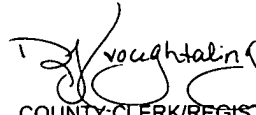


COUNTER PP C.E. P  
VERIFY PP D.E. P  
PROOF 04  
FEES \$ 208.00  
CHECK# \_\_\_\_\_  
CHG COP CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

2019-15805

07/19/2019 11:56:48 AM

  
COUNTY CLERK/REGISTER OF DEEDS



(Space above line for recording information)

**FIRST AMENDMENT  
TO  
370 NORTH  
SUBDIVISION AGREEMENT**

This First Amendment to the 370 North Subdivision Agreement (hereinafter "First Amendment"), which is made this 7<sup>th</sup> day of May, 2019 ("Effective Date") by and between **370 NORTH, LLC**, a Nebraska limited liability company and **DOWD GRAIN COMPANY, INC.**, a Nebraska corporation (hereinafter collectively referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 307 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as "DISTRICT"), and the **CITY OF PAPILLION, NEBRASKA**, a municipal corporation (hereinafter referred to as "CITY"), amends and modifies the 370 North Subdivision Agreement approved by the Papillion City Council via Resolution No. R17-0044 and on March 21, 2017.

**RECITALS**

DEVELOPER, DISTRICT, and CITY entered into a subdivision agreement (the "Original Subdivision Agreement"), dated March 21, 2018, with respect to Lots 1 through 17, inclusive, and Outlots A through E of the development to be known as 370 North ("370 North"); and

DEVELOPER has requested CITY to approve a specific replatting of Lot 15, 370 North into Lots 1 through 7, inclusive, 370 North Replat Two ("Replat Two"); and

DEVELOPER, DISTRICT, and CITY wish to identify that the Public Improvements identified within the Source and Use of Funds attached to the Original Subdivision Agreement as the first phase of the Public Improvements serving the Development Area ("Phase One") and to update the Costs attributable to Phase One based on the actual construction costs incurred; and

DEVELOPER, DISTRICT, and CITY wish to identify certain Public Improvements that will be required to serve Replat Two, which shall constitute a second phase of the Public Improvement serving the Development Area ("Phase Two"); and

DEVELOPER, DISTRICT, and CITY wish to agree upon the manner and the extent to which public funds may be expended in connection with the Public Improvements for Phase One

and Phase 2 and the extent to which the contemplated Public Improvements shall specifically benefit property in the Development Area, and adjacent thereto, and to what extent the Cost of the same shall be specially assessed.

**NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:**

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Original Subdivision Agreement as modified or amended by this First Amendment.
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Original Subdivision Agreement.
3. Area of Application. This First Amendment applies to: (1) Lots 1 – 7, inclusive, Lot 10 – 14, inclusive, and Outlots A – E, inclusive, 370 North, Lots 16 – 17, inclusive, 370 North; (2) Lots 1 – 2, inclusive, 370 North Replat One; and (3) Lots 1 – 7, inclusive, 370 North Replat Two.
4. Amendments. The Original Subdivision Agreement terms are hereby amended as follows:

- A. Section 10(J) is hereby rescinded in its entirety and replaced to read as follows:

One Call Services.

- (1) CITY shall provide public sanitary sewer line locating services as well as any other utilities that CITY or DISTRICT is responsible for after DISTRICT provides as-built drawings on state plane coordinates for all utilities owned and located within the Development Area. Such as-built drawings shall be provided as an Auto-CAD file in addition to hard copy. DISTRICT shall timely pay to CITY a corresponding fee at the rate established in the Master Fee Schedule for locates that are reasonably required and performed by CITY within the Development Area as received over the One Call System, as invoiced by CITY.
  - (2) CITY shall invoice DISTRICT for the required payment for services on an annual basis and DISTRICT shall have 30 days in which to make payment after receiving such invoice. CITY shall maintain records of all costs incurred within the Development Area for locating services and DISTRICT shall have the right to audit and review such records at any time to assure that such records are accurate.
5. Exhibit Modifications. The Agreement exhibits referenced herein or attached hereto, which are hereby incorporated into this First Amendment and the

Agreement by this reference, are hereby rescinded, modified, and/or added as follows:

- A. Exhibit D, and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit D-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
  - B. Exhibit E, and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit E-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
  - C. Exhibit F, and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit F-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
  - D. Exhibit G, and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit G-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
  - E. Exhibit H, and all references thereto, are hereby rescinded in their entirety and replaced with Exhibit H-1, which is attached hereto and which is hereby incorporated into the Agreement by this reference.
6. No Other Amendment. Except as specifically modified or amended by this First Amendment, the Original Subdivision Agreement shall remain in full force and effect.
7. Binding Effect. This First Amendment shall be binding upon the Parties hereto, their respective successors, and assigns in the same manner and to the same extent as the Original Subdivision Agreement.

*(Signatures on following pages.)*

ATTEST:

THE CITY OF PAPILLION, NEBRASKA

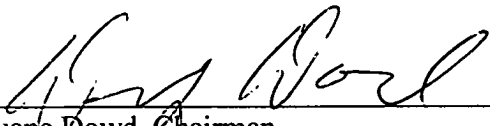
Nicole L. Brown  
Nicole L. Brown, City Clerk

David P. Black  
David P. Black, Mayor

SEAL:



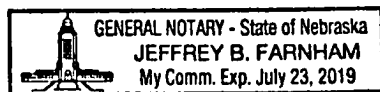
SANITARY AND IMPROVEMENT DISTRICT  
NO. 307 OF SARPY COUNTY, NEBRASKA

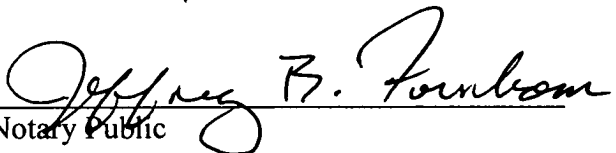
By   
Duane Dowd, Chairman

STATE OF NEBRASKA     )  
                                      )  
COUNTY OF SARPY     )     ss.

Before me, a notary public, in and for said county and state, personally came Duane Dowd, Chairman of Sanitary and Improvement District No. 307 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 17<sup>th</sup> day of April, 2019.



  
Notary Public

DEVELOPER:

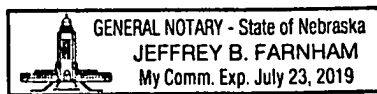
370 North, LLC,  
a Nebraska limited liability company

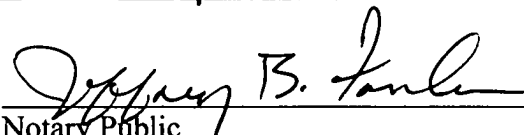
By   
Duane Dowd, Manager

STATE OF NEBRASKA     )  
                                      )     ss.  
COUNTY OF SARPY     )

Before me, a notary public, in and for said county and state, personally came Duane Dowd, Manager of 370 NORTH, LLC a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such company.

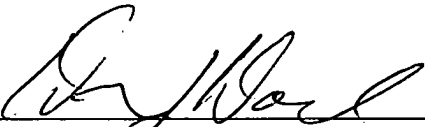
Witness my hand and Notarial Seal this 17<sup>th</sup> day of April, 2019.



  
Notary Public

DEVELOPER:

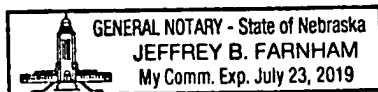
Dowd Grain Company, Inc.,  
a Nebraska corporation

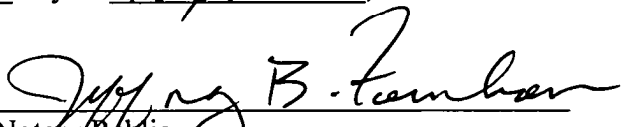
By   
Duane Dowd, President

STATE OF NEBRASKA     )  
                                      )     ss.  
COUNTY OF SARPY     )

Before me, a notary public, in and for said county and state, personally came Duane Dowd, President of Dowd Grain Company, Inc., a Nebraska corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such corporation.

Witness my hand and Notarial Seal this 17<sup>th</sup> day of April, 2019.



  
Notary Public

**SUBDIVISION AGREEMENT AMENDMENT  
TABLE OF CONTENTS**

**INTRODUCTION STATEMENT**

**RECITALS**

<b>SECTION</b>	<b>1</b>	<b>Incorporation of Recitals</b>
	<b>2</b>	<b>Capitalized Terms</b>
	<b>3</b>	<b>Area of Application</b>
	<b>4</b>	<b>Amendments</b>
	<b>5</b>	<b>Exhibit Modifications</b>
	<b>6</b>	<b>No Other Amendment</b>
	<b>7</b>	<b>Binding Effect</b>

**EXHIBITS:**

<b>D-1</b>	<b>Streets and Walks</b>
<b>E-1</b>	<b>Storm Sewers</b>
<b>F-1</b>	<b>Sanitary Sewer</b>
<b>G-1</b>	<b>Grading and Erosion Control Plan</b>
<b>H-1</b>	<b>Source and Use of Funds</b>

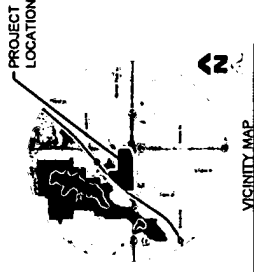


# 370 NORTH

LOTS 1 THROUGH 14 AND OUTLOTS A THROUGH E, 370 NORTH, AND  
LOTS 1 THROUGH 7, 370 NORTH REPLAT TWO  
SARPY COUNTY, NEBRASKA



370 North



VICINITY MAP

**LEGEND**

	PROPOSED STREET
	PROPOSED LOT
	PROPOSED EASEMENT
	PROPOSED EASEMENT

**NOTES**

1. THIS PLAN IS A REPLAT OF THE 370 NORTH SUBDIVISION, SARPY COUNTY, NEBRASKA, AS SHOWN ON THE 1998 PLAT.
2. THE TOTAL AREA OF THE 370 NORTH SUBDIVISION IS 1.17 ACRES.
3. THE TOTAL AREA OF THE 370 NORTH REPLAT TWO IS 0.17 ACRES.
4. THE TOTAL AREA OF THE 370 NORTH SUBDIVISION AND REPLAT TWO IS 1.34 ACRES.
5. THE TOTAL AREA OF THE 370 NORTH SUBDIVISION AND REPLAT TWO IS 1.34 ACRES.

SUBDIVIDER	ENGINEER	LEGAL DESCRIPTION
TD2 Engineering, Inc.	TD2 Engineering, Inc.	370 NORTH, SARPY COUNTY, NEBRASKA

Lot	Area	Owner
1	0.17	TD2
2	0.17	TD2
3	0.17	TD2
4	0.17	TD2
5	0.17	TD2
6	0.17	TD2
7	0.17	TD2
8	0.17	TD2
9	0.17	TD2
10	0.17	TD2
11	0.17	TD2
12	0.17	TD2
13	0.17	TD2
14	0.17	TD2

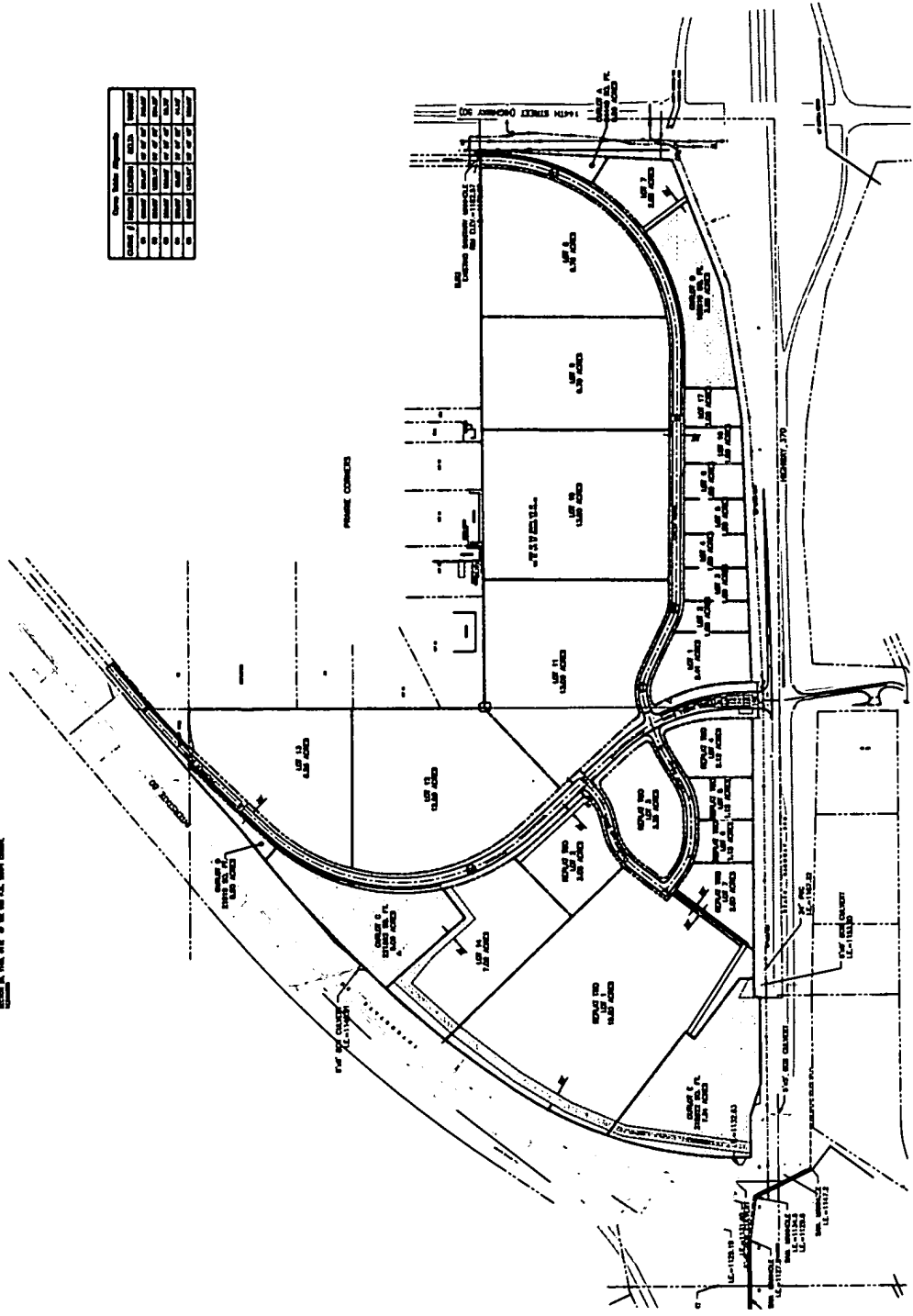
370 North, LLC

Lot	Area	Owner
1	0.17	TD2
2	0.17	TD2
3	0.17	TD2
4	0.17	TD2
5	0.17	TD2
6	0.17	TD2
7	0.17	TD2
8	0.17	TD2
9	0.17	TD2
10	0.17	TD2
11	0.17	TD2
12	0.17	TD2
13	0.17	TD2
14	0.17	TD2

370 North, LLC

Streets and Walks

Exhibit D-1



# 370 NORTH

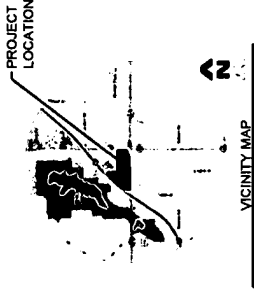
LOTS 1 THROUGH 14 AND OUTLOTS A THROUGH E, 370 NORTH; AND  
LOTS 1 THROUGH 7, 370 NORTH REPLAT TWO  
SARPY COUNTY, NEBRASKA



TD2 Engineering & Surveying  
10030 Old Mill Rd  
Omaha, NE 68154  
P: 402.330.2800 www.td2inc.com

370 North

370 North, LLC



VICINITY MAP



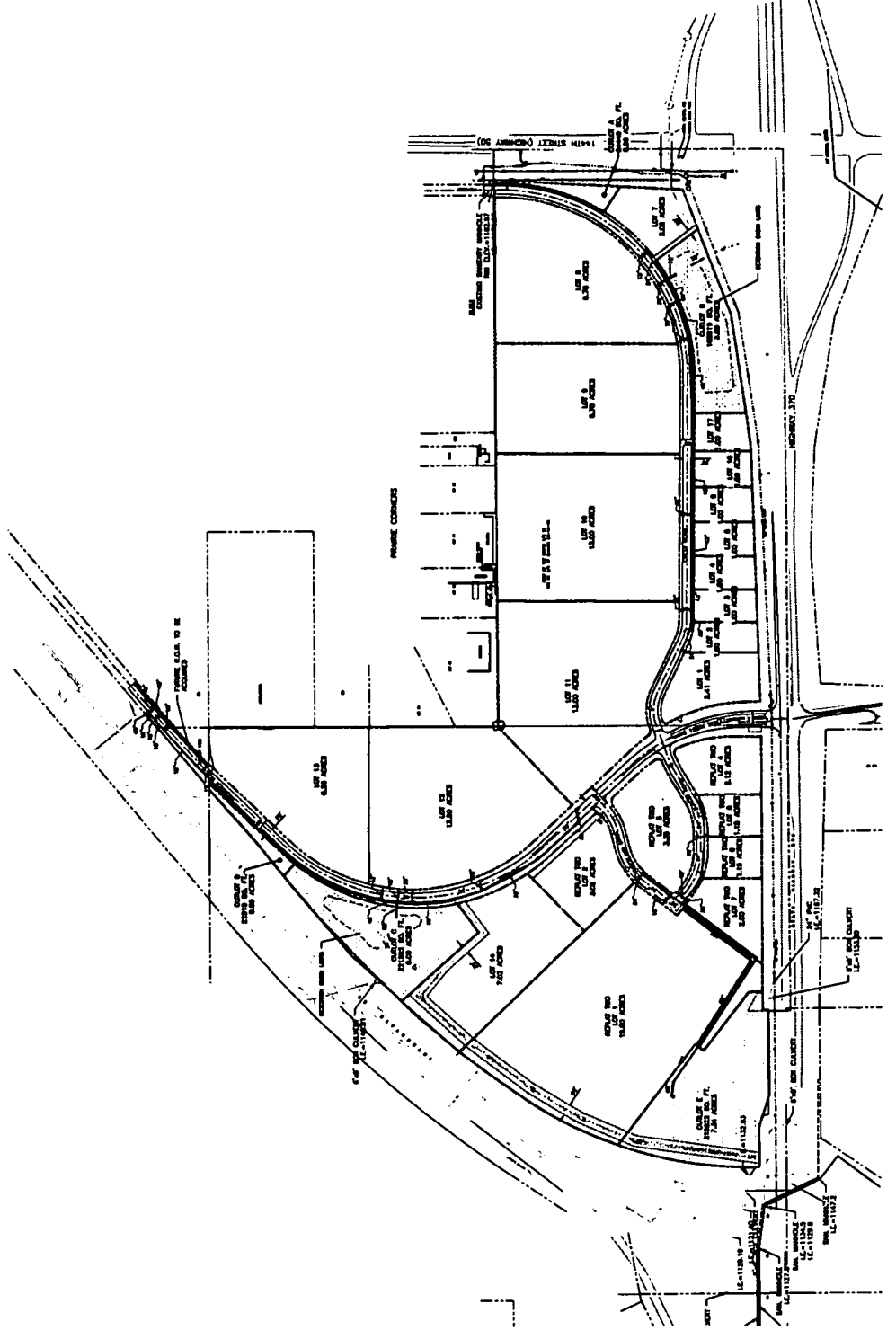
**LEGEND**

	PROPOSED BOUNDARY
	PROPOSED STREET
	PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY

**NOTES**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY DATA PROVIDED BY THE SUBMITTER.
3. THE SUBMITTER WARRANTS THAT THE DATA PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE.
4. THE ENGINEER HAS REVIEWED THE DATA AND HAS FOUND IT TO BE SUFFICIENT FOR THE PURPOSES OF THIS PLAN.
5. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA PROVIDED BY THE SUBMITTER.
6. THE ENGINEER HAS REVIEWED THE PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE NEBRASKA SUBDIVISION ACT.
7. THE ENGINEER HAS REVIEWED THE PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE NEBRASKA EASEMENT ACT.
8. THE ENGINEER HAS REVIEWED THE PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE NEBRASKA RIGHT-OF-WAY ACT.

<b>SUBMITTER</b>	370 NORTH, LLC
<b>ENGINEER</b>	TD2 Engineering & Surveying
<b>LEGAL DESCRIPTION</b>	LOTS 1 THROUGH 14 AND OUTLOTS A THROUGH E, 370 NORTH; AND LOTS 1 THROUGH 7, 370 NORTH REPLAT TWO, SARPY COUNTY, NEBRASKA



No.	Description	Map Sheet No.
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

Drawn by: JLD  
Reviewed by: JLD  
Map No.: 1234567  
Date: 12-15-18

Storm Sewers

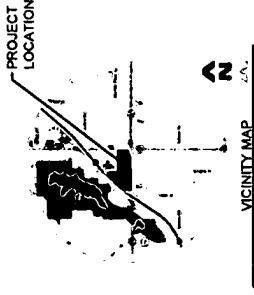
Exhibit E-1

# 370 NORTH

LOTS 1 THROUGH 14 AND OUTLOTS A THROUGH E, 370 NORTH; AND  
LOTS 1 THROUGH 7, 370 NORTH REPLAT TWO  
SARPY COUNTY, NEBRASKA

**TD2**  
Engineering & Surveying, Inc.  
10038 Old Mill Rd  
Omaha, NE 68154  
402.333.0000 www.td2inc.com

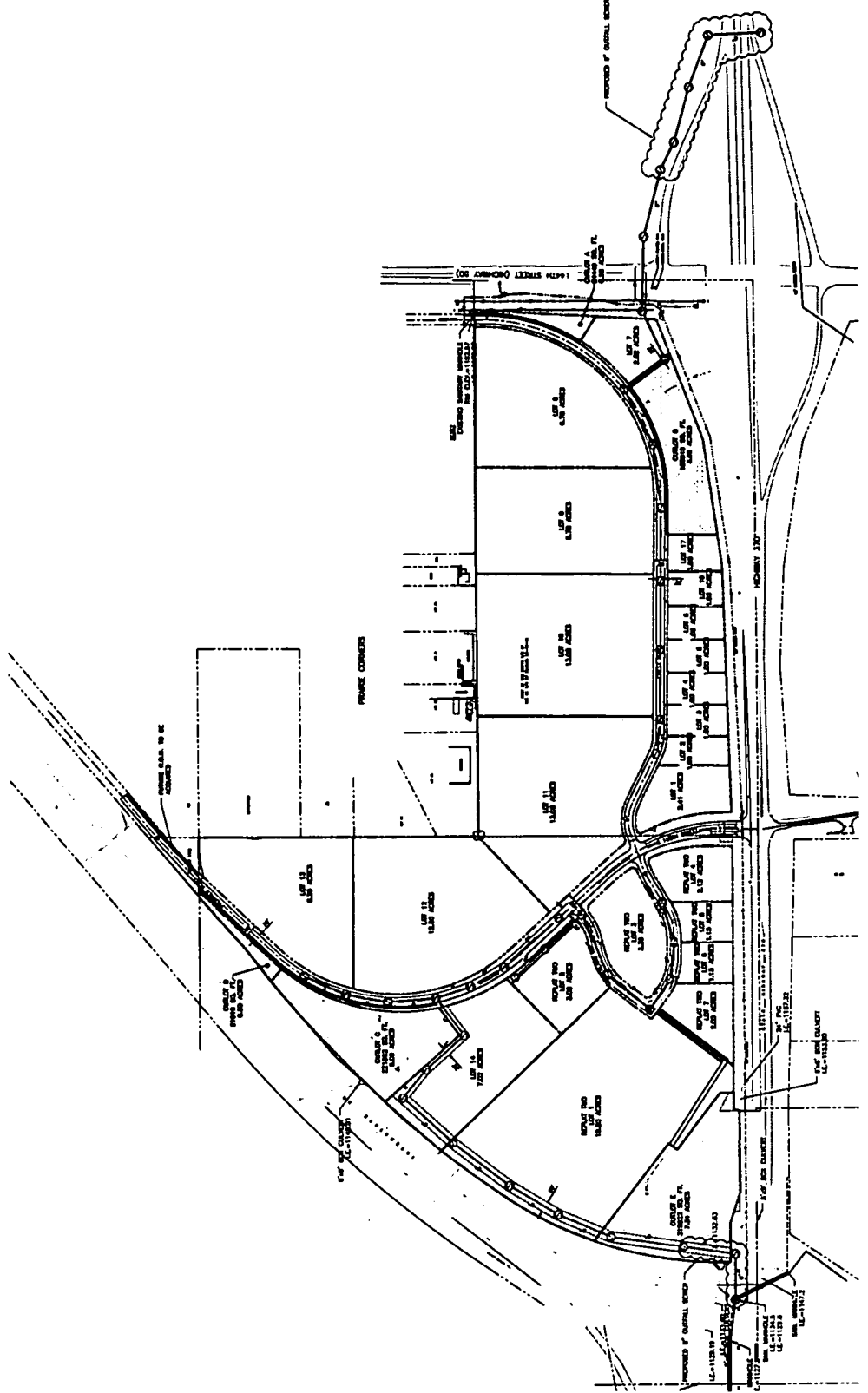
370 North



NOTES

1. ALL LOTS ARE TO BE REPLATED.
2. ALL LOTS ARE TO BE REPLATED.
3. ALL LOTS ARE TO BE REPLATED.
4. ALL LOTS ARE TO BE REPLATED.
5. ALL LOTS ARE TO BE REPLATED.
6. ALL LOTS ARE TO BE REPLATED.
7. ALL LOTS ARE TO BE REPLATED.
8. ALL LOTS ARE TO BE REPLATED.
9. ALL LOTS ARE TO BE REPLATED.
10. ALL LOTS ARE TO BE REPLATED.
11. ALL LOTS ARE TO BE REPLATED.
12. ALL LOTS ARE TO BE REPLATED.
13. ALL LOTS ARE TO BE REPLATED.
14. ALL LOTS ARE TO BE REPLATED.
15. ALL LOTS ARE TO BE REPLATED.
16. ALL LOTS ARE TO BE REPLATED.
17. ALL LOTS ARE TO BE REPLATED.
18. ALL LOTS ARE TO BE REPLATED.
19. ALL LOTS ARE TO BE REPLATED.
20. ALL LOTS ARE TO BE REPLATED.
21. ALL LOTS ARE TO BE REPLATED.
22. ALL LOTS ARE TO BE REPLATED.
23. ALL LOTS ARE TO BE REPLATED.
24. ALL LOTS ARE TO BE REPLATED.
25. ALL LOTS ARE TO BE REPLATED.
26. ALL LOTS ARE TO BE REPLATED.
27. ALL LOTS ARE TO BE REPLATED.
28. ALL LOTS ARE TO BE REPLATED.
29. ALL LOTS ARE TO BE REPLATED.
30. ALL LOTS ARE TO BE REPLATED.
31. ALL LOTS ARE TO BE REPLATED.
32. ALL LOTS ARE TO BE REPLATED.
33. ALL LOTS ARE TO BE REPLATED.
34. ALL LOTS ARE TO BE REPLATED.
35. ALL LOTS ARE TO BE REPLATED.
36. ALL LOTS ARE TO BE REPLATED.
37. ALL LOTS ARE TO BE REPLATED.
38. ALL LOTS ARE TO BE REPLATED.
39. ALL LOTS ARE TO BE REPLATED.
40. ALL LOTS ARE TO BE REPLATED.
41. ALL LOTS ARE TO BE REPLATED.
42. ALL LOTS ARE TO BE REPLATED.
43. ALL LOTS ARE TO BE REPLATED.
44. ALL LOTS ARE TO BE REPLATED.
45. ALL LOTS ARE TO BE REPLATED.
46. ALL LOTS ARE TO BE REPLATED.
47. ALL LOTS ARE TO BE REPLATED.
48. ALL LOTS ARE TO BE REPLATED.
49. ALL LOTS ARE TO BE REPLATED.
50. ALL LOTS ARE TO BE REPLATED.
51. ALL LOTS ARE TO BE REPLATED.
52. ALL LOTS ARE TO BE REPLATED.
53. ALL LOTS ARE TO BE REPLATED.
54. ALL LOTS ARE TO BE REPLATED.
55. ALL LOTS ARE TO BE REPLATED.
56. ALL LOTS ARE TO BE REPLATED.
57. ALL LOTS ARE TO BE REPLATED.
58. ALL LOTS ARE TO BE REPLATED.
59. ALL LOTS ARE TO BE REPLATED.
60. ALL LOTS ARE TO BE REPLATED.
61. ALL LOTS ARE TO BE REPLATED.
62. ALL LOTS ARE TO BE REPLATED.
63. ALL LOTS ARE TO BE REPLATED.
64. ALL LOTS ARE TO BE REPLATED.
65. ALL LOTS ARE TO BE REPLATED.
66. ALL LOTS ARE TO BE REPLATED.
67. ALL LOTS ARE TO BE REPLATED.
68. ALL LOTS ARE TO BE REPLATED.
69. ALL LOTS ARE TO BE REPLATED.
70. ALL LOTS ARE TO BE REPLATED.
71. ALL LOTS ARE TO BE REPLATED.
72. ALL LOTS ARE TO BE REPLATED.
73. ALL LOTS ARE TO BE REPLATED.
74. ALL LOTS ARE TO BE REPLATED.
75. ALL LOTS ARE TO BE REPLATED.
76. ALL LOTS ARE TO BE REPLATED.
77. ALL LOTS ARE TO BE REPLATED.
78. ALL LOTS ARE TO BE REPLATED.
79. ALL LOTS ARE TO BE REPLATED.
80. ALL LOTS ARE TO BE REPLATED.
81. ALL LOTS ARE TO BE REPLATED.
82. ALL LOTS ARE TO BE REPLATED.
83. ALL LOTS ARE TO BE REPLATED.
84. ALL LOTS ARE TO BE REPLATED.
85. ALL LOTS ARE TO BE REPLATED.
86. ALL LOTS ARE TO BE REPLATED.
87. ALL LOTS ARE TO BE REPLATED.
88. ALL LOTS ARE TO BE REPLATED.
89. ALL LOTS ARE TO BE REPLATED.
90. ALL LOTS ARE TO BE REPLATED.
91. ALL LOTS ARE TO BE REPLATED.
92. ALL LOTS ARE TO BE REPLATED.
93. ALL LOTS ARE TO BE REPLATED.
94. ALL LOTS ARE TO BE REPLATED.
95. ALL LOTS ARE TO BE REPLATED.
96. ALL LOTS ARE TO BE REPLATED.
97. ALL LOTS ARE TO BE REPLATED.
98. ALL LOTS ARE TO BE REPLATED.
99. ALL LOTS ARE TO BE REPLATED.
100. ALL LOTS ARE TO BE REPLATED.

SUBDIVIDER  
ENGINEER  
LEGAL DESCRIPTION



370 North, LLC

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

Drawn by: JLD/K  
Reviewed by: JLD/K  
Date: 12-13-14

Sanitary Sewer

Exhibit F-1

# 370 NORTH

LOTS 1 THROUGH 14 AND OUTLOTS A THROUGH E, 370 NORTH; AND  
LOTS 1 THROUGH 7, 370 NORTH REPLAT TWO  
SARPY COUNTY, NEBRASKA



370 North

PROJECT  
LOCATION



VICINITY MAP

**LEGEND**

	CENTERLINE
	PROPOSED CENTERLINE
	PROPOSED BOUNDARY SURVEY
	PROPOSED STONE WALL
	PROPOSED 6'x6' POLE
	PROPOSED 6'x6' POLE
	CENTER SETTING
	PROPOSED ROAD AND DRAINAGE EASEMENT
	PROPOSED ROAD CENTERLINE

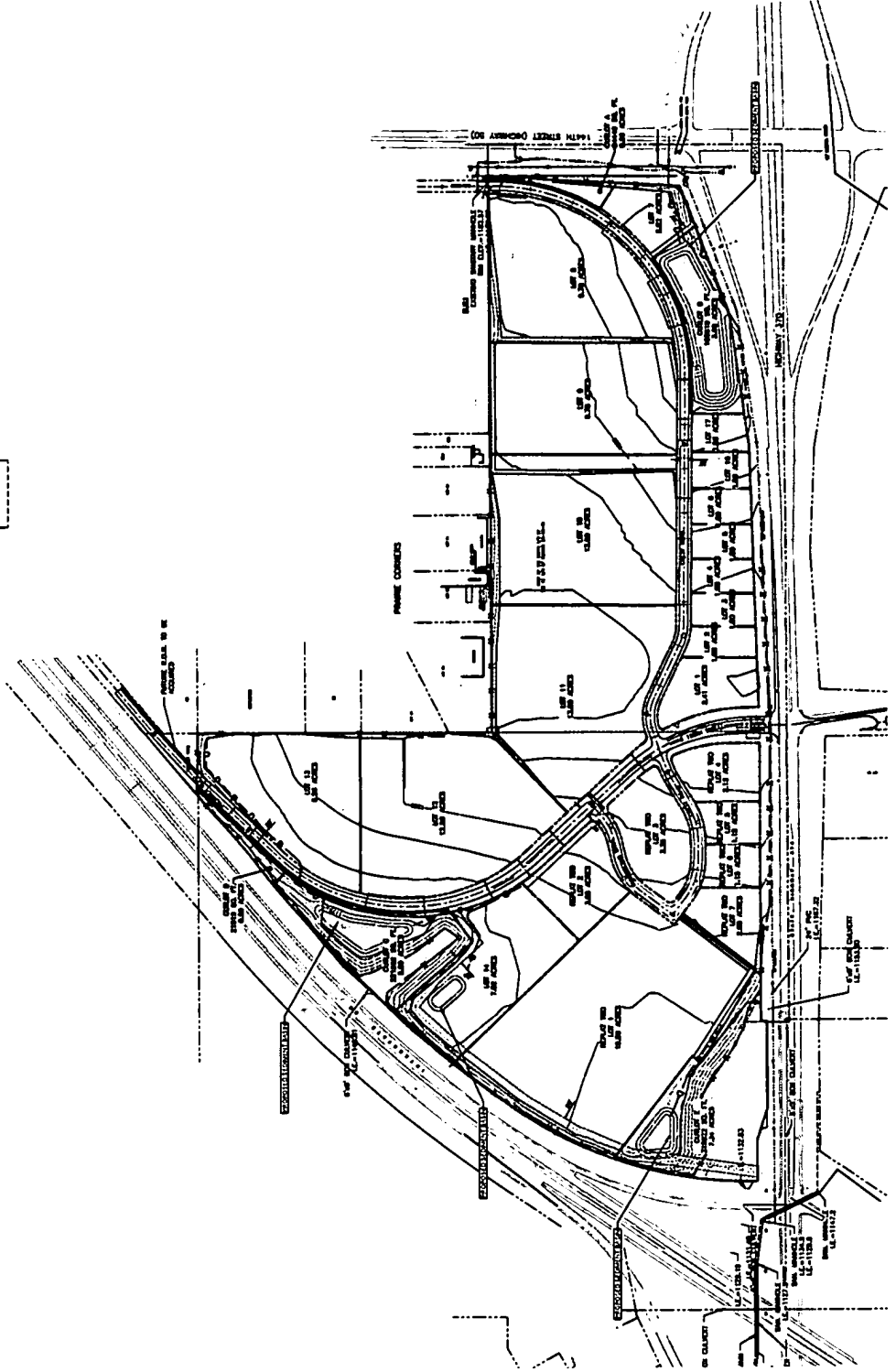
**NOTES**

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
8. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.

**SUBDIVIDER**  
TOWNSHIP, GRADATION & DESIGN, INC.  
10030 Old Mill Rd  
Omaha, NE 68154  
402.330.2600  
www.td2inc.com

**ENGINEER**  
TOWNSHIP, GRADATION & DESIGN, INC.  
10030 Old Mill Rd  
Omaha, NE 68154  
402.330.2600  
www.td2inc.com

**LEGAL DESCRIPTION**  
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
ALL CORNERS ARE TO BE SET BY THE SURVEYOR.  
ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.



370 North, LLC

NO.	DESCRIPTION	DATE
1	REVISION	10/15/14
2	REVISION	10/15/14
3	REVISION	10/15/14
4	REVISION	10/15/14
5	REVISION	10/15/14
6	REVISION	10/15/14
7	REVISION	10/15/14
8	REVISION	10/15/14
9	REVISION	10/15/14
10	REVISION	10/15/14

Drawn by: JET  
Reviewed by: JET  
Date: 10/15/14

Grading and  
Erosion Control  
Plan

Exhibit G-1

Exhibit H-1

Name of Addition **370 North Phases 1 and 2** **SID # 307**

Source and Use of Funds: (Provide a separate sheet for the preliminary plat and for each final plat phase.)

	Quantity	Proposed Improvements		Total <sup>1</sup> Cost	General Obligation (GO)	Special Assessed	Financing <sup>2</sup> Reimbursable	Private
		Construction	Cost					
Storm Sewer								
Storm Sewer	6,370 LF	\$1,463,300		\$2,058,900	\$2,058,900		\$61,800 <sup>6</sup>	
PCSMP	15.12 AC	\$635,100		\$893,600	\$178,800			\$714,800
Sanitary Sewer								
Outfall	1,035 LF	\$230,000		\$301,900	\$301,900			
Sanitary Sewer	10,815 LF	\$927,600		\$1,305,100				\$1,305,100
Connection Fees	136.81 AC	\$752,455		\$752,455				
Paving								
Interior	35,630 SY	\$1,785,800		\$2,512,400	\$1,397,900	\$1,114,500	\$61,800 <sup>6</sup>	
Highway 370 Imp.	1,840 SY	\$407,000		\$572,600	\$572,600		\$125,000 <sup>4</sup>	
Sidewalk								
Interior	1,820 SY	\$89,900		\$130,300	\$130,300			
Parks								
City Review Fee	LS	\$63,000		\$63,000				
Water (Per MUD 1/8/16)								
Pioneer Main Fee	LS	\$434,100		\$515,000	\$515,000			
Exterior	LS							
Interior	LS	\$573,700		\$577,000				\$577,000
Gas								
Interior								
Electricity <sup>3</sup>	145.22 AC	\$519,900		\$649,600				\$649,600
Total		\$7,881,855		\$10,331,855	\$5,970,855	\$1,114,500	\$248,600	\$3,246,500

<sup>1</sup> Total cost includes engineering fees and administrative fees

<sup>2</sup> Attach a statement of assumptions as basis for preliminary projections.

<sup>3</sup> Indicate any need to relocate on or off-site lines.

<sup>4</sup> 50% of Traffic Light Improvements reimbursable

<sup>5</sup> 50% of Sewer Connection Fees to be paid by the District (GO)

at the time of platting (Remaining sewer connection fees to be

paid for privately at the time of building permit)

<sup>6</sup> 33% of Fronted Rd improvements reimbursable (Sarpy County)

<sup>7</sup> Outfall sewer east of HWY 50 (Constructed during Phase 1) shall

be considered GO of the District. Remaining exterior sewer costs

shall be special assessed.

Phase 1 G.O. Debt Less Reimbursement \$ 4,814,315

Phase 1 Valuation \$ 83,552,490

Phase 1 Debt Ratio 5.76%

Phase 2 G.O. Debt Less Reimbursement \$ 907,900

Phase 2 Valuation \$ 61,037,500

Phase 2 Debt Ratio 1.49%

Total G.O. Debt Less Reimbursement \$ 5,722,215

Total Valuation \$ 144,589,990

Total Debt Ratio 3.96%

Date

March 1, 2019

## Exhibit H-1

Name of Addition 370 North Phase 2 (370 North Replat Two) SID # 307

Source and Use of Funds: (Provide a separate sheet for the preliminary plat and for each final plat phase.)

	Quantity	Proposed Improvements		Total <sup>1</sup> Cost	General Obligation	Special Assessed	Financing <sup>2</sup> Reimbursable	Private
		Construction	Cost					
Storm Sewer	2,100 LF	\$447,000		\$629,000	\$629,000			
PCSMP	7.34 AC.	\$308,300		\$433,800	\$86,800			\$347,000
Sanitary Sewer								
Outfall								
Interior	1,750 LF	\$122,800		\$172,800				\$172,800
Connection Fees				\$0 <sup>4</sup>				
Paving								
Interior	6,070 SY	\$329,000		\$462,800	\$180,000	\$282,800		
Highway 370 Imp.								
Sidewalk								
Interior								
Parks								
City Review Fee	LS	\$12,100		\$12,100	\$12,100			
Water								
Pioneer Main Fee								
Exterior								
Interior	1,400 LF	\$112,000		\$140,000				\$140,000
Gas								
Interior	32.68 AC.	\$117,000		\$146,200				\$146,200
Electricity <sup>3</sup>								
Total		\$1,448,200		\$1,996,700	\$907,900	\$282,800		\$806,000

<sup>1</sup> Total cost includes engineering fees and administrative fees<sup>2</sup> Attach a statement of assumptions as basis for preliminary projections.<sup>3</sup> Indicate any need to relocate on or off-site lines.<sup>4</sup> Sewer Connection Fees previously paid at platting of Phase 1

Phase 1 G.O. Debt Less Reimbursement	4,814,315							
Phase 1 Valuation	\$ 83,552,490							
Phase 1 Debt Ratio	5.76%							
Phase 2 G.O. Debt Less Reimbursement	\$907,900							
Phase 2 Valuation	\$ 61,037,500							
Phase 2 Debt Ratio	1.49%							
Total G.O. Debt Less Reimbursement	\$5,722,215							
Total Valuation	\$ 144,589,990							
Total Debt Ratio	3.96%							

Date March 1, 2019

370 North Replat Two  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**SANITARY SEWER**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch San. Swr. w/ Crushed Rock Bedding	350	LF	\$35.00	\$12,250.00
2	8-inch San. Swr. w/ Crushed Rock Bedding	1,400	LF	\$35.00	\$49,000.00
3	18-inch O.D. Welded Steel Casing	-	LF	\$150.00	\$0.00
4	Bore and Jack 18-inch O.D. Welded Steel Casing	-	LF	\$350.00	\$0.00
5	Wyes or Slants	7	EA	\$150.00	\$1,050.00
6	54" I.D. Sanitary Sewer Manhole	100	VF	\$450.00	\$45,000.00
7	Standard Ring & Cover	7	EA	\$800.00	\$5,600.00
8	Tap Existing Sewer Line	1	EA	\$4,000.00	\$4,000.00
9	Crushed Rock, Unstable Trench	-	TON	\$40.00	\$0.00
10	Geotextile Fabric, Unstable Trench	-	SY	\$3.50	\$0.00
Contingency (5%)					\$5,845.00
<b>Estimated Construction Costs</b>					<b>\$122,800.00</b>
<b><u>Estimated Soft Costs</u></b>					
Engineering Fees, 21%					\$25,776.45
Legal Fees, 5%					\$6,137.25
Warrant Interest, 1 Yrs. @ 8%					\$9,819.60
Warrant Fee, 5%					\$8,223.92
<b>Total Estimated Soft Costs</b>					<b>\$49,957.22</b>
<b>Total Estimated Costs</b>					<b>\$172,800.00</b>

370 North Replat Two  
 TD2 NO: 1237-122  
 DATE: March 1st, 2019

**PAVEMENT, MAJOR (SPECIAL ASSESED)**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch Median Pavement	-	SY	\$35.00	\$0.00
2	9-inch PCC Pavement	3,710	SY	\$50.00	\$185,500.00
3	Common Excavation	1,490	CY	\$4.00	\$5,960.00
4	5" Wide (White) Striping	-	LF	\$4.00	\$0.00
5	5" Wide (Yellow) Striping	-	LF	\$4.00	\$0.00
6	12" Wide (White) Striping	-	LF	\$14.00	\$0.00
7	Preformed Pavement Marking Symbol	-	EA	\$400.00	\$0.00
8	Adjust Manhole	-	EA	\$350.00	\$0.00
9	Street Signs	-	EA	\$200.00	\$0.00
Contingency (5%)					\$9,573.00
<b>Estimated Construction Costs</b>					<b>\$201,100.00</b>
<b><u>Estimated Soft Costs</u></b>					
Engineering Fees, 21%					\$42,216.93
Legal Fees, 5%					\$10,051.65
Warrant Interest, 1 Yrs. @ 8%					\$16,082.64
Warrant Fee, 5%					\$13,469.21
<b>Total Estimated Soft Costs</b>					<b>\$81,820.43</b>
<b>Total Estimated Costs</b>					<b>\$282,800.00</b>



370 North Replat Two  
 TD2 NO: 1237-122  
 DATE: March 1st, 2019

**PAVEMENT, MAJOR (GENERAL OBLIGATION)**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch Median Pavement	-	SY	\$35.00	\$0.00
2	9-inch PCC Pavement	2,360	SY	\$50.00	\$118,000.00
3	Common Excavation	950	CY	\$4.00	\$3,800.00
4	5" Wide (White) Striping	-	LF	\$4.00	\$0.00
5	5" Wide (Yellow) Striping	-	LF	\$4.00	\$0.00
6	12" Wide (White) Striping	-	LF	\$14.00	\$0.00
7	Preformed Pavement Marking Symbol	-	EA	\$400.00	\$0.00
8	Pavement Removal	-	SY	\$20.00	\$0.00
9	Adjust Manhole	-	EA	\$350.00	\$0.00
10	Street Signs	-	EA	\$200.00	\$0.00
Contingency (5%)					\$6,100.00
<b>Estimated Construction Costs</b>					<b>\$127,900.00</b>
<b><u>Estimated Soft Costs</u></b>					
Engineering Fees, 21%					\$26,856.90
Legal Fees, 5%					\$6,394.50
Warrant Interest, 1 Yrs. @ 8%					\$10,231.20
Warrant Fee, 5%					\$8,568.63
<b>Total Estimated Soft Costs</b>					<b>\$52,051.23</b>
<b>Total Estimated Costs</b>					<b>\$180,000.00</b>

370 North Replat Two  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**WATER, INTERIOR (PRIVATE)**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Interior Water Mains	1,400	LF	\$80.00	\$112,000.00

**Estimated Construction Costs** **\$112,000.00**

**Estimated Soft Costs**

Engineering Fees, 6%	\$6,720.00
Legal Fees, 5%	\$5,600.00
Warrant Interest, 1 Yrs. @ 8%	\$8,960.00
Warrant Fee, 5%	\$6,664.00

**Total Estimated Soft Costs** **\$27,944.00**

**Total Estimated Costs** **\$140,000.00**

370 North Replat Two  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**POWER (PRIVATE)**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Comm/Industrial Backbone	32.68	AC	\$3,580.00	\$116,994.40
<b>Estimated Construction Costs</b>					<b>\$117,000.00</b>
<b><u>Estimated Soft Costs</u></b>					
	Engineering Fees, 6%				\$7,019.66
	Legal Fees, 5%				\$5,849.72
	Warrant Interest, 1 Yrs. @ 8%				\$9,359.55
	Warrant Fee, 5%				\$6,961.17
<b>Total Estimated Soft Costs</b>					<b>\$29,190.10</b>
<b>Total Estimated Costs</b>					<b>\$146,100.00</b>

370 North Replat Two  
 TD2 NO: 1237-122  
 DATE: March 1st, 2019

**STORM SEWER (GENERAL OBLIGATION)**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	15-inch RCP Storm Sewer	80	LF	\$50.00	\$4,000.00
2	18-inch RCP Storm Sewer	40	LF	\$55.00	\$2,200.00
3	24-inch RCP Storm Sewer	590	LF	\$70.00	\$41,300.00
4	30-inch RCP Storm Sewer	120	LF	\$90.00	\$10,800.00
5	36-inch RCP Storm Sewer	100	LF	\$125.00	\$12,500.00
6	42-inch RCP Storm Sewer	1,100	LF	\$165.00	\$181,500.00
7	48-inch RCP Storm Sewer	-	LF	\$200.00	\$0.00
8	54-inch RCP Storm Sewer	-	LF	\$250.00	\$0.00
9	60-inch RCP Storm Sewer	70	LF	\$280.00	\$19,600.00
10	72-inch RCP Storm Sewer	-	LF	\$350.00	\$0.00
11	Storm Manhole, 54-inch I.D.	1	EA	\$5,000.00	\$5,000.00
12	Storm Manhole, 60-inch I.D.	1	EA	\$8,000.00	\$8,000.00
13	Storm Manhole, 72-inch I.D.	-	EA	\$10,000.00	\$0.00
14	Storm Manhole, 84-inch I.D.	3	EA	\$15,000.00	\$45,000.00
15	Storm Manhole, 96-inch I.D.	1	EA	\$20,000.00	\$20,000.00
16	Standard Ring and Cover	6	EA	\$800.00	\$4,800.00
17	Curb Inlets	9	EA	\$3,500.00	\$31,500.00
18	Area Inlets	1	EA	\$2,500.00	\$2,500.00
19	Flared End Sections	1	EA	\$4,500.00	\$4,500.00
20	Headwall for 48" Pipe	-	EA	\$2,500.00	\$0.00
21	Rip-rap	150	TON	\$50.00	\$7,500.00
22	PCSMP Seed Mixture	4,000	SY	\$1.00	\$4,000.00
23	Erosion Control Matting	4,000	SY	\$1.50	\$6,000.00
24	PCSMP Outlet Structure	1	EA	\$15,000.00	\$15,000.00
Contingency (5%)					\$21,285.00
<b>Estimated Construction Costs</b>					<b>\$447,000.00</b>
<b><u>Estimated Soft Costs</u></b>					
Engineering Fees, 21%					\$93,866.85
Legal Fees, 5%					\$22,349.25
Warrant Interest, 1 Yrs. @ 8%					\$35,758.80
Warrant Fee, 5%					\$29,948.00
<b>Total Estimated Soft Costs</b>					<b>\$181,922.90</b>
<b>Total Estimated Costs</b>					<b>\$629,000.00</b>

370 North Replat Two  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**PCSMP LAND ACQUISITION (20% GENERAL OBLIGATION, 80% PRIVATE)**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Land Acquisition	7.34	AC	\$40,000.00	\$293,600.00
	Contingency (5%)				\$14,680.00
	<b>Estimated Construction Costs</b>				<b>\$308,300.00</b>
	<b><u>Estimated Soft Costs</u></b>				
	Engineering Fees, 21%				\$64,738.80
	Legal Fees, 5%				\$15,414.00
	Warrant Interest, 1 Yrs. @ 8%				\$24,662.40
	Warrant Fee, 5%				\$20,654.76
	<b>Total Estimated Soft Costs</b>				<b>\$125,469.96</b>
	<b>Total Estimated Costs</b>				<b>\$433,800.00</b>

Source and Use of Funds: (Provide a separate sheet for the preliminary plat and for each final plat phase.)

	Quantity	Proposed Improvements		Total <sup>1</sup> Cost	General Obligation	Special Assessed	Financing <sup>2</sup> Reimbursable	Private
		Construction	Cost					
Storm Sewer								
Storm Sewer	4,270 LF	\$1,016,300		\$1,429,900	\$1,429,900		\$61,800 <sup>3</sup>	
PCSMP	7.78 AC	\$326,800		\$459,800	\$91,960			367,840
Sanitary Sewer								
Outfall	1,035 LF	\$230,000		\$301,900 <sup>4</sup>				
Interior	9,065 LF	\$804,800		\$1,132,300		\$1,132,300 <sup>7</sup>		
Connection Fees	136.81 AC	\$752,455		\$752,455 <sup>5</sup>				
Paving								
Interior	29,560 SY	\$1,456,800		\$2,049,600	\$1,217,900	\$831,700	\$61,800 <sup>3</sup>	
Highway 370 Imp.	1,840 SY	\$407,000		\$572,600	\$572,600		\$125,000 <sup>4</sup>	
Sidewalk								
Interior	1,820 SY	\$89,900		\$130,300				
Parks								
City Review Fee	LS	\$50,900		\$50,900				
Water (Per MUD 1/8/16)								
Pioneer Main Fee	LS	\$434,100		\$515,000				
Exterior	LS							
Interior	LS	\$349,700		\$437,000		\$437,000		
Frontier Road Total								
Gas								
Interior								
Electricity <sup>3</sup>	145.22 AC	\$519,900		\$649,600	\$649,600			
Total		\$6,438,655		\$8,481,355	\$5,062,915	\$3,050,600	\$248,600	\$367,840

<sup>1</sup> Total cost includes engineering fees and administrative fees<sup>2</sup> Attach a statement of assumptions as basis for preliminary projections.<sup>3</sup> Indicate any need to relocate on or off-site lines.<sup>4</sup> 50% of Traffic Light Improvements reimbursable<sup>5</sup> Sewer Connection Fees to be paid at the time of building permit<sup>6</sup> Outfall considered portion of Exterior Sewer project as agreed upon by Sarpy County<sup>7</sup> Includes portions of Exterior Sewer project not considered Outfall<sup>8</sup> 33% of Frontier Road Improvements Reimbursable (Sarpy County)

Phase 1 G.O. Debt Less Reimbursement

\$ 4,814,315

Phase 1 Valuation

\$ 83,552,490

Phase 1 Debt Ratio

5.76%

Date

March 1, 2019

370 North Phase 1  
 TD2 NO: 1237-122  
 DATE: March 1st, 2019

**INTERIOR SANITARY SEWER**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch San. Swr. w/ Crushed Rock Bedding	1,020	LF	\$35.00	\$35,700.00
2	8-inch San. Swr. w/ Crushed Rock Bedding	6,960	LF	\$35.00	\$243,600.00
3	18-inch O.D. Welded Steel Casing	-	LF	\$150.00	\$0.00
4	Bore and Jack 18-inch O.D. Welded Steel Casing	-	LF	\$350.00	\$0.00
5	Wyes or Slants	25	EA	\$150.00	\$3,750.00
6	54" I.D. Sanitary Sewer Manhole	390	VF	\$450.00	\$175,500.00
7	Standard Ring & Cover	27	EA	\$800.00	\$21,600.00
8	Tap Existing Sewer Line	-	EA	\$4,000.00	\$0.00
9	Crushed Rock, Unstable Trench	100	TON	\$40.00	\$4,000.00
10	Geotextile Fabric, Unstable Trench	100	SY	\$3.50	\$350.00
11	Exterior Sewer Excluding Outfall Sewer	1	LS	\$281,917.11	\$281,917.11
Contingency (5%)					\$38,320.86
<b>Estimated Construction Costs</b>					<b>\$804,800.00</b>
<b><u>Estimated Soft Costs</u></b>					
Engineering Fees, 21%					\$168,994.97
Legal Fees, 5%					\$40,236.90
Warrant Interest, 1 Yrs. @ 8%					\$64,379.04
Warrant Fee, 5%					\$53,917.44
<b>Total Estimated Soft Costs</b>					<b><u>\$327,528.35</u></b>
<b>Total Estimated Costs</b>					<b>\$1,132,300.00</b>

370 North Phase 1  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**SANITARY SEWER OUTFALL**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Sarpy County Outfall Costs	1	LS	\$229,940.29	\$229,940.29

**Estimated Construction Costs** **\$230,000.00**

**Estimated Soft Costs**

Engineering Fees	\$27,672.99
Legal Fees, 5%	\$11,497.01
Warrant Interest, 1 Yrs. @ 8%	\$18,395.22
Warrant Fee, 5%	\$14,375.28

**Total Estimated Soft Costs** **\$71,940.50**

**Total Estimated Costs** **\$301,900.00**



370 North Phase 1  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**SANITARY SEWER OUTFALL FEES**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Sewer Connection Fees	136.81	AC	\$5,500.00	\$752,455.00

---

<b>Estimated Construction Costs</b>	<b>\$752,455.00</b>
-------------------------------------	---------------------

**Estimated Soft Costs**

Engineering Fees, 0%	\$0.00
Legal Fees, 0%	\$0.00
Warrant Interest, 1 Yrs. @ 0%	\$0.00
Warrant Fee, 0%	\$0.00

<b>Total Estimated Soft Costs</b>	<b>\$0.00</b>
-----------------------------------	---------------

<b>Total Estimated Costs</b>	<b>\$752,455.00</b>
------------------------------	---------------------

370 North Phase 1  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**PAVEMENT, MAJOR (SPECIAL ASSESS)**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch Median Pavement	-	SY	\$35.00	\$0.00
2	9-inch PCC Pavement	12,080	SY	\$45.00	\$543,600.00
3	Common Excavation	4,840	CY	\$4.00	\$19,360.00
4	5" Wide (White) Striping	-	LF	\$4.00	\$0.00
5	5" Wide (Yellow) Striping	-	LF	\$4.00	\$0.00
6	12" Wide (White) Striping	-	LF	\$14.00	\$0.00
7	Preformed Pavement Marking Symbol	-	EA	\$400.00	\$0.00
8	Adjust Manhole	-	EA	\$350.00	\$0.00
9	Street Signs	-	EA	\$200.00	\$0.00
Contingency (5%)					\$28,148.00
<b>Estimated Construction Costs</b>					<b>\$591,200.00</b>
<b><u>Estimated Soft Costs</u></b>					
Engineering Fees, 21%					\$124,132.68
Legal Fees, 5%					\$29,555.40
Warrant Interest, 1 Yrs. @ 8%					\$47,288.64
Warrant Fee, 5%					\$39,604.24
<b>Total Estimated Soft Costs</b>					<b>\$240,580.96</b>
<b>Total Estimated Costs</b>					<b>\$831,700.00</b>

370 North Phase 1  
 TD2 NO: 1237-122  
 DATE: March 1st, 2019

**PAVEMENT, MAJOR (GENERAL OBLIGATION)**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	6-inch Median Pavement	1,390	SY	\$35.00	\$48,650.00
2	9-inch PCC Pavement	16,090	SY	\$45.00	\$724,050.00
3	Common Excavation	6,990	CY	\$4.00	\$27,960.00
4	5" Wide (White) Striping	1,280	LF	\$4.00	\$5,120.00
5	5" Wide (Yellow) Striping	-	LF	\$4.00	\$0.00
6	12" Wide (White) Striping	-	LF	\$14.00	\$0.00
7	Preformed Pavement Marking Symbol	9	EA	\$400.00	\$3,600.00
8	Pavement Removal	400	SY	\$20.00	\$8,000.00
9	Adjust Manhole	20	EA	\$350.00	\$7,000.00
10	Street Signs	-	EA	\$200.00	\$0.00
Contingency (5%)					\$41,300.00
<b>Estimated Construction Costs</b>					<b>\$865,600.00</b>
<b><u>Estimated Soft Costs</u></b>					
Engineering Fees, 21%					\$181,775.79
Legal Fees, 5%					\$43,279.95
Warrant Interest, 1 Yrs. @ 8%					\$69,247.92
Warrant Fee, 5%					\$57,995.13
<b>Total Estimated Soft Costs</b>					<b><u>\$352,298.79</u></b>
<b>Total Estimated Costs</b>					<b>\$1,217,900.00</b>

370 North Phase 1  
 TD2 NO: 1237-122  
 DATE: March 1st, 2019

**PAVEMENT, MAJOR (HIGHWAY 370, GENERAL OBLIGATION)**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Traffic Control	1	LS	\$20,000.00	\$20,000.00
2	6-inch Median Pavement	-	SY	\$35.00	\$0.00
3	9-inch PCC Pavement	1,840	SY	\$45.00	\$82,800.00
4	Common Excavation	740	CY	\$4.00	\$2,960.00
5	18-inch Tie Bars	380	EA	\$7.00	\$2,660.00
6	Adjust Manhole	-	EA	\$350.00	\$0.00
7	5" Wide (White) Striping	1,160	LF	\$4.00	\$4,640.00
8	5" Wide (Yellow) Striping	-	LF	\$4.00	\$0.00
9	12" Wide (White) Striping	-	LF	\$14.00	\$0.00
10	Preformed Pavement Marking Symbol	10	EA	\$400.00	\$4,000.00
11	Pavement Removal	890	SY	\$20.00	\$17,800.00
12	NDOR Type "B" Seed Mix	1,340	SY	\$0.50	\$670.00
13	Erosion Control Matting	1,340	SY	\$1.50	\$2,010.00
14	Traffic Light Improvements	1	LS	\$250,000.00	\$250,000.00
15	Street Signs	-	EA	\$200.00	\$0.00
Contingency (5%)					\$19,400.00
<b>Estimated Construction Costs</b>					<b>\$407,000.00</b>
<b><u>Estimated Soft Costs</u></b>					
Engineering Fees, 21%					\$85,452.57
Legal Fees, 5%					\$20,345.85
Warrant Interest, 1 Yrs. @ 8%					\$32,553.36
Warrant Fee, 5%					\$27,263.44
<b>Total Estimated Soft Costs</b>					<b>\$165,615.22</b>
<b>Total Estimated Costs</b>					<b>\$572,600.00</b>

370 North Phase 1  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**WATER INTERIOR**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Interior Water Mains	1	LS		\$349,676.00

**Estimated Construction Costs** **\$349,700.00**

**Estimated Soft Costs**

Engineering Fees, 6%	\$20,980.56
Legal Fees, 5%	\$17,483.80
Warrant Interest, 1 Yrs. @ 8%	\$27,974.08
Warrant Fee, 5%	\$20,805.72

**Total Estimated Soft Costs** **\$87,244.16**

**Total Estimated Costs** **\$437,000.00**

370 North Phase 1  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**WATER PIONEER MAIN FEE**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Pioneer Main Fee	1	LS		\$434,033.00

**Estimated Construction Costs** **\$434,100.00**

**Estimated Soft Costs**

Engineering Fees, 0%	\$0.00
Legal Fees, 5%	\$21,701.65
Warrant Interest, 1 Yrs. @ 8%	\$34,722.64
Warrant Fee, 5%	\$24,522.86

**Total Estimated Soft Costs** **\$80,947.15**

**Total Estimated Costs** **\$515,000.00**

370 North Phase 1  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**POWER**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Comm/Industrial Backbone	145.22	AC	\$3,580.00	\$519,887.60
<b>Estimated Construction Costs</b>					<b>\$519,900.00</b>
<b><u>Estimated Soft Costs</u></b>					
Engineering Fees, 6%					\$31,193.26
Legal Fees, 5%					\$25,994.38
Warrant Interest, 1 Yrs. @ 8%					\$41,591.01
Warrant Fee, 5%					\$30,933.31
<b>Total Estimated Soft Costs</b>					<b>\$129,711.96</b>
<b>Total Estimated Costs</b>					<b>\$649,600.00</b>

370 North Phase 1  
 TD2 NO: 1237-122  
 DATE: March 1st, 2019

**STORM SEWER (GENERAL OBLIGATION)**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	15-inch RCP Storm Sewer	250	LF	\$50.00	\$12,500.00
2	18-inch RCP Storm Sewer	420	LF	\$55.00	\$23,100.00
3	24-inch RCP Storm Sewer	400	LF	\$70.00	\$28,000.00
4	30-inch RCP Storm Sewer	200	LF	\$90.00	\$18,000.00
5	36-inch RCP Storm Sewer	1,320	LF	\$125.00	\$165,000.00
6	42-inch RCP Storm Sewer	480	LF	\$165.00	\$79,200.00
7	48-inch RCP Storm Sewer	730	LF	\$200.00	\$146,000.00
8	54-inch RCP Storm Sewer	-	LF	\$250.00	\$0.00
9	60-inch RCP Storm Sewer	410	LF	\$280.00	\$114,800.00
10	72-inch RCP Storm Sewer	60	LF	\$350.00	\$21,000.00
11	Storm Manhole, 54-inch I.D.	-	EA	\$5,000.00	\$0.00
12	Storm Manhole, 60-inch I.D.	1	EA	\$8,000.00	\$8,000.00
13	Storm Manhole, 72-inch I.D.	2	EA	\$10,000.00	\$20,000.00
14	Storm Manhole, 84-inch I.D.	1	EA	\$15,000.00	\$15,000.00
15	Storm Manhole, 96-inch I.D.	-	EA	\$20,000.00	\$0.00
16	Standard Ring and Cover	4	EA	\$800.00	\$3,200.00
17	Curb Inlets	21	EA	\$3,500.00	\$73,500.00
18	Curb Inlets Extra Depth	21	EA	\$6,000.00	\$126,000.00
19	Area Inlets	-	EA	\$2,500.00	\$0.00
20	Flared End Sections	4	EA	\$4,500.00	\$18,000.00
21	Headwall for 48" Pipe	2	EA	\$2,500.00	\$5,000.00
22	Rip-rap	500	TON	\$50.00	\$25,000.00
23	PCSMP Seed Mixture	14,630	SY	\$1.00	\$14,630.00
24	Erosion Control Matting	14,630	SY	\$1.50	\$21,945.00
25	PCSMP Outlet Structure	2	EA	\$15,000.00	\$30,000.00
Contingency (5%)					\$48,393.75

**Estimated Construction Costs** **\$1,016,300.00**

**Estimated Soft Costs**

Engineering Fees, 21%	\$213,416.44
Legal Fees, 5%	\$50,813.44
Warrant Interest, 1 Yrs. @ 8%	\$81,301.50
Warrant Fee, 5%	\$68,090.01

**Total Estimated Soft Costs** **\$413,621.38**

**Total Estimated Costs** **\$1,429,900.00**



370 North Phase 1  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**PCSMP**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	Land Acquisition	7.78	AC	\$40,000.00	\$311,200.00
	Contingency (5%)				\$15,560.00
	<b>Estimated Construction Costs</b>				<b>\$326,800.00</b>
	<b><u>Estimated Soft Costs</u></b>				
	Engineering Fees, 21%				\$68,619.60
	Legal Fees, 5%				\$16,338.00
	Warrant Interest, 1 Yrs. @ 8%				\$26,140.80
	Warrant Fee, 5%				\$21,892.92
	<b>Total Estimated Soft Costs</b>				<b>\$132,991.32</b>
	<b>Total Estimated Costs</b>				<b>\$459,800.00</b>

370 North Phase 1  
TD2 NO: 1237-122  
DATE: March 1st, 2019

**SIDEWALK (GENERAL OBLIGATION)**

Item	Description	Approximate Quantity	Unit	Unit Price	Total
1	5" P.C.C. Sidewalk Pavement	1,820.00	SY	\$40.00	\$72,800.00
2	Handicap Ramps	16.00	EA	\$800.00	\$12,800.00
Contingency (5%)					\$4,280.00
<b>Estimated Construction Costs</b>					<b>\$89,900.00</b>
<b><u>Estimated Soft Costs</u></b>					
Engineering Fees, 25%					\$22,470.00
Legal Fees, 5%					\$4,494.00
Warrant Interest, 1 Yrs. @ 8%					\$7,190.40
Warrant Fee, 5%					\$6,201.72
<b>Total Estimated Soft Costs</b>					<b>\$40,356.12</b>
<b>Total Estimated Costs</b>					<b>\$130,300.00</b>