 1,619,973	\$ 1,656,647
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>							
Excavation	cy	\$ 3.15	8067	\$ 25,410	14789	\$ 46,585	\$ 71,995
Asphalt	sf	\$ 0.90	115200	\$ 103,680	211200	\$ 190,080	\$ 293,760
3/4" Minus (Imported)	sf	\$ 0.70	169200	\$ 118,440	310200	\$ 217,140	\$ 335,580
6" Minus (Imported)	sf	\$ 0.90	133200	\$ 119,880	244200	\$ 219,780	\$ 339,660
Stabilization Fabric	sf	\$ 0.15	115200	\$ 17,280	211200	\$ 31,680	\$ 48,960
Traffic Control	ea	\$ 2,000.00	0	\$ -	0	\$ -	\$ -
Compaction Testing	ea	\$ 2,000.00	0	\$ -	0	\$ -	\$ -
<b>Section Total</b>				\$ 384,690		\$ 705,265	\$ 1,089,955
<b>ROAD IMPROVEMENTS - ARTERIAL ROADS</b>							
Excavation	cy	\$ 3.15	0	\$ -	25113	\$ 79,106	\$ 79,106
Asphalt	sf	\$ 0.90	0	\$ -	369200	\$ 332,280	\$ 332,280
3/4" Minus (Imported)	sf	\$ 0.70	0	\$ -	475700	\$ 332,990	\$ 332,990
6" Minus (Imported)	sf	\$ 0.90	0	\$ -	440200	\$ 396,180	\$ 396,180
Stabilization Fabric	sf	\$ 0.15	0	\$ -	369200	\$ 55,380	\$ 55,380
Traffic Control	ea	\$ 2,000.00	0	\$ -	0	\$ -	\$ -
Compaction Testing	ea	\$ 2,000.00	0	\$ -	0	\$ -	\$ -
<b>Section Total</b>				\$ -		\$ 1,195,936	\$ 1,195,936
<b>STREET AMENITIES</b>							
Street Lights	ea	\$ 850.00	7	\$ 6,183	46	\$ 39,100	\$ 45,283
<b>Section Total</b>				\$ 6,183		\$ 39,100	\$ 45,283
<b>PROJECT SIGNAGE/GATE</b>							
Project Signage/Gate	lot/ea	\$ 85.00	8	\$ 697	239	\$ 20,273	\$ 20,970
<b>Section Total</b>				\$ 697		\$ 20,273	\$ 20,970
<b>LANDSCAPING</b>							
Common Open Area	sf	\$ 1.00	43560	\$ 43,560	1142797	\$ 1,142,797	\$ 1,186,357
Park Area	sf	\$ 1.25	0	\$ -	144387	\$ 180,484	\$ 180,484
Golf Course	sf	\$ 1.15	0	\$ -	0	\$ -	\$ -
<b>Section Total</b>				\$ 43,560		\$ 1,323,281	\$ 1,366,841
<b>MISCELLANEOUS</b>							
Miscellaneous	ls	\$ 1	40000	\$ 40,000	477000	\$ 477,000	\$ 517,000
<b>Section Total</b>				\$ 40,000		\$ 477,000	\$ 517,000
			Sub-Total:	\$ 1,119,914	\$ 11,850,887	\$ 12,970,802	
			15% Contingency:	\$ 167,987	\$ 1,777,633	\$ 1,945,620	
<b>GRAND TOTAL:</b>			<b>TOTAL:</b>	<b>\$1,287,901</b>	<b>\$13,628,520</b>	<b>\$14,916,422</b>	

\* Items calculated as a lump sum due to the fact that their buildout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

ITEM or DESCRIPTION	UNIT S	UNIT COST	RESIDENTIAL		Phase 2 COMMERCIAL		Total Amount
			QTY	AMOUNT	QTY	AMOUNT	
Developable Acres			150		90		240
Developable SF			6534000		3920400		10454400
Zoning (R-1, R-2, R-3, R-4 etc.)			R-4		VC		
Average Lot/Site Size	sf		8000		20000		
Density	lots/ac		4		1.1		
#Lots/Sites			600		99		699
Total Number of Commercial Lots							
Total Number of Residential Lots							1
# of Phases			0.5		0.5		
<b>AGENCY FEES</b>							
City Fees	ph		15400	\$ 15,400	2875	\$ 2,875	\$ 18,275
Health Dept. Review	ea	\$ 135.00	0.5	\$ 68	0.5	\$ 68	\$ 135
Final Plat Review	ls		15200	\$ 15,200.00	2675	\$ 2,675.00	\$ 17,875.00
City/County Fees (Plat & Application)	lot	\$ 105.00	600	\$ 63,000	99	\$ 10,395	\$ 73,395
Highway District Fees	ls		12525	\$ 12,525	4346	\$ 4,346	\$ 16,871
Highway Impact Fees			720000	\$ 720,000	297000	\$ 297,000	\$ 1,017,000
City Inspection Fees	ls		75000	\$ 75,000	12375	\$ 12,375	\$ 87,375
City Sewer Review	ea	\$ 2,500.00	0.5	\$ 1,250	0.5	\$ 1,250	\$ 2,500
<b>Section Total</b>				\$ 902,442		\$ 330,983	\$ 1,233,426
<b>DESIGN ENGINEERING/CONSULTING</b>							
Engineering/Consulting	lot	\$ 1,210.00	600	\$ 726,000	99	\$ 119,790	\$ 845,790
<b>Section Total</b>				\$ 726,000		\$ 119,790	\$ 845,790
<b>CONSULTANTS</b>							
Consultant Fees	ea		152700	\$ 152,700	91620	\$ 91,620	\$ 244,320
<b>Section Total</b>				\$ 152,700		\$ 91,620	\$ 244,320
<b>SITE PREPARATION</b>							
Site Clear and Grub	ac	\$ 400.00	150	\$ 60,000	90	\$ 36,000	\$ 96,000
<b>Section Total</b>				\$ 60,000		\$ 36,000	\$ 96,000
<b>GRADING</b>							
Site Rough Grading/Berming	cy	\$ 3.00	225000	\$ 675,000	135000	\$ 405,000	\$ 1,080,000
<b>Section Total</b>				\$ 675,000		\$ 405,000	\$ 1,080,000
<b>DRAIN FIELDS</b>							
Test Pits	ea	\$ 500.00	20	\$ 10,000	3	\$ 1,500	\$ 11,500
<b>Section Total</b>				\$ 10,000		\$ 1,500	\$ 11,500
<b>SEWER *</b>							
48" Mainline Sewer	lf	\$ 168.00					
36" Mainline Sewer	lf	\$ 126.00					
24" Mainline Sewer	lf	\$ 65.00					
18" Mainline Sewer	lf	\$ 60.00					
12" Mainline Sewer	lf	\$ 48.00					
10" Mainline Sewer	lf	\$ 35.00					
8" Mainline Sewer	lf	\$ 30.00					
Standard Manhole	ea	\$ 2,775.00					
4" Service Lines	lf	\$ 14.00					
CCTV and Compaction	lf	\$ 2.25					
10" Forced Main	lf	\$ 46.00					
8" Forced Main	lf	\$ 42.50					
6" Forced Main	lf	\$ 37.50					
Lift Station	ea	\$ 500,000.00					
Treatment Facility	ea	\$ 10,000,000.00					
<b>Section Total</b>							

ITEM or DESCRIPTION	UNIT S	UNIT COST	RESIDENTIAL		Phase 2 COMMERCIAL		Total Amount
			QTY	AMOUNT	QTY	AMOUNT	
<b>WATER *</b>							
12" Mainline Water	lf	\$ 38.00					
10" Mainline Water	lf	\$ 33.00					
8" Mainline Water	lf	\$ 28.00					
6" Mainline Water	lf	\$ 23.00					
Double Services	ea	\$ 750.00					
Single Services	ea	\$ 650.00					
Fire Hydrants	ea	\$ 3,700.00					
Blow off Valves	ea	\$ 1,500.00					
Fittings/Valves/Etc.	lf	\$ 16.00					
Pressure Reducing Station	ea	\$ 130,000.00					
Booster Pump Station	ea	\$ 500,000.00					
Water Tank	gal	\$ 0.50					
<b>Section Total</b>							
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>							
1500 Gal. Sand Traps	ea	\$ 3,000.00	15	\$ 45,000	41	\$ 123,000	\$ 168,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	23	\$ 46,000	18	\$ 36,000	\$ 82,000
Manhole	ea	\$ 1,500.00	64.6	\$ 96,900	100.3	\$ 150,450	\$ 247,350
Seepage Trenches (Excavation)	cy	\$ 4.00	13680	\$ 54,720	21240	\$ 84,960	\$ 139,680
Drain Rock	cy	\$ 40.00	7600	\$ 304,000	11800	\$ 472,000	\$ 776,000
Sand	cy	\$ 48.00	4560	\$ 218,880	7080	\$ 339,840	\$ 558,720
Monitor Wells	ea	\$ 400.00	76	\$ 30,400	118	\$ 47,200	\$ 77,600
<b>Section Total</b>				\$ 951,016		\$ 1,494,288	\$ 2,445,304
<b>STORM DRAIN - COLLECTOR ROADS</b>							
1500 Gal. Sand Traps	ea	\$ 3,000.00	1	\$ 3,000	1	\$ 3,000	\$ 6,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	2	\$ 4,000	1	\$ 2,000	\$ 6,000
Manhole	ea	\$ 1,500.00	5.1	\$ 7,650	3	\$ 5,100	\$ 12,750
12" Pipe	lf	\$ 26.00	471	\$ 12,246	314	\$ 8,164	\$ 20,410
Seepage Trenches (Excavation)	cy	\$ 4.00	1080	\$ 4,320	720	\$ 2,880	\$ 7,200
Drain Rock	cy	\$ 40.00	600	\$ 24,000	400	\$ 16,000	\$ 40,000
Sand	cy	\$ 44.00	360	\$ 15,840	240	\$ 10,560	\$ 26,400
Monitor Wells	ea	\$ 400.00	6	\$ 2,400	4	\$ 1,600	\$ 4,000
<b>Section Total</b>				\$ 73,456		\$ 49,304	\$ 122,760
<b>STORM DRAIN - ARTERIAL ROADS</b>							
1500 Gal. Sand Traps	ea	\$ 3,000.00	2	\$ 6,000	1	\$ 3,000	\$ 9,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	4	\$ 8,000	1	\$ 2,000	\$ 10,000
Manhole	ea	\$ 1,500.00	10	\$ 15,300	3	\$ 5,100	\$ 20,400
12" Pipe	lf	\$ 26.00	942	\$ 24,492	314	\$ 8,164	\$ 32,656
Seepage Trenches (Excavation)	cy	\$ 4.00	2160	\$ 8,640	720	\$ 2,880	\$ 11,520
Drain Rock	cy	\$ 40.00	1200	\$ 48,000	400	\$ 16,000	\$ 64,000
Sand	cy	\$ 44.00	720	\$ 31,680	240	\$ 10,560	\$ 42,240
Monitor Wells	ea	\$ 400.00	12	\$ 4,800	4	\$ 1,600	\$ 6,400
<b>Section Total</b>				\$ 146,912		\$ 49,304	\$ 196,216
<b>PRESSURE IRRIGATION *</b>							
12" PVC	lf	\$ 38.00					
10" PVC	lf	\$ 33.00					
8" PVC	lf	\$ 30.00					
6" PVC	lf	\$ 27.00					
4" PVC	lf	\$ 25.00					
2" PVC	lf	\$ 23.00					
Air Vent/Drain	ea	\$ 375.00					
Service	lot	\$ 375.00					
Fittings	lf	\$ 14.00					
Pump Station	ea	\$ 150,000.00					
<b>Section Total</b>							
<b>UTILITIES</b>							
Joint Trench	lot	\$ 1,850.00	600	\$ 1,110,000	99	\$ 183,150	\$ 1,293,150
<b>Section Total</b>				\$ 1,110,000		\$ 183,150	\$ 1,293,150
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>							
Sidewalks - Meandering	sf	\$ 0.95	6534	\$ 6,207	7233	\$ 6,871	\$ 13,079
Sidewalks - 5' along Streets	sf	\$ 3.75	294528	\$ 1,104,480	137430	\$ 515,361	\$ 1,619,841
Curbing	lf	\$ 9.50	58906	\$ 559,603	125453	\$ 1,191,802	\$ 1,751,405
Drop Inlets	ea	\$ 1,000.00	76	\$ 76,000	118	\$ 118,000	\$ 194,000
Stamped Pedestrian Ramps	ea	\$ 700.00	84	\$ 58,800	30	\$ 21,000	\$ 79,800
Monitoring Well Collars	ea	\$ 200.00	76	\$ 15,200	118	\$ 23,600	\$ 38,800
<b>Section Total</b>				\$ 1,820,291		\$ 1,878,634	\$ 3,698,925

ITEM or DESCRIPTION	UNIT S	UNIT COST	RESIDENTIAL		Phase 2 COMMERCIAL		Total Amount
			QTY	AMOUNT	QTY	AMOUNT	
<b>SITE CONCRETE - COLLECTOR ROADS</b>							
Sidewalks - 5' along Streets	sf	\$ 3.75	26000	\$ 97,500	16600	\$ 62,250	\$ 159,750
Curbing	lf	\$ 9.50	5200	\$ 49,400	3320	\$ 31,540	\$ 80,940
Drop Inlets	ea	\$ 1,000.00	6	\$ 6,000	4	\$ 4,000	\$ 10,000
Stamped Pedestrian Ramps	ea	\$ 700.00	8	\$ 5,600	4	\$ 2,800	\$ 8,400
Monitoring Well Collars	ea	\$ 200.00	6	\$ 1,200	4	\$ 800	\$ 2,000
<b>Section Total</b>				\$ 159,700		\$ 101,390	\$ 261,090
<b>SITE CONCRETE - ARTERIAL ROADS</b>							
Sidewalks - 5' along Streets	sf	\$ 3.75	104194	\$ 390,727	21563	\$ 80,859	\$ 471,586
Curbing	lf	\$ 9.50	20839	\$ 197,968	4313	\$ 40,969	\$ 238,937
Drop Inlets	ea	\$ 1,000.00	12	\$ 12,000	4	\$ 4,000	\$ 16,000
Stamped Pedestrian Ramps	ea	\$ 700.00	30	\$ 21,000	6	\$ 4,200	\$ 25,200
Monitoring Well Collars	ea	\$ 200.00	12	\$ 2,400	4	\$ 800	\$ 3,200
<b>Section Total</b>				\$ 624,095		\$ 130,828	\$ 754,923
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>							
Excavation	cy	\$ 3.15	69296	\$ 218,282	96050	\$ 302,557	\$ 520,839
Asphalt	sf	\$ 0.15	942490	\$ 141,373	1646568	\$ 246,985	\$ 388,359
3/4" Minus (Imported)	sf	\$ 0.70	1453496	\$ 1,017,447	1728896	\$ 1,210,227	\$ 2,227,674
6" Minus (Imported)	sf	\$ 0.90	1144241	\$ 1,029,817	1728896	\$ 1,556,007	\$ 2,585,824
Stabilization Fabric	sf	\$ 0.15	942489.6	\$ 141,373	1646568	\$ 246,985	\$ 388,359
Traffic Control	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	\$ 2,000
<b>Section Total</b>				\$ 2,550,293		\$ 3,564,762	\$ 6,115,055
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>							
Excavation	cy	\$ 3.15	5826	\$ 18,352	3720	\$ 11,717	\$ 30,069
Asphalt	sf	\$ 0.90	83200	\$ 74,880	53120	\$ 47,808	\$ 122,688
3/4" Minus (Imported)	sf	\$ 0.70	122200	\$ 85,540	78020	\$ 54,614	\$ 140,154
6" Minus (Imported)	sf	\$ 0.90	96200	\$ 86,580	61420	\$ 55,278	\$ 141,858
Stabilization Fabric	sf	\$ 0.15	83200	\$ 12,480	53120	\$ 7,968	\$ 20,448
Traffic Control	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	\$ 2,000
<b>Section Total</b>				\$ 279,832		\$ 179,385	\$ 459,217
<b>ROAD IMPROVEMENTS - ARTERIAL ROADS</b>							
Excavation	cy	\$ 3.15	19655	\$ 61,914	4068	\$ 12,813	\$ 74,727
Asphalt	sf	\$ 0.90	288964	\$ 260,068	59800	\$ 53,820	\$ 313,888
3/4" Minus (Imported)	sf	\$ 0.70	372319	\$ 260,623	77090	\$ 53,935	\$ 314,558
6" Minus (Imported)	sf	\$ 0.90	344534	\$ 310,081	71300	\$ 64,170	\$ 374,251
Stabilization Fabric	sf	\$ 0.15	288964	\$ 43,345	59800	\$ 8,970	\$ 52,315
Traffic Control	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	\$ 2,000
<b>Section Total</b>				\$ 938,030		\$ 195,708	\$ 1,133,738
<b>STREET AMENITIES</b>							
Street Lights	ea	\$ 850.00	58	\$ 49,536	53	\$ 45,214	\$ 94,751
<b>Section Total</b>				\$ 49,536		\$ 45,214	\$ 94,751
<b>PROJECT SIGNAGE/GATE</b>							
Project Signage/Gate	lot/ea	\$ 85.00	600	\$ 51,000	50	\$ 4,208	\$ 55,208
<b>Section Total</b>				\$ 51,000		\$ 4,208	\$ 55,208
<b>LANDSCAPING</b>							
Common Open Area	sf	\$ 1.00	261360	\$ 261,360	149169	\$ 149,169	\$ 410,529
Park Area	sf	\$ 1.25	0	\$ -	219380	\$ 274,225	\$ 274,225
Golf Course	sf	\$ 1.15	0	\$ -	0	\$ -	\$ -
<b>Section Total</b>				\$ 261,360		\$ 423,394	\$ 684,754
<b>MISCELLANEOUS</b>							
Miscellaneous	ls	\$ 1	150000	\$ 150,000	90000	\$ 90,000	\$ 240,000
<b>Section Total</b>				\$ 150,000		\$ 90,000	\$ 240,000
			Sub-Total:	\$ 11,691,663		\$ 9,372,462	\$ 21,064,125
			15% Contingency:	\$ 1,753,749		\$ 1,405,869	\$ 3,159,619
<b>GRAND TOTAL:</b>			<b>TOTAL:</b>	<b>\$13,445,412</b>		<b>\$10,778,331</b>	<b>\$24,223,744</b>

\* Items calculated as a lump sum due to the fact that their buildout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 3						Total Amount
			RESIDENTIAL		RESIDENTIAL		COMMERCIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
Developable Acres			174		180		5.84		359.84
Developable SF			7579440		7840800		254390		15674630.4
Zoning (R-1, R-2, R-3, R-4 etc.)			R-3		R-4		VC		
Average Lot/Site Size	sl		10000		8000		20000		
Density	lots/ac		3		4		1.05		
#Lots/Sites			522		720		6		1248
Total Number of Commercial Lots									
Total Number of Residential Lots									
# of Phases			0.47		0.47		0.06		1
<b>AGENCY FEES</b>									
City Fees	ph		13450	\$ 13,450	18400	\$ 18,400	552.5	\$ 553	\$ 32,403
Health Dept. Review	ea	\$ 135.00	0.47	\$ 63	0.47	\$ 63	0.06	\$ 8	\$ 135
Final Plat Review	ls		13238	\$ 13,238.00	18188	\$ 18,188.00	177	\$ 176.50	\$ 31,602.50
City/County Fees (Plat & Application)	lot	\$ 105.00	522	\$ 54,810	720	\$ 75,600	6	\$ 641	\$ 131,051
Highway District Fees	ls		12786	\$ 12,786	11961	\$ 11,961	224	\$ 224	\$ 24,971
Highway Impact Fees			626400	\$ 626,400	864000	\$ 864,000	18300	\$ 18,300	\$ 18,300
City Inspection Fees	ls		65250	\$ 65,250	90000	\$ 90,000	762.5	\$ 763	\$ 156,013
City Sewer Review	ea	\$ 2,500.00	0.47	\$ 1,175	0.47	\$ 1,175	0.06	\$ 150	\$ 2,500
<b>Section Total</b>				\$ 787,172		\$ 1,079,387		\$ 20,814	\$ 1,887,374
<b>DESIGN ENGINEERING/CONSULTING</b>									
Engineering/Consulting	lot	\$ 1,210.00	522	\$ 631,620	720	\$ 871,200	6.1	\$ 7,381	\$ 1,510,201
<b>Section Total</b>				\$ 631,620		\$ 871,200		\$ 7,381	\$ 1,510,201
<b>CONSULTANTS</b>									
Consultant Fees	ea		177132	\$ 177,132	183240	\$ 183,240	5945.12	\$ 5,945	\$ 366,317
<b>Section Total</b>				\$ 177,132		\$ 183,240		\$ 5,945	\$ 366,317
<b>SITE PREPARATION</b>									
Site Clear and Grub	ac	\$ 400.00	174	\$ 69,600	180	\$ 72,000	5.84	\$ 2,336	\$ 143,936
<b>Section Total</b>				\$ 69,600		\$ 72,000		\$ 2,336	\$ 143,936
<b>GRADING</b>									
Site Rough Grading/Bermsing	cy	\$ 3.00	435000	\$ 1,305,000	450000	\$ 1,350,000	14800	\$ 43,800	\$ 2,698,800
<b>Section Total</b>				\$ 1,305,000		\$ 1,350,000		\$ 43,800	\$ 2,698,800
<b>DRAIN FIELDS</b>									
Test Pits	ea	\$ 500.00	17	\$ 8,500	24	\$ 12,000	0	\$ -	\$ 20,500
<b>Section Total</b>				\$ 8,500		\$ 12,000		\$ -	\$ 20,500
<b>SEWER *</b>									
48" Mainline Sewer	lf	\$ 168.00							
36" Mainline Sewer	lf	\$ 126.00							
24" Mainline Sewer	lf	\$ 65.00							
18" Mainline Sewer	lf	\$ 60.00							
12" Mainline Sewer	lf	\$ 48.00							
10" Mainline Sewer	lf	\$ 35.00							
8" Mainline Sewer	lf	\$ 30.00							
Standard Manhole	ea	\$ 2,775.00							
4" Service Lines	lf	\$ 14.00							
CCTV and Compaction	lf	\$ 2.25							
10" Forced Main	lf	\$ 46.00							
8" Forced Main	lf	\$ 42.50							
6" Forced Main	lf	\$ 37.50							
Lift Station	ea	\$ 500,000.00							
Treatment Facility	ea	\$ 10,000,000.00							
<b>Section Total</b>									

ITEM or DESCRIPTION	UNIT S	UNIT COST	RESIDENTIAL		Phase 3 RESIDENTIAL		COMMERCIAL		Total Amount
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>WATER *</b>									
12" Mainline Water	lf	\$ 38.00							
10" Mainline Water	lf	\$ 33.00							
8" Mainline Water	lf	\$ 28.00							
6" Mainline Water	lf	\$ 23.00							
Double Services	ea	\$ 750.00							
Single Services	ea	\$ 650.00							
Fire Hydrants	ea	\$ 3,700.00							
Blow off Valves	ea	\$ 1,500.00							
Fittings/Valves/Etc.	lf	\$ 16.00							
Pressure Reducing Station	ea	\$ 130,000.00							
Booster Pump Station	ea	\$ 500,000.00							
Water Tank	gal	\$ 0.50							
<b>Section Total</b>									
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	17	\$ 51,000	18	\$ 54,000	3	\$ 9,000	\$ 114,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	26	\$ 52,000	27	\$ 54,000	1	\$ 2,000	\$ 108,000
Manhole	ea	\$ 1,500.00	73.1	\$ 109,650	76.5	\$ 114,750	6.8	\$ 10,200	\$ 234,600
Seepage Trenches (Excavation)	cy	\$ 4.00	15480	\$ 61,920	16200	\$ 64,800	1440	\$ 5,760	\$ 132,480
Drain Rock	cy	\$ 40.00	8600	\$ 344,000	9000	\$ 360,000	800	\$ 32,000	\$ 736,000
Sand	cy	\$ 48.00	5160	\$ 247,680	5400	\$ 259,200	480	\$ 23,040	\$ 529,920
Monitor Wells	ea	\$ 400.00	86	\$ 34,400	90	\$ 36,000	8	\$ 3,200	\$ 73,600
<b>Section Total</b>				\$ 1,076,176		\$ 1,126,440		\$ 101,528	\$ 2,304,144
<b>STORM DRAIN - COLLECTOR ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	0	\$ -	0	\$ -	0	\$ -	\$ -
1000 Gal. Sand Traps	ea	\$ 2,000.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Manhole	ea	\$ 1,500.00	0	\$ -	0	\$ -	0	\$ -	\$ -
12" Pipe	lf	\$ 26.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Seepage Trenches (Excavation)	cy	\$ 4.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Drain Rock	cy	\$ 40.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Sand	cy	\$ 44.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Monitor Wells	ea	\$ 400.00	0	\$ -	0	\$ -	0	\$ -	\$ -
<b>Section Total</b>				\$ -		\$ -		\$ -	\$ -
<b>STORM DRAIN - ARTERIAL ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	1	\$ 3,000	1	\$ 3,000	0	\$ -	\$ 6,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	2	\$ 4,000	2	\$ 4,000	0	\$ -	\$ 8,000
Manhole	ea	\$ 1,500.00	5	\$ 7,500	5	\$ 7,500	0	\$ -	\$ 15,300
12" Pipe	lf	\$ 26.00	471	\$ 12,246	471	\$ 12,246	0	\$ -	\$ 24,492
Seepage Trenches (Excavation)	cy	\$ 4.00	1080	\$ 4,320	1080	\$ 4,320	0	\$ -	\$ 8,640
Drain Rock	cy	\$ 40.00	600	\$ 24,000	600	\$ 24,000	0	\$ -	\$ 48,000
Sand	cy	\$ 44.00	360	\$ 15,840	360	\$ 15,840	0	\$ -	\$ 31,680
Monitor Wells	ea	\$ 400.00	6	\$ 2,400	6	\$ 2,400	0	\$ -	\$ 4,800
<b>Section Total</b>				\$ 73,456		\$ 73,456		\$ -	\$ 146,912
<b>PRESSURE IRRIGATION *</b>									
12" PVC	lf	\$ 38.00							
10" PVC	lf	\$ 33.00							
8" PVC	lf	\$ 30.00							
6" PVC	lf	\$ 27.00							
4" PVC	lf	\$ 25.00							
2" PVC	lf	\$ 23.00							
Air Vent/Drain	ea	\$ 375.00							
Service	lot	\$ 375.00							
Fittings	lf	\$ 14.00							
Pump Station	ea	\$ 150,000.00							
<b>Section Total</b>									
<b>UTILITIES</b>									
Joint Trench	lot	\$ 1,850.00	522	\$ 965,700	720	\$ 1,332,000	6	\$ 11,285	\$ 2,308,985
<b>Section Total</b>				\$ 965,700		\$ 1,332,000		\$ 11,285	\$ 2,308,985
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>									
Sidewalks - Meandering	sf	\$ 0.95	11369	\$ 10,801	7841	\$ 7,449	469	\$ 446	\$ 18,695
Sidewalks - 5' along Streets	sf	\$ 3.75	380935	\$ 1,428,506	353434	\$ 1,325,376	8918	\$ 33,441	\$ 2,787,323
Curbing	lf	\$ 9.50	76187	\$ 723,776	70687	\$ 671,524	8140	\$ 77,335	\$ 1,472,635
Drop Inlets	ea	\$ 1,000.00	86	\$ 86,000	90	\$ 90,000	8	\$ 8,000	\$ 184,000
Stamped Pedestrian Ramps	ea	\$ 700.00	108	\$ 75,600	100	\$ 70,000	5	\$ 3,500	\$ 149,100
Monitoring Well Collars	ea	\$ 200.00	86	\$ 17,200	90	\$ 18,000	8	\$ 1,600	\$ 36,800
<b>Section Total</b>				\$ 2,341,882		\$ 2,182,349		\$ 124,322	\$ 4,648,553

ITEM or DESCRIPTION	UNIT S	UNIT COST	RESIDENTIAL		Phase 3 RESIDENTIAL		COMMERCIAL		Total Amount
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>SITE CONCRETE - COLLECTOR ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	0	\$ -	0	\$ -	0	\$ -	\$ -
Curbing	lf	\$ 9.50	0	\$ -	0	\$ -	0	\$ -	\$ -
Drop Inlets	ea	\$ 1,000.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Stamped Pedestrian Ramps	ea	\$ 700.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Monitoring Well Collars	ea	\$ 200.00	0	\$ -	0	\$ -	0	\$ -	\$ -
<b>Section Total</b>				\$ -		\$ -		\$ -	\$ -
<b>SITE CONCRETE - ARTERIAL ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	45000	\$ 168,750	45000	\$ 168,750	0	\$ -	\$ 337,500
Curbing	lf	\$ 9.50	9000	\$ 85,500	9000	\$ 85,500	0	\$ -	\$ 171,000
Drop Inlets	ea	\$ 1,000.00	6	\$ 6,000	6	\$ 6,000	0	\$ -	\$ 12,000
Stamped Pedestrian Ramps	ea	\$ 700.00	12	\$ 8,400	12	\$ 8,400	0	\$ -	\$ 16,800
Monitoring Well Collars	ea	\$ 200.00	6	\$ 1,200	6	\$ 1,200	0	\$ -	\$ 2,400
<b>Section Total</b>				\$ 269,850		\$ 269,850		\$ -	\$ 539,700
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>									
Excavation	cy	\$ 3.15	89625	\$ 282,320	83155	\$ 261,938	6233	\$ 19,633	\$ 563,891
Asphalt	sf	\$ 0.15	1218991	\$ 182,849	1130988	\$ 169,648	106844	\$ 16,027	\$ 368,523
3/4" Minus (Imported)	sf	\$ 0.70	1879913	\$ 1,315,939	1744195	\$ 1,220,936	112186	\$ 78,530	\$ 2,615,406
6" Minus (Imported)	sf	\$ 0.90	1479932	\$ 1,331,939	1373090	\$ 1,235,781	112186	\$ 100,968	\$ 2,668,687
Stabalization Fabric	sf	\$ 0.15	1218991	\$ 182,849	1130988	\$ 169,648	106844	\$ 16,027	\$ 368,523
Traffic Control	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	0.5	\$ 1,000	\$ 3,000
Compaction Testing	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	0.5	\$ 1,000	\$ 3,000
<b>Section Total</b>				\$ 3,297,896		\$ 3,059,952		\$ 233,184	\$ 6,591,031
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>									
Excavation	cy	\$ 3.15	0	\$ -	0	\$ -	0	\$ -	\$ -
Asphalt	sf	\$ 0.90	0	\$ -	0	\$ -	0	\$ -	\$ -
3/4" Minus (Imported)	sf	\$ 0.70	0	\$ -	0	\$ -	0	\$ -	\$ -
6" Minus (Imported)	sf	\$ 0.90	0	\$ -	0	\$ -	0	\$ -	\$ -
Stabalization Fabric	sf	\$ 0.15	0	\$ -	0	\$ -	0	\$ -	\$ -
Traffic Control	ea	\$ 2,000.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Compaction Testing	ea	\$ 2,000.00	0	\$ -	0	\$ -	0	\$ -	\$ -
<b>Section Total</b>				\$ -		\$ -		\$ -	\$ -
<b>ROAD IMPROVEMENTS - ARTERIAL ROADS</b>									
Excavation	cy	\$ 3.15	8489	\$ 26,740	8489	\$ 26,740	0	\$ -	\$ 53,480
Asphalt	sf	\$ 0.90	124900	\$ 112,320	124900	\$ 112,320	0	\$ -	\$ 224,640
3/4" Minus (Imported)	sf	\$ 0.70	160800	\$ 112,560	160800	\$ 112,560	0	\$ -	\$ 225,120
6" Minus (Imported)	sf	\$ 0.90	148800	\$ 133,920	148800	\$ 133,920	0	\$ -	\$ 267,840
Stabalization Fabric	sf	\$ 0.15	124900	\$ 18,720	124900	\$ 18,720	0	\$ -	\$ 37,440
Traffic Control	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	0	\$ -	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.5	\$ 1,000	0.5	\$ 1,000	0	\$ -	\$ 2,000
<b>Section Total</b>				\$ 406,260		\$ 406,260		\$ -	\$ 812,520
<b>STREET AMENITIES</b>									
Street Lights	ea	\$ 850.00	69	\$ 58,872	64	\$ 54,622	3	\$ 2,580	\$ 116,073
<b>Section Total</b>				\$ 58,872		\$ 54,622		\$ 2,580	\$ 116,073
<b>PROJECT SIGNAGE/GATE</b>									
Project Signage/Gate	lot/ea	\$ 85.00	522	\$ 44,370	720	\$ 61,200	3	\$ 259	\$ 105,829
<b>Section Total</b>				\$ 44,370		\$ 61,200		\$ 259	\$ 105,829
<b>LANDSCAPING</b>									
Common Open Area	sf	\$ 1.00	454766	\$ 454,766	313632	\$ 313,632	16159	\$ 16,159	\$ 784,557
Park Area	sf	\$ 1.25	246000	\$ 307,500	0	\$ -	0	\$ -	\$ 307,500
Golf Course	sf	\$ 1.15	0	\$ -	0	\$ -	0	\$ -	\$ -
<b>Section Total</b>				\$ 762,266		\$ 313,632		\$ 16,159	\$ 1,092,057
<b>MISCELLANEOUS</b>									
Miscellaneous	ls	1	174000	\$ 174,000	180000	\$ 180,000	5840	\$ 5,840	\$ 359,840
<b>Section Total</b>				\$ 174,000		\$ 180,000		\$ 5,840	\$ 359,840
	Sub-Total:			\$ 12,449,752		\$ 12,627,587		\$ 575,434	\$ 25,652,773
	15% Contingency:			\$ 1,867,463		\$ 1,894,138		\$ 86,315	\$ 3,847,916
<b>GRAND TOTAL:</b>			<b>TOTAL:</b>	<b>\$14,317,215</b>	<b>\$14,521,725</b>	<b>\$661,749</b>	<b>\$29,500,689</b>		

\* Items calculated as a lump sum due to the fact that their buildout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

ITEM or DESCRIPTION	UNIT	UNIT COST	Phase 4						Total Amount
			RESIDENTIAL		RESIDENTIAL		COMMERCIAL		
	S		QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
Developable Acres			210		180		253		643
Developable SF			9147600		7840800		11020680		28009080
Zoning (R-1, R-2, R-3, R-4 etc.)			R-1		RE		VC		
Average Lot/Site Size	sf		37000		78408		20000		
Density	lots/ac		1		0.5		1.05		
#Lots/Sites			210		90		266		566
Total Number of Commercial Lots									
Total Number of Residential Lots									
# of Phases			0.33		0.33		0.34		1
<b>AGENCY FEES</b>									
City Fees	ph		5650	\$ 5,650	2650	\$ 2,650	7042.5	\$ 7,043	\$ 15,343
Health Dept. Review	ea	\$ 135.00	0.33	\$ 45	0.33	\$ 45	0.34	\$ 46	\$ 135
Final Plat Review	ls		5382	\$ 5,382.00	2382	\$ 2,382.00	6779	\$ 6,778.50	\$ 14,542.50
City/County Fees (Plat & Application)	lot	\$ 105.00	210	\$ 22,050	90	\$ 9,450	266	\$ 27,899	\$ 59,399
Highway District Fees	ls		8152	\$ 8,152	3886	\$ 3,886	11475	\$ 11,475	\$ 23,513
Highway Impact Fees			252000	\$ 252,000	108000	\$ 108,000	797100	\$ 797,100	\$ 797,100
City Inspection Fees	ls		26250	\$ 26,250	11250	\$ 11,250	33212.5	\$ 33,213	\$ 70,713
City Sewer Review	ea	\$ 2,500.00	0.33	\$ 825	0.33	\$ 825	0.34	\$ 850	\$ 2,500
<b>Section Total</b>				\$ 320,354		\$ 138,487		\$ 884,403	\$ 1,343,244
<b>DESIGN ENGINEERING/CONSULTING</b>									
Engineering/Consulting	lot	\$ 1,210.00	210	\$ 254,100	90	\$ 108,900	265.7	\$ 321,497	\$ 684,497
<b>Section Total</b>				\$ 254,100		\$ 108,900		\$ 321,497	\$ 684,497
<b>CONSULTANTS</b>									
Consultant Fees	ea		213780	\$ 213,780	183240	\$ 183,240	257554	\$ 257,554	\$ 654,574
<b>Section Total</b>				\$ 213,780		\$ 183,240		\$ 257,554	\$ 654,574
<b>SITE PREPARATION</b>									
Site Clear and Grub	ac	\$ 400.00	210	\$ 84,000	180	\$ 72,000	253	\$ 101,200	\$ 257,200
<b>Section Total</b>				\$ 84,000		\$ 72,000		\$ 101,200	\$ 257,200
<b>GRADING</b>									
Site Rough Grading/Berming	cy	\$ 3.00	315000	\$ 945,000	180000	\$ 540,000	126500	\$ 379,500	\$ 1,864,500
<b>Section Total</b>				\$ 945,000		\$ 540,000		\$ 379,500	\$ 1,864,500
<b>DRAIN FIELDS</b>									
Test Pits	ea	\$ 500.00	7	\$ 3,500	3	\$ 1,500	9	\$ 4,500	\$ 9,500
<b>Section Total</b>				\$ 3,500		\$ 1,500		\$ 4,500	\$ 9,500
<b>SEWER</b>									
48" Mainline Sewer	lf	\$ 168.00							
36" Mainline Sewer	lf	\$ 126.00							
24" Mainline Sewer	lf	\$ 65.00							
18" Mainline Sewer	lf	\$ 60.00							
12" Mainline Sewer	lf	\$ 48.00							
10" Mainline Sewer	lf	\$ 35.00							
8" Mainline Sewer	lf	\$ 30.00							
Standard Manhole	ea	\$ 2,775.00							
4" Service Lines	lf	\$ 14.00							
CCTV and Compaction	lf	\$ 2.25							
10" Forced Main	lf	\$ 46.00							
8" Forced Main	lf	\$ 42.50							
6" Forced Main	lf	\$ 37.50							
Lift Station	ea	\$ 500,000.00							
Treatment Facility	ea	\$ 10,000,000.00							
<b>Section Total</b>									

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 4						Total Amount
			RESIDENTIAL		RESIDENTIAL		COMMERCIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>WATER *</b>									
12" Mainline Water	lf	\$ 38.00							
10" Mainline Water	lf	\$ 33.00							
8" Mainline Water	lf	\$ 28.00							
6" Mainline Water	lf	\$ 23.00							
Double Services	ea	\$ 750.00							
Single Services	ea	\$ 650.00							
Fire Hydrants	ea	\$ 3,700.00							
Blow off Valves	ea	\$ 1,500.00							
Fittings/Valves/Etc.	lf	\$ 16.00							
Pressure Reducing Station	ea	\$ 130,000.00							
Booster Pump Station	ea	\$ 500,000.00							
Water Tank	gal	\$ 0.50							
<b>Section Total</b>									
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	11	\$ 33,000	9	\$ 27,000	115	\$ 345,000	\$ 405,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	16	\$ 32,000	14	\$ 28,000	49	\$ 98,000	\$ 158,000
Manhole	ea	\$ 1,500.00	46	\$ 68,850	39	\$ 58,650	279	\$ 418,200	\$ 545,700
Seepage Trenches (Excavation)	cy	\$ 4.00	9720	\$ 38,880	8280	\$ 33,120	59040	\$ 236,160	\$ 308,160
Drain Rock	cy	\$ 40.00	5400	\$ 216,000	4600	\$ 184,000	32800	\$ 1,312,000	\$ 1,712,000
Sand	cy	\$ 48.00	3240	\$ 155,520	2760	\$ 132,480	19680	\$ 944,640	\$ 1,232,640
Monitor Wells	ea	\$ 400.00	54	\$ 21,600	46	\$ 18,400	328	\$ 131,200	\$ 171,200
<b>Section Total</b>				\$ 676,064		\$ 575,536		\$ 4,154,648	\$ 5,406,248
<b>STORM DRAIN - COLLECTOR ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	0	\$ -	0	\$ -	1	\$ 3,000	\$ 3,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	1	\$ 2,000	0	\$ -	2	\$ 4,000	\$ 6,000
Manhole	ea	\$ 1,500.00	2	\$ 2,550	0	\$ -	5	\$ 7,650	\$ 10,200
12" Pipe	lf	\$ 26.00	157	\$ 4,082	0	\$ -	471	\$ 12,246	\$ 16,328
Seepage Trenches (Excavation)	cy	\$ 4.00	360	\$ 1,440	0	\$ -	1080	\$ 4,320	\$ 5,760
Drain Rock	cy	\$ 40.00	200	\$ 8,000	0	\$ -	600	\$ 24,000	\$ 32,000
Sand	cy	\$ 44.00	120	\$ 5,280	0	\$ -	360	\$ 15,840	\$ 21,120
Monitor Wells	ea	\$ 400.00	2	\$ 800	0	\$ -	6	\$ 2,400	\$ 3,200
<b>Section Total</b>				\$ 24,152		\$ -		\$ 73,456	\$ 97,608
<b>STORM DRAIN - ARTERIAL ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	3	\$ 9,000	2	\$ 6,000	2	\$ 6,000	\$ 21,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	4	\$ 8,000	3	\$ 6,000	3	\$ 6,000	\$ 20,000
Manhole	ea	\$ 1,500.00	12	\$ 17,850	8.5	\$ 12,750	9	\$ 12,750	\$ 43,350
12" Pipe	lf	\$ 26.00	1099	\$ 28,574	785	\$ 20,410	785	\$ 20,410	\$ 69,394
Seepage Trenches (Excavation)	cy	\$ 4.00	2520	\$ 10,080	1800	\$ 7,200	1800	\$ 7,200	\$ 24,480
Drain Rock	cy	\$ 40.00	1400	\$ 56,000	1000	\$ 40,000	1000	\$ 40,000	\$ 136,000
Sand	cy	\$ 44.00	840	\$ 36,960	600	\$ 26,400	600	\$ 26,400	\$ 89,760
Monitor Wells	ea	\$ 400.00	14	\$ 5,600	10	\$ 4,000	10	\$ 4,000	\$ 13,600
<b>Section Total</b>				\$ 172,064		\$ 122,780		\$ 122,760	\$ 417,584
<b>PRESSURE IRRIGATION *</b>									
12" PVC	lf	\$ 38.00							
10" PVC	lf	\$ 33.00							
8" PVC	lf	\$ 30.00							
6" PVC	lf	\$ 27.00							
4" PVC	lf	\$ 25.00							
2" PVC	lf	\$ 23.00							
Air Vent/Drain	ea	\$ 375.00							
Service	lot	\$ 375.00							
Fittings	lf	\$ 14.00							
Pump Station	ea	\$ 150,000.00							
<b>Section Total</b>									
<b>UTILITIES</b>									
Joint Trench	lot	\$ 1,850.00	210	\$ 388,500	90	\$ 166,500	266	\$ 491,545	\$ 1,046,545
<b>Section Total</b>				\$ 388,500		\$ 166,500		\$ 491,545	\$ 1,046,545
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>									
Sidewalks - Meandering	sf	\$ 0.95	13721	\$ 13,035	11761	\$ 11,173	20333	\$ 19,316	\$ 43,525
Sidewalks - 5' along Streets	sf	\$ 3.75	165749	\$ 621,558	62726	\$ 235,224	386330	\$ 1,448,737	\$ 2,305,519
Curbing	lf	\$ 9.50	33150	\$ 314,923	12545	\$ 119,180	352662	\$ 3,350,287	\$ 3,784,390
Drop Inlets	ea	\$ 1,000.00	54	\$ 54,000	46	\$ 46,000	328	\$ 328,000	\$ 428,000
Stamped Pedestrian Ramps	ea	\$ 700.00	48	\$ 33,600	18	\$ 12,600	118	\$ 82,600	\$ 128,800
Monitoring Well Collars	ea	\$ 200.00	54	\$ 10,800	46	\$ 9,200	328	\$ 65,600	\$ 85,600
<b>Section Total</b>				\$ 1,047,916		\$ 433,377		\$ 5,294,540	\$ 6,775,834

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 4						Total Amount
			RESIDENTIAL		RESIDENTIAL		COMMERCIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>SITE CONCRETE - COLLECTOR ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	8000	\$ 30,000	0	\$ -	23100	\$ 86,625	\$ 116,625
Curbing	lf	\$ 9.50	1600	\$ 15,200	0	\$ -	4620	\$ 43,890	\$ 59,090
Drop Inlets	ea	\$ 1,000.00	2	\$ 2,000	0	\$ -	6	\$ 6,000	\$ 8,000
Stamped Pedestrian Ramps	ea	\$ 700.00	2	\$ 1,400	0	\$ -	6	\$ 4,200	\$ 5,600
Monitoring Well Collars	ea	\$ 200.00	2	\$ 400	0	\$ -	6	\$ 1,200	\$ 1,600
<b>Section Total</b>				\$ 49,000		\$ -		\$ 141,915	\$ 190,915
<b>SITE CONCRETE - ARTERIAL ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	108000	\$ 405,000	72000	\$ 270,000	77250	\$ 289,688	\$ 964,688
Curbing	lf	\$ 9.50	21600	\$ 205,200	14400	\$ 136,800	15450	\$ 146,775	\$ 488,775
Drop Inlets	ea	\$ 1,000.00	14	\$ 14,000	10	\$ 10,000	10	\$ 10,000	\$ 34,000
Stamped Pedestrian Ramps	ea	\$ 700.00	30	\$ 21,000	20	\$ 14,000	22	\$ 15,400	\$ 50,400
Monitoring Well Collars	ea	\$ 200.00	14	\$ 2,800	10	\$ 2,000	10	\$ 2,000	\$ 6,800
<b>Section Total</b>				\$ 648,000		\$ 432,800		\$ 463,863	\$ 1,544,663
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>									
Excavation	cy	\$ 3.15	38997	\$ 122,841	14758	\$ 46,488	258721	\$ 848,471	\$ 1,015,800
Asphalt	sf	\$ 0.15	530396	\$ 79,559	200724	\$ 30,109	4606644	\$ 690,997	\$ 800,665
3/4" Minus (Imported)	sf	\$ 0.70	817970.3	\$ 572,579	309554.8	\$ 216,688	4836976	\$ 3,385,884	\$ 4,175,151
6" Minus (Imported)	sf	\$ 0.90	643934.1	\$ 579,541	243692.1	\$ 219,323	4836976	\$ 4,353,279	\$ 5,152,142
Stabilization Fabric	sf	\$ 0.15	530396.2	\$ 79,559	200724.5	\$ 30,109	4606644	\$ 690,997	\$ 800,665
Traffic Control	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
<b>Section Total</b>				\$ 1,435,389		\$ 544,037		\$ 9,968,966	\$ 11,948,422
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>									
Excavation	cy	\$ 3.15	1793	\$ 5,647	0	\$ -	5176	\$ 16,305	\$ 21,951
Asphalt	sf	\$ 0.90	25600	\$ 23,040	0	\$ -	73920	\$ 66,528	\$ 89,568
3/4" Minus (Imported)	sf	\$ 0.70	37600	\$ 26,320	0	\$ -	108570	\$ 75,999	\$ 102,319
6" Minus (Imported)	sf	\$ 0.90	29600	\$ 26,640	0	\$ -	85470	\$ 76,923	\$ 103,563
Stabilization Fabric	sf	\$ 0.15	25600	\$ 3,840	0	\$ -	73920	\$ 11,088	\$ 14,928
Traffic Control	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
<b>Section Total</b>				\$ 86,807		\$ 1,320		\$ 248,203	\$ 336,329
<b>ROAD IMPROVEMENTS - ARTERIAL ROADS</b>									
Excavation	cy	\$ 3.15	20373	\$ 64,176	13582	\$ 42,784	14573	\$ 45,904	\$ 152,864
Asphalt	sf	\$ 0.90	299520	\$ 269,568	199680	\$ 179,712	214240	\$ 192,816	\$ 642,096
3/4" Minus (Imported)	sf	\$ 0.70	385920	\$ 270,144	257280	\$ 180,096	276040	\$ 193,228	\$ 643,468
6" Minus (Imported)	sf	\$ 0.90	357120	\$ 321,408	238080	\$ 214,272	255440	\$ 229,896	\$ 765,576
Stabilization Fabric	sf	\$ 0.15	299520	\$ 44,928	199680	\$ 29,952	214240	\$ 32,136	\$ 107,016
Traffic Control	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
<b>Section Total</b>				\$ 971,544		\$ 648,136		\$ 695,340	\$ 2,315,020
<b>STREET AMENITIES</b>									
Street Lights	ea	\$ 850.00	32	\$ 26,852	11	\$ 9,694	147	\$ 125,157	\$ 161,703
<b>Section Total</b>				\$ 26,852		\$ 9,694		\$ 125,157	\$ 161,703
<b>PROJECT SIGNAGE/GATE</b>									
Project Signage/Gate	lot/ea	\$ 85.00	210	\$ 17,850	90	\$ 7,650	133	\$ 11,292	\$ 36,792
<b>Section Total</b>				\$ 17,850		\$ 7,650		\$ 11,292	\$ 36,792
<b>LANDSCAPING</b>									
Common Open Area	sf	\$ 1.00	548856	\$ 548,856	470448	\$ 470,448	693373	\$ 693,373	\$ 1,712,677
Park Area	sf	\$ 1.25	0	\$ -	0	\$ -	75500	\$ 94,375	\$ 94,375
Golf Course	sf	\$ 1.15	0	\$ -	0	\$ -	0	\$ -	\$ -
<b>Section Total</b>				\$ 548,856		\$ 470,448		\$ 787,748	\$ 1,807,052
<b>MISCELLANEOUS</b>									
Miscellaneous	ls	1	210000	\$ 210,000	180000	\$ 180,000	253000	\$ 253,000	\$ 643,000
<b>Section Total</b>				\$ 210,000		\$ 180,000		\$ 253,000	\$ 643,000
		Sub-Total:		\$ 8,123,738		\$ 4,636,385		\$ 24,781,106	\$ 37,541,230
		15% Contingency:		\$ 1,218,561		\$ 695,458		\$ 3,717,166	\$ 5,631,184
<b>GRAND TOTAL:</b>		<b>TOTAL:</b>		<b>\$9,342,299</b>		<b>\$5,331,843</b>		<b>\$28,498,272</b>	<b>\$43,172,414</b>

\* Items calculated as a lump sum due to the fact that their buildout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 5						Total Amount
			RESIDENTIAL		RESIDENTIAL		COMMERCIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
Developable Acres			300		275		28.5		601.5
Developable SF			13068000		11979000		1154340		26201340
Zoning (R-1, R-2, R-3, R-4 etc.)			R-2		R-3		VC		
Average Lot/Site Size	sf		17000		10000		20000		
Density	lots/ac		2		3		1.05		
#Lots/Sites			600		825		28		1453
Total Number of Commercial Lots									
Total Number of Residential Lots									
# of Phases			0.33		0.33		0.34		1
<b>AGENCY FEES</b>									
City Fees	ph		15400	\$ 15,400	21025	\$ 21,025	1095	\$ 1,095	\$ 37,520
Health Dept. Review	ea	\$ 135.00	0.33	\$ 45	0.33	\$ 45	0.34	\$ 46	\$ 135
Final Plat Review	ls		15132	\$ 15,132.00	20757	\$ 20,757.00	831	\$ 831.00	\$ 36,720.00
City/County Fees (Plat & Application)	lot	\$ 105.00	600	\$ 63,000	825	\$ 86,625	28	\$ 2,919	\$ 152,544
Highway District Fees	ls		15880	\$ 15,880	18181	\$ 18,181	1285	\$ 1,285	\$ 35,346
Highway Impact Fees			720000	\$ 720,000	990000	\$ 990,000	83400	\$ 83,400	\$ 83,400
City Inspection Fees	ls		75000	\$ 75,000	103125	\$ 103,125	3475	\$ 3,475	\$ 181,600
City Sewer Review	ea	\$ 2,500.00	0.33	\$ 825	0.33	\$ 825	0.34	\$ 850	\$ 2,500
<b>Section Total</b>				\$ 905,281		\$ 1,240,583		\$ 93,901	\$ 2,239,765
<b>DESIGN ENGINEERING/CONSULTING</b>									
Engineering/Consulting	lot	\$ 1,210.00	600	\$ 726,000	825	\$ 998,250	27.8	\$ 33,638	\$ 1,757,888
<b>Section Total</b>				\$ 726,000		\$ 998,250		\$ 33,638	\$ 1,757,888
<b>CONSULTANTS</b>									
Consultant Fees	ea		305400	\$ 305,400	279950	\$ 279,950	26977	\$ 26,977	\$ 612,327
<b>Section Total</b>				\$ 305,400		\$ 279,950		\$ 26,977	\$ 612,327
<b>SITE PREPARATION</b>									
Site Clear and Grub	ac	\$ 400.00	300	\$ 120,000	275	\$ 110,000	28.5	\$ 10,600	\$ 240,600
<b>Section Total</b>				\$ 120,000		\$ 110,000		\$ 10,600	\$ 240,600
<b>GRADING</b>									
Site Rough Grading/Berming	cy	\$ 3.00	600000	\$ 1,800,000	687500	\$ 2,062,500	66250	\$ 198,750	\$ 4,061,250
<b>Section Total</b>				\$ 1,800,000		\$ 2,062,500		\$ 198,750	\$ 4,061,250
<b>DRAIN FIELDS</b>									
Test Pits	ea	\$ 500.00	20	\$ 10,000	28	\$ 14,000	1	\$ 500	\$ 24,500
<b>Section Total</b>				\$ 10,000		\$ 14,000		\$ 500	\$ 24,500
<b>SEWER *</b>									
48" Mainline Sewer	lf	\$ 168.00							
36" Mainline Sewer	lf	\$ 126.00							
24" Mainline Sewer	lf	\$ 65.00							
18" Mainline Sewer	lf	\$ 60.00							
12" Mainline Sewer	lf	\$ 48.00							
10" Mainline Sewer	lf	\$ 35.00							
8" Mainline Sewer	lf	\$ 30.00							
Standard Manhole	ea	\$ 2,775.00							
4" Service Lines	lf	\$ 14.00							
CCTV and Compaction	lf	\$ 2.25							
10" Forced Main	lf	\$ 48.00							
8" Forced Main	lf	\$ 42.50							
6" Forced Main	lf	\$ 37.50							
Lift Station	ea	\$ 500,000.00							
Treatment Facility	ea	\$ 10,000,000.00							
<b>Section Total</b>									

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 5						Total Amount
			RESIDENTIAL		RESIDENTIAL		COMMERCIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>WATER *</b>									
12" Mainline Water	lf	\$ 38.00							
10" Mainline Water	lf	\$ 33.00							
8" Mainline Water	lf	\$ 28.00							
6" Mainline Water	lf	\$ 23.00							
Double Services	ea	\$ 750.00							
Single Services	ea	\$ 650.00							
Fire Hydrants	ea	\$ 3,700.00							
Blow off Valves	ea	\$ 1,500.00							
Fittings/Valves/Etc.	lf	\$ 16.00							
Pressure Reducing Station	ea	\$ 130,000.00							
Booster Pump Station	ea	\$ 500,000.00							
Water Tank	gal	\$ 0.50							
<b>Section Total</b>									
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	20	\$ 60,000	28	\$ 84,000	12	\$ 36,000	\$ 180,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	30	\$ 60,000	41	\$ 82,000	5	\$ 10,000	\$ 152,000
Manhole	ea	\$ 1,500.00	85	\$ 127,500	117.3	\$ 175,950	28.9	\$ 43,350	\$ 346,800
Seepage Trenches (Excavation)	cy	\$ 4.00	18000	\$ 72,000	24840	\$ 99,360	6120	\$ 24,480	\$ 195,840
Drain Rock	cy	\$ 40.00	10000	\$ 400,000	13800	\$ 552,000	3400	\$ 136,000	\$ 1,088,000
Sand	cy	\$ 48.00	6000	\$ 288,000	8280	\$ 397,440	2040	\$ 97,920	\$ 783,360
Monitor Wells	ea	\$ 400.00	100	\$ 40,000	138	\$ 55,200	34	\$ 13,600	\$ 108,800
<b>Section Total</b>				\$ 1,251,600		\$ 1,727,608		\$ 430,744	\$ 3,409,952
<b>STORM DRAIN - COLLECTOR ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	4	\$ 12,000	2	\$ 6,000	0	\$ -	\$ 18,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	5	\$ 10,000	3	\$ 6,000	1	\$ 2,000	\$ 18,000
Manhole	ea	\$ 1,500.00	15.3	\$ 22,950	8.5	\$ 12,750	2	\$ 2,550	\$ 38,250
12" Pipe	lf	\$ 26.00	1413	\$ 36,738	785	\$ 20,410	157	\$ 4,082	\$ 61,230
Seepage Trenches (Excavation)	cy	\$ 4.00	3240	\$ 12,960	1800	\$ 7,200	360	\$ 1,440	\$ 21,600
Drain Rock	cy	\$ 40.00	1800	\$ 72,000	1000	\$ 40,000	200	\$ 8,000	\$ 120,000
Sand	cy	\$ 44.00	1080	\$ 47,520	600	\$ 26,400	120	\$ 5,280	\$ 79,200
Monitor Wells	ea	\$ 400.00	18	\$ 7,200	10	\$ 4,000	2	\$ 800	\$ 12,000
<b>Section Total</b>				\$ 221,368		\$ 122,760		\$ 24,152	\$ 368,280
<b>STORM DRAIN - ARTERIAL ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	0	\$ -	0	\$ -	0	\$ -	\$ -
1000 Gal. Sand Traps	ea	\$ 2,000.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Manhole	ea	\$ 1,500.00	0	\$ -	0	\$ -	0	\$ -	\$ -
12" Pipe	lf	\$ 26.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Seepage Trenches (Excavation)	cy	\$ 4.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Drain Rock	cy	\$ 40.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Sand	cy	\$ 44.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Monitor Wells	ea	\$ 400.00	0	\$ -	0	\$ -	0	\$ -	\$ -
<b>Section Total</b>				\$ -		\$ -		\$ -	\$ -
<b>PRESSURE IRRIGATION *</b>									
12" PVC	lf	\$ 38.00							
10" PVC	lf	\$ 33.00							
8" PVC	lf	\$ 30.00							
6" PVC	lf	\$ 27.00							
4" PVC	lf	\$ 25.00							
2" PVC	lf	\$ 23.00							
Air Vent/Drain	ea	\$ 375.00							
Service	lot	\$ 375.00							
Fittings	lf	\$ 14.00							
Pump Station	ea	\$ 150,000.00							
<b>Section Total</b>									
<b>UTILITIES</b>									
Joint Trench	lot	\$ 1,850.00	600	\$ 1,110,000	825	\$ 1,526,250	28	\$ 51,430	\$ 2,687,680
<b>Section Total</b>				\$ 1,110,000		\$ 1,526,250		\$ 51,430	\$ 2,687,680
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>									
Sidewalks - Meandering	sf	\$ 0.95	16335	\$ 15,518	23958	\$ 22,760	2130	\$ 2,023	\$ 40,302
Sidewalks - 5' along Streets	sf	\$ 3.75	442920	\$ 1,660,950	554136	\$ 2,078,010	40465	\$ 151,745	\$ 3,890,705
Curbing	lf	\$ 9.50	88584	\$ 841,548	110827	\$ 1,052,858	36939	\$ 350,919	\$ 2,245,326
Drop Inlets	ea	\$ 1,000.00	100	\$ 100,000	138	\$ 138,000	34	\$ 34,000	\$ 272,000
Stamped Pedestrian Ramps	ea	\$ 700.00	126	\$ 88,200	158	\$ 110,600	8	\$ 5,600	\$ 204,400
Monitoring Well Collars	ea	\$ 200.00	100	\$ 20,000	138	\$ 27,600	34	\$ 6,800	\$ 54,400
<b>Section Total</b>				\$ 2,726,216		\$ 3,429,829		\$ 551,088	\$ 6,707,133

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 5						Total Amount
			RESIDENTIAL		RESIDENTIAL		COMMERCIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>SITE CONCRETE - COLLECTOR ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	82000	\$ 307,500	47500	\$ 178,125	8000	\$ 30,000	\$ 515,625
Curbing	lf	\$ 9.50	16400	\$ 155,800	9500	\$ 90,250	1600	\$ 15,200	\$ 261,250
Drop Inlets	ea	\$ 1,000.00	18	\$ 18,000	10	\$ 10,000	2	\$ 2,000	\$ 30,000
Stamped Pedestrian Ramps	ea	\$ 700.00	24	\$ 16,800	14	\$ 9,800	2	\$ 1,400	\$ 28,000
Monitoring Well Collars	ea	\$ 200.00	18	\$ 3,600	10	\$ 2,000	2	\$ 400	\$ 6,000
<b>Section Total</b>				\$ 501,700		\$ 290,175		\$ 49,000	\$ 840,875
<b>SITE CONCRETE - ARTERIAL ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	0	\$ -	0	\$ -	0	\$ -	\$ -
Curbing	lf	\$ 9.50	0	\$ -	0	\$ -	0	\$ -	\$ -
Drop Inlets	ea	\$ 1,000.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Stamped Pedestrian Ramps	ea	\$ 700.00	0	\$ -	0	\$ -	0	\$ -	\$ -
Monitoring Well Collars	ea	\$ 200.00	0	\$ -	0	\$ -	0	\$ -	\$ -
<b>Section Total</b>				\$ -		\$ -		\$ -	\$ -
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>									
Excavation	cy	\$ 3.15	104209	\$ 328,259	130376	\$ 410,684	28281	\$ 89,086	\$ 828,029
Asphalt	sf	\$ 0.15	1417344	\$ 212,602	1773235	\$ 265,985	484823	\$ 72,723	\$ 551,310
3/4" Minus (Imported)	sf	\$ 0.70	2185810	\$ 1,530,067	2734661	\$ 1,914,263	509064	\$ 356,345	\$ 3,800,675
6" Minus (Imported)	sf	\$ 0.90	1720744	\$ 1,548,670	2152818	\$ 1,937,537	509064	\$ 458,158	\$ 3,944,264
Stabilization Fabric	sf	\$ 0.15	1417344	\$ 212,602	1773235	\$ 265,985	484823	\$ 72,723	\$ 551,310
Traffic Control	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
<b>Section Total</b>				\$ 3,833,519		\$ 4,795,774		\$ 1,050,395	\$ 9,679,688
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>									
Excavation	cy	\$ 3.15	18374	\$ 57,878	10644	\$ 33,527	1793	\$ 5,647	\$ 97,052
Asphalt	sf	\$ 0.90	262400	\$ 236,160	152000	\$ 136,800	25600	\$ 23,040	\$ 396,000
3/4" Minus (Imported)	sf	\$ 0.70	385400	\$ 269,780	223250	\$ 156,275	37600	\$ 26,320	\$ 452,375
6" Minus (Imported)	sf	\$ 0.90	303400	\$ 273,060	175750	\$ 158,175	29600	\$ 26,640	\$ 457,875
Stabilization Fabric	sf	\$ 0.15	262400	\$ 39,360	152000	\$ 22,800	25600	\$ 3,840	\$ 66,000
Traffic Control	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
<b>Section Total</b>				\$ 877,538		\$ 508,897		\$ 86,847	\$ 1,473,302
<b>ROAD IMPROVEMENTS - ARTERIAL ROADS</b>									
Excavation	cy	\$ 3.15	0	\$ -	0	\$ -	0	\$ -	\$ -
Asphalt	sf	\$ 0.90	0	\$ -	0	\$ -	0	\$ -	\$ -
3/4" Minus (Imported)	sf	\$ 0.70	0	\$ -	0	\$ -	0	\$ -	\$ -
6" Minus (Imported)	sf	\$ 0.90	0	\$ -	0	\$ -	0	\$ -	\$ -
Stabilization Fabric	sf	\$ 0.15	0	\$ -	0	\$ -	0	\$ -	\$ -
Traffic Control	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.33	\$ 660	0.33	\$ 660	0.34	\$ 680	\$ 2,000
<b>Section Total</b>				\$ 1,320		\$ 1,320		\$ 1,360	\$ 4,000
<b>STREET AMENITIES</b>									
Street Lights	ea	\$ 850.00	95	\$ 81,124	109	\$ 92,980	15	\$ 12,944	\$ 187,048
<b>Section Total</b>				\$ 81,124		\$ 92,980		\$ 12,944	\$ 187,048
<b>PROJECT SIGNAGE/GATE</b>									
Project Signage/Gate	lot/ea	\$ 85.00	600	\$ 51,000	825	\$ 70,125	14	\$ 1,182	\$ 122,307
<b>Section Total</b>				\$ 51,000		\$ 70,125		\$ 1,182	\$ 122,307
<b>LANDSCAPING</b>									
Common Open Area	sf	\$ 1.00	653400	\$ 653,400	958320	\$ 958,320	70922	\$ 70,922	\$ 1,682,642
Park Area	sf	\$ 1.25	0	\$ -	0	\$ -	0	\$ -	\$ -
Golf Course	sf	\$ 1.15	0	\$ -	1857400	\$ 2,136,010	0	\$ -	\$ 2,136,010
<b>Section Total</b>				\$ 653,400		\$ 3,094,330		\$ 70,922	\$ 3,818,652
<b>MISCELLANEOUS</b>									
Miscellaneous	ls		1	\$ 300,000	275,000	\$ 275,000	26,500	\$ 26,500	\$ 601,500
<b>Section Total</b>				\$ 300,000		\$ 275,000		\$ 26,500	\$ 601,500
	Sub-Total:			\$ 15,475,487		\$ 20,640,330		\$ 2,720,929	\$ 38,836,746
	15% Contingency:			\$ 2,321,323		\$ 3,096,050		\$ 408,139	\$ 5,825,512
<b>GRAND TOTAL:</b>	<b>TOTAL:</b>			\$17,796,810		\$23,736,380		\$3,129,068	\$44,662,258

\* Items calculated as a lump sum due to the fact that their buildout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

ITEM or DESCRIPTION	UNIT	UNIT COST	Phase 6		Total Amount
			RESIDENTIAL	AMOUNT	
Developable Acres			370		370
Developable SF			16117200		16117200
Zoning (R-1, R-2, R-3, R-4 etc.)			R-2		
Average Lot/Site Size	sf		17000		
Density	lots/ac		2		
#Lots/Sites			740		740
Total Number of Commercial Lots					
Total Number of Residential Lots					
# of Phases			1		1
<b>AGENCY FEES</b>					
City Fees	ph		18900	\$ 18,900	\$ 18,900
Health Dept. Review	ea	\$ 135.00	1	\$ 135	\$ 135
Final Plat Review	ls		18900	\$ 18,900.00	\$ 18,900.00
City/County Fees (Plat & Application)	lot	\$ 105.00	740	\$ 77,700	\$ 77,700
Highway District Fees	ls		22316	\$ 22,316	\$ 22,316
Highway Impact Fees			888000	\$ 888,000	\$ 888,000
City Inspection Fees	ls		92500	\$ 92,500	\$ 92,500
City Sewer Review	ea	\$ 2,500.00	1	\$ 2,500	\$ 2,500
<b>Section Total</b>				\$ 1,120,951	\$ 1,120,951
<b>DESIGN ENGINEERING/CONSULTING</b>					
Engineering/Consulting	lot	\$ 1,210.00	740	\$ 895,400	\$ 895,400
<b>Section Total</b>				\$ 895,400	\$ 895,400
<b>CONSULTANTS</b>					
Consultant Fees	ea		376660	\$ 376,660	\$ 376,660
<b>Section Total</b>				\$ 376,660	\$ 376,660
<b>SITE PREPARATION</b>					
Site Clear and Grub	ac	\$ 400.00	370	\$ 148,000	\$ 148,000
<b>Section Total</b>				\$ 148,000	\$ 148,000
<b>GRADING</b>					
Site Rough Grading/Berming	cy	\$ 3.00	740000	\$ 2,220,000	\$ 2,220,000
<b>Section Total</b>				\$ 2,220,000	\$ 2,220,000
<b>DRAIN FIELDS</b>					
Test Pits	ea	\$ 500.00	25	\$ 12,500	\$ 12,500
<b>Section Total</b>				\$ 12,500	\$ 12,500
<b>SEWER</b>					
48" Mainline Sewer	lf	\$ 168.00			
36" Mainline Sewer	lf	\$ 126.00			
24" Mainline Sewer	lf	\$ 65.00			
18" Mainline Sewer	lf	\$ 60.00			
12" Mainline Sewer	lf	\$ 48.00			
10" Mainline Sewer	lf	\$ 35.00			
8" Mainline Sewer	lf	\$ 30.00			
Standard Manhole	ea	\$ 2,775.00			
4" Service Lines	lf	\$ 14.00			
CCTV and Compaction	lf	\$ 2.25			
10" Forced Main	lf	\$ 46.00			
8" Forced Main	lf	\$ 42.50			
6" Forced Main	lf	\$ 37.50			
Lift Station	ea	\$ 500,000.00			
Treatment Facility	ea	\$ 10,000,000.00			
<b>Section Total</b>					

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 6		Total Amount
			RESIDENTIAL	AMOUNT	
<b>WATER *</b>					
12" Mainline Water	lf	\$ 38.00			
10" Mainline Water	lf	\$ 33.00			
8" Mainline Water	lf	\$ 28.00			
6" Mainline Water	lf	\$ 23.00			
Double Services	ea	\$ 750.00			
Single Services	ea	\$ 650.00			
Fire Hydrants	ea	\$ 3,700.00			
Blow off Valves	ea	\$ 1,500.00			
Fittings/Valves/Etc.	lf	\$ 15.00			
Pressure Reducing Station	ea	\$ 130,000.00			
Booster Pump Station	ea	\$ 500,000.00			
Water Tank	gal	\$ 0.50			
<b>Section Total</b>					
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>					
1500 Gal. Sand Traps	ea	\$ 3,000.00	25	\$ 75,000	\$ 75,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	37	\$ 74,000	\$ 74,000
Manhole	ea	\$ 1,500.00	105.4	\$ 158,100	\$ 158,100
Seepage Trenches (Excavation)	cy	\$ 4.00	22320	\$ 89,280	\$ 89,280
Drain Rock	cy	\$ 40.00	12400	\$ 496,000	\$ 496,000
Sand	cy	\$ 48.00	7440	\$ 357,120	\$ 357,120
Monitor Wells	ea	\$ 400.00	124	\$ 49,600	\$ 49,600
<b>Section Total</b>				\$ 1,552,184	\$ 1,552,184
<b>STORM DRAIN - COLLECTOR ROADS</b>					
1500 Gal. Sand Traps	ea	\$ 3,000.00	2	\$ 6,000	\$ 6,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	2	\$ 4,000	\$ 4,000
Manhole	ea	\$ 1,500.00	7	\$ 10,200	\$ 10,200
12" Pipe	lf	\$ 26.00	628	\$ 16,328	\$ 16,328
Seepage Trenches (Excavation)	cy	\$ 4.00	1440	\$ 5,760	\$ 5,760
Drain Rock	cy	\$ 40.00	800	\$ 32,000	\$ 32,000
Sand	cy	\$ 44.00	480	\$ 21,120	\$ 21,120
Monitor Wells	ea	\$ 400.00	8	\$ 3,200	\$ 3,200
<b>Section Total</b>				\$ 98,608	\$ 98,608
<b>STORM DRAIN - ARTERIAL ROADS</b>					
1500 Gal. Sand Traps	ea	\$ 3,000.00	4	\$ 12,000	\$ 12,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	6	\$ 12,000	\$ 12,000
Manhole	ea	\$ 1,500.00	17	\$ 25,500	\$ 25,500
12" Pipe	lf	\$ 26.00	1570	\$ 40,820	\$ 40,820
Seepage Trenches (Excavation)	cy	\$ 4.00	3600	\$ 14,400	\$ 14,400
Drain Rock	cy	\$ 40.00	2000	\$ 80,000	\$ 80,000
Sand	cy	\$ 44.00	1200	\$ 52,800	\$ 52,800
Monitor Wells	ea	\$ 400.00	20	\$ 8,000	\$ 8,000
<b>Section Total</b>				\$ 245,520	\$ 245,520
<b>PRESSURE IRRIGATION *</b>					
12" PVC	lf	\$ 38.00			
10" PVC	lf	\$ 33.00			
8" PVC	lf	\$ 30.00			
6" PVC	lf	\$ 27.00			
4" PVC	lf	\$ 25.00			
2" PVC	lf	\$ 23.00			
Air Vent/Drain	ea	\$ 375.00			
Service	lot	\$ 375.00			
Fittings	lf	\$ 14.00			
Pump Station	ea	\$ 150,000.00			
<b>Section Total</b>					
<b>UTILITIES</b>					
Joint Trench	lot	\$ 1,850.00	740	\$ 1,369,000	\$ 1,369,000
<b>Section Total</b>				\$ 1,369,000	\$ 1,369,000
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>					
Sidewalks - Meandering	sf	\$ 0.95	20147	\$ 19,139	\$ 19,139
Sidewalks - 5' along Streets	sf	\$ 3.75	546268	\$ 2,048,505	\$ 2,048,505
Curbing	lf	\$ 9.50	109254	\$ 1,037,909	\$ 1,037,909
Drop Inlets	ea	\$ 1,000.00	124	\$ 124,000	\$ 124,000
Stamped Pedestrian Ramps	ea	\$ 700.00	156	\$ 109,200	\$ 109,200
Monitoring Well Collars	ea	\$ 200.00	124	\$ 24,800	\$ 24,800
<b>Section Total</b>				\$ 3,363,553	\$ 3,363,553

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 6		Total Amount
			QTY	AMOUNT	
<b>SITE CONCRETE - COLLECTOR ROADS</b>					
Sidewalks - 5' along Streets	sf	\$ 3.75	35250	\$ 132,188	\$ 132,188
Curbing	lf	\$ 9.50	7050	\$ 66,975	\$ 66,975
Drop Inlets	ea	\$ 1,000.00	8	\$ 8,000	\$ 8,000
Stamped Pedestrian Ramps	ea	\$ 700.00	10	\$ 7,000	\$ 7,000
Monitoring Well Collars	ea	\$ 200.00	8	\$ 1,600	\$ 1,600
<b>Section Total</b>				\$ 215,763	\$ 215,763
<b>SITE CONCRETE - ARTERIAL ROADS</b>					
Sidewalks - 5' along Streets	sf	\$ 3.75	171938	\$ 644,766	\$ 644,766
Curbing	lf	\$ 9.50	34388	\$ 326,681	\$ 326,681
Drop Inlets	ea	\$ 1,000.00	20	\$ 20,000	\$ 20,000
Stamped Pedestrian Ramps	ea	\$ 700.00	50	\$ 35,000	\$ 35,000
Monitoring Well Collars	ea	\$ 200.00	20	\$ 4,000	\$ 4,000
<b>Section Total</b>				\$ 1,030,447	\$ 1,030,447
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>					
Excavation	cy	\$ 3.15	128525	\$ 404,853	\$ 404,853
Asphalt	sf	\$ 0.15	1748058	\$ 262,209	\$ 262,209
3/4" Minus (Imported)	sf	\$ 0.70	2695833	\$ 1,887,083	\$ 1,887,083
6" Minus (Imported)	sf	\$ 0.90	2122251	\$ 1,910,026	\$ 1,910,026
Stabilization Fabric	sf	\$ 0.15	1748058	\$ 262,209	\$ 262,209
Traffic Control	ea	\$ 2,000.00	0.5	\$ 1,000	\$ 1,000
Compaction Testing	ea	\$ 2,000.00	0.5	\$ 1,000	\$ 1,000
<b>Section Total</b>				\$ 4,728,379	\$ 4,728,379
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>					
Excavation	cy	\$ 3.15	7899	\$ 24,881	\$ 24,881
Asphalt	sf	\$ 0.90	112800	\$ 101,520	\$ 101,520
3/4" Minus (Imported)	sf	\$ 0.70	165675	\$ 115,973	\$ 115,973
6" Minus (Imported)	sf	\$ 0.90	130425	\$ 117,383	\$ 117,383
Stabilization Fabric	sf	\$ 0.15	112800	\$ 16,920	\$ 16,920
Traffic Control	ea	\$ 2,000.00	1	\$ 2,000	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	1	\$ 2,000	\$ 2,000
<b>Section Total</b>				\$ 380,676	\$ 380,676
<b>ROAD IMPROVEMENTS - ARTERIAL ROADS</b>					
Excavation	cy	\$ 3.15	32435	\$ 102,169	\$ 102,169
Asphalt	sf	\$ 0.90	476840	\$ 429,156	\$ 429,156
3/4" Minus (Imported)	sf	\$ 0.70	614390	\$ 430,073	\$ 430,073
6" Minus (Imported)	sf	\$ 0.90	568540	\$ 511,686	\$ 511,686
Stabilization Fabric	sf	\$ 0.15	476840	\$ 71,526	\$ 71,526
Traffic Control	ea	\$ 2,000.00	1	\$ 2,000	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	1	\$ 2,000	\$ 2,000
<b>Section Total</b>				\$ 1,548,610	\$ 1,548,610
<b>STREET AMENITIES</b>					
Street Lights	ea	\$ 850.00	106	\$ 89,871	\$ 89,871
<b>Section Total</b>				\$ 89,871	\$ 89,871
<b>PROJECT SIGNAGE/GATE</b>					
Project Signage/Gate	lot/ea	\$ 85.00	740	\$ 62,900	\$ 62,900
<b>Section Total</b>				\$ 62,900	\$ 62,900
<b>LANDSCAPING</b>					
Common Open Area	sf	\$ 1.00	805860	\$ 805,860	\$ 805,860
Park Area	sf	\$ 1.25	81500	\$ 101,875	\$ 101,875
Golf Course	sf	\$ 1.15	2113584	\$ 2,430,622	\$ 2,430,622
<b>Section Total</b>				\$ 3,338,357	\$ 3,338,357
<b>MISCELLANEOUS</b>					
Miscellaneous	ls		370000	\$ 370,000	\$ 370,000
<b>Section Total</b>				\$ 370,000	\$ 370,000
			Sub-Total:	\$ 23,167,378	\$ 23,167,378
			15% Contingency:	\$ 3,475,107	\$ 3,475,107
<b>GRAND TOTAL:</b>		<b>TOTAL:</b>		\$26,642,485	\$26,642,485

\* Items calculated as a lump sum due to the fact that their buildout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

Phase 7 (continued on following pages)						
ITEM or DESCRIPTION	UNIT S	UNIT COST	RESIDENTIAL		COMMERCIAL	
			QTY	AMOUNT	QTY	AMOUNT
Developable Acres			373		23	
Developable SF			16247880		1001880	
Zoning (R-1, R-2, R-3, R-4 etc.)			R-3		COM	
Average Lot/Site Size	sf		10000		20000	
Density	lots/ac		3		1.1	
#Lots/Sites			1119		25	
Total Number of Commercial Lots						
Total Number of Residential Lots						
# of Phases			0.85		0.15	
<b>AGENCY FEES</b>						
City Fees	ph		28375	\$ 28,375	1032.5	\$ 1,033
Health Dept. Review	ea	\$ 135.00	0.85	\$ 115	0.15	\$ 20
Final Plat Review	ls		28315	\$ 28,315.00	693	\$ 692.50
City/County Fees (Plat & Application)	lot	\$ 105.00	1119	\$ 117,495	25	\$ 2,657
Highway District Fees	ls		28393	\$ 28,393	2025	\$ 2,025
Highway Impact Fees			1342800	\$ 1,342,800	75900	\$ 75,900
City Inspection Fees	ls		139875	\$ 139,875	3162.5	\$ 3,163
City Sewer Review	ea	\$ 2,500.00	0.85	\$ 2,125	0.15	\$ 375
<b>Section Total</b>				\$ 1,687,493		\$ 85,864
<b>DESIGN ENGINEERING/CONSULTING</b>						
Engineering/Consulting	lot	\$ 1,210.00	1119	\$ 1,353,990	25.3	\$ 30,613
<b>Section Total</b>				\$ 1,353,990		\$ 30,613
<b>CONSULTANTS</b>						
Consultant Fees	ea		379714	\$ 379,714	23414	\$ 23,414
<b>Section Total</b>				\$ 379,714		\$ 23,414
<b>SITE PREPARATION</b>						
Site Clear and Grub	ac	\$ 400.00	373	\$ 149,200	23	\$ 9,200
<b>Section Total</b>				\$ 149,200		\$ 9,200
<b>GRADING</b>						
Site Rough Grading/Berming	cy	\$ 3.00	932500	\$ 2,797,500	57500	\$ 172,500
<b>Section Total</b>				\$ 2,797,500		\$ 172,500
<b>DRAIN FIELDS</b>						
Test Pits	ea	\$ 500.00	37	\$ 18,500	1	\$ 500
<b>Section Total</b>				\$ 18,500		\$ 500
<b>SEWER *</b>						
48" Mainline Sewer	lf	\$ 168.00				
36" Mainline Sewer	lf	\$ 126.00				
24" Mainline Sewer	lf	\$ 85.00				
18" Mainline Sewer	lf	\$ 60.00				
12" Mainline Sewer	lf	\$ 48.00				
10" Mainline Sewer	lf	\$ 35.00				
8" Mainline Sewer	lf	\$ 30.00				
Standard Manhole	ea	\$ 2,775.00				
4" Service Lines	lf	\$ 14.00				
CCTV and Compaction	lf	\$ 2.25				
10" Forced Main	lf	\$ 46.00				
8" Forced Main	lf	\$ 42.50				
6" Forced Main	lf	\$ 37.50				
Lift Station	ea	\$ 500,000.00				
Treatment Facility	ea	\$ 10,000,000.00				
<b>Section Total</b>						

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 7 (continued on following pages)			
			RESIDENTIAL		COMMERCIAL	
			QTY	AMOUNT	QTY	AMOUNT
<b>WATER *</b>						
12" Mainline Water	lf	\$ 38.00				
10" Mainline Water	lf	\$ 33.00				
8" Mainline Water	lf	\$ 28.00				
6" Mainline Water	lf	\$ 23.00				
Double Services	ea	\$ 750.00				
Single Services	ea	\$ 650.00				
Fire Hydrants	ea	\$ 3,700.00				
Blow off Valves	ea	\$ 1,500.00				
Fittings/Valves/Etc.	lf	\$ 16.00				
Pressure Reducing Station	ea	\$ 130,000.00				
Booster Pump Station	ea	\$ 500,000.00				
Water Tank	gal	\$ 0.50				
<b>Section Total</b>						
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>						
1500 Gal. Sand Traps	ea	\$ 3,000.00	37	\$ 111,000	10	\$ 30,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	56	\$ 112,000	4	\$ 8,000
Manhole	ea	\$ 1,500.00	158.1	\$ 237,150	23.8	\$ 35,700
Seepage Trenches (Excavation)	cy	\$ 4.00	33480	\$ 133,920	5040	\$ 20,160
Drain Rock	cy	\$ 40.00	18600	\$ 744,000	2800	\$ 112,000
Sand	cy	\$ 48.00	11160	\$ 535,680	1680	\$ 80,640
Monitor Wells	ea	\$ 400.00	186	\$ 74,400	28	\$ 11,200
<b>Section Total</b>				\$ 2,327,776		\$ 354,648
<b>STORM DRAIN - COLLECTOR ROADS</b>						
1500 Gal. Sand Traps	ea	\$ 3,000.00	4	\$ 12,000	1	\$ 3,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	6	\$ 12,000	1	\$ 2,000
Manhole	ea	\$ 1,500.00	17	\$ 25,500	3	\$ 5,100
12" Pipe	lf	\$ 26.00	1570	\$ 40,820	314	\$ 8,164
Seepage Trenches (Excavation)	cy	\$ 4.00	3600	\$ 14,400	720	\$ 2,880
Drain Rock	cy	\$ 40.00	2000	\$ 80,000	400	\$ 16,000
Sand	cy	\$ 44.00	1200	\$ 52,800	240	\$ 10,560
Monitor Wells	ea	\$ 400.00	20	\$ 8,000	4	\$ 1,600
<b>Section Total</b>				\$ 245,520		\$ 49,304
<b>STORM DRAIN - ARTERIAL ROADS</b>						
1500 Gal. Sand Traps	ea	\$ 3,000.00	0	\$ -	1	\$ 3,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	0	\$ -	1	\$ 2,000
Manhole	ea	\$ 1,500.00	0	\$ -	3	\$ 5,100
12" Pipe	lf	\$ 26.00	0	\$ -	314	\$ 8,164
Seepage Trenches (Excavation)	cy	\$ 4.00	0	\$ -	720	\$ 2,880
Drain Rock	cy	\$ 40.00	0	\$ -	400	\$ 16,000
Sand	cy	\$ 44.00	0	\$ -	240	\$ 10,560
Monitor Wells	ea	\$ 400.00	0	\$ -	4	\$ 1,600
<b>Section Total</b>				\$ -		\$ 49,304
<b>PRESSURE IRRIGATION *</b>						
12" PVC	lf	\$ 38.00				
10" PVC	lf	\$ 33.00				
8" PVC	lf	\$ 30.00				
6" PVC	lf	\$ 27.00				
4" PVC	lf	\$ 25.00				
2" PVC	lf	\$ 23.00				
Air Vent/Drain	ea	\$ 375.00				
Service	lot	\$ 375.00				
Fittings	lf	\$ 14.00				
Pump Station	ea	\$ 150,000.00				
<b>Section Total</b>						
<b>UTILITIES</b>						
Joint Trench	lot	\$ 1,850.00	1119	\$ 2,070,150	25	\$ 46,805
<b>Section Total</b>				\$ 2,070,150		\$ 46,805
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>						
Sidewalks - Meandering	sf	\$ 0.95	20310	\$ 19,294	1848	\$ 1,756
Sidewalks - 5' along Streets	sf	\$ 3.75	849097	\$ 3,184,115	35121	\$ 131,703
Curbing	lf	\$ 9.50	169819	\$ 1,613,285	32060	\$ 304,572
Drop Inlets	ea	\$ 1,000.00	186	\$ 186,000	28	\$ 28,000
Stamped Pedestrian Ramps	ea	\$ 700.00	242	\$ 169,400	8	\$ 5,600
Monitoring Well Collars	ea	\$ 200.00	186	\$ 37,200	28	\$ 5,600
<b>Section Total</b>				\$ 5,209,294		\$ 477,231

ITEM or DESCRIPTION	UNIT	UNIT COST	Phase 7 (continued on following pages)			
			RESIDENTIAL		COMMERCIAL	
	\$		QTY	AMOUNT	QTY	AMOUNT
<b>SITE CONCRETE - COLLECTOR ROADS</b>						
Sidewalks - 5' along Streets	sf	\$ 3.75	86000	\$ 322,500	14000	\$ 52,500
Curbing	lf	\$ 9.50	17200	\$ 163,400	2800	\$ 26,600
Drop Inlets	ea	\$ 1,000.00	20	\$ 20,000	4	\$ 4,000
Stamped Pedestrian Ramps	ea	\$ 700.00	24	\$ 16,800	4	\$ 2,800
Monitoring Well Collars	ea	\$ 200.00	20	\$ 4,000	4	\$ 800
<b>Section Total</b>				\$ 526,700		\$ 86,700
<b>SITE CONCRETE - ARTERIAL ROADS</b>						
Sidewalks - 5' along Streets	sf	\$ 3.75	0	\$ -	29063	\$ 108,984
Curbing	lf	\$ 9.50	0	\$ -	5813	\$ 55,218
Drop Inlets	ea	\$ 1,000.00	0	\$ -	4	\$ 4,000
Stamped Pedestrian Ramps	ea	\$ 700.00	0	\$ -	8	\$ 5,600
Monitoring Well Collars	ea	\$ 200.00	0	\$ -	4	\$ 800
<b>Section Total</b>				\$ -		\$ 174,603
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>						
Excavation	cy	\$ 3.15	199774	\$ 629,287	24546	\$ 77,320
Asphalt	sf	\$ 0.15	2717111	\$ 407,567	420790	\$ 63,118
3/4" Minus (Imported)	sf	\$ 0.70	4190295	\$ 2,933,206	441829	\$ 309,280
6" Minus (Imported)	sf	\$ 0.90	3298743	\$ 2,968,868	441829	\$ 397,646
Stabilization Fabric	sf	\$ 0.15	2717111	\$ 407,567	420790	\$ 63,118
Traffic Control	ea	\$ 2,000.00	0.85	\$ 1,700	0.15	\$ 300
Compaction Testing	ea	\$ 2,000.00	0.85	\$ 1,700	0.15	\$ 300
<b>Section Total</b>				\$ 7,349,885		\$ 911,063
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>						
Excavation	cy	\$ 3.15	19270	\$ 60,702	3137	\$ 9,882
Asphalt	sf	\$ 0.90	275200	\$ 247,680	44800	\$ 40,320
3/4" Minus (Imported)	sf	\$ 0.70	404200	\$ 282,940	65800	\$ 46,060
6" Minus (Imported)	sf	\$ 0.90	318200	\$ 286,380	51800	\$ 46,620
Stabilization Fabric	sf	\$ 0.15	275200	\$ 41,280	44800	\$ 6,720
Traffic Control	ea	\$ 2,000.00	0.85	\$ 1,700	0.15	\$ 300
Compaction Testing	ea	\$ 2,000.00	0.85	\$ 1,700	0.15	\$ 300
<b>Section Total</b>				\$ 922,382		\$ 150,202
<b>ROAD IMPROVEMENTS - ARTERIAL ROADS</b>						
Excavation	cy	\$ 3.15	0	\$ -	5482	\$ 17,270
Asphalt	sf	\$ 0.90	0	\$ -	80600	\$ 72,540
3/4" Minus (Imported)	sf	\$ 0.70	0	\$ -	103850	\$ 72,695
6" Minus (Imported)	sf	\$ 0.90	0	\$ -	96100	\$ 86,490
Stabilization Fabric	sf	\$ 0.15	0	\$ -	80600	\$ 12,090
Traffic Control	ea	\$ 2,000.00	0.85	\$ 1,700	0.15	\$ 300
Compaction Testing	ea	\$ 2,000.00	0.85	\$ 1,700	0.15	\$ 300
<b>Section Total</b>				\$ 3,400		\$ 261,685
<b>STREET AMENITIES</b>						
Street Lights	ea	\$ 850.00	170	\$ 144,515	19	\$ 16,217
<b>Section Total</b>				\$ 144,515		\$ 16,217
<b>PROJECT SIGNAGE/GATE</b>						
Project Signage/Gate	lot/ea	\$ 85.00	1119	\$ 95,115	13	\$ 1,075
<b>Section Total</b>				\$ 95,115		\$ 1,075
<b>LANDSCAPING</b>						
Common Open Area	sf	\$ 1.00	812394	\$ 812,394	38121	\$ 38,121
Park Area	sf	\$ 1.25	0	\$ -	0	\$ -
Golf Course	sf	\$ 1.15	3121509	\$ 3,589,735	0	\$ -
<b>Section Total</b>				\$ 4,402,129		\$ 38,121
<b>MISCELLANEOUS</b>						
Miscellaneous	ls		1	\$ 373,000	23000	\$ 23,000
<b>Section Total</b>				\$ 373,000		\$ 23,000
			Sub-Total:	\$ 30,056,272		\$ 2,962,269
			15% Contingency:	\$ 4,508,441		\$ 444,340
<b>GRAND TOTAL:</b>			<b>TOTAL:</b>	<b>\$34,564,713</b>		<b>\$3,406,610</b>

\* Items calculated as a lump sum due to the fact that their breakout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

ITEM or DESCRIPTION	UNITS	UNIT COST	Phase 7 (continued)						Total Amount
			RESIDENTIAL		RESIDENTIAL		COMMERCIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
Developable Acres			260		300		7		963
Developable SF			11325600		13068000		304920		41848280
Zoning (R-1, R-2, R-3, R-4 etc.)			R-1		RE		COM		
Average Lot/Site Size	sf		37000		78408		20000		
Density	lots/ac		1		0.5		1		
#Lots/Sites			260		150		7		1561
Total Number of Commercial Lots									
Total Number of Residential Lots									
# of Phases			0.45		0.45		0.1		2
<b>AGENCY FEES</b>									
City Fees	ph		6900	\$ 6,900	4150	\$ 4,150	575	\$ 575	\$ 41,033
Health Dept. Review	ea	\$ 135.00	0.45	\$ 61	0.45	\$ 61	0.1	\$ 14	\$ 270
Final Plat Review	ls		6680	\$ 6,680.00	3930	\$ 3,930.00	215	\$ 215.00	\$ 39,832.50
City/County Fees (Plat & Application)	lot	\$ 105.00	260	\$ 27,300	150	\$ 15,750	7	\$ 735	\$ 163,937
Highway District Fees	ls		7907	\$ 7,907	8308	\$ 8,308	280	\$ 280	\$ 46,912
Highway Impact Fees			312000	\$ 312,000	180000	\$ 180,000	21000	\$ 21,000	\$ 21,000
City Inspection Fees	ls		32500	\$ 32,500	18750	\$ 18,750	875	\$ 875	\$ 195,163
City Sewer Review	ea	\$ 2,500.00	0.45	\$ 1,125	0.45	\$ 1,125	0.1	\$ 250	\$ 5,000
<b>Section Total</b>				\$ 394,473		\$ 232,073		\$ 23,944	\$ 2,423,846
<b>DESIGN ENGINEERING/CONSULTING</b>									
Engineering/Consulting	lol	\$ 1,210.00	260	\$ 314,600	150	\$ 181,500	7	\$ 8,470	\$ 1,889,173
<b>Section Total</b>				\$ 314,600		\$ 181,500		\$ 8,470	\$ 1,889,173
<b>CONSULTANTS</b>									
Consultant Fees	ea		264680	\$ 264,680	305400	\$ 305,400	7126	\$ 7,126	\$ 960,334
<b>Section Total</b>				\$ 264,680		\$ 305,400		\$ 7,126	\$ 960,334
<b>SITE PREPARATION</b>									
Site Clear and Grub	ac	\$ 400.00	260	\$ 104,000	300	\$ 120,000	7	\$ 2,800	\$ 385,200
<b>Section Total</b>				\$ 104,000		\$ 120,000		\$ 2,800	\$ 385,200
<b>GRADING</b>									
Site Rough Grading/Berming	cy	\$ 3.00	390000	\$ 1,170,000	300000	\$ 900,000	3500	\$ 10,500	\$ 5,050,500
<b>Section Total</b>				\$ 1,170,000		\$ 900,000		\$ 10,500	\$ 5,050,500
<b>DRAIN FIELDS</b>									
Test Pits	ea	\$ 500.00	9	\$ 4,500	5	\$ 2,500	0	\$ -	\$ 26,000
<b>Section Total</b>				\$ 4,500		\$ 2,500		\$ -	\$ 26,000
<b>SEWER *</b>									
48" Mainline Sewer	lf	\$ 168.00							
36" Mainline Sewer	lf	\$ 126.00							
24" Mainline Sewer	lf	\$ 65.00							
18" Mainline Sewer	lf	\$ 60.00							
12" Mainline Sewer	lf	\$ 48.00							
10" Mainline Sewer	lf	\$ 35.00							
8" Mainline Sewer	lf	\$ 30.00							
Standard Manhole	ea	\$ 2,775.00							
4" Service Lines	lf	\$ 14.00							
CCTV and Compaction	lf	\$ 2.25							
10" Forced Main	lf	\$ 46.00							
8" Forced Main	lf	\$ 42.50							
6" Forced Main	lf	\$ 37.50							
Lift Station	ea	\$ 500,000.00							
Treatment Facility	ea	\$ 10,000,000.00							
<b>Section Total</b>									

ITEM or DESCRIPTION	UNIT	UNIT COST	Phase 7 (continued)						Total Amount
			RESIDENTIAL		RESIDENTIAL		COMMERCIAL		
	\$		QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>WATER *</b>									
12" Mainline Water	lf	\$ 38.00							
10" Mainline Water	lf	\$ 33.00							
8" Mainline Water	lf	\$ 28.00							
6" Mainline Water	lf	\$ 23.00							
Double Services	ea	\$ 750.00							
Single Services	ea	\$ 650.00							
Fire Hydrants	ea	\$ 3,700.00							
Blow off Valves	ea	\$ 1,500.00							
Fittings/Valves/Etc.	lf	\$ 16.00							
Pressure Reducing Station	ea	\$ 130,000.00							
Booster Pump Station	ea	\$ 500,000.00							
Water Tank	gal	\$ 0.50							
<b>Section Total</b>									
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	17	\$ 51,000	15	\$ 45,000	3	\$ 9,000	\$ 246,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	26	\$ 52,000	23	\$ 46,000	1	\$ 2,000	\$ 220,000
Manhole	ea	\$ 1,500.00	73.1	\$ 109,650	65	\$ 96,900	6.8	\$ 10,200	\$ 489,600
Seepage Trenches (Excavation)	cy	\$ 4.00	15480	\$ 61,920	13680	\$ 54,720	1440	\$ 5,760	\$ 276,480
Drain Rock	cy	\$ 40.00	8600	\$ 344,000	7600	\$ 304,000	800	\$ 32,000	\$ 1,536,000
Sand	cy	\$ 48.00	5160	\$ 247,680	4560	\$ 218,880	480	\$ 23,040	\$ 1,105,920
Monitor Wells	ea	\$ 400.00	86	\$ 34,400	76	\$ 30,400	8	\$ 3,200	\$ 153,600
<b>Section Total</b>				\$ 1,076,176		\$ 951,016		\$ 101,528	\$ 4,811,344
<b>STORM DRAIN - COLLECTOR ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	3	\$ 9,000	3	\$ 9,000	0	\$ -	\$ 33,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	5	\$ 10,000	4	\$ 8,000	0	\$ -	\$ 32,000
Manhole	ea	\$ 1,500.00	14	\$ 20,400	12	\$ 17,850	0	\$ -	\$ 68,850
12" Pipe	lf	\$ 26.00	1256	\$ 32,656	1099	\$ 28,574	0	\$ -	\$ 110,214
Seepage Trenches (Excavation)	cy	\$ 4.00	2880	\$ 11,520	2520	\$ 10,080	0	\$ -	\$ 38,880
Drain Rock	cy	\$ 40.00	1600	\$ 64,000	1400	\$ 56,000	0	\$ -	\$ 216,000
Sand	cy	\$ 44.00	960	\$ 42,240	840	\$ 36,960	0	\$ -	\$ 142,560
Monitor Wells	ea	\$ 400.00	16	\$ 6,400	14	\$ 5,600	0	\$ -	\$ 21,600
<b>Section Total</b>				\$ 196,216		\$ 172,064		\$ -	\$ 663,104
<b>STORM DRAIN - ARTERIAL ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	0	\$ -	3	\$ 9,000	0	\$ -	\$ 12,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	0	\$ -	4	\$ 8,000	0	\$ -	\$ 10,000
Manhole	ea	\$ 1,500.00	0	\$ -	12	\$ 17,850	0	\$ -	\$ 22,950
12" Pipe	lf	\$ 26.00	0	\$ -	1099	\$ 28,574	0	\$ -	\$ 36,738
Seepage Trenches (Excavation)	cy	\$ 4.00	0	\$ -	2520	\$ 10,080	0	\$ -	\$ 12,960
Drain Rock	cy	\$ 40.00	0	\$ -	1400	\$ 56,000	0	\$ -	\$ 72,000
Sand	cy	\$ 44.00	0	\$ -	840	\$ 36,960	0	\$ -	\$ 47,520
Monitor Wells	ea	\$ 400.00	0	\$ -	14	\$ 5,600	0	\$ -	\$ 7,200
<b>Section Total</b>				\$ -		\$ 172,064		\$ -	\$ 221,368
<b>PRESSURE IRRIGATION *</b>									
12" PVC	lf	\$ 38.00							
10" PVC	lf	\$ 33.00							
8" PVC	lf	\$ 30.00							
6" PVC	lf	\$ 27.00							
4" PVC	lf	\$ 25.00							
2" PVC	lf	\$ 23.00							
Air Vent/Drain	ea	\$ 375.00							
Service	lot	\$ 375.00							
Fittings	lf	\$ 14.00							
Pump Station	ea	\$ 150,000.00							
<b>Section Total</b>									
<b>UTILITIES</b>									
Joint Trench	lot	\$ 1,850.00	260	\$ 481,000	150	\$ 277,500	7	\$ 12,950	\$ 2,888,405
<b>Section Total</b>				\$ 481,000		\$ 277,500		\$ 12,950	\$ 2,888,405
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>									
Sidewalks - Meandering	sf	\$ 0.95	19820	\$ 18,829	19602	\$ 18,622	563	\$ 534	\$ 59,036
Sidewalks - 5' along Streets	sf	\$ 3.75	182562	\$ 684,606	104544	\$ 392,040	10689	\$ 40,084	\$ 4,432,548
Curbing	lf	\$ 9.50	36512	\$ 346,867	20909	\$ 198,634	9757	\$ 92,696	\$ 2,556,053
Drop Inlets	ea	\$ 1,000.00	86	\$ 86,000	76	\$ 76,000	8	\$ 8,000	\$ 384,000
Stamped Pedestrian Ramps	ea	\$ 700.00	52	\$ 36,400	30	\$ 21,000	2	\$ 1,400	\$ 233,800
Monitoring Well Collars	ea	\$ 200.00	86	\$ 17,200	76	\$ 15,200	8	\$ 1,600	\$ 76,800
<b>Section Total</b>				\$ 1,189,902		\$ 721,496		\$ 144,314	\$ 7,742,236

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 7 (continued)						Total Amount
			RESIDENTIAL		RESIDENTIAL		COMMERCIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>SITE CONCRETE - COLLECTOR ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	75000	\$ 281,250	57500	\$ 215,625	0	\$ -	\$ 871,875
Curbing	lf	\$ 9.50	15000	\$ 142,500	11500	\$ 109,250	0	\$ -	\$ 441,750
Drop Inlets	ea	\$ 1,000.00	16	\$ 16,000	14	\$ 14,000	0	\$ -	\$ 54,000
Stamped Pedestrian Ramps	ea	\$ 700.00	22	\$ 15,400	16	\$ 11,200	0	\$ -	\$ 46,200
Monitoring Well Collars	ea	\$ 200.00	16	\$ 3,200	14	\$ 2,800	0	\$ -	\$ 10,800
<b>Section Total</b>				\$ 458,350		\$ 352,875		\$ -	\$ 1,424,625
<b>SITE CONCRETE - ARTERIAL ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	0	\$ -	125625	\$ 471,094	0	\$ -	\$ 580,078
Curbing	lf	\$ 9.50	0	\$ -	25125	\$ 238,688	0	\$ -	\$ 293,906
Drop Inlets	ea	\$ 1,000.00	0	\$ -	14	\$ 14,000	0	\$ -	\$ 18,000
Stamped Pedestrian Ramps	ea	\$ 700.00	0	\$ -	36	\$ 25,200	0	\$ -	\$ 30,800
Monitoring Well Collars	ea	\$ 200.00	0	\$ -	14	\$ 2,800	0	\$ -	\$ 3,600
<b>Section Total</b>				\$ -		\$ 751,781		\$ -	\$ 926,384
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>									
Excavation	cy	\$ 3.15	42953	\$ 135,301	24597	\$ 77,480	7471	\$ 23,532	\$ 942,921
Asphalt	sf	\$ 0.15	584197	\$ 87,630	334541	\$ 50,181	128066	\$ 19,210	\$ 627,706
3/4" Minus (Imported)	sf	\$ 0.70	900941.5	\$ 630,659	515924.6	\$ 361,147	134470	\$ 94,129	\$ 4,328,422
6" Minus (Imported)	sf	\$ 0.90	709251.8	\$ 638,327	406153.4	\$ 365,538	134470	\$ 121,023	\$ 4,491,402
Stabilization Fabric	sf	\$ 0.15	584197.1	\$ 87,630	334540.8	\$ 50,181	128066	\$ 19,210	\$ 627,706
Traffic Control	ea	\$ 2,000.00	0.45	\$ 900	0.45	\$ 900	0.1	\$ 200	\$ 4,000
Compaction Testing	ea	\$ 2,000.00	0.45	\$ 900	0.45	\$ 900	0.1	\$ 200	\$ 4,000
<b>Section Total</b>				\$ 1,581,346		\$ 906,328		\$ 277,504	\$ 11,026,156
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>									
Excavation	cy	\$ 3.15	16806	\$ 52,938	12884	\$ 40,585	0	\$ -	\$ 164,106
Asphalt	sf	\$ 0.90	240000	\$ 216,000	184000	\$ 165,600	0	\$ -	\$ 669,600
3/4" Minus (Imported)	sf	\$ 0.70	352500	\$ 246,750	270250	\$ 189,175	0	\$ -	\$ 764,925
6" Minus (Imported)	sf	\$ 0.90	277500	\$ 249,750	212750	\$ 191,475	0	\$ -	\$ 774,225
Stabilization Fabric	sf	\$ 0.15	240000	\$ 36,000	184000	\$ 27,600	0	\$ -	\$ 111,600
Traffic Control	ea	\$ 2,000.00	0.45	\$ 900	0.45	\$ 900	0.1	\$ 200	\$ 4,000
Compaction Testing	ea	\$ 2,000.00	0.45	\$ 900	0.45	\$ 900	0.1	\$ 200	\$ 4,000
<b>Section Total</b>				\$ 803,238		\$ 616,235		\$ 400	\$ 2,492,456
<b>ROAD IMPROVEMENTS - ARTERIAL ROADS</b>									
Excavation	cy	\$ 3.15	0	\$ -	23698	\$ 74,649	0	\$ -	\$ 91,919
Asphalt	sf	\$ 0.90	0	\$ -	348400	\$ 313,560	0	\$ -	\$ 386,100
3/4" Minus (Imported)	sf	\$ 0.70	0	\$ -	448900	\$ 314,230	0	\$ -	\$ 386,925
6" Minus (Imported)	sf	\$ 0.90	0	\$ -	415400	\$ 373,860	0	\$ -	\$ 460,350
Stabilization Fabric	sf	\$ 0.15	0	\$ -	348400	\$ 52,260	0	\$ -	\$ 64,350
Traffic Control	ea	\$ 2,000.00	0.45	\$ 900	0.45	\$ 900	0.1	\$ 200	\$ 4,000
Compaction Testing	ea	\$ 2,000.00	0.45	\$ 900	0.45	\$ 900	0.1	\$ 200	\$ 4,000
<b>Section Total</b>				\$ 1,800		\$ 1,130,359		\$ 400	\$ 1,397,644
<b>STREET AMENITIES</b>									
Street Lights	ea	\$ 850.00	47	\$ 39,805	29	\$ 25,043	4	\$ 3,093	\$ 228,673
<b>Section Total</b>				\$ 39,805		\$ 25,043		\$ 3,093	\$ 228,673
<b>PROJECT SIGNAGE/GATE</b>									
Project Signage/Gate	lot/ea	\$ 85.00	260	\$ 22,100	150	\$ 12,750	4	\$ 298	\$ 131,338
<b>Section Total</b>				\$ 22,100		\$ 12,750		\$ 298	\$ 131,338
<b>LANDSCAPING</b>									
Common Open Area	sf	\$ 1.00	792792	\$ 792,792	784080	\$ 784,080	25602	\$ 25,602	\$ 2,452,989
Park Area	sf	\$ 1.25	155198	\$ 193,998	142660	\$ 178,325	0	\$ -	\$ 372,323
Golf Course	sf	\$ 1.15	0	\$ -	0	\$ -	0	\$ -	\$ 3,589,735
<b>Section Total</b>				\$ 986,790		\$ 962,405		\$ 25,602	\$ 6,415,047
<b>MISCELLANEOUS</b>									
Miscellaneous	ls	1	260000	\$ 260,000	300000	\$ 300,000	7000	\$ 7,000	\$ 963,000
<b>Section Total</b>				\$ 260,000		\$ 300,000		\$ 7,000	\$ 963,000
			Sub-Total:	\$ 9,348,974		\$ 9,093,390		\$ 625,927	\$ 52,086,833
			15% Contingency:	\$ 1,402,346		\$ 1,364,008		\$ 93,889	\$ 7,813,025
<b>GRAND TOTAL:</b>			<b>TOTAL:</b>	\$10,751,320		\$10,457,398		\$719,816	\$59,899,857

\* Items calculated as a lump sum due to the fact that their buildout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 8						Total Amount
			RESIDENTIAL		COMMERCIAL		RESIDENTIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
Developable Acres			340		25		370		735
Developable SF			14810400		1089000		16117200		32016600
Zoning (R-1, R-2, R-3, R-4 etc.)			R-4		SCHL		RE		
Average Lot/Site Size	sf		8000		20000		78408		
Density	lots/ac		4		1		0.5		
#Lots/Sites			1360		25		185		1570
Total Number of Commercial Lots									
Total Number of Residential Lots									
# of Phases			0.8		0.2		1		2
<b>AGENCY FEES</b>									
City Fees	ph		34400	\$ 34,400	1025	\$ 1,025	5025	\$ 5,025	\$ 40,450
Health Dept. Review	ea	\$ 135.00	0.8	\$ 108	0.2	\$ 27	1	\$ 135	\$ 270
Final Plat Review	ls		34320	\$ 34,320.00	705	\$ 705.00	5025	\$ 5,025.00	\$ 40,050.00
City/County Fees (Plat & Application)	lot	\$ 105.00	1360	\$ 142,800	25	\$ 2,625	185	\$ 19,425	\$ 164,850
Highway District Fees	ls		25004	\$ 25,004	938	\$ 938	8351	\$ 8,351	\$ 34,293
Highway Impact Fees			1632000	\$ 1,632,000	75000	\$ 75,000	222000	\$ 222,000	\$ 222,000
City Inspection Fees	ls		170000	\$ 170,000	3125	\$ 3,125	23125	\$ 23,125	\$ 196,250
City Sewer Review	ea	\$ 2,500.00	0.8	\$ 2,000	0.2	\$ 500	1	\$ 2,500	\$ 5,000
<b>Section Total</b>				\$ 2,040,632		\$ 83,945		\$ 285,586	\$ 2,410,163
<b>DESIGN ENGINEERING/CONSULTING</b>									
Engineering/Consulting	lot	\$ 1,210.00	1360	\$ 1,645,600	25	\$ 30,250	185	\$ 223,850	\$ 1,899,700
<b>Section Total</b>				\$ 1,645,600		\$ 30,250		\$ 223,850	\$ 1,899,700
<b>CONSULTANTS</b>									
Consultant Fees	ea		346120	\$ 346,120	25450	\$ 25,450	376660	\$ 376,660	\$ 748,230
<b>Section Total</b>				\$ 346,120		\$ 25,450		\$ 376,660	\$ 748,230
<b>SITE PREPARATION</b>									
Site Clear and Grub	ac	\$ 400.00	340	\$ 136,000	25	\$ 10,000	370	\$ 148,000	\$ 294,000
<b>Section Total</b>				\$ 136,000		\$ 10,000		\$ 148,000	\$ 294,000
<b>GRADING</b>									
Site Rough Grading/Berming	cy	\$ 3.00	850000	\$ 2,550,000	12500	\$ 37,500	370000	\$ 1,110,000	\$ 3,697,500
<b>Section Total</b>				\$ 2,550,000		\$ 37,500		\$ 1,110,000	\$ 3,697,500
<b>DRAIN FIELDS</b>									
Test Pits	ea	\$ 500.00	45	\$ 22,500	1	\$ 500	6	\$ 3,000	\$ 26,000
<b>Section Total</b>				\$ 22,500		\$ 500		\$ 3,000	\$ 26,000
<b>SEWER *</b>									
48" Mainline Sewer	lf	\$ 168.00							
36" Mainline Sewer	lf	\$ 126.00							
24" Mainline Sewer	lf	\$ 65.00							
18" Mainline Sewer	lf	\$ 60.00							
12" Mainline Sewer	lf	\$ 48.00							
10" Mainline Sewer	lf	\$ 35.00							
8" Mainline Sewer	lf	\$ 30.00							
Standard Manhole	ea	\$ 2,775.00							
4" Service Lines	lf	\$ 14.00							
CCTV and Compaction	lf	\$ 2.25							
10" Forced Main	lf	\$ 46.00							
8" Forced Main	lf	\$ 42.50							
6" Forced Main	lf	\$ 37.50							
Lift Station	ea	\$ 500,000.00							
Treatment Facility	ea	\$ 10,000,000.00							
<b>Section Total</b>									

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 8						Total Amount
			RESIDENTIAL		COMMERCIAL		RESIDENTIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>WATER *</b>									
12" Mainline Water	lf	\$ 38.00							
10" Mainline Water	lf	\$ 33.00							
8" Mainline Water	lf	\$ 28.00							
6" Mainline Water	lf	\$ 23.00							
Double Services	ea	\$ 750.00							
Single Services	ea	\$ 650.00							
Fire Hydrants	ea	\$ 3,700.00							
Blow off Valves	ea	\$ 1,500.00							
Fittings/Valves/Etc.	lf	\$ 16.00							
Pressure Reducing Station	ea	\$ 130,000.00							
Booster Pump Station	ea	\$ 500,000.00							
Water Tank	gal	\$ 0.50							
<b>Section Total</b>									
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	34	\$ 102,000	11	\$ 33,000	37	\$ 111,000	\$ 246,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	51	\$ 102,000	5	\$ 10,000	56	\$ 112,000	\$ 224,000
Manhole	ea	\$ 1,500.00	144.5	\$ 216,750	27.2	\$ 40,800	158.1	\$ 237,150	\$ 494,700
Seepage Trenches (Excavation)	cy	\$ 4.00	30600	\$ 122,400	5760	\$ 23,040	33480	\$ 133,920	\$ 279,360
Drain Rock	cy	\$ 40.00	17000	\$ 680,000	3200	\$ 128,000	18600	\$ 744,000	\$ 1,552,000
Sand	cy	\$ 48.00	10200	\$ 489,600	1920	\$ 92,160	11160	\$ 535,680	\$ 1,117,440
Monitor Wells	ea	\$ 400.00	170	\$ 68,000	32	\$ 12,800	186	\$ 74,400	\$ 155,200
<b>Section Total</b>				\$ 2,127,220		\$ 405,112		\$ 2,327,776	\$ 4,860,608
<b>STORM DRAIN - COLLECTOR ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	2	\$ 6,000	0	\$ -	6	\$ 18,000	\$ 24,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	4	\$ 8,000	0	\$ -	8	\$ 16,000	\$ 24,000
Manhole	ea	\$ 1,500.00	10	\$ 15,300	0	\$ -	24	\$ 35,700	\$ 51,000
12" Pipe	lf	\$ 26.00	942	\$ 24,492	0	\$ -	2198	\$ 57,148	\$ 81,640
Seepage Trenches (Excavation)	cy	\$ 4.00	2160	\$ 8,640	0	\$ -	5040	\$ 20,160	\$ 28,800
Drain Rock	cy	\$ 40.00	1200	\$ 48,000	0	\$ -	2800	\$ 112,000	\$ 160,000
Sand	cy	\$ 44.00	720	\$ 31,680	0	\$ -	1680	\$ 73,920	\$ 105,600
Monitor Wells	ea	\$ 400.00	12	\$ 4,800	0	\$ -	28	\$ 11,200	\$ 16,000
<b>Section Total</b>				\$ 146,912		\$ -		\$ 344,128	\$ 491,040
<b>STORM DRAIN - ARTERIAL ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	3	\$ 9,000	0	\$ -	0	\$ -	\$ 9,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	4	\$ 8,000	0	\$ -	0	\$ -	\$ 8,000
Manhole	ea	\$ 1,500.00	12	\$ 17,850	0	\$ -	0	\$ -	\$ 17,850
12" Pipe	lf	\$ 26.00	1099	\$ 28,574	0	\$ -	0	\$ -	\$ 28,574
Seepage Trenches (Excavation)	cy	\$ 4.00	2520	\$ 10,080	0	\$ -	0	\$ -	\$ 10,080
Drain Rock	cy	\$ 40.00	1400	\$ 56,000	0	\$ -	0	\$ -	\$ 56,000
Sand	cy	\$ 44.00	840	\$ 36,960	0	\$ -	0	\$ -	\$ 36,960
Monitor Wells	ea	\$ 400.00	14	\$ 5,600	0	\$ -	0	\$ -	\$ 5,600
<b>Section Total</b>				\$ 172,064		\$ -		\$ -	\$ 172,064
<b>PRESSURE IRRIGATION *</b>									
12" PVC	lf	\$ 38.00							
10" PVC	lf	\$ 33.00							
8" PVC	lf	\$ 30.00							
6" PVC	lf	\$ 27.00							
4" PVC	lf	\$ 25.00							
2" PVC	lf	\$ 23.00							
Air Vent/Drain	ea	\$ 375.00							
Service	lot	\$ 375.00							
Fittings	lf	\$ 14.00							
Pump Station	ea	\$ 150,000.00							
<b>Section Total</b>									
<b>UTILITIES</b>									
Joint Trench	lot	\$ 1,850.00	1360	\$ 2,516,000	25	\$ 46,250	185	\$ 342,250	\$ 2,904,500
<b>Section Total</b>				\$ 2,516,000		\$ 46,250		\$ 342,250	\$ 2,904,500
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>									
Sidewalks - Meandering	sf	\$ 0.95	14810	\$ 14,070	2009	\$ 1,909	24176	\$ 22,967	\$ 38,946
Sidewalks - 5' along Streets	sf	\$ 3.75	667597	\$ 2,503,488	38175	\$ 143,156	128938	\$ 483,516	\$ 3,130,160
Curbing	lf	\$ 9.50	133519	\$ 1,268,434	34848	\$ 331,056	25788	\$ 244,981	\$ 1,844,471
Drop Inlets	ea	\$ 1,000.00	170	\$ 170,000	32	\$ 32,000	186	\$ 186,000	\$ 388,000
Stamped Pedestrian Ramps	ea	\$ 700.00	190	\$ 133,000	8	\$ 5,600	36	\$ 25,200	\$ 163,800
Monitoring Well Collars	ea	\$ 200.00	170	\$ 34,000	32	\$ 6,400	186	\$ 37,200	\$ 77,600
<b>Section Total</b>				\$ 4,122,992		\$ 520,121		\$ 999,864	\$ 5,642,977

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 8						Total Amount
			RESIDENTIAL		COMMERCIAL		RESIDENTIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>SITE CONCRETE - COLLECTOR ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	53000	\$ 198,750	0	\$ -	127000	\$ 476,250	\$ 675,000
Curbing	lf	\$ 9.50	10600	\$ 100,700	0	\$ -	25400	\$ 241,300	\$ 342,000
Drop Inlets	ea	\$ 1,000.00	12	\$ 12,000	0	\$ -	28	\$ 28,000	\$ 40,000
Stamped Pedestrian Ramps	ea	\$ 700.00	16	\$ 11,200	0	\$ -	36	\$ 25,200	\$ 36,400
Monitoring Well Collars	ea	\$ 200.00	12	\$ 2,400	0	\$ -	28	\$ 5,600	\$ 8,000
<b>Section Total</b>				<b>\$ 325,050</b>		<b>\$ -</b>		<b>\$ 776,350</b>	<b>\$ 1,101,400</b>
<b>SITE CONCRETE - ARTERIAL ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	114844	\$ 430,664	0	\$ -	10500	\$ 39,375	\$ 470,039
Curbing	lf	\$ 9.50	22969	\$ 218,203	0	\$ -	2100	\$ 19,950	\$ 238,153
Drop Inlets	ea	\$ 1,000.00	14	\$ 14,000	0	\$ -	0	\$ -	\$ 14,000
Stamped Pedestrian Ramps	ea	\$ 700.00	32	\$ 22,400	0	\$ -	4	\$ 2,800	\$ 25,200
Monitoring Well Collars	ea	\$ 200.00	14	\$ 2,800	0	\$ -	0	\$ -	\$ 2,800
<b>Section Total</b>				<b>\$ 688,067</b>		<b>\$ -</b>		<b>\$ 62,125</b>	<b>\$ 750,192</b>
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>									
Excavation	cy	\$ 3.15	157071	\$ 494,773	26681	\$ 84,044	30336	\$ 95,559	\$ 674,375
Asphalt	sf	\$ 0.15	2136310	\$ 320,446	457380	\$ 68,607	412600	\$ 61,890	\$ 450,944
3/4" Minus (Imported)	sf	\$ 0.70	3294590	\$ 2,306,213	480249	\$ 336,174	636307.1	\$ 445,415	\$ 3,087,802
6" Minus (Imported)	sf	\$ 0.90	2593614	\$ 2,334,252	480249	\$ 432,224	500922.6	\$ 450,830	\$ 3,217,307
Stabilization Fabric	sf	\$ 0.15	2136310	\$ 320,446	457380	\$ 68,607	412600.3	\$ 61,890	\$ 450,944
Traffic Control	ea	\$ 2,000.00	0.8	\$ 1,600	0.2	\$ 400	1	\$ 2,000	\$ 4,000
Compaction Testing	ea	\$ 2,000.00	0.8	\$ 1,600	0.2	\$ 400	1	\$ 2,000	\$ 4,000
<b>Section Total</b>				<b>\$ 5,779,331</b>		<b>\$ 990,456</b>		<b>\$ 1,119,584</b>	<b>\$ 7,889,371</b>
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>									
Excavation	cy	\$ 3.15	11876	\$ 37,409	0	\$ -	28457	\$ 89,641	\$ 127,050
Asphalt	sf	\$ 0.90	169600	\$ 152,640	0	\$ -	406400	\$ 365,760	\$ 518,400
3/4" Minus (Imported)	sf	\$ 0.70	249100	\$ 174,370	0	\$ -	596900	\$ 417,830	\$ 592,200
6" Minus (Imported)	sf	\$ 0.90	196100	\$ 176,490	0	\$ -	469900	\$ 422,910	\$ 599,400
Stabilization Fabric	sf	\$ 0.15	169600	\$ 25,440	0	\$ -	406400	\$ 60,960	\$ 86,400
Traffic Control	ea	\$ 2,000.00	1	\$ 2,000	0	\$ -	1	\$ 2,000	\$ 4,000
Compaction Testing	ea	\$ 2,000.00	1	\$ 2,000	0	\$ -	1	\$ 2,000	\$ 4,000
<b>Section Total</b>				<b>\$ 570,349</b>		<b>\$ -</b>		<b>\$ 1,361,101</b>	<b>\$ 1,931,450</b>
<b>ROAD IMPROVEMENTS - ARTERIAL RAODS</b>									
Excavation	cy	\$ 3.15	21664	\$ 68,243	0	\$ -	1981	\$ 6,239	\$ 74,482
Asphalt	sf	\$ 0.90	318500	\$ 286,650	0	\$ -	29120	\$ 26,208	\$ 312,858
3/4" Minus (Imported)	sf	\$ 0.70	410375	\$ 287,263	0	\$ -	37520	\$ 26,264	\$ 313,527
6" Minus (Imported)	sf	\$ 0.90	379750	\$ 341,775	0	\$ -	34720	\$ 31,248	\$ 373,023
Stabilization Fabric	sf	\$ 0.15	318500	\$ 47,775	0	\$ -	29120	\$ 4,368	\$ 52,143
Traffic Control	ea	\$ 2,000.00	1	\$ 2,000	0	\$ -	1	\$ 2,000	\$ 4,000
Compaction Testing	ea	\$ 2,000.00	1	\$ 2,000	0	\$ -	1	\$ 2,000	\$ 4,000
<b>Section Total</b>				<b>\$ 1,035,705</b>		<b>\$ -</b>		<b>\$ 98,327</b>	<b>\$ 1,134,033</b>
<b>STREET AMENITIES</b>									
Street Lights	ea	\$ 850.00	131	\$ 111,365	13	\$ 11,045	47	\$ 39,554	\$ 161,964
<b>Section Total</b>				<b>\$ 111,365</b>		<b>\$ 11,045</b>		<b>\$ 39,554</b>	<b>\$ 161,964</b>
<b>PROJECT SIGNAGE/GATE</b>									
Project Signage/Gate	lot/ea	\$ 85.00	1360	\$ 115,600	13	\$ 1,063	185	\$ 15,725	\$ 132,388
<b>Section Total</b>				<b>\$ 115,600</b>		<b>\$ 1,063</b>		<b>\$ 15,725</b>	<b>\$ 132,388</b>
<b>LANDSCAPING</b>									
Common Open Area	sf	\$ 1.00	592416	\$ 592,416	91436	\$ 91,436	967032	\$ 967,032	\$ 1,650,884
Park Area	sf	\$ 1.25	0	\$ -	0	\$ -	1964991	\$ 2,456,239	\$ 2,456,239
Golf Course	sf	\$ 1.15	3136755	\$ 3,607,268	0	\$ -	0	\$ -	\$ 3,607,268
<b>Section Total</b>				<b>\$ 4,199,684</b>		<b>\$ 91,436</b>		<b>\$ 3,423,271</b>	<b>\$ 7,714,391</b>
<b>MISCELLANEOUS</b>									
Miscellaneous	ls		1	\$ 340,000	25000	\$ 25,000	370000	\$ 370,000	\$ 735,000
<b>Section Total</b>				<b>\$ 340,000</b>		<b>\$ 25,000</b>		<b>\$ 370,000</b>	<b>\$ 735,000</b>
			Sub-Total:	\$ 28,991,691	\$ 2,278,126	\$ 13,427,152	\$ 44,696,969		
			15% Contingency:	\$ 4,348,754	\$ 341,719	\$ 2,014,073	\$ 6,704,545		
<b>GRAND TOTAL:</b>	<b>TOTAL:</b>			<b>\$33,340,445</b>	<b>\$2,619,845</b>	<b>\$15,441,224</b>	<b>\$51,401,515</b>		

\* Items calculated as a lump sum due to the fact that their buildout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

ITEM or DESCRIPTION	UNIT	UNIT COST	Phase 9						Total Amount
			RESIDENTIAL		COMMERCIAL		COMMERCIAL		
	\$		QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
Developable Acres			379		12		245		636
Developable SF			16509240		522720		10672200		27704160
Zoning (R-1, R-2, R-3, R-4 etc.)			R-3		VC		VC		
Average Lot/Site Size	sf		10000		20000		20000		
Density	lots/ac		3		1		1.2		
#Lots/Sites			1137		12		294		1443
Total Number of Commercial Lots									
Total Number of Residential Lots									
# of Phases			0.9		0.1		1		2
<b>AGENCY FEES</b>									
City Fees	ph		28825	\$ 28,825	700	\$ 700	7750	\$ 7,750	\$ 37,275
Health Dept. Review	ea	\$ 135.00	0.9	\$ 122	0.1	\$ 14	1	\$ 135	\$ 270
Final Plat Review	ls		28785	\$ 28,785.00	340	\$ 340.00	7750	\$ 7,750.00	\$ 36,875.00
City/County Fees (Plat & Application)	lot	\$ 105.00	1137	\$ 119,385	12	\$ 1,260	294	\$ 30,870	\$ 151,515
Highway District Fees	ls		27052	\$ 27,052	902	\$ 902	12008	\$ 12,008	\$ 39,961
Highway Impact Fees			1364400	\$ 1,364,400	36000	\$ 36,000	882000	\$ 882,000	\$ 882,000
City Inspection Fees	ls		142125	\$ 142,125	1500	\$ 1,500	36750	\$ 36,750	\$ 180,375
City Sewer Review	ea	\$ 2,500.00	0.9	\$ 2,250	0.1	\$ 250	1	\$ 2,500	\$ 5,000
<b>Section Total</b>				\$ 1,712,944		\$ 40,965		\$ 979,763	\$ 2,733,671
<b>DESIGN ENGINEERING/CONSULTING</b>									
Engineering/Consulting	lot	\$ 1,210.00	1137	\$ 1,375,770	12	\$ 14,520	294	\$ 355,740	\$ 1,746,030
<b>Section Total</b>				\$ 1,375,770		\$ 14,520		\$ 355,740	\$ 1,746,030
<b>CONSULTANTS</b>									
Consultant Fees	ea		385822	\$ 385,822	12216	\$ 12,216	249410	\$ 249,410	\$ 647,448
<b>Section Total</b>				\$ 385,822		\$ 12,216		\$ 249,410	\$ 647,448
<b>SITE PREPARATION</b>									
Site Clear and Grub	ac	\$ 400.00	379	\$ 151,600	12	\$ 4,800	245	\$ 98,000	\$ 254,400
<b>Section Total</b>				\$ 151,600		\$ 4,800		\$ 98,000	\$ 254,400
<b>GRADING</b>									
Site Rough Grading/Berming	cy	\$ 3.00	947500	\$ 2,842,500	30000	\$ 90,000	122500	\$ 367,500	\$ 3,300,000
<b>Section Total</b>				\$ 2,842,500		\$ 90,000		\$ 367,500	\$ 3,300,000
<b>DRAIN FIELDS</b>									
Test Pits	ea	\$ 500.00	38	\$ 19,000	0	\$ -	10	\$ 5,000	\$ 24,000
<b>Section Total</b>				\$ 19,000		\$ -		\$ 5,000	\$ 24,000
<b>SEWER *</b>									
48" Mainline Sewer	lf	\$ 168.00							
36" Mainline Sewer	lf	\$ 120.00							
24" Mainline Sewer	lf	\$ 65.00							
18" Mainline Sewer	lf	\$ 60.00							
12" Mainline Sewer	lf	\$ 48.00							
10" Mainline Sewer	lf	\$ 35.00							
8" Mainline Sewer	lf	\$ 30.00							
Standard Manhole	ea	\$ 2,775.00							
4" Service Lines	lf	\$ 14.00							
CCTV and Compaction	lf	\$ 2.25							
10" Forced Main	lf	\$ 46.00							
8" Forced Main	lf	\$ 42.50							
6" Forced Main	lf	\$ 37.50							
Lift Station	ea	\$ 500,000.00							
Treatment Facility	ea	\$ 10,000,000.00							
<b>Section Total</b>									

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 9						Total Amount
			RESIDENTIAL		COMMERCIAL		COMMERCIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>WATER *</b>									
12" Mainline Water	lf	\$ 38.00							
10" Mainline Water	lf	\$ 33.00							
8" Mainline Water	lf	\$ 28.00							
6" Mainline Water	lf	\$ 23.00							
Double Services	ea	\$ 750.00							
Single Services	ea	\$ 650.00							
Fire Hydrants	ea	\$ 3,700.00							
Blow off Valves	ea	\$ 1,500.00							
Fittings/Valves/Etc.	lf	\$ 16.00							
Pressure Reducing Station	ea	\$ 130,000.00							
Booster Pump Station	ea	\$ 500,000.00							
Water Tank	gal	\$ 0.50							
<b>Section Total</b>									
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	38	\$ 114,000	5	\$ 15,000	111	\$ 333,000	\$ 462,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	57	\$ 114,000	2	\$ 4,000	48	\$ 96,000	\$ 214,000
Manhole	ea	\$ 1,500.00	161.5	\$ 242,250	11.9	\$ 17,850	270.3	\$ 405,450	\$ 665,550
Seepage Trenches (Excavation)	cy	\$ 4.00	34200	\$ 136,800	2520	\$ 10,080	57240	\$ 228,960	\$ 375,840
Drain Rock	cy	\$ 40.00	19000	\$ 760,000	1400	\$ 56,000	31800	\$ 1,272,000	\$ 2,088,000
Sand	cy	\$ 48.00	11400	\$ 547,200	840	\$ 40,320	19080	\$ 915,840	\$ 1,503,360
Monitor Wells	ea	\$ 400.00	190	\$ 76,000	14	\$ 5,600	318	\$ 127,200	\$ 208,800
<b>Section Total</b>				\$ 2,378,040		\$ 177,424		\$ 4,027,488	\$ 6,582,952
<b>STORM DRAIN - COLLECTOR ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	3	\$ 9,000	1	\$ 3,000	0	\$ -	\$ 12,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	4	\$ 8,000	1	\$ 2,000	0	\$ -	\$ 10,000
Manhole	ea	\$ 1,500.00	12	\$ 17,850	3	\$ 5,100	0	\$ -	\$ 22,950
12" Pipe	lf	\$ 26.00	1099	\$ 28,574	314	\$ 8,164	0	\$ -	\$ 36,738
Seepage Trenches (Excavation)	cy	\$ 4.00	2520	\$ 10,080	720	\$ 2,880	0	\$ -	\$ 12,960
Drain Rock	cy	\$ 40.00	1400	\$ 56,000	400	\$ 16,000	0	\$ -	\$ 72,000
Sand	cy	\$ 44.00	840	\$ 36,960	240	\$ 10,560	0	\$ -	\$ 47,520
Monitor Wells	ea	\$ 400.00	14	\$ 5,600	4	\$ 1,600	0	\$ -	\$ 7,200
<b>Section Total</b>				\$ 172,064		\$ 49,304		\$ -	\$ 221,368
<b>STORM DRAIN - ARTERIAL ROADS</b>									
1500 Gal. Sand Traps	ea	\$ 3,000.00	0	\$ -	0	\$ -	4	\$ 12,000	\$ 12,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	0	\$ -	0	\$ -	6	\$ 12,000	\$ 12,000
Manhole	ea	\$ 1,500.00	0	\$ -	0	\$ -	17	\$ 25,500	\$ 25,500
12" Pipe	lf	\$ 26.00	0	\$ -	0	\$ -	1570	\$ 40,820	\$ 40,820
Seepage Trenches (Excavation)	cy	\$ 4.00	0	\$ -	0	\$ -	3600	\$ 14,400	\$ 14,400
Drain Rock	cy	\$ 40.00	0	\$ -	0	\$ -	2000	\$ 80,000	\$ 80,000
Sand	cy	\$ 44.00	0	\$ -	0	\$ -	1200	\$ 52,800	\$ 52,800
Monitor Wells	ea	\$ 400.00	0	\$ -	0	\$ -	20	\$ 8,000	\$ 8,000
<b>Section Total</b>				\$ -		\$ -		\$ 245,520	\$ 245,520
<b>PRESSURE IRRIGATION *</b>									
12" PVC	lf	\$ 38.00							
10" PVC	lf	\$ 33.00							
8" PVC	lf	\$ 30.00							
6" PVC	lf	\$ 27.00							
4" PVC	lf	\$ 25.00							
2" PVC	lf	\$ 23.00							
Air Vent/Drain	ea	\$ 375.00							
Service	lot	\$ 375.00							
Fittings	lf	\$ 14.00							
Pump Station	ea	\$ 150,000.00							
<b>Section Total</b>									
<b>UTILITIES</b>									
Joint Trench	lot	\$ 1,850.00	1137	\$ 2,103,450	12	\$ 22,200	294	\$ 543,900	\$ 2,669,550
<b>Section Total</b>				\$ 2,103,450		\$ 22,200		\$ 543,900	\$ 2,669,550
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>									
Sidewalks - Meandering	sf	\$ 0.95	24764	\$ 23,526	964	\$ 918	19690	\$ 18,706	\$ 43,148
Sidewalks - 5' along Streets	sf	\$ 3.75	829737	\$ 3,111,515	18324	\$ 68,715	374114	\$ 1,402,927	\$ 4,583,157
Curbing	lf	\$ 9.50	165947	\$ 1,576,501	16727	\$ 158,907	341510	\$ 3,244,349	\$ 4,979,756
Drop Inlets	ea	\$ 1,000.00	190	\$ 190,000	14	\$ 14,000	318	\$ 318,000	\$ 522,000
Stamped Pedestrian Ramps	ea	\$ 700.00	238	\$ 166,600	4	\$ 2,800	80	\$ 56,000	\$ 225,400
Monitoring Well Collars	ea	\$ 200.00	190	\$ 38,000	14	\$ 2,800	318	\$ 63,600	\$ 104,400
<b>Section Total</b>				\$ 5,106,141		\$ 248,138		\$ 5,103,582	\$ 10,457,861

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 9						Total Amount
			RESIDENTIAL		COMMERCIAL		COMMERCIAL		
			QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
<b>SITE CONCRETE - COLLECTOR ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	60000	\$ 225,000	15000	\$ 56,250	0	\$ -	\$ 281,250
Curbing	lf	\$ 9.50	12000	\$ 114,000	3000	\$ 28,500	0	\$ -	\$ 142,500
Drop Inlets	ea	\$ 1,000.00	14	\$ 14,000	4	\$ 4,000	0	\$ -	\$ 18,000
Stamped Pedestrian Ramps	ea	\$ 700.00	18	\$ 12,600	4	\$ 2,800	0	\$ -	\$ 15,400
Monitoring Well Collars	ea	\$ 200.00	14	\$ 2,800	4	\$ 800	0	\$ -	\$ 3,600
<b>Section Total</b>				<b>\$ 368,400</b>		<b>\$ 92,350</b>		<b>\$ -</b>	<b>\$ 460,750</b>
<b>SITE CONCRETE - ARTERIAL ROADS</b>									
Sidewalks - 5' along Streets	sf	\$ 3.75	0	\$ -	0	\$ -	159375	\$ 597,656	\$ 597,656
Curbing	lf	\$ 9.50	0	\$ -	0	\$ -	31875	\$ 302,813	\$ 302,813
Drop Inlets	ea	\$ 1,000.00	0	\$ -	0	\$ -	20	\$ 20,000	\$ 20,000
Stamped Pedestrian Ramps	ea	\$ 700.00	0	\$ -	0	\$ -	46	\$ 32,200	\$ 32,200
Monitoring Well Collars	ea	\$ 200.00	0	\$ -	0	\$ -	20	\$ 4,000	\$ 4,000
<b>Section Total</b>				<b>\$ -</b>		<b>\$ -</b>		<b>\$ 956,669</b>	<b>\$ 956,669</b>
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>									
Excavation	cy	\$ 3.15	195219	\$ 614,939	12807	\$ 40,341	232209	\$ 731,459	\$ 1,386,739
Asphalt	sf	\$ 0.15	2655159	\$ 398,274	219542	\$ 32,931	3980731	\$ 597,110	\$ 1,028,315
3/4" Minus (Imported)	sf	\$ 0.70	4094753	\$ 2,866,327	230520	\$ 161,364	4179767	\$ 2,925,837	\$ 5,953,528
6" Minus (Imported)	sf	\$ 0.90	3223529	\$ 2,901,176	230520	\$ 207,468	4179767	\$ 3,761,790	\$ 6,870,434
Stabilization Fabric	sf	\$ 0.15	2655159	\$ 398,274	219542	\$ 32,931	3980731	\$ 597,110	\$ 1,028,315
Traffic Control	ea	\$ 2,000.00	0.8	\$ 1,600	0.2	\$ 400	1	\$ 2,000	\$ 4,000
Compaction Testing	ea	\$ 2,000.00	0.8	\$ 1,600	0.2	\$ 400	1	\$ 2,000	\$ 4,000
<b>Section Total</b>				<b>\$ 7,182,190</b>		<b>\$ 475,835</b>		<b>\$ 8,617,306</b>	<b>\$ 16,275,331</b>
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>									
Excavation	cy	\$ 3.15	13444	\$ 42,350	3361	\$ 10,588	0	\$ -	\$ 52,938
Asphalt	sf	\$ 0.90	192000	\$ 172,800	48000	\$ 43,200	0	\$ -	\$ 216,000
3/4" Minus (Imported)	sf	\$ 0.70	282000	\$ 197,400	70500	\$ 49,350	0	\$ -	\$ 246,750
6" Minus (Imported)	sf	\$ 0.90	222000	\$ 199,800	55500	\$ 49,950	0	\$ -	\$ 249,750
Stabilization Fabric	sf	\$ 0.15	192000	\$ 28,800	48000	\$ 7,200	0	\$ -	\$ 36,000
Traffic Control	ea	\$ 2,000.00	0.8	\$ 1,600	0.2	\$ 400	0	\$ -	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	0.8	\$ 1,600	0.2	\$ 400	0	\$ -	\$ 2,000
<b>Section Total</b>				<b>\$ 644,350</b>		<b>\$ 161,088</b>		<b>\$ -</b>	<b>\$ 805,438</b>
<b>ROAD IMPROVEMENTS - ARTERIAL ROADS</b>									
Excavation	cy	\$ 3.15	0	\$ -	0	\$ -	30065	\$ 94,704	\$ 94,704
Asphalt	sf	\$ 0.90	0	\$ -	0	\$ -	442000	\$ 397,800	\$ 397,800
3/4" Minus (Imported)	sf	\$ 0.70	0	\$ -	0	\$ -	569500	\$ 398,650	\$ 398,650
6" Minus (Imported)	sf	\$ 0.90	0	\$ -	0	\$ -	527000	\$ 474,300	\$ 474,300
Stabilization Fabric	sf	\$ 0.15	0	\$ -	0	\$ -	442000	\$ 66,300	\$ 66,300
Traffic Control	ea	\$ 2,000.00	0	\$ -	0	\$ -	0.5	\$ 1,000	\$ 1,000
Compaction Testing	ea	\$ 2,000.00	0	\$ -	0	\$ -	0.5	\$ 1,000	\$ 1,000
<b>Section Total</b>				<b>\$ -</b>		<b>\$ -</b>		<b>\$ 1,433,754</b>	<b>\$ 1,433,754</b>
<b>STREET AMENITIES</b>									
Street Lights	ea	\$ 850.00	162	\$ 137,505	9	\$ 7,620	138	\$ 117,472	\$ 262,597
<b>Section Total</b>				<b>\$ 137,505</b>		<b>\$ 7,620</b>		<b>\$ 117,472</b>	<b>\$ 262,597</b>
<b>PROJECT SIGNAGE/GATE</b>									
Project Signage/Gate	lot/ea	\$ 85.00	1137	\$ 96,645	6	\$ 510	147	\$ 12,495	\$ 109,650
<b>Section Total</b>				<b>\$ 96,645</b>		<b>\$ 510</b>		<b>\$ 12,495</b>	<b>\$ 109,650</b>
<b>LANDSCAPING</b>									
Common Open Area	sf	\$ 1.00	990554	\$ 990,554	43889	\$ 43,889	417665	\$ 417,665	\$ 1,452,108
Park Area	sf	\$ 1.25	0	\$ -	0	\$ -	0	\$ -	\$ -
Golf Course	sf	\$ 1.15	3887550	\$ 4,470,683	0	\$ -	910404	\$ 1,046,965	\$ 5,517,647
<b>Section Total</b>				<b>\$ 5,461,237</b>		<b>\$ 43,889</b>		<b>\$ 1,464,630</b>	<b>\$ 6,969,756</b>
<b>MISCELLANEOUS</b>									
Miscellaneous	ls	1	379000	\$ 379,000	12000	\$ 12,000	245000	\$ 245,000	\$ 636,000
<b>Section Total</b>				<b>\$ 379,000</b>		<b>\$ 12,000</b>		<b>\$ 245,000</b>	<b>\$ 636,000</b>
		Sub-Total:		\$ 30,516,657		\$ 1,452,858		\$ 24,823,228	\$ 56,792,743
		15% Contingency:		\$ 4,577,499		\$ 217,929		\$ 3,723,484	\$ 8,518,911
<b>GRAND TOTAL:</b>			<b>TOTAL:</b>	<b>\$35,094,155</b>		<b>\$1,670,787</b>		<b>\$28,546,713</b>	<b>\$65,311,655</b>

\* Items calculated as a lump sum due to the fact that their buildout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

ITEM or DESCRIPTION	UNIT S	UNIT COST	RESIDENTIAL		Phase 10 COMMERCIAL		Total Amount
			QTY	AMOUNT	QTY	AMOUNT	
Developable Acres			290		330		620
Developable SF			12832400		14374800		27007200
Zoning (R-1, R-2, R-3, R-4 etc.)			RE		VC		
Average Lot/Site Size	sf		78408		20000		
Density	lots/ac		0.5		1.2		
#Lots/Sites			145		396		541
Total Number of Commercial Lots							
Total Number of Residential Lots							
# of Phases			1		1		2
<b>AGENCY FEES</b>							
City Fees	ph		4025	\$ 4,025	10300	\$ 10,300	\$ 14,325
Health Dept. Review	ea	\$ 135.00	1	\$ 135	1	\$ 135	\$ 270
Final Plat Review	ls		4025	\$ 4,025.00	10300	\$ 10,300.00	\$ 14,325.00
City/County Fees (Plat & Application)	lot	\$ 105.00	145	\$ 15,225	396	\$ 41,580	\$ 56,805
Highway District Fees	ls		5052	\$ 5,052	16603	\$ 16,603	\$ 21,655
Highway Impact Fees			174000	\$ 174,000	1188000	\$ 1,188,000	\$ 1,188,000
City Inspection Fees	ls		18125	\$ 18,125	49500	\$ 49,500	\$ 67,625
City Sewer Review	ea	\$ 2,500.00	1	\$ 2,500	1	\$ 2,500	\$ 5,000
<b>Section Total</b>				\$ 223,087		\$ 1,318,918	\$ 1,542,005
<b>DESIGN ENGINEERING/CONSULTING</b>							
Engineering/Consulting	lot	\$ 1,210.00	145	\$ 175,450	396	\$ 479,160	\$ 654,610
<b>Section Total</b>				\$ 175,450		\$ 479,160	\$ 654,610
<b>CONSULTANTS</b>							
Consultant Fees	ea		295220	\$ 295,220	335940	\$ 335,940	\$ 631,160
<b>Section Total</b>				\$ 295,220		\$ 335,940	\$ 631,160
<b>SITE PREPARATION</b>							
Site Clear and Grub	ac	\$ 400.00	290	\$ 116,000	330	\$ 132,000	\$ 248,000
<b>Section Total</b>				\$ 116,000		\$ 132,000	\$ 248,000
<b>GRADING</b>							
Site Rough Grading/Berming	cy	\$ 3.00	145000	\$ 435,000	165000	\$ 495,000	\$ 930,000
<b>Section Total</b>				\$ 435,000		\$ 495,000	\$ 930,000
<b>DRAIN FIELDS</b>							
Test Pits	ea	\$ 500.00	5	\$ 2,500	13	\$ 6,500	\$ 9,000
<b>Section Total</b>				\$ 2,500		\$ 6,500	\$ 9,000
<b>SEWER *</b>							
48" Mainline Sewer	lf	\$ 168.00					
36" Mainline Sewer	lf	\$ 126.00					
24" Mainline Sewer	lf	\$ 65.00					
18" Mainline Sewer	lf	\$ 60.00					
12" Mainline Sewer	lf	\$ 48.00					
10" Mainline Sewer	lf	\$ 35.00					
8" Mainline Sewer	lf	\$ 30.00					
Standard Manhole	ea	\$ 2,775.00					
4" Service Lines	lf	\$ 14.00					
CCTV and Compaction	lf	\$ 2.25					
10" Forced Main	lf	\$ 46.00					
8" Forced Main	lf	\$ 42.50					
6" Forced Main	lf	\$ 37.50					
Lift Station	ea	\$ 500,000.00					
Treatment Facility	ea	\$ 10,000,000.00					
<b>Section Total</b>							

ITEM or DESCRIPTION	UNIT S	UNIT COST	RESIDENTIAL		Phase 10 COMMERCIAL		Total Amount
			QTY	AMOUNT	QTY	AMOUNT	
<b>WATER *</b>							
12" Mainline Water	lf	\$ 38.00					
10" Mainline Water	lf	\$ 33.00					
8" Mainline Water	lf	\$ 28.00					
6" Mainline Water	lf	\$ 23.00					
Double Services	ea	\$ 750.00					
Single Services	ea	\$ 650.00					
Fire Hydrants	ea	\$ 3,700.00					
Blow off Valves	ea	\$ 1,500.00					
Fittings/Valves/Etc.	lf	\$ 16.00					
Pressure Reducing Station	ea	\$ 130,000.00					
Booster Pump Station	ea	\$ 500,000.00					
Water Tank	gal	\$ 0.50					
<b>Section Total</b>							
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>							
1500 Gal. Sand Traps	ea	\$ 3,000.00	15	\$ 45,000	150	\$ 450,000	\$ 495,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	22	\$ 44,000	64	\$ 128,000	\$ 172,000
Manhole	ea	\$ 1,500.00	63	\$ 94,350	363.8	\$ 545,700	\$ 640,050
Seepage Trenches (Excavation)	cy	\$ 4.00	13320	\$ 53,280	77040	\$ 308,160	\$ 361,440
Drain Rock	cy	\$ 40.00	7400	\$ 296,000	42800	\$ 1,712,000	\$ 2,008,000
Sand	cy	\$ 48.00	4440	\$ 213,120	25680	\$ 1,232,640	\$ 1,445,760
Monitor Wells	ea	\$ 400.00	74	\$ 29,600	428	\$ 171,200	\$ 200,800
<b>Section Total</b>				\$ 926,364		\$ 5,421,248	\$ 6,347,632
<b>STORM DRAIN - COLLECTOR ROADS</b>							
1500 Gal. Sand Traps	ea	\$ 3,000.00	2	\$ 6,000	8	\$ 24,000	\$ 30,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	4	\$ 8,000	12	\$ 24,000	\$ 32,000
Manhole	ea	\$ 1,500.00	10	\$ 15,300	34	\$ 51,000	\$ 66,300
12" Pipe	lf	\$ 26.00	942	\$ 24,492	3140	\$ 81,640	\$ 106,132
Seepage Trenches (Excavation)	cy	\$ 4.00	2160	\$ 8,640	7200	\$ 28,800	\$ 37,440
Drain Rock	cy	\$ 40.00	1200	\$ 48,000	4000	\$ 160,000	\$ 208,000
Sand	cy	\$ 44.00	720	\$ 31,680	2400	\$ 105,600	\$ 137,280
Monitor Wells	ea	\$ 400.00	12	\$ 4,800	40	\$ 16,000	\$ 20,800
<b>Section Total</b>				\$ 146,912		\$ 491,040	\$ 637,952
<b>STORM DRAIN - ARTERIAL ROADS</b>							
1500 Gal. Sand Traps	ea	\$ 3,000.00	0	\$ -	1	\$ 3,000	\$ 3,000
1000 Gal. Sand Traps	ea	\$ 2,000.00	0	\$ -	1	\$ 2,000	\$ 2,000
Manhole	ea	\$ 1,500.00	0	\$ -	3	\$ 5,100	\$ 5,100
12" Pipe	lf	\$ 26.00	0	\$ -	314	\$ 8,164	\$ 8,164
Seepage Trenches (Excavation)	cy	\$ 4.00	0	\$ -	720	\$ 2,880	\$ 2,880
Drain Rock	cy	\$ 40.00	0	\$ -	400	\$ 16,000	\$ 16,000
Sand	cy	\$ 44.00	0	\$ -	240	\$ 10,560	\$ 10,560
Monitor Wells	ea	\$ 400.00	0	\$ -	4	\$ 1,600	\$ 1,600
<b>Section Total</b>				\$ -		\$ 49,304	\$ 49,304
<b>PRESSURE IRRIGATION *</b>							
12" PVC	lf	\$ 38.00					
10" PVC	lf	\$ 33.00					
8" PVC	lf	\$ 30.00					
6" PVC	lf	\$ 27.00					
4" PVC	lf	\$ 25.00					
2" PVC	lf	\$ 23.00					
Air Vent/Drain	ea	\$ 375.00					
Service	lot	\$ 375.00					
Fittings	lf	\$ 14.00					
Pump Station	ea	\$ 150,000.00					
<b>Section Total</b>							
<b>UTILITIES</b>							
Joint Trench	lot	\$ 1,850.00	145	\$ 268,250	396	\$ 732,600	\$ 1,000,850
<b>Section Total</b>				\$ 268,250		\$ 732,600	\$ 1,000,850
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>							
Sidewalks - Meandering	sf	\$ 0.95	18949	\$ 18,001	26522	\$ 25,195	\$ 43,197
Sidewalks - 5' along Streets	sf	\$ 3.75	101059	\$ 378,972	503909	\$ 1,889,657	\$ 2,268,629
Curbing	lf	\$ 9.50	20212	\$ 192,012	459994	\$ 4,369,939	\$ 4,561,952
Drop Inlets	ea	\$ 1,000.00	74	\$ 74,000	428	\$ 428,000	\$ 502,000
Stamped Pedestrian Ramps	ea	\$ 700.00	28	\$ 19,600	108	\$ 75,600	\$ 95,200
Monitoring Well Collars	ea	\$ 200.00	74	\$ 14,800	428	\$ 85,600	\$ 100,400
<b>Section Total</b>				\$ 697,366		\$ 6,873,992	\$ 7,571,378

ITEM or DESCRIPTION	UNIT S	UNIT COST	Phase 10				Total Amount
			RESIDENTIAL		COMMERCIAL		
			QTY	AMOUNT	QTY	AMOUNT	
<b>SITE CONCRETE - COLLECTOR ROADS</b>							
Sidewalks - 5' along Streets	sf	\$ 3.75	54000	\$ 202,500	185500	\$ 695,625	\$ 898,125
Curbing	lf	\$ 9.50	10800	\$ 102,600	37100	\$ 352,450	\$ 455,050
Drop Inlets	ea	\$ 1,000.00	12	\$ 12,000	40	\$ 40,000	\$ 52,000
Stamped Pedestrian Ramps	ea	\$ 700.00	16	\$ 11,200	54	\$ 37,800	\$ 49,000
Monitoring Well Collars	ea	\$ 200.00	12	\$ 2,400	40	\$ 8,000	\$ 10,400
<b>Section Total</b>				<b>\$ 330,700</b>		<b>\$ 1,133,875</b>	<b>\$ 1,464,575</b>
<b>SITE CONCRETE - ARTERIAL ROADS</b>							
Sidewalks - 5' along Streets	sf	\$ 3.75	0	\$ -	22500	\$ 84,375	\$ 84,375
Curbing	lf	\$ 9.50	0	\$ -	4500	\$ 42,750	\$ 42,750
Drop Inlets	ea	\$ 1,000.00	0	\$ -	4	\$ 4,000	\$ 4,000
Stamped Pedestrian Ramps	ea	\$ 700.00	0	\$ -	6	\$ 4,200	\$ 4,200
Monitoring Well Collars	ea	\$ 200.00	0	\$ -	4	\$ 800	\$ 800
<b>Section Total</b>				<b>\$ -</b>		<b>\$ 136,125</b>	<b>\$ 136,125</b>
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>							
Excavation	cy	\$ 3.15	23777	\$ 74,897	312772	\$ 985,231	\$ 1,060,128
Asphalt	sf	\$ 0.15	323389	\$ 48,508	5361800	\$ 804,270	\$ 852,778
3/4" Minus (Imported)	sf	\$ 0.70	498727.2	\$ 349,109	5629890	\$ 3,940,923	\$ 4,290,032
6" Minus (Imported)	sf	\$ 0.90	392615	\$ 353,353	5629890	\$ 5,066,901	\$ 5,420,255
Stabalization Fabric	sf	\$ 0.15	323389.4	\$ 48,508	5361800	\$ 804,270	\$ 852,778
Traffic Control	ea	\$ 2,000.00	1	\$ 2,000	1	\$ 2,000	\$ 4,000
Compaction Testing	ea	\$ 2,000.00	1	\$ 2,000	1	\$ 2,000	\$ 4,000
<b>Section Total</b>				<b>\$ 878,377</b>		<b>\$ 11,605,596</b>	<b>\$ 12,483,972</b>
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>							
Excavation	cy	\$ 3.15	12100	\$ 38,115	41566	\$ 130,932	\$ 169,047
Asphalt	sf	\$ 0.90	172800	\$ 155,520	593600	\$ 534,240	\$ 689,760
3/4" Minus (Imported)	sf	\$ 0.70	253800	\$ 177,660	871850	\$ 610,295	\$ 787,955
6" Minus (Imported)	sf	\$ 0.90	199800	\$ 179,820	686350	\$ 617,715	\$ 797,535
Stabalization Fabric	sf	\$ 0.15	172800	\$ 25,920	593600	\$ 89,040	\$ 114,960
Traffic Control	ea	\$ 2,000.00	1	\$ 2,000	0	\$ -	\$ 2,000
Compaction Testing	ea	\$ 2,000.00	1	\$ 2,000	0	\$ -	\$ 2,000
<b>Section Total</b>				<b>\$ 581,035</b>		<b>\$ 1,982,222</b>	<b>\$ 2,563,257</b>
<b>ROAD IMPROVEMENTS - ARTERIAL ROADDS</b>							
Excavation	cy	\$ 3.15	0	\$ -	4244	\$ 13,370	\$ 13,370
Asphalt	sf	\$ 0.90	0	\$ -	62400	\$ 56,160	\$ 56,160
3/4" Minus (Imported)	sf	\$ 0.70	0	\$ -	80400	\$ 56,280	\$ 56,280
6" Minus (Imported)	sf	\$ 0.90	0	\$ -	74400	\$ 66,960	\$ 66,960
Stabalization Fabric	sf	\$ 0.15	0	\$ -	62400	\$ 9,360	\$ 9,360
Traffic Control	ea	\$ 2,000.00	0	\$ -	0.5	\$ 1,000	\$ 1,000
Compaction Testing	ea	\$ 2,000.00	0	\$ -	0.5	\$ 1,000	\$ 1,000
<b>Section Total</b>				<b>\$ -</b>		<b>\$ 204,130</b>	<b>\$ 204,130</b>
<b>STREET AMENITIES</b>							
Street Lights	ea	\$ 850.00	28	\$ 23,964	190	\$ 161,157	\$ 185,121
<b>Section Total</b>				<b>\$ 23,964</b>		<b>\$ 161,157</b>	<b>\$ 185,121</b>
<b>PROJECT SIGNAGE/GATE</b>							
Project Signage/Gate	lot/ea	\$ 85.00	145	\$ 12,325	198	\$ 16,830	\$ 29,155
<b>Section Total</b>				<b>\$ 12,325</b>		<b>\$ 16,830</b>	<b>\$ 29,155</b>
<b>LANDSCAPING</b>							
Common Open Area	sf	\$ 1.00	757944	\$ 757,944	562569	\$ 562,569	\$ 1,320,513
Park Area	sf	\$ 1.25	1109037	\$ 1,386,296	392942	\$ 491,178	\$ 1,877,474
Golf Course	sf	\$ 1.15	0	\$ -	974763	\$ 1,120,977	\$ 1,120,977
<b>Section Total</b>				<b>\$ 2,144,240</b>		<b>\$ 2,174,724</b>	<b>\$ 4,318,965</b>
<b>MISCELLANEOUS</b>							
Miscellaneous	ls		1	\$ 290,000	330000	\$ 330,000	\$ 620,000
<b>Section Total</b>				<b>\$ 290,000</b>		<b>\$ 330,000</b>	<b>\$ 620,000</b>
			Sub-Total:	\$ 7,546,829		\$ 34,080,362	\$ 41,627,191
			15% Contingency:	\$ 1,132,024		\$ 5,112,054	\$ 6,244,079
<b>GRAND TOTAL:</b>	<b>TOTAL:</b>			<b>\$8,678,854</b>		<b>\$39,192,416</b>	<b>\$47,871,269</b>

\* Items calculated as a lump sum due to the fact that their buildout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

ITEM or DESCRIPTION	UNIT S	UNIT COST	Lump Sum Items			Project Total
			QTY	AMOUNT	Total Amount	Total Amount
Developable Acres						5685
Developable SF						247653410
Zoning (R-1, R-2, R-3, R-4 etc.)						
Average Lot/Site Size	sf					
Density	lots/ac					
#Lots/Sites						10068
Total Number of Commercial Lots						1158
Total Number of Residential Lots						8910
# of Phases						14
<b>AGENCY FEES</b>						
City Fees	ph					\$ 262,490
Health Dept. Review	ea	\$ 135.00				\$ 1,890
Final Plat Review	ls					\$ 257,290.00
City/County Fees (Plat & Application)	lot	\$ 105.00				\$ 1,057,098
Highway District Fees	ls					\$ 278,490
Highway Impact Fees						\$ 5,412,840
City Inspection Fees	ls					\$ 1,258,450
City Sewer Review	ea	\$ 2,500.00				\$ 35,000
<b>Section Total</b>						<b>\$ 17,316,048</b>
<b>DESIGN ENGINEERING/CONSULTING</b>						
Engineering/Consulting	lot	\$ 1,210.00				\$ 12,181,796
<b>Section Total</b>						<b>\$ 12,181,796</b>
<b>CONSULTANTS</b>						
Consultant Fees	ea					\$ 5,787,676
<b>Section Total</b>						<b>\$ 5,787,676</b>
<b>SITE PREPARATION</b>						
Site Clear and Grub	ac	\$ 400.00				\$ 2,274,136
<b>Section Total</b>						<b>\$ 2,274,136</b>
<b>GRADING</b>						
Site Rough Grading/Berming	cy	\$ 3.00				\$ 25,290,300
<b>Section Total</b>						<b>\$ 25,290,300</b>
<b>DRAIN FIELDS</b>						
Test Pits	ea	\$ 500.00				\$ 167,500
<b>Section Total</b>						<b>\$ 167,500</b>
<b>SEWER *</b>						
48" Mainline Sewer	lf	\$ 168.00	15927	\$ 2,675,803	\$ 2,675,803	\$ 2,675,803
36" Mainline Sewer	lf	\$ 126.00	27873	\$ 3,511,992	\$ 3,511,992	\$ 3,511,992
24" Mainline Sewer	lf	\$ 65.00	35837	\$ 2,329,382	\$ 2,329,382	\$ 2,329,382
18" Mainline Sewer	lf	\$ 60.00	94511	\$ 5,670,648	\$ 5,670,648	\$ 5,670,648
12" Mainline Sewer	lf	\$ 48.00	141766	\$ 6,804,778	\$ 6,804,778	\$ 6,804,778
10" Mainline Sewer	lf	\$ 35.00	324920	\$ 11,372,190	\$ 11,372,190	\$ 11,372,190
8" Mainline Sewer	lf	\$ 30.00	324920	\$ 9,747,591	\$ 9,747,591	\$ 9,747,591
Standard Manhole	ea	\$ 2,775.00	3073	\$ 8,528,066	\$ 8,528,066	\$ 8,528,066
4" Service Lines	lf	\$ 14.00	485525	\$ 6,797,343	\$ 6,797,343	\$ 6,797,343
CCTV and Compaction	lf	\$ 2.25	1481278	\$ 3,332,875	\$ 3,332,875	\$ 3,332,875
10" Forced Main	lf	\$ 46.00	9000	\$ 414,000	\$ 414,000	\$ 414,000
8" Forced Main	lf	\$ 42.50	15000	\$ 637,500	\$ 637,500	\$ 637,500
6" Forced Main	lf	\$ 37.50	6000	\$ 225,000	\$ 225,000	\$ 225,000
Lift Station	ea	\$ 500,000.00	21	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000
Treatment Facility	ea	\$ 10,000,000.00	1	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000
<b>Section Total</b>				<b>\$ 82,547,167</b>	<b>\$ 82,547,167</b>	<b>\$ 82,547,167</b>

ITEM or DESCRIPTION	UNIT S	UNIT COST	Lump Sum Items		Project Total	
			QTY	AMOUNT	Total Amount	Total Amount
<b>WATER *</b>						
12" Mainline Water	lf	\$ 38.00	101615	\$ 3,861,351	\$ 3,861,351	\$ 3,861,351
10" Mainline Water	lf	\$ 33.00	88995	\$ 2,936,835	\$ 2,936,835	\$ 2,936,835
8" Mainline Water	lf	\$ 28.00	775144	\$ 21,704,029	\$ 21,704,029	\$ 21,704,029
6" Mainline Water	lf	\$ 23.00	259109	\$ 5,959,496	\$ 5,959,496	\$ 5,959,496
Double Services	ea	\$ 750.00	3142	\$ 2,356,125	\$ 2,356,125	\$ 2,356,125
Single Services	ea	\$ 650.00	3785	\$ 2,459,990	\$ 2,459,990	\$ 2,459,990
Fire Hydrants	ea	\$ 3,700.00	477	\$ 1,764,900	\$ 1,764,900	\$ 1,764,900
Blow off Valves	ea	\$ 1,500.00	50	\$ 75,000	\$ 75,000	\$ 75,000
Fittings/Valves/Etc.	lf	\$ 16.00	1224862	\$ 19,597,790	\$ 19,597,790	\$ 19,597,790
Pressure Reducing Station	ea	\$ 130,000.00	3	\$ 390,000	\$ 390,000	\$ 390,000
Booster Pump Station	ea	\$ 500,000.00	3	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Water Tank	gal	\$ 0.50	3000000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
<b>Section Total</b>				\$ 64,105,516	\$ 64,105,516	\$ 64,105,516
<b>STORM DRAIN - LOCAL ROADS/SITE/PARKING</b>						
1500 Gal. Sand Traps	ea	\$ 3,000.00				\$ 2,469,000
1000 Gal. Sand Traps	ea	\$ 2,000.00				\$ 1,482,000
Manhole	ea	\$ 1,500.00				\$ 3,988,200
Seepage Trenches (Excavation)	cy	\$ 4.00				\$ 2,252,160
Drain Rock	cy	\$ 40.00				\$ 12,512,000
Sand	cy	\$ 48.00				\$ 9,088,640
Monitor Wells	ea	\$ 400.00				\$ 1,251,200
<b>Section Total</b>						\$ 39,347,440
<b>STORM DRAIN - COLLECTOR ROADS</b>						
1500 Gal. Sand Traps	ea	\$ 3,000.00				\$ 147,000
1000 Gal. Sand Traps	ea	\$ 2,000.00				\$ 144,000
Manhole	ea	\$ 1,500.00				\$ 308,550
12" Pipe	lf	\$ 26.00				\$ 493,922
Seepage Trenches (Excavation)	cy	\$ 4.00				\$ 174,240
Drain Rock	cy	\$ 40.00				\$ 968,800
Sand	cy	\$ 44.00				\$ 638,880
Monitor Wells	ea	\$ 400.00				\$ 96,800
<b>Section Total</b>						\$ 2,971,392
<b>STORM DRAIN - ARTERIAL ROADS</b>						
1500 Gal. Sand Traps	ea	\$ 3,000.00				\$ 93,000
1000 Gal. Sand Traps	ea	\$ 2,000.00				\$ 92,000
Manhole	ea	\$ 1,500.00				\$ 196,350
12" Pipe	lf	\$ 26.00				\$ 314,314
Seepage Trenches (Excavation)	cy	\$ 4.00				\$ 110,889
Drain Rock	cy	\$ 40.00				\$ 616,000
Sand	cy	\$ 44.00				\$ 406,560
Monitor Wells	ea	\$ 400.00				\$ 61,600
<b>Section Total</b>						\$ 1,890,704
<b>PRESSURE IRRIGATION *</b>						
12" PVC	lf	\$ 38.00	0	\$ -	\$ -	\$ -
10" PVC	lf	\$ 33.00	28931	\$ 954,726	\$ 954,726	\$ 954,726
8" PVC	lf	\$ 30.00	0	\$ -	\$ -	\$ -
6" PVC	lf	\$ 27.00	7000	\$ 189,000	\$ 189,000	\$ 189,000
4" PVC	lf	\$ 25.00	0	\$ -	\$ -	\$ -
2" PVC	lf	\$ 23.00	151014	\$ 3,473,322	\$ 3,473,322	\$ 3,473,322
Air Vent/Drain	ea	\$ 375.00	50	\$ 18,750	\$ 18,750	\$ 18,750
Service	lot	\$ 375.00	10068	\$ 3,775,350	\$ 3,775,350	\$ 3,775,350
Fittings	lf	\$ 14.00	186945.1	\$ 2,617,231	\$ 2,617,231	\$ 2,617,231
Pump Station	ea	\$ 150,000.00	1	\$ 150,000	\$ 150,000	\$ 150,000
<b>Section Total</b>				\$ 11,178,380	\$ 11,178,380	\$ 11,178,380
<b>UTILITIES</b>						
Joint Trench	lot	\$ 1,850.00				\$ 18,625,060
<b>Section Total</b>						\$ 18,625,060
<b>SITE CONCRETE - LOCAL ROADS/PARKING</b>						
Sidewalks - Meandering	sf	\$ 0.95				\$ 347,241
Sidewalks - 5' along Streets	sf	\$ 3.75				\$ 27,782,676
Curbing	lf	\$ 9.50				\$ 24,596,816
Drop Inlets	ea	\$ 1,000.00				\$ 3,128,000
Stamped Pedestrian Ramps	ea	\$ 700.00				\$ 1,428,700
Monitoring Well Collars	ea	\$ 200.00				\$ 625,600
<b>Section Total</b>						\$ 57,909,033

ITEM or DESCRIPTION	UNIT S	UNIT COST	Lump Sum Items		Project Total
			QTY	AMOUNT	Total Amount
<b>SITE CONCRETE - COLLECTOR ROADS</b>					
Sidewalks - 5' along Streets	sf	\$ 3.75			\$ 4,032,938
Curbing	lf	\$ 9.50			\$ 2,043,355
Drop Inlets	ea	\$ 1,000.00			\$ 242,000
Stamped Pedestrian Ramps	ea	\$ 700.00			\$ 215,600
Monitoring Well Collars	ea	\$ 200.00			\$ 48,400
<b>Section Total</b>					<b>\$ 6,582,293</b>
<b>SITE CONCRETE - ARTERIAL ROADS</b>					
Sidewalks - 5' along Streets	sf	\$ 3.75			\$ 4,849,908
Curbing	lf	\$ 9.50			\$ 2,355,953
Drop Inlets	ea	\$ 1,000.00			\$ 154,000
Stamped Pedestrian Ramps	ea	\$ 700.00			\$ 248,400
Monitoring Well Collars	ea	\$ 200.00			\$ 30,800
<b>Section Total</b>					<b>\$ 7,437,059</b>
<b>ROAD IMPROVEMENTS - LOCAL ROADS/PARKING</b>					
Excavation	cy	\$ 3.15			\$ 7,539,138
Asphalt	sf	\$ 0.15			\$ 5,422,493
3/4" Minus (Imported)	sf	\$ 0.70			\$ 33,025,619
6" Minus (Imported)	sf	\$ 0.90			\$ 36,928,309
Stabilization Fabric	sf	\$ 0.15			\$ 5,422,493
Traffic Control	ea	\$ 2,000.00			\$ 28,000
Compaction Testing	ea	\$ 2,000.00			\$ 28,000
<b>Section Total</b>					<b>\$ 88,394,052</b>
<b>ROAD IMPROVEMENTS - COLLECTOR ROADS</b>					
Excavation	cy	\$ 3.15			\$ 759,088
Asphalt	sf	\$ 0.90			\$ 3,097,296
3/4" Minus (Imported)	sf	\$ 0.70			\$ 3,538,231
6" Minus (Imported)	sf	\$ 0.90			\$ 3,581,249
Stabilization Fabric	sf	\$ 0.15			\$ 516,216
Traffic Control	ea	\$ 2,000.00			\$ 20,000
Compaction Testing	ea	\$ 2,000.00			\$ 20,000
<b>Section Total</b>					<b>\$ 11,532,079</b>
<b>ROAD IMPROVEMENTS - ARTERIAL ROADS</b>					
Excavation	cy	\$ 3.15			\$ 736,821
Asphalt	sf	\$ 0.90			\$ 3,094,978
3/4" Minus (Imported)	sf	\$ 0.70			\$ 3,101,591
6" Minus (Imported)	sf	\$ 0.90			\$ 3,690,166
Stabilization Fabric	sf	\$ 0.15			\$ 515,830
Traffic Control	ea	\$ 2,000.00			\$ 20,000
Compaction Testing	ea	\$ 2,000.00			\$ 20,000
<b>Section Total</b>					<b>\$ 11,179,384</b>
<b>STREET AMENITIES</b>					
Street Lights	ea	\$ 850.00			\$ 1,533,083
<b>Section Total</b>					<b>\$ 1,533,083</b>
<b>PROJECT SIGNAGE/GATE</b>					
Project Signage/Gate	lot/ea	\$ 85.00			\$ 806,535
<b>Section Total</b>					<b>\$ 806,535</b>
<b>LANDSCAPING</b>					
Common Open Area	sf	\$ 1.00			\$ 13,459,117
Park Area	sf	\$ 1.25			\$ 5,664,494
Golf Course	sf	\$ 1.15			\$ 18,402,260
<b>Section Total</b>					<b>\$ 37,525,871</b>
<b>MISCELLANEOUS</b>					
Miscellaneous	ls	1			\$ 5,685,340
<b>Section Total</b>					<b>\$ 5,685,340</b>
		Sub-Total:	\$ 157,831,063	\$ 157,831,063	\$ 512,267,853
		15% Contingency:	\$ 23,674,659	\$ 23,674,659	\$ 76,840,178
<b>GRAND TOTAL:</b>		<b>TOTAL:</b>	<b>\$181,505,722</b>	<b>\$181,505,722</b>	<b>\$589,108,031</b>

\* Items calculated as a lump sum due to the fact that their buildout does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

**- GENERAL ASSUMPTIONS:**

Costs are estimated on a per phase basis as displayed on Exhibit M – master phasing plan.

All unit costs are based on one or more: recent local contractor prices, "Means CostWorks 2006" estimating software.

All quantity assumptions are made based on estimates of similarly zoned projects for which layouts and or construction documents have been completed.

Developable Acres: Acreages and Zoning from M3 Exhibit C

Average Lot Size/Building Size:

AR=4.7 acres

RE=1.8 acres

R-1=37000 sf

R-2=17000 sf

R-3=10000 sf

R-4=8000 sf

All Residential sf areas are based on City of Eagle Codes & Standards.

All Commercial, Mixed Use, Village Center & School sites are approximated by an average size of 20000 sf based on similar site layouts estimated for other projects.

# of Phases: This number is used primarily for agency fees and used to divide cost between multiple zones in the same phase.

**- AGENCY FEES**

City Fees=\$400+25/lot

Final Plat Review=400/phase+25/lot

Highway District Fees=\$400/phase+\$0.30/lf of new roadway

Highway Dist. Impact Fees: based on 2006 impact fee schedule

Single Family Homes=approx \$1200

Commercial Fees vary. \$3000/site used as an approximate average. This number will vary based on the type of commercial use.

**- CONSULTANTS**

Prices are per phase based on an average price per acre. It is assumed that each of these line items will be completed separately with each phase.

Quantities may vary significantly based on the nature of the project.

**- GRADING**

This project site will require large quantities of site rough grading, a quantity that is difficult to estimate at this stage of design/development.

For this estimate the following basic assumptions were made:

Engineering/Consulting

Areas zoned R2, R3, R4, COMM, MU, VC and Schools will require approximately 2500 cy of grading per acre.

Areas in the valley bottoms require less grading. Assumed to be 500 cy of grading per acre for this estimate.

**- DRAIN FIELDS**

One (1) test Pit per 30 lots

- SEWER, WATER & PRESSURE IRRIGATION items are calculated as a lump sum due to the fact that their build out does not directly follow the phasing plan. Storage, piping network, treatment, etc. outside of the individual phase may be required to adequately serve an individual phase.

**- SEWER**

Based on Preliminary Wastewater Plan Exhibit O

A gravity wastewater line will be installed for every linear foot of roadway.



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Gravity Main as shown on Exhibit O will be:

20% - 48"

35% - 36"

45% - 24" PVC pipe.

A Gravity line will follow all arterial and collector roadways.

40% is 18"

60% is 12"

A gravity line will follow all roadways not accounted for above.

50% is 10"

50% is 8"

One (1) Standard Manhole per 300 lf of pipe

Service lines: 35 lf per residence, 150 lf per commercial site.

Forced Main as shown on Exhibit O

30% - 10" C900 PVC

50% - 8" C900 PVC

20% - 6" C900 PVC

Lift Station – average cost of \$500,000 each and quantity as shown on Exhibit O. Cost will vary significantly based on service areas being served.

Treatment Facility – cost of \$5M is not a project or site specific estimate. This does not include engineering fees for the design of the facility.

- WATER

Based on Preliminary Potable Water Plan Exhibit N

A gravity wastewater line will be installed for every linear foot of roadway.

12" mainline water for every lf of Arterial Roadway.

10" mainline water for every lf of Collector Roadway

8" mainline water for every lf of Local Roadway

35 lf 6" water per fire hydrant + 25 lf 6" water per water service

Services

Double Services used for areas zoned R3 & R4

One (1) Single Services used per lot/site for all others.

Fire Hydrants: one (1) per 400 lf of water main

Blow off Valves: rough estimate

Fittings/Valves/Etc: per lf cost based on previous developments

Pressure Reducing Station & Booster Pump Station: 3 each; cost of \$100k each is a rough estimate.

Water Tank: Three (3) at 1M gal each based on Exhibit N.

Rough estimate of quantity and price. Price will vary based on the size of each individual tank.

- STORM DRAIN

For the purpose of this cost estimate, it is assumed that all water will be treated using seepage trenches. It is assumed that all seepage trenches will be 120'x9'x10'. Due to the fact that areas of this development are in a flood zone, drainage ponds and interconnecting pipe will be required in some areas and that will affect overall cost for storm drain.

Sand Traps

Residential: Approx. one (1) per 4-8 acres depending on zoning & density for local areas.

40% - 1500 Gal

60% - 1000 Gal

Commercial: Approx. one (1) per 1.5 acres

70% - 1500 gal

60% - 100 gal

One (1) per 900 lf of Collector & Arterial Roadway. Same allocation as residential above.



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Manhole: 1.7 per seepage trench  
12" pipe: 157 lf per seepage trench  
Drain Rock: 120'x9'x5'  
Sand: 120'x9'x3'

Monitor Wells: 2 per seepage trench  
- PRESSURE IRRIGATION

A non potable pressure irrigation line will be run from the wastewater treatment plant to the golf course (10") following the road between phases 3 and 6. A 6" line will tee into that line and run through the village center to the schools, parks, and golf course in that area. For this estimate, it is assumed that only one (1) pump station will be required for the pressure irrigation.

2" PVC lines for all residential and commercial lots will be connected to the potable water supply.

- SITE CONCRETE

Local Residential

Sidewalk – a 5' wide sidewalk borders all roads on both sides. 0.50% of open area will be covered with sidewalks that are "meandering".

Drop Inlets – two (2) per seepage trench

Stamped Pedestrian Ramps: approx two (2) per 700 lf of roadway.

Local Commercial

Sidewalk – 3.69% of Developable SF of commercial. 5.0% is Meandering.

Curbing (lf) – 3.2% of Developable SF of commercial.

Drop Inlets – two (2) per seepage trench

Stamped Pedestrian Ramps: approx two (2) per 8500 lf of curbing.

Collector & Arterial Roads

Sidewalk – 5' wide along street.

Stamped Pedestrian Ramps: same as Local Residential

- ROAD IMPROVEMENTS

Local Residential

Excavation: 0.5' for ¾" minus area. 1.0' for pit run area.

Asphalt: 32' wide roads. Area calculated as follows:

Centerline length of street = (Dev. SF – Common Open Area – Building Pad Sites)/50 Right-of-Way section

¾" minus = assumes 6" under roadway and sidewalks (5% shrinkage)

Pit Run = 1.0' under roadway (5% shrinkage)

Local Commercial

Excavation: same as Local Residential

Asphalt: approx 42% of Developable area.

¾" & Pit Run under asphalt (5% shrinkage)

Collector Roads

32' wide pavement section measured from exhibit

Excavation & Gravel area: same as local roadway

Arterial Roads

52' wide pavement section measured from exhibit.

Excavation & Gravel area: same as local roadway

- STREET AMENITIES

Street Lights: One (1) per 550 lf of roadway

- LANDSCAPING

Varies per site and/or phase. Total open space for project including common area, parks, and golf course is approximately 10% of total area.

- MISCELLANEOUS

\$1000 per lot.