

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2019-09144

05/09/2019 10:25:59 AM


COUNTY CLERK/REGISTER OF DEEDS

COUNTER ah C.E. ah
VERIFY ah D.E. ah
PROOF P
FEES \$ 280.00
CHECK# _____
CHG OP CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____



(Space above line for recording information)

**SECOND AMENDMENT
TO
GRANITE LAKE
SUBDIVISION AGREEMENT**

This Second Amendment to the Granite Lake Subdivision Agreement (hereinafter "Second Amendment"), which is made this 19th day of March, 2019 ("Effective Date") by and between **WOODLAND HOMES, INC.**, a Nebraska corporation (hereinafter referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 317 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as "DISTRICT"), and the **CITY OF PAPIILLION, NEBRASKA**, a municipal corporation (hereinafter referred to as "CITY"), amends and modifies the Granite Lake Subdivision Agreement adopted via Resolution No. R17-0109 on June 20, 2017, as modified by the First Amendment adopted via Resolution No. R18-0024 which was entered into by DEVELOPER, DISTRICT, and CITY on February 6, 2018 (hereinafter collectively referred to as the "Agreement").

RECITALS

DEVELOPER, DISTRICT, CITY, and PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT (hereinafter referred to as "P-MRNRD") entered into a subdivision agreement (the "Original Subdivision Agreement"), dated June 20, 2017, with respect to Lots 1 through 116, inclusive, and Outlots A through I, inclusive, (collectively, "Phase 1") of the development to be known, inclusive of all phases, as Granite Lake ("Granite Lake"); and

DEVELOPER, DISTRICT, and CITY entered into the First Amendment to the Granite Lake Subdivision Agreement, dated February 6, 2018, to account for the platting of Lots 117 through 239, inclusive, and Outlots J through L, inclusive, of Granite Lake (collectively, "Phase 2") and to establish terms and conditions to incorporate Phase 2 to into the Development Area, including the replacement of the original Source and Use of Funds exhibit, known as Exhibit "F", with a revised Source and Use of Funds exhibit, known as Exhibit "F-1"; and

DEVELOPER, DISTRICT, CITY, and P-MRNRD agreed, as a term of the Original Subdivision Agreement, that the execution of any modifications or amendments to the Agreement would not require P-MRNRD's signature *unless* said modifications or amendments include development Costs or Public Improvements or Private Improvements which relate directly to

Outlot B. Given that the modifications and amendments proposed in this Second Amendment do not include development Costs or Public Improvements or Private Improvements which relate directly to Outlot B, DEVELOPER, DISTRICT, and CITY acknowledge that P-MRNRD's signature is not required to validly execute this Second Amendment; and

DEVELOPER is the owner of record of the parcels of land described in pages 4 and 5 of Exhibit "A-2", attached hereto. All such parcels of land owned by DEVELOPER are within CITY's zoning and platting jurisdiction; and

DEVELOPER has requested that CITY approve a specific platting of such additional parcels of land, to be comprised of Lots 240 through 298, inclusive, and Outlots M through R, inclusive, of Granite Lake (collectively, "Phase 3"), as depicted in the Final Plat exhibit attached as Exhibit "B-2"; and

The Parties hereto desire to modify the Agreement to account for the specific platting of Phase 3 and to include Phase 3 within the definition of "Development Area"; and

DEVELOPER wishes to connect the sewer and water systems to be constructed by DISTRICT within Phase 3 of the Development Area with the sewer and water systems of CITY; and

In addition to recognizing the specific platting of Phase 3, DEVELOPER, DISTRICT, and CITY wish to acknowledge that the estimated Cost for the construction of Wittmus Drive, a Phase 1 Public Improvement, exceeded the amount identified within Exhibit "F-1" and address the discrepancy between the estimated Cost and the actual Cost herein; and

Further, DEVELOPER, DISTRICT, and CITY wish to acknowledge that the Public Improvements will be constructed in phases that are separate and unique from the phases of the platting of Granite Lake and adopt a corresponding construction phasing plan; 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 serving the Development Area and the extent to which the contemplated Public Improvements shall specifically benefit the property within 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 Agreement as modified and amended by this Second Amendment.
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Agreement.
3. Area of Application. This Second Amendment applies to Lots 1 – 298, inclusive, and Outlots A – R, inclusive, Granite Lake.

4. Amendments. The Agreement terms are hereby amended as follows:

- A. Section 2(A)(13) is hereby rescinded in its entirety and amended to read as follows:

Sidewalks and Trails. The five foot (5') wide sidewalks within: (i) the north side of Cornhusker Road right-of-way, (ii) Lincoln Road right-of-way, (iii) Wittmus Drive right-of-way, and (iii) within the right-of-way abutting all outlots and the ten foot (10') wide trail within: (i) the south side of Cornhusker Road right-of-way and (ii) Wittmus Drive right-of-way, as shown in Exhibit "C-1".

- B. Section 2(A)(18) is hereby added to read as follows:

Wittmus Drive Reimbursement. The Proportional Cost Share for the construction of Wittmus Drive north of Cornhusker Road to be reimbursed to the lead agency responsible for said construction (the "Wittmus Drive Reimbursement").

- C. Section 5(A)(1)(i) is hereby amended to add subsection (e) to read as follows:

Lots 240 – 298, Outlots M – R. DISTRICT shall pay to CITY Capital Facilities Charges in the amount of \$289,780.50 based on 59 residential lots at \$2,400.00 per lot (specifically Lots 240 – 298) plus 22.1 acres of outlots at \$6,705.00 per acre (specifically Outlots M – R, inclusive).

- D. Section 5(A)(1)(iii) is hereby rescinded in its entirety and amended to read as follows:

Invoicing and Payment Deadline. CITY shall issue an invoice for the Capital Facilities Charges identified under Section 5(A)(1)(i)(a) upon the execution of this Agreement. In the event this Agreement is hereafter amended to require that DISTRICT pay additional Capital Facilities Charges, CITY shall issue invoice(s) for such additional Capital Facilities Charges upon the execution of any such amendment(s). CITY and DISTRICT agree that one hundred percent (100%) of all such Capital Facilities Charges shall be paid by DISTRICT to CITY within sixty (60) days of the corresponding invoice issuance date. In the event that Capital Facilities Charges are not paid within sixty (60) days of the corresponding invoice issuance date, then the total Capital Facilities Charges amount contemplated therein shall be recalculated based on the amount set forth in the Master Fee Schedule at the time the Capital Facilities Charges fee amount is to be paid in full. Any cost differential in the Capital Facilities Charge that results due to the said charge not being remitted within sixty

(60) days of issuance of the corresponding invoice shall be specially assessed or paid privately. Such cost differential shall not be a general obligation cost.

- E. Section 5(A)(18) is hereby added to read as follows:

Wittmus Drive Reimbursement. One hundred percent (100%) of the Wittmus Drive Reimbursement may be borne by general obligation of DISTRICT or privately financed by DEVELOPER.

- F. Section 10(H) is hereby rescinded in its entirety and amended to read as follows:

Future Reimbursement Agreement(s). Upon the creation of any Sanitary and Improvement District on an adjoining property, or the development of such property by a private developer, DISTRICT shall enter into any Reimbursement Agreement(s) with CITY, such Sanitary and Improvement District(s), private developer(s), and/or Sarpy County, as applicable, to provide for the reimbursement of expenses related to Public Improvements that benefit DISTRICT; provided, however, that such reimbursement(s) may be delayed until such time that DISTRICT's municipal advisor or other fiscal advisor determines that such reimbursement(s) are fiscally responsible. Any delay of reimbursement(s) shall be reasonable under the totality of DISTRICT's circumstances and shall not constitute a relief of DISTRICT's reimbursement responsibility. Further, DISTRICT shall be responsible for payment of any and all accrued interest incurred as a result of the delay.

- G. Section 10(Q), as previously amended by the First Amendment, is hereby rescinded in its entirety and amended to read as follows:

Temporary Street Termination. DISTRICT and DEVELOPER shall improve those portions of Wittmus Drive and S 106th Street rights-of-way that were dedicated but not constructed as part of Phase 1, which constituted temporary street terminations. Such improvements shall be constructed by DISTRICT and DEVELOPER contemporaneously with the public improvements associated with Phase 3.

- H. Section 10(W) is hereby added to read as follows:

Cornhusker Road Trail. DISTRICT may delay construction of the ten foot (10') wide trail within the south side of the Cornhusker Road right-of-way (the "Cornhusker Road Trail") until such time that the P-MRNRD constructs the anticipated ten foot (10') wide trail within Outlot B. Notwithstanding the foregoing, CITY may order DISTRICT to construct the Cornhusker Road Trail if CITY deems that such trail is necessary for CITY's promotion of public health, safety, and welfare. In such event,

DISTRICT shall promptly commence design, bidding, and construction of the Cornhusker Road Trail upon the receipt of such order from CITY.

- I. Section 10(X) is hereby added to read as follows:

Timing of the Remington Road Extension Construction. DISTRICT, DEVELOPER, and CITY acknowledge that the purpose of Remington Road extending northwest from the loop street (the “Remington Road Extension”) that abuts Lots 269 – 298 within the Planned Unit Development District north of Cornhusker Road (the “PUD Lots”) is to provide a secondary access to the PUD Lots at such time that Wittmus Drive is constructed north of Cornhusker Road. The improvement of Wittmus Drive is contemplated to occur when the unimproved adjoining property to the west of the PUD Lots is platted and zoned for development. Accordingly, DISTRICT and DEVELOPER may delay construction of the Remington Road Extension and the associated five foot (5’) wide sidewalk abutting with the Remington Road Extension right-of-way Outlot R, Lot 280, and Lot 281 until such time that Wittmus Drive is constructed north of Cornhusker Road.

- J. Section 10(Y) is hereby added to read as follows:

PUD Trail within the Remington Road Extension Right-of-Way. DEVELOPER intends to construct a trail system within Outlots Q and R to provide an amenity to the Planned Unit Development District (the “PUD Trail”). DISTRICT, DEVELOPER, and CITY acknowledge that the future five foot (5’) sidewalk within the Remington Road Extension right-of-way by DISTRICT and DEVELOPER within the Remington Road Extension abutting Outlot R, Lot 280, and Lot 281, pursuant to Section 10(X), will provide a pedestrian connection from the anticipated loop street sidewalks abutting the PUD Lots to the PUD Trail. Given that the construction of the Remington Road Extension is delayed pursuant to Section 10(X), DEVELOPER may, at its sole private expense, construct and maintain a temporary trail connection between the anticipated loop street sidewalks abutting the PUD Lots and the PUD Trail within the unimproved Remington Road Extension right-of-way (the “Temporary Trail Connection”), which Temporary Trail Connection is conceptually depicted in site plan attached as Exhibit H. Prior to construction of the Temporary Trail Connection, DEVELOPER shall obtain the written approval of the City Engineer for the location and the materials to be used for the temporary trail connection. DEVELOPER shall cause the removal of the Temporary Trail Connection prior to the construction of the Remington Road Extension. DEVELOPER shall receive no compensation for the construction or removal of the Temporary Trail Connection.

- K. Section 12(A), as previously amended by the First Amendment, is hereby rescinded in its entirety and amended to read as follows:

Phasing. CITY, DEVELOPER, and DISTRICT acknowledge that Granite Lake is being final platted in phases as shown on Exhibit "G-2" ("Phase 1", "Phase 2", and "Phase 3", respectively). Further, CITY, DEVELOPER, and DISTRICT acknowledge that the Public Improvements shall be constructed within phases that are separate and unique from the platting phases shown on Exhibit "G-2". The boundaries of such construction phases shall be as shown on Exhibit "I" ("Construction Phase 1", "Construction Phase 2", and "Construction Phase 3", respectively). Construction Phase 1 Public Improvements shall be installed within one (1) year of the Effective Date, with the exception of those improvements specifically identified in Section 10 as being deferrable until a future phase or until Warranted. Construction Phase 2 Public Improvements shall be installed within one (1) year of the Effective Date of the First Amendment, with the exception of those improvements specifically identified in Section 10, as amended, as being deferrable until a future phase or until Warranted. Construction Phase 3 Public Improvements shall be installed within one (1) year of the date of the Effective Date of the Second Amendment, with the exception of those improvements identified in Section 10, as amended, as being deferrable until a future phase or until Warranted. In the event that an applicable Public Improvement is deemed Warranted, DEVELOPER and DISTRICT agree to immediately cause the financing, design, bidding, and construction, as applicable, of such Public Improvement regardless of the phasing of the said Public Improvement.

5. Exhibit Modifications and Additions. The Agreement exhibits attached hereto are hereby modified, added, and incorporated into the Agreement by this reference as follows:
- A. Exhibit "A-1", and all references thereto, are hereby rescinded in their entirety and the attached Exhibit "A-2" is hereby substituted in their place.
 - B. Exhibit "B-1", and all references thereto, are hereby rescinded in their entirety and the attached Exhibit "B-2" is hereby substituted in their place.
 - C. Exhibit "C", and all references thereto, are hereby rescinded in their entirety and the attached Exhibit "C-1" is hereby substituted in their place.
 - D. Exhibit "D", and all references thereto, are hereby rescinded in their entirety and the attached Exhibit "D-1" is hereby substituted in their place.
 - E. Exhibit "E", and all references thereto, are hereby rescinded in their entirety and the attached Exhibit "E-1" is hereby substituted in their place.

- F. Exhibit "F-1", and all references thereto, are hereby rescinded in their entirety and the attached Exhibit "F-2" is hereby substituted in their place.
 - G. Exhibit "G-1", and all references thereto, are hereby rescinded in their entirety and the attached Exhibit "G-2" is hereby substituted in their place.
 - H. Exhibit "H" is hereby added.
 - I. Exhibit "I" is hereby added.
6. No Other Amendment. Except as specifically modified and amended by this Second Amendment, the Agreement shall remain in full force and effect.
7. Binding Effect. This Second Amendment shall be binding upon the Parties hereto, their respective successors, and assigns in the same manner and to the same extent as the Agreement.

(Signatures on following pages.)

ATTEST:

THE CITY OF PAPILLION, NEBRASKA

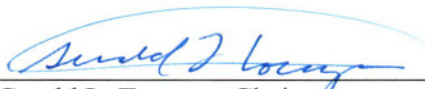
Nicole L. Brown
Nicole L. Brown, City Clerk

David P. Black
David P. Black, Mayor

SEAL:



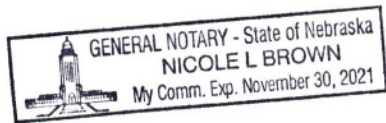
SANITARY AND IMPROVEMENT DISTRICT
NO. 317 OF SARPY COUNTY, NEBRASKA

By 
Gerald L. Torczon, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Chairman of Sanitary and Improvement District No. 317 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 7th day of March, 2019.




Notary Public

DEVELOPER:

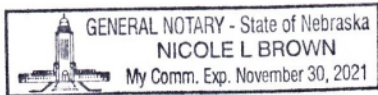
Woodland Homes, Inc.,
a Nebraska corporation

By *Gerald L. Torczon*
Gerald L. Torczon, President

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

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

Witness my hand and Notarial Seal this 7th day of March, 2019.



Nicole L. Brown
Notary Public

**SUBDIVISION AGREEMENT AMENDMENT
TABLE OF CONTENTS**

INTRODUCTION STATEMENT

RECITALS

SECTION	1	Incorporation of Recitals
	2	Capitalized Terms
	3	Area of Application
	4	Amendments
	5	Exhibit Modifications and Additions
	6	No Other Amendment
	7	Binding Effect

EXHIBITS:

A-2	Legal Description with Metes and Bounds
B-2	Final Plat
C-1	Streets and Walks
D-1	Sanitary Sewer and Water Lines
E-1	Erosion Control and Storm Sewers
F-2	Source and Use of Funds
G-2	Phasing
H	PUD Site Plan
I	Construction Phasing Plan

Exhibit "A-2"
Legal Description

Phase 1
Lots 1 thru 116 & Outlots "A" thru "I" Inclusive, Granite Lake

A TRACT OF LAND BEING ALL OF TAX LOTS 4 AND 5, AND PART OF TAX LOT 3A, SAID TAX LOTS LOCATED IN PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4, PART OF THE SW1/4 OF THE NW1/4, PART OF THE NW1/4 OF THE NW1/4 ALL LOCATED IN SECTION 28; TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF NW1/4 OF SAID SECTION 28, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 5; THENCE N02°51'54"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 28, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 5, A DISTANCE OF 50.00 FEET; THENCE N87°31'13"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 108TH STREET; THENCE N02°51'54"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 2,548.86 FEET; THENCE S87°28'59"W, A DISTANCE OF 33.00 FEET TO A POINT ON SAID WEST LINE OF THE NW1/4 OF SECTION 28, SAID LINE ALSO BEING THE SAID WEST LINE OF TAX LOT 5; THENCE N02°51'54"W ALONG SAID WEST LINE OF THE NW1/4 OF SECTION 28, SAID LINE ALSO BEING THE SAID WEST LINE OF TAX LOT 5, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 5, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TAX LOT 3, A TAX LOT LOCATED IN SECTION 21, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 28; THENCE N87°28'59"E ALONG THE NORTH LINE OF SAID TAX LOTS 4 & 5, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT 3 & TAX LOT 4A, SAID TAX LOTS LOCATED IN SAID SECTION 21, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1,141.88 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TAX LOT 3B, A TAX LOT LOCATED IN SAID SECTION 28; THENCE S02°37'18"E ALONG THE EAST LINE OF SAID TAX LOT 4, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 3B, A DISTANCE OF 198.00 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 3B, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 3A; THENCE N87°28'59"E ALONG THE NORTH LINE OF SAID TAX LOT 3A, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT 3B, A DISTANCE OF 595.13 FEET; THENCE S02°42'15"E, A DISTANCE OF 465.08 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 766.75 FEET, A DISTANCE OF 261.85 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S07°04'45"W, DISTANCE OF 260.58 FEET; THENCE S16°51'45"W, A DISTANCE OF 574.19 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 834.00 FEET, A DISTANCE OF 176.48 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S10°48'02"W, DISTANCE OF 176.15 FEET; THENCE S85°15'42"E, A DISTANCE OF 66.50 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 767.50 FEET, A DISTANCE OF 45.02 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S03°03'28"W, DISTANCE OF 45.02 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 832.50 FEET, A DISTANCE OF 128.31 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S05°47'34"W, DISTANCE OF 128.19 FEET; THENCE S10°12'30"W, A DISTANCE OF 45.24 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 3,868.88 FEET, A DISTANCE OF 372.80 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S07°26'52"W, DISTANCE OF 372.65 FEET; THENCE S04°41'15"W, A DISTANCE OF 264.03 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 417.50 FEET, A DISTANCE OF 52.23 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S01°06'14"W,

Exhibit "A-2"
Legal Description

DISTANCE OF 52.19 FEET; THENCE S02°28'47"E, A DISTANCE OF 52.86 FEET; THENCE S47°28'47"E, A DISTANCE OF 12.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD; THENCE S87°31'13"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, A DISTANCE OF 250.09 FEET TO A POINT ON THE WEST LINE OF SAID TAX LOT 3A, SAID POINT IS ALSO BEING ON THE EAST LINE OF SAID TAX LOT 4; THENCE S02°49'11"E ALONG SAID EAST LINE OF TAX LOT 4, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 4, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NW1/4 OF SECTION 28; THENCE S87°31'13"W ALONG THE SOUTH LINE SAID TAX LOT 4 & 5, SAID LINE ALSO BEING SAID SOUTH LINE OF THE NW1/4 OF SECTION 28, A DISTANCE OF 1,139.10 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,956,160 SQUARE FEET OR 90.821 ACRES MORE OR LESS.

Exhibit "A-2"
Legal Description

Phase 2
Lots 117 thru 239 & Outlots "J" thru "L" Inclusive, Granite Lake

A TRACT OF LAND BEING PART OF TAX LOTS 1, 2A, 2B AND 3A, ALL LOCATED IN PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4, SECTION 28, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NW1/4 OF SECTION 28, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 2B; THENCE N02°31'13"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 28, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 2B, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD; THENCE S87°31'13"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, A DISTANCE OF 1,241.86 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD AND THE EAST RIGHT-OF-WAY LINE OF WITTMUS DRIVE; THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE OF WITTMUS DRIVE ON THE FOLLOWING EIGHT (8) DESCRIBED COURSES: (1) THENCE N47°28'47"W, A DISTANCE OF 12.02 FEET; (2) THENCE N02°28'47"W, A DISTANCE OF 52.86 FEET; (3) THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 417.50 FEET, A DISTANCE OF 52.23 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N01°06'14"E, A DISTANCE OF 52.19 FEET; (4) THENCE N04°41'15"E, A DISTANCE OF 264.03 FEET; (5) THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 3,868.88 FEET, A DISTANCE OF 372.80 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N07°26'52"E, A DISTANCE OF 372.65 FEET; (6) THENCE N10°12'30"E, A DISTANCE OF 45.24 FEET; (7) THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 832.50 FEET, A DISTANCE OF 128.31 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N05°47'34"E, A DISTANCE OF 128.19 FEET; (8) THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 767.50 FEET, A DISTANCE OF 207.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°07'12"E, A DISTANCE OF 206.80 FEET; THENCE N16°51'45"E, A DISTANCE OF 574.19 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 833.25 FEET, A DISTANCE OF 210.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°37'41"E, A DISTANCE OF 209.87 FEET; THENCE N75°20'01"E, A DISTANCE OF 152.20 FEET; THENCE N44°03'27"E, A DISTANCE OF 48.60 FEET; THENCE S61°09'19"E, A DISTANCE OF 267.56 FEET; THENCE N28°50'41"E, A DISTANCE OF 30.29 FEET; THENCE S61°09'19"E, A DISTANCE OF 50.00 FEET; THENCE N28°50'41"E, A DISTANCE OF 111.46 FEET; THENCE N87°28'47"E, A DISTANCE OF 315.41 FEET TO SAID EAST LINE OF THE NW1/4 OF SECTION 28, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 2A; THENCE S02°31'13"E ALONG SAID EAST LINE OF THE NW1/4 OF SECTION 28, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOTS 2A AND 2B, A DISTANCE OF 1,884.82 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,031,327 SQUARE FEET OR 46.633 ACRES, MORE OR LESS.

Exhibit "A-2"
Legal Description

Phase 3
Lots 240 thru 298 & Outlots "M" thru "R" Inclusive, Granite Lake

A TRACT OF LAND LOCATED IN ALL OF TAX LOT 6, A TAX LOT LOCATED IN THE SW1/4 OF SECTION 21; ALONG WITH PART OF TAX LOTS 1, 2A AND 3A, TAX LOTS LOCATED IN THE NW1/4 OF SECTION 28, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW1/4 OF SECTION 21, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID NW1/4 OF SECTION 28, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 6; THENCE S02°31'12"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 28, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOTS 1 AND 2A, A DISTANCE OF 715.67 FEET TO THE NORTHEAST CORNER OF LOT 236, GRANITE LAKE, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 28; THENCE ALONG THE NORTHERLY LINE OF GRANITE LAKE ON THE FOLLOWING SEVEN (7) DESCRIBED COURSES: (1) THENCE S87°28'47"W, A DISTANCE OF 315.41 FEET; (2) THENCE S28°50'41"W, A DISTANCE OF 111.46; (3) THENCE N61°09'19"W, A DISTANCE OF 50.00 FEET; (4) THENCE S28°50'41"W, A DISTANCE OF 30.29 FEET; (5) THENCE N61°09'19"W, A DISTANCE OF 267.56 FEET; (6) THENCE S44°03'27"W, A DISTANCE OF 48.60 FEET; THENCE (7) S75°20'01"W, A DISTANCE OF 152.20 FEET TO THE NORTHWEST CORNER OF OUTLOT "L", SAID GRANITE LAKE; THENCE ALONG THE WESTERLY LINE OF SAID OUTLOT "L", GRANITE LAKE ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE SOUTHWESTERLY OF A CURVE TO THE RIGHT WITH A RADIUS OF 833.25 FEET, A DISTANCE OF 210.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S09°37'41"W, A DISTANCE OF 209.87 FEET; (2) THENCE S16°51'45"W, A DISTANCE OF 574.19 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 767.50 FEET, A DISTANCE OF 162.37 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S10°48'06"W, A DISTANCE OF 162.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WITTMUS DRIVE; THENCE N85°17'26"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WITTMUS DRIVE, A DISTANCE OF 66.50 FEET; THENCE ALONG THE EASTERLY LINE OF LOTS 99 THRU 107 AND OUTLOT "G", SAID GRANITE LAKE ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE NORTHEASTERLY OF A CURVE TO THE RIGHT WITH A RADIUS OF 834.00 FEET, A DISTANCE OF 176.48 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N10°48'02"E, A DISTANCE OF 176.15 FEET; (2) THENCE N16°51'45"E, A DISTANCE OF 574.19 FEET; (3) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 766.75 FEET, A DISTANCE OF 261.85 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N07°04'45"E, A DISTANCE OF 260.58 FEET; THENCE N02°42'15"W, A DISTANCE OF 465.08 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "G", SAID POINT ALSO BEING ON THE NORTH LINE OF SAID TAX LOT 3A, SAID LINE ALSO BEING THE SOUTH LINE OF TAX LOT 3B, A TAX LOT LOCATED IN SAID NW1/4 OF SECTION 28; THENCE N87°28'59"E ALONG SAID NORTH LINE OF TAX LOT 3A, SAID LINE ALSO BEING SAID SOUTH LINE OF TAX LOT 3B, A DISTANCE OF 66.50 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 3A, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 3B, SAID POINT ALSO BEING ON THE WEST LINE OF SAID TAX LOT 1; THENCE N02°42'15"W ALONG SAID WEST LINE OF TAX LOT 1, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 3B, A DISTANCE OF 198.00 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 3B, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID NW1/4 OF SECTION 28, SAID LINE ALSO BEING THE SOUTH LINE OF SAID

Exhibit "A-2"
Legal Description

SW1/4 OF SECTION 21, SAID LINE ALSO BEING THE SOUTH LINE OF TAX LOT 5, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 21; THENCE N87°28'59"E ALONG THE NORTH LINE OF SAID TAX LOT 1, SAID LINE ALSO BEING ON SAID NORTH LINE OF THE NW1/4 OF SECTION 28, SAID LINE ALSO BEING SAID SOUTH LINE OF THE SW1/4 OF SECTION 21, SAID LINE ALSO BEING SAID SOUTH LINE OF TAX LOT 5, A DISTANCE OF 1.99 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 6, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 5; THENCE N02°46'21"W ALONG THE WEST LINE OF SAID TAX LOT 6, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 5, A DISTANCE OF 1,928.63 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 6, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 5, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF TAX LOT 7A, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 21; THENCE ALONG THE NORTHERLY LINE OF SAID TAX LOT 6, SAID LINE ALSO BEING SAID SOUTH LINE OF TAX LOT 7A, SAID LINE ALSO BEING THE SOUTHERLY LINE OF TAX LOT 7C, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 21, ON THE FOLLOWING THIRTY-ONE (31) DESCRIBED COURSES: (1) THENCE S83°43'04"E, A DISTANCE OF 9.43 FEET; (2) THENCE S66°19'38"E, A DISTANCE OF 65.45 FEET; (3) THENCE S61°47'57"E, A DISTANCE OF 29.21 FEET; (4) THENCE S35°32'47"E, A DISTANCE OF 64.35 FEET; (5) THENCE S71°03'44"E, A DISTANCE OF 26.12 FEET; (6) THENCE S51°59'05"E, A DISTANCE OF 15.90 FEET; (7) THENCE S58°47'47"E, A DISTANCE OF 21.90 FEET; (8) THENCE N75°25'20"E, A DISTANCE OF 9.70 FEET; (9) THENCE S72°48'44"E, A DISTANCE OF 53.96 FEET; (10) THENCE S65°30'14"E, A DISTANCE OF 23.69 FEET; (11) THENCE S76°23'25"E, A DISTANCE OF 27.81 FEET; (12) THENCE S64°44'04"E, A DISTANCE OF 63.74 FEET; (13) THENCE S74°27'24"E, A DISTANCE OF 33.42 FEET; (14) THENCE S75°07'38"E, A DISTANCE OF 26.84 FEET; (15) THENCE S10°49'32"W, A DISTANCE OF 55.86 FEET; (16) THENCE S25°57'57"W, A DISTANCE OF 61.76 FEET; (17) THENCE S37°55'26"W, A DISTANCE OF 16.41 FEET; (18) THENCE S56°35'42"W, A DISTANCE OF 103.43 FEET; (19) THENCE S29°11'31"W, A DISTANCE OF 36.05 FEET; (20) THENCE S05°42'16"E, A DISTANCE OF 30.42 FEET; (21) THENCE S58°45'02"E, A DISTANCE OF 96.98 FEET; (22) THENCE S76°47'18"E, A DISTANCE OF 71.07 FEET; (23) THENCE S51°47'10"E, A DISTANCE OF 76.21 FEET; (24) THENCE S46°04'42"E, A DISTANCE OF 82.62 FEET; (25) THENCE S53°55'24"E, A DISTANCE OF 89.48 FEET; (26) THENCE S86°47'11"E, A DISTANCE OF 37.77 FEET; (27) THENCE N56°21'27"E, A DISTANCE OF 56.70 FEET; (28) THENCE N70°52'03"E, A DISTANCE OF 23.16 FEET; (29) THENCE S83°36'57"E, A DISTANCE OF 37.29 FEET; (30) THENCE S34°04'50"E, A DISTANCE OF 126.54 FEET; (31) THENCE S28°01'05"E, A DISTANCE OF 126.98 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 6, SAID POINT ALSO BEING ON THE EAST LINE OF SAID SW1/4 OF SECTION 21, SAID LINE ALSO BEING THE WEST LINE OF TAX LOT 8B1, A TAX LOT LOCATED IN THE NW1/4 OF SAID SECTION 21; THENCE S02°46'21"E ALONG THE EAST LINE OF SAID TAX LOT 6, SAID LINE ALSO BEING SAID EAST LINE OF THE SW1/4 OF SECTION 21, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 8B1, A DISTANCE OF 1,044.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,969,472 SQUARE FEET OR 45.213 ACRES, MORE OR LESS.

EXHIBIT "B-2" FINAL PLAN

GRANITE LAKE
LOTS 117 THRU 229 INCLUSIVE
PULLMAN, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10000 W. 168th St., Suite 100, Omaha, NE 68144
Phone: 402.426.1572 Fax: 402.426.1580
www.eag.com

GRANITE LAKE

LOTS 117 THRU 229 AND OUTLOTS 7 THROUGH 12 INCLUSIVE
A TRACT OF LAND BEING PART OF PARCEL 1, 1/4 SECTION 20, T24N, R24E, LOT 20, BEING PART OF THE EIGHTH ADDITION TO THE CITY OF PULLMAN, NEBRASKA, AS SHOWN ON THE FINAL PLAT OF THE CITY OF PULLMAN, NEBRASKA, COUNTY OF PULLMAN, NEBRASKA, DATED AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF PULLMAN, NEBRASKA, VOLUME 107, PAGE 157.

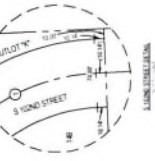


CONTRACTOR'S TABLE

DATE	NO.	DESCRIPTION	DATE
1	1000	10/10	10/10
2	1001	10/11	10/11
3	1002	10/12	10/12
4	1003	10/13	10/13
5	1004	10/14	10/14
6	1005	10/15	10/15
7	1006	10/16	10/16
8	1007	10/17	10/17
9	1008	10/18	10/18
10	1009	10/19	10/19
11	1010	10/20	10/20
12	1011	10/21	10/21
13	1012	10/22	10/22
14	1013	10/23	10/23
15	1014	10/24	10/24

TRACTS OF LAND TABLE

TRACT	ACRES	FRAC.	CONV.	FRAC.	ACRES	TRACT	ACRES	FRAC.	CONV.	FRAC.	ACRES
1	20.00	1/4	1/4	1/4	20.00	17	20.00	1/4	1/4	1/4	20.00
2	20.00	1/4	1/4	1/4	20.00	18	20.00	1/4	1/4	1/4	20.00
3	20.00	1/4	1/4	1/4	20.00	19	20.00	1/4	1/4	1/4	20.00
4	20.00	1/4	1/4	1/4	20.00	20	20.00	1/4	1/4	1/4	20.00
5	20.00	1/4	1/4	1/4	20.00	21	20.00	1/4	1/4	1/4	20.00
6	20.00	1/4	1/4	1/4	20.00	22	20.00	1/4	1/4	1/4	20.00
7	20.00	1/4	1/4	1/4	20.00	23	20.00	1/4	1/4	1/4	20.00
8	20.00	1/4	1/4	1/4	20.00	24	20.00	1/4	1/4	1/4	20.00
9	20.00	1/4	1/4	1/4	20.00	25	20.00	1/4	1/4	1/4	20.00
10	20.00	1/4	1/4	1/4	20.00	26	20.00	1/4	1/4	1/4	20.00
11	20.00	1/4	1/4	1/4	20.00	27	20.00	1/4	1/4	1/4	20.00
12	20.00	1/4	1/4	1/4	20.00	28	20.00	1/4	1/4	1/4	20.00
13	20.00	1/4	1/4	1/4	20.00	29	20.00	1/4	1/4	1/4	20.00
14	20.00	1/4	1/4	1/4	20.00	30	20.00	1/4	1/4	1/4	20.00
15	20.00	1/4	1/4	1/4	20.00	31	20.00	1/4	1/4	1/4	20.00



- NOTES:**
1. ALL LOTS ARE TO BE PLATTED IN ACCORDANCE WITH THE SUBDIVISION ACT.
 2. THE CITY OF PULLMAN HAS APPROVED THIS PLAN AND HAS GRANTED THE NECESSARY EASEMENTS AND RIGHTS OF WAY FOR THE PROPOSED IMPROVEMENTS.
 3. ALL LOTS ARE TO BE PLATTED IN ACCORDANCE WITH THE SUBDIVISION ACT.
 4. THE CITY OF PULLMAN HAS APPROVED THIS PLAN AND HAS GRANTED THE NECESSARY EASEMENTS AND RIGHTS OF WAY FOR THE PROPOSED IMPROVEMENTS.
 5. TEMPORARY IMPROVEMENTS WILL BE CONSTRUCTED AT ALL CORNER INTERSECTIONS.
 6. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF PULLMAN'S REQUIREMENTS.
 7. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF PULLMAN'S REQUIREMENTS.
 8. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF PULLMAN'S REQUIREMENTS.
 9. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF PULLMAN'S REQUIREMENTS.
 10. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF PULLMAN'S REQUIREMENTS.
 11. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF PULLMAN'S REQUIREMENTS.
 12. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF PULLMAN'S REQUIREMENTS.
 13. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF PULLMAN'S REQUIREMENTS.
 14. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF PULLMAN'S REQUIREMENTS.
 15. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF PULLMAN'S REQUIREMENTS.

LOT AREAS

TRACT	ACRES	FRAC.	CONV.	FRAC.	ACRES	TRACT	ACRES	FRAC.	CONV.	FRAC.	ACRES
1	20.00	1/4	1/4	1/4	20.00	17	20.00	1/4	1/4	1/4	20.00
2	20.00	1/4	1/4	1/4	20.00	18	20.00	1/4	1/4	1/4	20.00
3	20.00	1/4	1/4	1/4	20.00	19	20.00	1/4	1/4	1/4	20.00
4	20.00	1/4	1/4	1/4	20.00	20	20.00	1/4	1/4	1/4	20.00
5	20.00	1/4	1/4	1/4	20.00	21	20.00	1/4	1/4	1/4	20.00
6	20.00	1/4	1/4	1/4	20.00	22	20.00	1/4	1/4	1/4	20.00
7	20.00	1/4	1/4	1/4	20.00	23	20.00	1/4	1/4	1/4	20.00
8	20.00	1/4	1/4	1/4	20.00	24	20.00	1/4	1/4	1/4	20.00
9	20.00	1/4	1/4	1/4	20.00	25	20.00	1/4	1/4	1/4	20.00
10	20.00	1/4	1/4	1/4	20.00	26	20.00	1/4	1/4	1/4	20.00
11	20.00	1/4	1/4	1/4	20.00	27	20.00	1/4	1/4	1/4	20.00
12	20.00	1/4	1/4	1/4	20.00	28	20.00	1/4	1/4	1/4	20.00
13	20.00	1/4	1/4	1/4	20.00	29	20.00	1/4	1/4	1/4	20.00
14	20.00	1/4	1/4	1/4	20.00	30	20.00	1/4	1/4	1/4	20.00
15	20.00	1/4	1/4	1/4	20.00	31	20.00	1/4	1/4	1/4	20.00

NEEDS FOR INFORMATION

THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN PLANNING COMMISSION. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF PULLMAN, NEBRASKA. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN PLANNING COMMISSION. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF PULLMAN, NEBRASKA. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN PLANNING COMMISSION. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF PULLMAN, NEBRASKA.

APPROVAL BY PULLMAN CITY COUNCIL

THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL.

APPROVAL BY PULLMAN PLANNING COMMISSION

THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN PLANNING COMMISSION. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN PLANNING COMMISSION. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN PLANNING COMMISSION. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN PLANNING COMMISSION.

APPROVAL BY PULLMAN CITY COUNCIL

THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL.

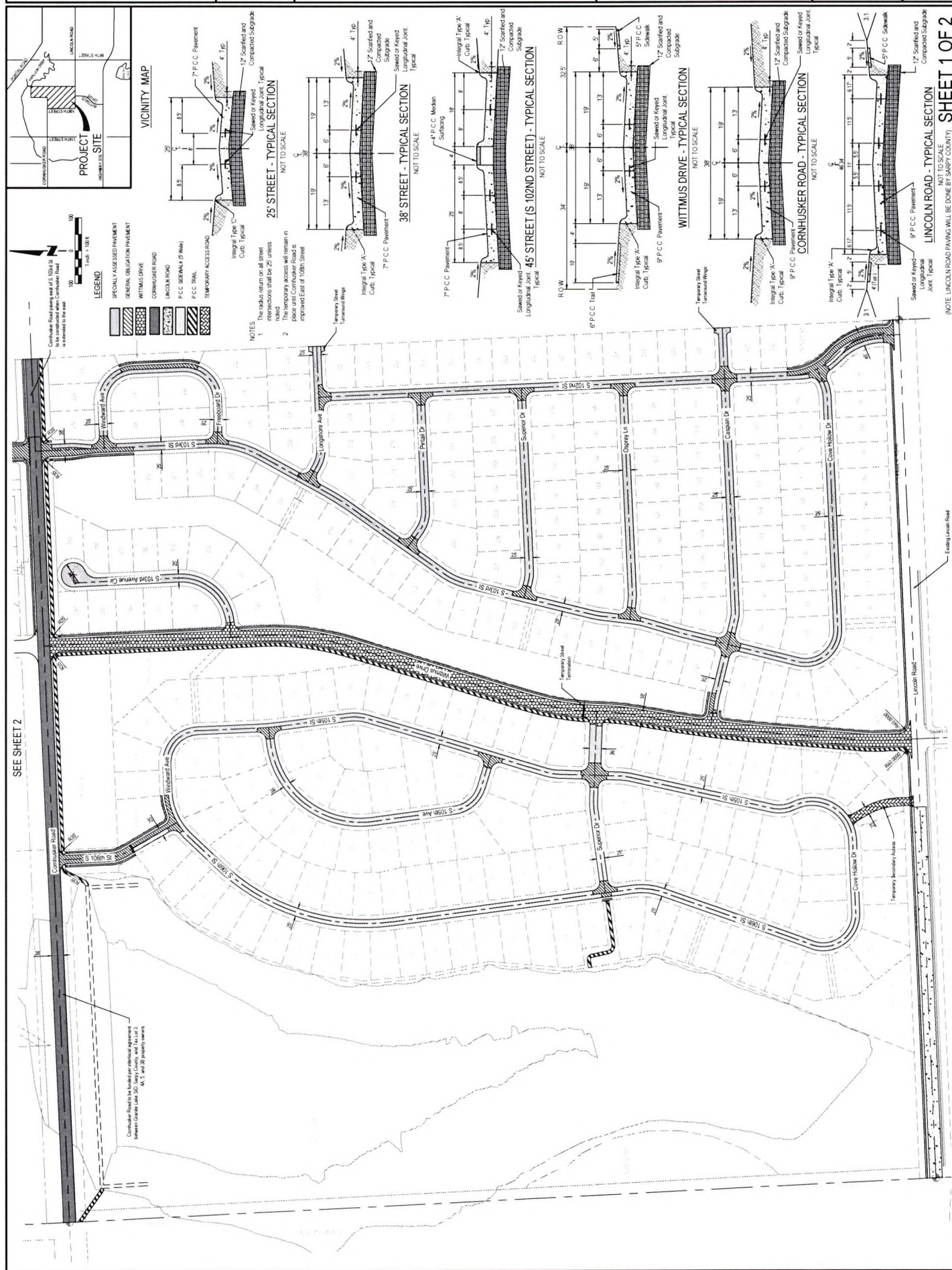
APPROVAL BY PULLMAN PLANNING COMMISSION

THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN PLANNING COMMISSION. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN PLANNING COMMISSION. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN PLANNING COMMISSION. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN PLANNING COMMISSION.

APPROVAL BY PULLMAN CITY COUNCIL

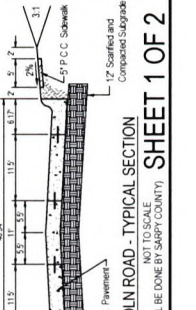
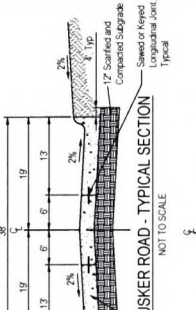
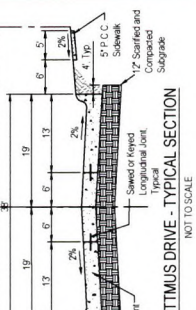
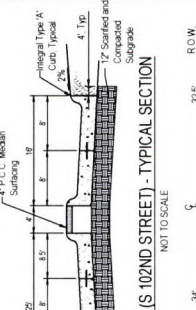
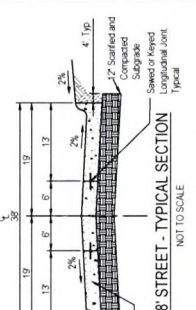
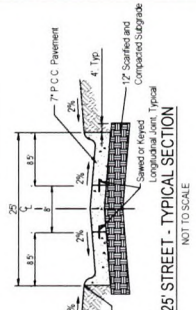
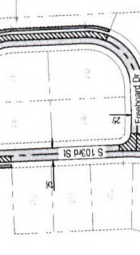
THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL. THE SUBDIVISION OF GRANITE LAKE HAS BEEN APPROVED BY THE PULLMAN CITY COUNCIL.

EXHIBIT "B-2" REC. 28-34-2



LEGEND

- SPECIALY ASESSSED PAVEMENT
- GENERAL DEDICATED PAVEMENT
- WITTMUS DRIVE
- CORNHUSKER ROAD
- LINCOLN ROAD
- P.C.C. SIDEWALK (P/Walk)
- P.C.C. TRAIL
- TEMPORARY ACCESSROAD



NOTES

- The radius return on all street intersections shall be 25' unless noted.
- The temporary access will remain in place and shall be removed and improved East of 108th Street.

NOTE: LINCOLN ROAD PAVING WILL BE DONE BY SAMP COUNTY.

SEE SHEET 2

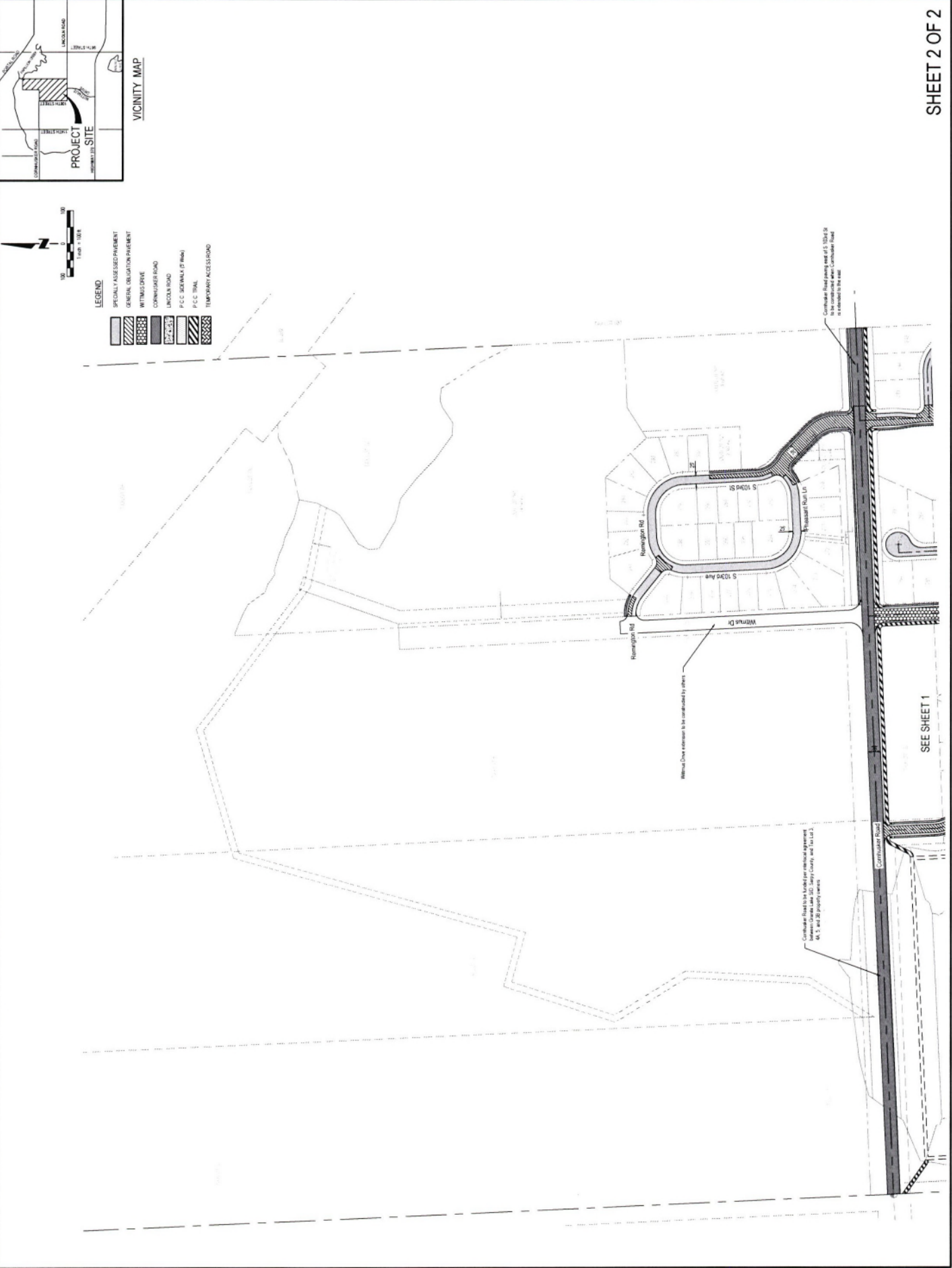
Sheet No.	2
Scale	AS SHOWN
Drawn by	CM
Checked by	CM
Date	08/12/13
Project	GRANITE LAKE

EXHIBIT "C-1" STREETS AND WALKS

GRANITE LAKE
PULASKI, MISSOURI



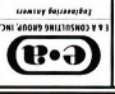
E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1500 South Main Lane, Suite 100, Columbia, MO 65201
www.eag.com



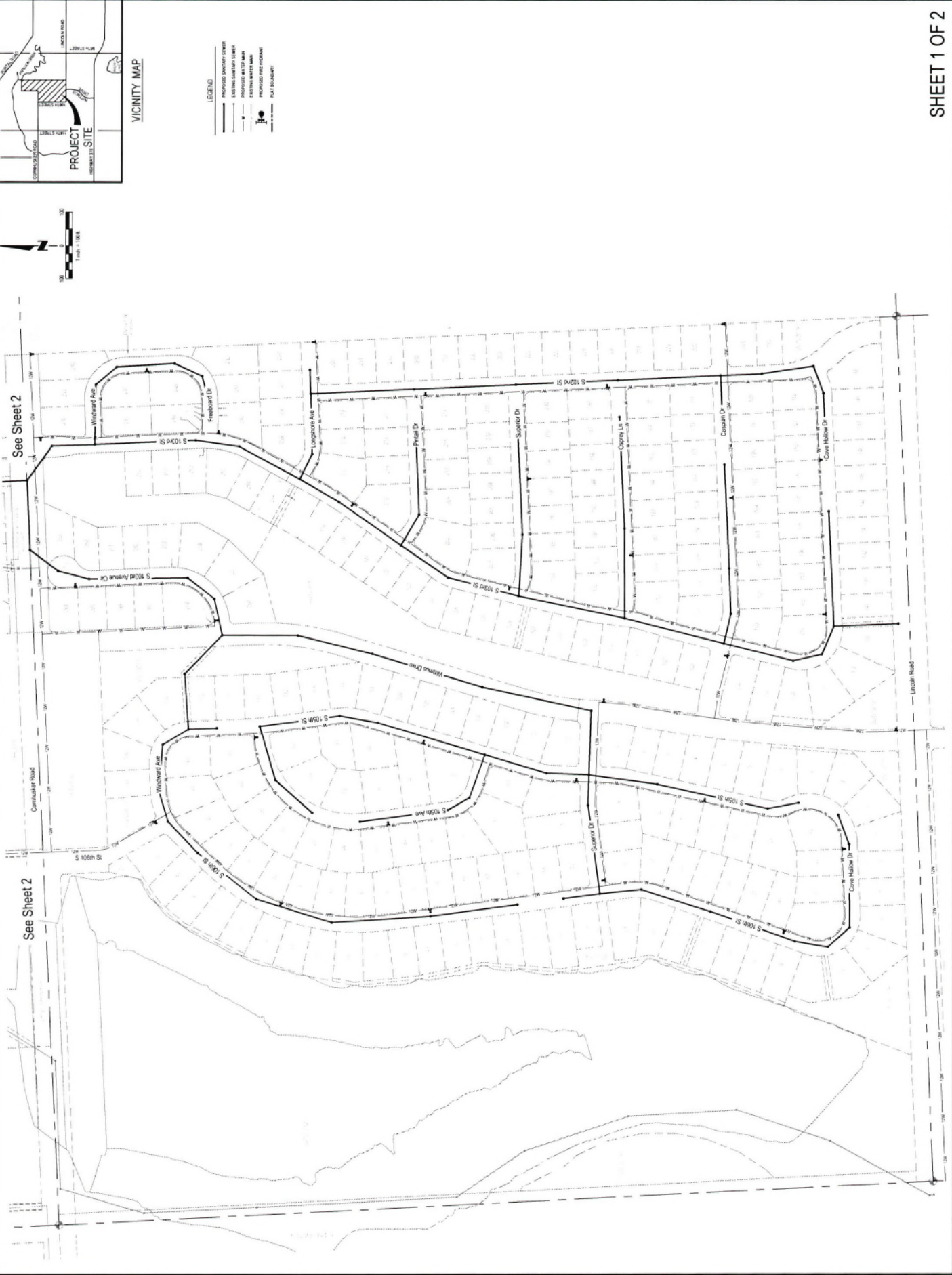
DATE	2/21/2018
TIME	10:00 AM
PROJECT	GRANITE LAKE
SCALE	AS SHOWN
DATE	2/21/2018
TIME	10:00 AM
PROJECT	GRANITE LAKE
SCALE	AS SHOWN
DATE	2/21/2018
TIME	10:00 AM
PROJECT	GRANITE LAKE
SCALE	AS SHOWN

EXHIBIT "D-1"
SANITARY SEWER AND
WATER LINES

GRANITE LAKE
MUNICIPALITY

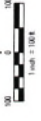


E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10000 Grandview Ave. Suite 100
Granite Lake, MI 48030
www.eagroup.com



VICINITY MAP

- LEGEND**
- PROPOSED SANITARY SEWER
 - PROPOSED WATER
 - EXISTING SANITARY SEWER
 - EXISTING WATER
 - EXISTING WATER MAIN
 - PROPOSED FIRE HYDRANT
 - PLAT BOUNDARY



See Sheet 2

See Sheet 2

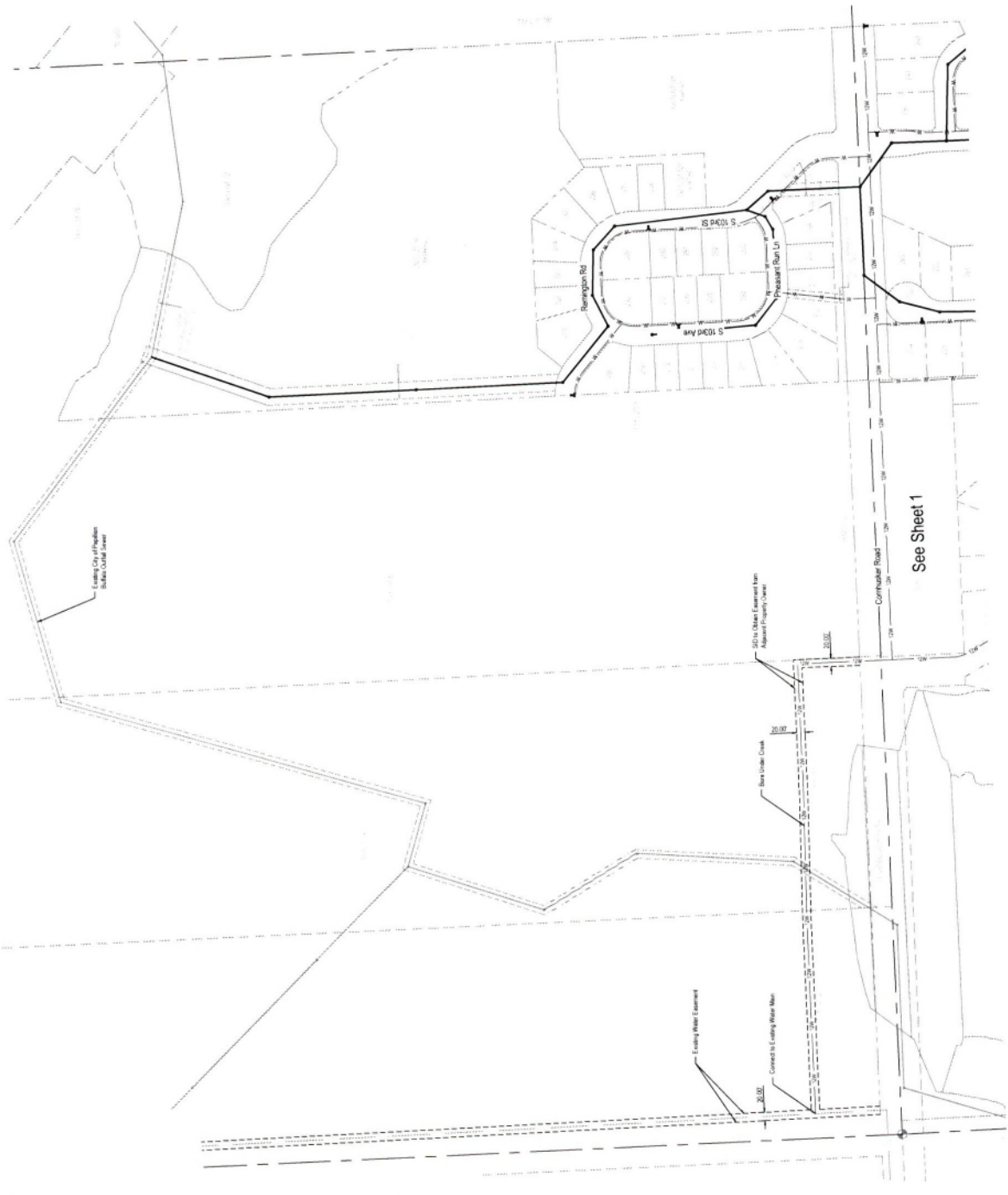
DATE	2011.11.15
DESIGNED BY	SCM
CHECKED BY	SCM
PROJECT NO.	108190100
SCALE	AS SHOWN
DATE	2011.11.15

**EXHIBIT "D-1"
SANITARY SEWER AND
WATER LINES**

GRANITE LAKE
WILSON, MINNESOTA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10000 Highway 101, Suite 100
Granite Lake, MN 55348
www.eaag.com



LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT
- LOT BOUNDARY

Scale: 1" = 100'

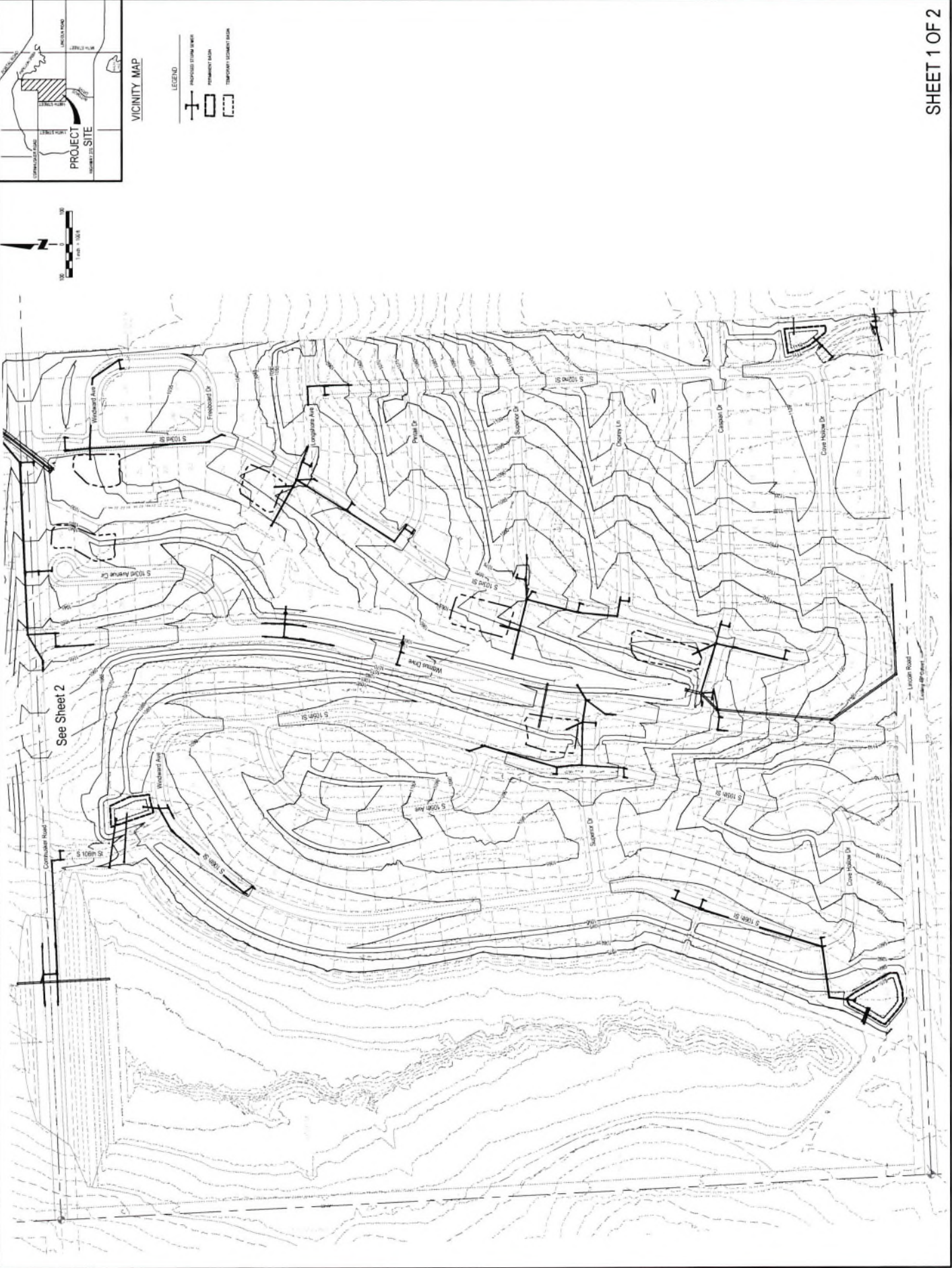
DATE	11/20/2013
SCALE	AS SHOWN
PROJECT	STORM SEWERS
CLIENT	GRANITE LAKE
DESIGNER	E & A CONSULTING GROUP, INC.

EROSION CONTROL AND STORM SEWERS

GRANITE LAKE



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10000 Highway 101, Suite 100
Granite Lake, CA 95746
www.eagroup.com



See Sheet 2

VICINITY MAP

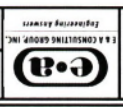


- LEGEND
- PROPOSED STORM SEWER
 - PROPOSED EROSION CONTROL
 - EXISTING STORM SEWER
 - EXISTING EROSION CONTROL
 - PROPERTY BOUNDARY
 - TOPOGRAPHIC ELEVATION

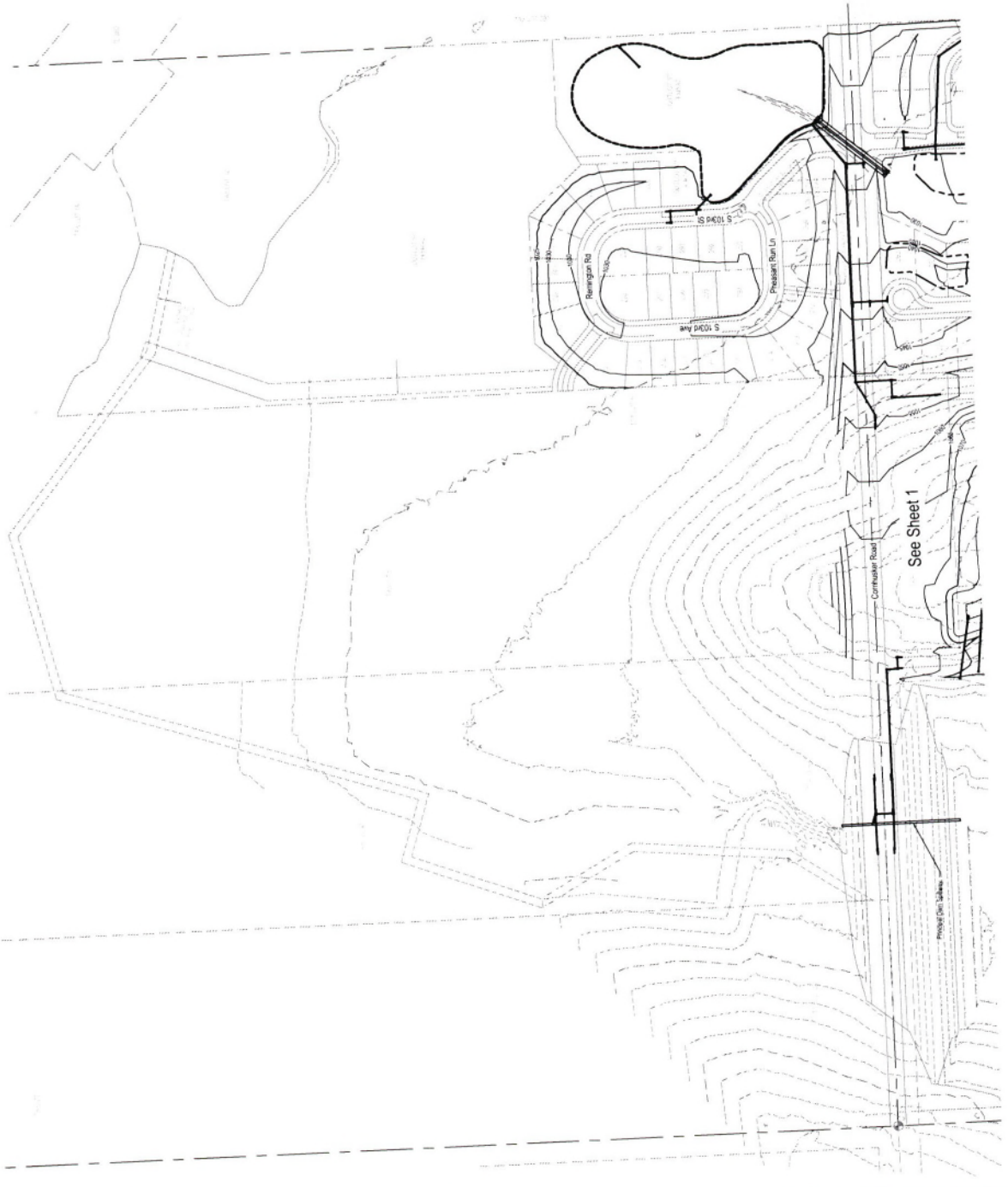
Scale	1" = 50'
Sheet No.	2
Project No.	10000000
Date	11/02/06
Drawn By	AK
Checked By	

EXHIBIT "E-1" EROSION CONTROL AND STORM SEWERS

GRANITE LAKE
MAYLON WENKHA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
www.eag.com



- LEGEND**
- PROPOSED STORM SEWERS
 - PROPOSED WALL
 - PROPOSED STORM BASIN
 - EXISTING CONTOURS
 - PROPOSED CONTOURS



SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	GRANITE LAKE	ZONING:	SINGLE FAMILY	269 UNITS
DEVELOPER:	TORCZON		SF (VILLA)	30 UNITS
JURISDICTION:	PAPILLION	ESTIMATED BY:	WALTER	
DATE:	02/11/19	PROJECT NO.:	P2014.562.001	

GRANITE LAKE - TOTAL (PHASE ONE, PHASE TWO & PHASE THREE)

ITEM	CONSTRUCT.	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	1,357,805	1,900,927	0	0	0	1,900,927	0	0
SANITARY SEWER (OUTFALL)	0	0	0	0	0	0	0	0
PAVING(INTERIOR)	1,993,673	2,778,227	0	0	0	2,269,240	0	508,987
PAVING (WITTMUS DRIVE)	700,493	980,691	0	284,867	0	0	0	695,823
PAVING (CORNHUSKER RD)	783,789	1,065,953	0	449,373	308,290	0	0	449,373
CONTRIBUTION TO PAVING (LINCOLN RD-110TH ST TO WITTMUS DR)	259,345	360,817	0	0	0	0	0	360,817
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMUS DR TO 96TH ST)	169,313	203,176	0	0	0	0	0	203,176
SIDEWALKS, TRAIL, PROWAG	456,134	629,465	0	0	64,816	0	0	564,649
WATER (INTERIOR)	1,089,583	1,525,416	0	0	0	1,443,134	0	82,282
WATER (EXTERIOR)	232,423	325,392	0	0	0	52,960	79,205	193,227
CAPITAL FACILITIES CHARGES	888,726	1,022,035	0	0	0	511,017	0	511,017
UNDERGROUND ELECTRICAL	403,650	532,818	0	0	0	532,818	0	0
STORM SEWER (INTERIOR)	663,194	915,208	0	0	0	0	0	915,208
STORM SEWER - SECTION III (DITCH)	366,921	506,352	0	0	0	0	0	506,352
CONTRIBUTION TO FUTURE SPLASH PARK	50,000	60,000	0	0	0	0	0	60,000
GRADING	1,965,450	1,965,450	1,965,450	0	0	0	0	0
TOTALS	11,380,500	14,771,926	1,965,450	734,240	373,106	6,710,097	79,205	5,050,910

PER UNIT COST

\$22,442

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING

2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:	269 Units @	\$400,000	=	\$107,600,000
	30 Villa Units @	\$300,000	=	\$9,000,000
		TOTAL		\$ 116,600,000 (100% VALUATION)
		TOTAL		\$ 110,770,000 (95% VALUATION)

4) GO DEBT (95% VALUATION) \$5,050,910 / \$110,770,000 = **4.56%**

LOG OF REVISIONS

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	GRANITE LAKE	ZONING:	SINGLE FAMILY	117 UNITS *
DEVELOPER:	TORCZON	ESTIMATED BY:WALTER	SF(VILLA)	0 UNITS
JURISDICTION:	PAPILLION	PROJECT NO.: P2014.562.001	* INCLUDES OUTLOT "I" CONVERTED TO S.F. LOT IN THE FUTURE.	
DATE:	02/11/19			

GRANITE LAKE - PHASE ONE (LOTS 1 -116)

ITEM	CONSTRCT.	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	728,703	1,020,184				1,020,184		0
SANITARY SEWER (OUTFALL)	0	0						0
PAVING(INTERIOR)	645,777	891,172				743,561		147,612
PAVING (WITTMUS DRIVE)	308,297	431,616		125,374				306,242
PAVING (CORNHUSKER ROAD)	0	0						0
CONTRIBUTION TO PAVING (LINCOLN RD-110TH ST TO WITTMUS DR)	259,345	360,817						360,817
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMUS DR TO 96TH ST)	0	0						0
SIDEWALKS, TRAIL, PROWAG	106,324	146,727						146,727
WATER (INTERIOR)	433,483	606,876				552,857		54,019
WATER (EXTERIOR)	119,273	166,982				52,960	0	114,022
CAPITAL FACILITIES CHARGES	279,403	321,313				160,657		160,657
UNDERGROUND ELECTRICAL	157,950	208,494				208,494		0
STORM SEWER (INTERIOR)	249,065	343,710				0		343,710
STORM SEWER -SECTION III (DITCH)	0	0						0
CONTRIBUTION TO FUTURE SPLASH PARK	0	0						0
GRADING	860,800	860,800	860,800					0
TOTALS	4,148,420	5,358,692	860,800	125,374	-	2,738,713	-	1,633,805

SPECIALS SINGLE FAMILY PER UNIT COST **\$2,738,713**
\$23,408

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING

2) SOFT COSTS NOT INCLUDED: COMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:	117 Units @	\$400,000	=	\$46,800,000
	0 Villa Units @	\$300,000	=	\$0
		<u>TOTAL</u>		<u>\$46,800,000</u> (100% VALUATION)
		<u>TOTAL</u>		<u>\$44,460,000</u> (95% VALUATION)

4) G.O. DEBT RATIO (95% VALUATION) = \$1,633,805 / \$44,460,000 = **3.67%**

LOG OF REVISIONS

- 7/17/2017 ADDED 30 VILLA LOTS AND QUANTITIES NORTH OF CORNHUSKER IN PHASE III.
- 7/17/2017 CHANGED VALUATION USED IN DEBT RATIO TO 95% VALUATION FOR ALL PHASES.
- 10/4/2017 REDUDED VILLA VALUATION FOR LOTS NORTH OF CORNHUSKER IN PHASE III
- 10/4/2017 ADDED STREET CONNECTION TO THE WEST IN VILLA AREA IN PHASE III
- 10/4/2017 ADDED TRAIL ON SOUTH SIDE OF CORNHUSKER, EAST OF WITTMUS
- 10/14/2017 ADDED LINCOLN RD WITTMUS TO 96TH STREET CONTRIBUTION IN PHASE II
- 10/23/2017 CORRECTED TRAIL AND SIDEWALK QNTYS ON SOUTH SIDE OF CORNHUSKER RD IN PHASE III
- 1/2/2018 CORRECTED PHASE II AND PHASE III CAPITAL FACILITIES CHARGES, INCLUDING OUTLOT Q SOUTH OF CORNHUSKER
- 5/14/2018 UPDATED COSTS WITH ACUTAL PHASE I CONSTRUCTION COSTS OR BID COSTS
- 1/10/2019 UPDATED COSTS WITH ACTUAL PHASE II CONSTRUCTION COSTS OR BID COSTS, UPDATED TO SHIFT LOTS 240 THRU 255 INTO PHASE II.
- 1/10/2019 UPDATED WITH FINAL WITTMUS DRIVE (PHASE I) CONSTRUCTION COSTS.

Exhibit "F-2"

PROJECT: **SANITARY SEWER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" SANITARY SEWER	2,038	L.F.	32.10	65,420
2	CONSTRUCT 8" SANITARY SEWER	8,174	L.F.	29.60	241,950
3	CONSTRUCT 6" SANITARY SEWER	4,532	L.F.	29.45	133,467
4	CONSTRUCT 54" I.D. SANITARY SEWER MANHOLE (55)	651	V.F.	390.00	253,890
5	TAP EXISTING SANITARY SEWER MANHOLE	1	EA	1125.00	1,125
6	CONSTRUCT 8" DIAMETER DROP CONNECTION (2)	10	V.F.	165.00	1,650
7	CONSTRUCT AGGREGATE BEDDING FOR TRENCH STABILIZATION	0	TON	22.00	0
8	INSTALL GEOTEXTILE FABRIC	0	SY	1.50	0
9	INSTALL SILT FENCE	0	L.F.	2.00	0
A	OVEREXCAVATION FOR DEEPER CUTS THAN PLAN-OUTFALL SEWER	4,300	LF/VF	6.00	25,800
B	DISC/DRY EXCAVATED SOILS ON OUTFALL SEWER	27	HR	200.00	5,400
TOTAL CONSTRUCTION COST:					\$728,703

NOTES:

1) TOTAL SID COSTS @ 40% -	\$1,020,184	INCLUDES TEMPORARY OUTFALL THROUGH FUTURE LOTS
2) G.O. COSTS	TOTAL	\$0.00

PROJECT: **SANITARY SEWER (OUTFALL)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	0	L.F.	30.00	0
2	54 IN. I.D. SANITARY MANHOLE	0	V.F.	400.00	0
3	CRUSHED ROCK BEDDING	0	TON	25.00	0
4	CONNECT TO EXIST. LINE	0	EA	3500.00	0
5	EASEMENT ACQUISITION	0	AC	20000.00	0
6	CONC. RING RETAINERS	0	EA	1500.00	0
	MISCELLANEOUS (+ 10%)	1	L.S.	10%	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES: THERE IS NO OUTFALL COSTS, ALL SANITARY IS INTERIOR AS PROPERTY NORTH OF CORNHUSKER IS PART OF SID.

1) TOTAL SID COSTS @ 40% -	\$0
2) G.O. COSTS	\$0

PROJECT: **PAVING (INTERIOR RESIDENTIAL)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65) W/ INTEGRAL CURB	18,424	S.Y.	\$31.24	\$575,566
2	SUBGRADE PREPARATION	6,141	C.Y.	2.90	17,810
3	CONSTRUCT END OF ROAD MARKER	3	EA	95.85	288
4	CONSTRUCT CONCRETE HEADER	62	L.F.	7.92	491
5	ADJUST MANHOLE TO GRADE	35	EA	306.58	10,730
6	INSTALL STREET NAME SIGN	15	EA	107.52	1,613
7	INSTALL TRAFFIC CONTROL SIGN	37	EA	106.50	3,941
8	INSTALL CITY OF PAPILLION BREAKAWAY POLE SYSTEM	24	EA	665.63	15,975
9	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 12" WHITE, GROOVED	130	L.F.	13.79	1,793
10	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 24" WHITE, GROOVED	132	L.F.	27.58	3,641
A	REMOVE STOCKPILED SOIL	1	LS	13930.88	13,931
TOTAL ESTIMATED CONSTRUCTION COST:					\$645,777

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$891,172		
2) G.O. ITEMS			
7" PAVING(INTERSECTIONS)	1,350	SY	\$59,044
7" PAVING(OVERWIDTH)	540	SY	\$23,617
7" PAVING(OUTLOT FRONTAGE)	350	SY	\$15,308
STREET SIGNS	52	EACH	\$30,140
STOCKPILED SOIL	1	LS	\$19,503
G.O. TOTAL			\$147,612
SPECIAL ASSESSMENT			\$743,561

PROJECT: PAVING (WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE HEADER	38	LF	\$4.00	\$152.00
2	REMOVE PAVEMENT	190	SY	\$5.50	\$1,045.00
3	SAWCUT - FULL DEPTH	82	LF	\$6.00	\$492.00
4	EXCAVATION - ON SITE (ESTABLISHED QUANTITY)	1315	CY	\$6.00	\$7,890.00
5	SUBGRADE PREPARATION	1578	CY	\$7.00	\$11,046.00
6	CONSTRUCT 9-INCH CONCRETE PAVEMENT (TYPE L65 AE) W/ INTEGRAL CURB	4783	SY	\$43.25	\$206,864.75
7	DRILL AND GROUT TIE BARS #5 x 2'-6" @ 3'-0" O.C.	40	EA	\$10.00	\$400.00
8	CONSTRUCT CONCRETE HEADER	63	LF	\$12.00	\$756.00
9	CONSTRUCT END OF ROAD MARKERS	8	EA	\$165.00	\$1,320.00
10	CONSTRUCT 18" RCP, CLASS III	159	LF	\$51.00	\$8,109.00
11	CONSTRUCT 30" RCP, CLASS III	48	LF	\$106.00	\$5,088.00
12	CONSTRUCT 18" CMP	83	LF	\$30.00	\$2,490.00
13	CONSTRUCT CURB INLET - TYPE I	3	EA	\$3,100.00	\$9,300.00
14	CONSTRUCT CURB INLET - TYPE II	1	EA	\$8,000.00	\$8,000.00
15	CONSTRUCT CURB INLET - TYPE III	2	EA	\$3,300.00	\$6,600.00
16	CONSTRUCT 30" RC FLARED END SECTION	1	EA	\$1,200.00	\$1,200.00
17	CONSTRUCT PIPE COUPLERS	9	EA	\$90.00	\$810.00
18	CONSTRUCT TYPE 'B' RIPRAP	45	TN	\$60.00	\$2,700.00
19	ADJUST MANHOLE TO GRADE	1	EA	\$200.00	\$200.00
20	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5" WHITE, GROOVED	339	LF	\$4.25	\$1,440.75
21	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5" YELLOW, GROOVED	1746	LF	\$4.25	\$7,420.50
22	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 24" WHITE, GROOVED	298	LF	\$21.00	\$6,258.00
23	INSTALL PERMANENT PREFORMED MARKING TAPE SYMBOL - TYPE DIRECTIONAL ARROW, WHITE	6	EA	\$440.00	\$2,640.00
24	INSTALL STREET NAME SIGN	4	EA	\$160.00	\$640.00
25	INSTALL TRAFFIC CONTROL SIGN	19	EA	\$125.00	\$2,375.00
26	INSTALL CITY OF PAPILLION BREAKAWAY POLE SYSTEM	11	EA	\$750.00	\$8,250.00
27	INSTALL SILT FENCE	0	LF	\$2.50	\$0.00
28	INSTALL CURB INLET PROTECTION	6	EA	\$210.00	\$1,260.00
29	PROVIDE TEMPORARY TRAFFIC CONTROL	1	LS	\$3550.25	\$3,550.00

NOTES:
Wittmus Drive sidewalks are included in sidewalk section
Prices and quantities are from 11/3/18 Final Cost Estimate.

FINAL CONSTRUCTION COST =		308,297
---------------------------	--	---------

	CONSTR.	DESIGN	C.M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		9.5%	9.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ 102,766	\$ 9,763	\$ 9,763	\$ 3,083	\$ -	\$ -	\$ -	\$ 125,374
GRANITE LAKE G.O. SHARE	\$ 205,532	\$ 19,525	\$ 19,525	\$ 6,166	\$ 15,415	\$ 15,415	\$ 24,664	\$ 306,242
	\$ 308,297	\$ 29,288	\$ 29,288	\$ 9,249	\$ 15,415	\$ 15,415	\$ 24,664	\$ 431,616

PROJECT: PAVING (CORNHUSKER ROAD)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	0	EA	\$3,000.00	\$0.00
2	Traffic Control	0	LS	\$2,500.00	\$0.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	0	SY	\$42.00	\$0.00
4	5" P.C.C. Sidewalk, In Place	0	SF	\$4.00	\$0.00
5	4" Wide Pavement Striping, In Place	0	LF	\$3.50	\$0.00
6	Preformed Pavement Markings Symbols, In Place	0	EA	\$350.00	\$0.00
7	Post Mounted Traffic Sign, In Place	0	EA	\$300.00	\$0.00
8	Post Mounted Street Name Sign, In Place	0	EA	\$300.00	\$0.00
9	15" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$35.00	\$0.00
10	18" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$40.00	\$0.00
11	30" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$55.00	\$0.00
12	36" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$65.00	\$0.00
13	Type I Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
14	Type III Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
15	54" I.D. Storm Sewer Manhole, In Place	0	VF	\$350.00	\$0.00
16	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
17	Install and Maintain Fabric Silt Fence, In Place	0	LF	\$2.00	\$0.00
18	Install Curb Inlet Filters, In Place	0	EA	\$300.00	\$0.00
19	Tensor SC-150 Erosion Control Mat, In Place	0	AC	\$8,000.00	\$0.00
20	Type "B" Permanent Seeding, In Place	0	AC	\$1,500.00	\$0.00
21	Single Curb Ramps	0	EA	\$350.00	\$0.00
22	Markings for Pedestrian Crossings	0	EACH	\$360.00	\$0.00
23	Curb Ramp Inserts (2' x 2')	0	EA	\$100.00	\$0.00

CONSTRUCTION COST SUBTOTAL =	0
CONTINGENCY (5%) =	0
ESTIMATED PROBABLE CONSTRUCTION COST =	0
ENGINEERING, STAKING & C.M. =	0
ESTIMATED TOTAL PROJECT COST =	0

GRANITE LAKE SHARE	\$ -
SARPY COUNTY SHARE	\$ -
P-MRNRD SHARE	\$ -

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - 110TH STREET TO WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO PAVING & STORM SEWER IMPROVEMENTS TO LINCOLN RD.	1	LS	\$360,817	\$360,817
TOTAL CONSTRUCTION COST					360,817

NOTE: Price is from current estimate, which is based on bid price for roadway and engineer's estimate of sidewalks.

Exhibit "F-2"

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - WITTMUS DR TO 96TH STREET)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO SARPY COUNTY LINCOLN ROAD PROJECT	0	LS	169,313	0
TOTAL CONSTRUCTION COST					0
1) TOTAL SID COSTS @ 20% -				\$0	
2) G.O. COSTS				\$0	

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	117	LOTS	\$1,350.00	\$157,950
TOTAL ESTIMATED CONSTRUCTION COST:					\$157,950

NOTES:
 1) TOTAL DISTRICT COSTS W/ 32% - \$208,494

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	3,608	LF	\$41.50	\$149,732
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	3,425	LF	\$28.40	\$97,270
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	975	LF	\$23.10	\$22,523
4	BORE 12" D.I.P., CL 350 WATER MAIN	320	LF	\$65.00	\$20,800
5	BORE 8" D.I.P., CL 350 WATER MAIN	135	LF	\$35.00	\$4,725
6	INSTALL 12" GATE VALVE AND BOX	12	EA	\$2,475.00	\$29,700
7	INSTALL 8" GATE VALVE AND BOX	10	EA	\$1,500.00	\$15,000
8	INSTALL 6" GATE VALVE AND BOX	3	EA	\$1,200.00	\$3,600
9	INSTALL 12" X 12" X 8" X 8" CROSS	1	EA	\$750.00	\$750
10	INSTALL 12" X 12" X 12" TEE	3	EA	\$650.00	\$1,950
11	INSTALL 12" X 12" X 8" TEE	2	EA	\$450.00	\$900
12	INSTALL 8" X 8" X 6" TEE	2	EA	\$350.00	\$700
13	CONSTRUCT FIRE HYDRANT ASSEMBLY	16	EA	\$4,210.00	\$67,360
14	CONSTRUCT PRESSURE REDUCING VALVE WITH MANHOLE	0	EA	\$59,850.00	\$0
15	CONNECTION TO EXISTING MAIN	1	EA	\$4,285.00	\$4,285
16	RELOCATE EXISTING HYDRANT	1	EA	\$3,250.00	\$3,250
A	INSTALL 12" VALVE ON WITTMUS DR.	1	EA	\$6,420.00	\$6,420
B	BORE 12" PIPE UNDER TREES	0	LF	\$85.00	\$0
C	MOBILIZATION	1	EA	\$3,500.00	\$3,500
D	REMOVE 12" DIP @ WITTMUS DR	20	LF	\$20.00	\$400
E	ADDITIONAL BORE UNDER CREEK	0	LS	\$29,925.00	\$0
F	SPRINKLER SERVICE FROM WATER SHUT DOWN	1	LS	\$618.75	\$619
TOTAL ESTIMATED CONSTRUCTION COST:					\$433,483

NOTES:
 1) TOTAL DISTRICT COST W/ 40% - \$606,876

GO				
DIFFERENCE IN 12" MAIN	2,350	LF	\$13	\$43,099
DIFFERENCE IN 12" VALVES	8	EA	\$975	\$10,920
TOTAL G.O.				\$54,019

PROJECT: WATER (EXTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	1,332	LF	\$41.50	\$55,278
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	0	LF	\$28.40	\$0
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	0	LF	\$23.10	\$0
4	BORE 12" D.I.P., CL 350 WATER MAIN	75	LF	\$65.00	\$4,875
5	BORE 8" D.I.P., CL 350 WATER MAIN	0	LF	\$35.00	\$0
6	INSTALL 12" GATE VALVE AND BOX	3	EA	\$2,475.00	\$7,425
7	INSTALL 8" GATE VALVE AND BOX	0	EA	\$1,500.00	\$0
8	INSTALL 6" GATE VALVE AND BOX	0	EA	\$1,200.00	\$0
9	INSTALL 12" X 12" X 8" X 8" CROSS	0	EA	\$750.00	\$0
10	INSTALL 12" X 12" X 12" TEE	0	EA	\$650.00	\$0
11	INSTALL 12" X 12" X 8" TEE	0	EA	\$450.00	\$0
12	INSTALL 8" X 8" X 6" TEE	0	EA	\$350.00	\$0
13	CONSTRUCT FIRE HYDRANT ASSEMBLY	1	EA	\$4,210.00	\$4,210
14	CONSTRUCT PRESSURE REDUCING VALVE WITH MANHOLE	0	EA	\$59,850.00	\$0
15	CONNECTION TO EXISTING MAIN	1	EA	\$4,285.00	\$4,285
16	RELOCATE EXISTING HYDRANT	0	EA	\$3,250.00	\$0
A	INSTALL 12" VALVE ON WITTMUS DR.	0	EA	\$6,420.00	\$0
B	BORE 12" PIPE UNDER TREES	115	LF	\$85.00	\$9,775
C	MOBILIZATION	1	EA	\$3,500.00	\$3,500
D	REMOVE 12" DIP @ WITTMUS DR	0	LF	\$20.00	\$0
E	ADDITIONAL BORE UNDER CREEK	1	LS	\$29,925.00	\$29,925
F	SPRINKLER SERVICE FROM WATER SHUT DOWN	0	LS	\$618.75	\$0
TOTAL ESTIMATED CONSTRUCTION COST:					\$119,273

NOTES: MAIN IN LINCOLN ROAD REMOVED FROM THIS SUF BECAUSE IT IS COVERED 100% BY GRANITE FALLS SID 300 SUF

1) TOTAL DISTRICT COST W/ 40% -	\$166,982
COST ALLOCATION	
SPECIALY ASSESSED (EQ. 8" COST OF MAIN NEAR CORNHUSKER	\$52,960
G.O. PORTION OF 12" MAIN NEAR CORNHUSKER	\$24,429
G.O. GRANITE LAKE (SID 317)	\$89,593
TOTAL COST	\$166,982

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	117	LOTS	\$2,175.00	\$254,475
2	OUTLOTS	4.1	ACRES	\$6,080.00	\$24,928
3					
TOTAL ESTIMATED CONSTRUCTION COST:					\$279,403

NOTES:

1) TOTAL DISTRICT COST W/ 15% -	\$321,313
GENERAL	
SPECIAL ASSES. OBLIGATION	
RESIDENTIAL	\$160,657 \$160,657
NOTE: FACILITIES FEES FOR OUTLOT "B", THE P-MRNRD DAM SITE 7 PARCEL, ARE NOT INCLUDED	
FACILITIES FEES FOR OUTLOT "A" ARE DEFERRED UNTIL SAID OUTLOT IS PLATTED INTO SINGLE FAMILY LOTS	

PROJECT: STORM SEWER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 18" RCP, CLASS III	452	LF	40.47	18,292
2	CONSTRUCT 24" RCP, CLASS III	877	LF	53.25	46,700
3	CONSTRUCT 30" RCP, CLASS III	736	LF	74.55	54,869
4	CONSTRUCT 30" CMP	56	LF	74.55	4,175
5	CONSTRUCT 30" RC FLARED END SECTION	2	EA	1224.77	2,450
6	CONSTRUCT PIPE COUPLERS	18	EA	127.80	2,300
7	CONSTRUCT CURB INLET - TYPE I	15	EA	2721.04	40,816
8	CONSTRUCT CURB INLET - TYPE II	3	EA	2729.94	8,190
9	CONSTRUCT CURB INLET - TYPE III	2	EA	2865.78	5,732
10	CONSTRUCT MODIFIED CURB INLET WITH MANHOLE BASE	1	EA	5956.93	5,957
11	CONSTRUCT 54" I.D. STORM MANHOLE (FLAT TOP) (1)	6	VF	479.26	2,876
12	CONSTRUCT 60" I.D. STORM MANHOLE (FLAT TOP) (2)	11	VF	585.76	6,443
13	CONSTRUCT 30" PIPE PLUG	1	EA	266.25	266
14	CONSTRUCT DRAINAGE SWALE	0	LS	1368.01	0
15	PCSMP STRUCTURES	2	EA	25000.00	50,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$249,065

NOTES:

1) TOTAL DISTRICT COST W/ .38% -	\$343,710
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$343,710

Exhibit "F-2"

PROJECT: **STORM SEWER - SECTION III (DITCH)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 15" TO 18" SEWER PIPE		LF	21.29	0
2	REMOVE 48" SEWER PIPE		LF	35.45	0
3	REMOVE FLARED END SECTION (LESS THAN 24")		EA	411.71	0
4	REMOVE FLARED END SECTION OVER 36" TO 48"		EA	580.29	0
5	CONSTRUCT 18" RCP, CLASS III		LF	46.52	0
6	CONSTRUCT 48" RCP, D(0.01) = 2,000		LF	204.00	0
7	CONSTRUCT 60" RCP, D(0.01) = 1,350		LF	286.70	0
8	CONSTRUCT 60" RC FLARED END SECTION		EA	3,872.73	0
9	CONSTRUCT 54" I.D. STORM MANHOLE (1)		VF	592.11	0
10	CONSTRUCT 96" I.D. STORM MANHOLE (5)		VF	1,193.14	0
11	CONSTRUCT TYPE B RIP-RAP		TON	66.67	0
12	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)		CY	2.87	0
13	INSTALL SILT FENCE		LF	2.56	0
14	INSTALL SEEDING - TYPE B		AC	1,788.93	0
15	PROVIDE TEMPORARY TRAFIC CONTROL		LS	1,916.71	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$0
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$0

PROJECT: **SIDEWALKS, TRAIL, PROWAG**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 6" PCC SIDEWALK	11,613	SF	\$5.25	\$60,968
2	CONSTRUCT 5" PCC SIDEWALK	6,256	SF	\$4.75	\$29,716
3	CONSTRUCT DETECTABLE WARNING PANEL	112	SF	\$9.50	\$1,064
4	CONSTRUCT CURB RAMP (9" THICK)	367	SF	\$16.50	\$6,056
5	CONSTRUCT 9" STAMPED CONCRETE	92	EA	8.50	782
6	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	160	EACH	5.00	800
7	EMBANKMENT BORROW (ESTABLISHED QUANTITY)	211	EACH	8.00	1,688
8	INSTALL SEEDING - TYPE A	3,000	SY	0.50	1,500
9	INSTALL EROSION CONTROL MATTING	3,000	SY	\$1.25	3,750
TOTAL ESTIMATED CONSTRUCTION COST:					\$106,324

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$146,727
2) 100% FUTURE G.O.	

PROJECT: **GRADING**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK (EXCAVATION) PRICE	500,000	CY	\$1.50	\$750,000
2	EARTHWORK STRIP, STOCKPILE & RESPEAD OR TRANSFER	32,000	CY	\$1.40	\$44,800
3	SILT FENCING	4,000	LF	\$2.50	\$10,000
4	TEMPORARY SILT BASINS	1	EA	15000.00	15,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	41,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$860,800

NOTES:

Exhibit "F-2"

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	GRANITE LAKE	ZONING:	SINGLE FAMILY	123 UNITS	(LOTS 117-239)
DEVELOPER:	TORCZON		SINGLE FAMILY	16 UNITS	(LOTS 240-255)
JURISDICTION:	PAPILLION	ESTIMATED BY:	SF (VILLA)	0 UNITS	
DATE:	02/11/19	PROJECT NO.:	P2014.562.001		

GRANITE LAKE - PHASE TWO (LOTS 117 - 255)

ITEM	CONSTRUCT.	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	629,102	880,743				880,743		0
SANITARY SEWER (OUTFALL)	0	0						0
PAVING (INTERIOR)	1,049,196	1,468,875				1,258,782		210,092
PAVING & STORM (WITTMUS DRIVE)	0	0		0				0
PAVING, STORM & WATER (CORNHUSKER ROAD)	0	0		0	0			0
CONTRIBUTION TO PAVING (LINCOLN RD-110TH ST TO WITTMUS DR)	0	0						0
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMUS DR TO 96TH ST)	169,313	203,176						203,176
SIDEWALKS, TRAIL, PROWAG	55,790	76,990						76,990
WATER (INTERIOR)	501,100	701,540				673,277		28,263
WATER (EXTERIOR)	0	0						0
CAPITAL FACILITIES CHARGES	327,125	376,194				188,097		188,097
UNDERGROUND ELECTRICAL	187,650	247,698				247,698		0
STORM SEWER (INTERIOR)	345,729	477,106				0		477,106
STORM SEWER - SECTION III (DITCH)	366,921	506,352						506,352
CONTRIBUTION TO FUTURE SPLASH PARK	0	0						0
GRADING	905,400	905,400	905,400					
TOTALS	4,537,327	5,844,073	905,400	-	-	3,248,597	-	1,690,075

SPECIALS SINGLE FAMILY PER UNIT COST **\$3,248,597**
\$23,371

NOTES: PREVIOUSLY \$21,491

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING

2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:	139 Units @	\$400,000	=	\$55,600,000
	0 Villa Units @	\$300,000	=	\$0
		TOTAL		\$55,600,000 (100% VALUATION)
		TOTAL		\$52,820,000 (95% VALUATION)

4) G.O. DEBT RATIO (95% VALUATION) = \$1,690,075 / \$52,820,000 = **3.20%**

LOG OF REVISIONS

Exhibit "F-2"

PROJECT: SANITARY SEWER (INTERIOR)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Construct 12" Sanitary Sewer Pipe	250	LF	35.25	8,813
2	Construct 8" Sanitary Sewer Pipe	8,188	LF	31.28	256,121
3	Construct 6" Sanitary Sewer Pipe	4,912	LF	29.35	144,167
4	Construct 6" x 12" Saddle Wye	13	EA	850.00	11,050
5	Construct 54" I.D. Sanitary Sewer Manhole (48 ea.)	531	VF	382.00	202,842
6	Connect to 12" Sanitary Sewer Stub	1	EA	550.00	550
7	Construct Sanitary Sewer Manhole Tap	2	EA	1,150.00	2,300
8	Construct 8" Pipe Plug	1	EA	95.00	95
9	Construct Aggregate Bedding for Trench Stabilization	50	TN	32.00	1,600
10	Install Geotextile Fabric	90	SY	3.50	315
11	Install Silt Fence	500	LF	2.50	1,250
TOTAL ESTIMATED CONSTRUCTION COST:					\$629,102

NOTES:

1) TOTAL SID COSTS @ 40% -	\$880,743
2) G.O. COSTS	TOTAL \$0.00

PROJECT: SANITARY SEWER (OUTFALL)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	0	L.F.	30.00	0
2	54 IN. I.D. SANITARY MANHOLE (3) -	0	V.F.	400.00	0
3	CRUSHED ROCK BEDDING	0	TON	25.00	0
4	CONNECT TO EXIST. LINE	0	EA	500.00	0
5	EASEMENT ACQUISITION	0	AC	20000.00	0
6	CONC. RING RETAINERS	0	EA	750.00	0
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL SID COSTS @ 40% -	\$0
2) G.O. COSTS	\$0

PROJECT: PAVING (INTERIOR RESIDENTIAL)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SAW CUT - FULL DEPTH	123	LF	4.14	\$509
2	REMOVE INTEGRAL CURB	95	LF	6.45	\$613
3	REMOVE END OF ROAD MARKER	3	EA	23.00	\$69
4	REMOVE CONCRETE HEADER	25	LF	6.32	\$158
5	REMOVE DRIVEWAY	22	SY	7.18	\$158
6	REMOVE PAVEMENT MARKINGS	678	LF	1.05	\$712
7	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65 AE) W/ INTEGRAL CURB	26,498	SY	35.30	\$935,379
8	CONSTRUCT 9-INCH CONCRETE PAVEMENT (TYPE L65 AE) W/ INTEGRAL CURB	175	SY	47.90	\$8,383
9	CONSTRUCT 9-INCH COMBINATION CURB AND GUTTER	95	LF	24.70	\$2,347
10	SUBGRADE PREPARATION	8833	CY	3.25	\$28,707
11	CONSTRUCT 4" PCC MEDIAN SURFACING	1531	SF	6.24	\$9,553
12	CONSTRUCT END OF ROAD MARKER	11	EA	103.00	\$1,133
13	CONSTRUCT CONCRETE HEADER	88	LF	7.47	\$657
14	ADJUST MANHOLE TO GRADE	46	EA	180.00	\$8,280
15	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	670	CY	6.30	\$4,221
16	INSTALL SEEDING - TYPE B	1	AC	2,440.00	\$2,440
17	INSTALL STREET NAME SIGN	30	EA	105.00	\$3,150
18	INSTALL TRAFFIC CONTROL SIGN	39	EA	105.00	\$4,095
19	INSTALL CITY OF PAPILLION BREAKAWAY POLE SYSTEM	29	EA	656.00	\$19,024
20	INSTALL PERMANENT PAINT MARKING - 5" WHITE	100	LF	1.18	\$118
21	INSTALL PERMANENT PAINT MARKING - 5" YELLOW	400	LF	1.18	\$472
22	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5" WHITE, GROOVED	154	LF	4.62	\$711
23	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 5" YELLOW, GROOVED	258	LF	4.62	\$1,192
24	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 12" WHITE, GROOVED	219	LF	10.60	\$2,321
25	INSTALL PERMANENT PREFORMED MARKING TAPE - TYPE 4, 24" WHITE, GROOVED	394	LF	22.20	\$8,747
26	INSTALL PERMANENT PREFORMED MARKING SYMBOL, TYPE DIRECTIONAL ARROW, WHITE	3	EA	415.00	\$1,245
27	JET EXISTING SANITARY SEWER	7,621	LF	0.63	\$4,801
TOTAL ESTIMATED CONSTRUCTION COST:					\$1,049,196

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$1,468,875
2) G.O. ITEMS	
7" PAVING(INTERSECTIONS)	2,350 SY \$116,137
7" PAVING(OVERWIDTH)	1,178 SY \$58,217
7" PAVING(OUTLOT FRONTAGE)	95 SY \$4,695
STREET SIGNS	30 EACH \$4,410
STREET SIGN POLES	29 EACH \$26,634
G.O. TOTAL	\$210,092
SPECIAL ASSESSMENT ASSESSMENT	\$1,468,875

Exhibit "F-2"

PROJECT: PAVING (WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	0	EA	\$3,000.00	\$0.00
2	Traffic Control	0	LS	\$2,500.00	\$0.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	0	SY	\$42.00	\$0.00
4	5" P.C.C. Sidewalk/Trail, (5' Wide on one side)	0	SF	\$4.00	\$0.00
5	6" P.C.C. Sidewalk/Trail, (10' trail on one side)	0	SF	\$4.50	\$0.00
6	4" Wide Pavement Striping, In Place	0	LF	\$3.50	\$0.00
7	Preformed Pavement Markings Symbols, In Place	0	EA	\$350.00	\$0.00
8	Post Mounted Traffic Sign, In Place	0	EA	\$300.00	\$0.00
9	Post Mounted Street Name Sign, In Place	0	EA	\$300.00	\$0.00
10	15" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$35.00	\$0.00
11	18" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$40.00	\$0.00
12	30" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$55.00	\$0.00
13	36" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$65.00	\$0.00
14	Type I Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
15	Type III Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
16	54" I.D. Storm Sewer Manhole, In Place	0	VF	\$350.00	\$0.00
17	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
18	Install and Maintain Fabric Silt Fence, In Place	0	LF	\$2.00	\$0.00
19	Install Curb Inlet Filters, In Place	0	EA	\$300.00	\$0.00
20	Tensar SC-150 Erosion Control Mat, In Place	0	AC	\$8,000.00	\$0.00
21	Type "B" Permanent Seeding, In Place	0	AC	\$1,500.00	\$0.00
22	Single Curb Ramps	0	EA	350.00	0
23	Markings for Pedestian Crossings	0	EACH	360.00	0
24	Curb Ramp Inserts (2' x 2')	0	EA	100.00	0

CONSTRUCTION COST SUBTOTAL =	0
CONTINGENCY (5%) =	0
ESTIMATED PROBABLE CONSTRUCTION COST =	0

	CONSTR.	DESIGN	C.M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		9.5%	9.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANITE LAKE G.O. SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

PROJECT: PAVING, STORM & WATER (CORNHUSKER ROAD)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	0	EA	\$3,000.00	\$0.00
2	Traffic Control	0	LS	\$2,500.00	\$0.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	0	SY	\$42.00	\$0.00
4	5" P.C.C. Sidewalk, In Place	0	SF	\$4.00	\$0.00
5	4" Wide Pavement Striping, In Place	0	LF	\$3.50	\$0.00
6	Preformed Pavement Markings Symbols, In Place	0	EA	\$350.00	\$0.00
7	Post Mounted Traffic Sign, In Place	0	EA	\$300.00	\$0.00
8	Post Mounted Street Name Sign, In Place	0	EA	\$300.00	\$0.00
9	18" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$40.00	\$0.00
10	24" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$45.00	\$0.00
11	30" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$55.00	\$0.00
12	72" I.D. RCP Storm Sewer Culvert, Class III, In Place (Cornhusker Road Xing)	0	LF	\$200.00	\$0.00
13	72" FES	0	EA	\$2,500.00	\$0.00
14	Type I Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
15	Type III Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
16	54" I.D. Storm Sewer Manhole, In Place	0	VF	\$350.00	\$0.00
17	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
18	Install and Maintain Fabric Silt Fence, In Place	0	LF	\$2.00	\$0.00
19	Install Curb Inlet Filters, In Place	0	EA	\$300.00	\$0.00
20	Tensar SC-150 Erosion Control Mat, In Place	0	AC	\$8,000.00	\$0.00
21	Type "B" Permanent Seeding, In Place	0	AC	\$1,500.00	\$0.00
22	Single Curb Ramps	0	EA	350.00	0
23	Markings for Pedestian Crossings	0	EACH	360.00	0
24	Curb Ramp Inserts (2' x 2')	0	EA	100.00	0

CONSTRUCTION COST SUBTOTAL =	0
CONTINGENCY (5%) =	0
ESTIMATED PROBABLE CONSTRUCTION COST =	0

	CONSTR.	DESIGN	C.M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		7.5%	7.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANITE LAKE SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROPERTY TO NORTH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DESCRIPTION OF COST ALLOCATIONS FOR ESTIMATE

- CORNHUSKER ROAD WILL BE CONSTRUCTED TO THE EOR OF "M" STREET. EXTENSION TO THE EAST WILL BE CONSTRUCTED WHEN CORNHUSKER IS EXTENDED EAST. THIS APPROX. 240' OF ROADWAY IS NOT INCLUDED IN THE ESTIMATE.
- THE "GAP" IN CORNHUSKER ROAD FROM THE WEST P.L. OF GRANITE LAKE WESTERLY TO THE EXISTING PAVEMENT IS NOT INCLUDED IN THIS ESTIMATE AS GRANITE LAKE HAS NOT FRONTAGE.
- CORNHUSKER ROAD FROM THE WEST P.L. TO STREET "O", GENERALLY THE DAM SITE 7 FRONTAGE, HAS BEEN ALLOCATED AS 1/3 SID 317, 1/3 SARPY COUNTY & 1/3 TO THE PROPERTY TO THE NORTH
- CORNHUSKER ROAD FROM STREET "O" TO WITTMUS DR., GENERALLY THE TAX LOT 3B FRONTAGE, HAS BEEN ALLOCATED AS 1/3 PROP. TO THE SOUTH, 1/3 SARPY CO. & 1/3 TO THE PROP. TO THE NORTH
- CORNHUSKER ROAD FROM STREET "M" TO WITTMUS DR. HAS BEEN ALLOCATED AS 2/3 TO SID 317 AND 1/3 SARPY CO.

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - 110TH STREET TO WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO PAVING & STORM SEWER IMPROVEMENTS TO LINCOLN RD.	0	LS	360,817	0.00
Total Construction Cost					0
1) TOTAL SID COSTS @ 20% -		\$0			
2) G.O. COSTS		\$0			

Exhibit "F-2"

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - WITTMUS DR TO 96TH STREET)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO SARPY COUNTY LINCOLN ROAD PROJECT	1	LS	169,313	169,313
Total Construction Cost					169,313
1) TOTAL SID COSTS @ 20% -		\$203,176			
2) G.O. COSTS		\$203,176			

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	139	LOTS	\$1,350.00	\$187,650
TOTAL ESTIMATED CONSTRUCTION COST:					\$187,650

NOTES: POWER IS FOR LOTS 117 THRU 255 (139 LOTS).

1) TOTAL DISTRICT COSTS W/ 32% -	\$247,698
----------------------------------	-----------

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	1,200	LF	\$43.00	\$51,600
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	3,500	LF	\$30.00	\$105,000
3	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	4,200	LF	\$25.00	\$105,000
4	BORE 12" D.I.P., CL 350 WATER MAIN	100	LF	\$70.00	\$7,000
5	BORE 8" D.I.P., CL 350 WATER MAIN	600	LF	\$40.00	\$24,000
6	INSTALL 12" GATE VALVE AND BOX	4	EA	\$2,500.00	\$10,000
7	INSTALL 8" GATE VALVE AND BOX	21	EA	\$1,500.00	\$31,500
8	INSTALL 6" GATE VALVE AND BOX	13	EA	\$1,200.00	\$15,600
9	INSTALL 12" X 8" CROSS	2	EA	\$1,000.00	\$2,000
10	INSTALL 8" X 8" TEE	1	EA	\$500.00	\$500
11	INSTALL 8" X 6" TEE	9	EA	\$400.00	\$3,600
12	CONSTRUCT FIRE HYDRANT ASSEMBLY - AMERICAN-DARLING 5 1/4", B-84-B-5	13	EA	\$4,500.00	\$58,500
13	CONSTRUCT END OF MAIN HYDRANT - AMERICAN-DARLING, 5 1/4", B-84-B-5	2	EA	\$3,000.00	\$6,000
14	CONSTRUCT PRESSURE REDUCING VALVE WITH MANHOLE	1	EA	\$30,000.00	\$30,000
15	CONNECTION TO EXISTING MAIN	1	EA	\$2,000.00	\$2,000
16	RELOCATE EXISTING HYDRANT	1	EA	\$2,000.00	\$2,000
17	REMOVE AND REPLACE SIDEWALK	200	SF	\$6.00	\$1,200
	CONTINGENCY (+10%)	1	L.S.	XXXX	45,600
TOTAL ESTIMATED CONSTRUCTION COST:					\$501,100

NOTES:

		OVERIZE MAIN G.O. COSTS		
1) TOTAL DISTRICT COST W/ 40% -	\$701,540	12" MAIN	1,200	\$13.00 \$22,495
		12" VALVE	4	\$1,000.00 \$5,768
		TOTAL		\$28,263

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY (LOTS 117-239)	123	LOTS	\$2,400.00	\$295,200
2	OUTLOTS (OUTLOTS J - L INCLUSIVE)	5	ACRES	\$6,385.00	\$31,925
3					
TOTAL ESTIMATED CONSTRUCTION COST:					\$327,125

NOTES: CAPITAL FACILITY CHARGES ARE BASED ONLY ON LOTS 117 THRU 239.

1) TOTAL DISTRICT COST W/ 15% -	\$376,194
	SPECIAL ASSESS. GENERAL OBLIGATION
	RESIDENTIAL \$188,096.88 \$188,096.88
	\$188,096.9 \$188,096.88

Exhibit "F-2"

PROJECT: **STORM SEWER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 15" TO 18" SEWER PIPE	7	LF	18.05	126
2	REMOVE FLARED END SECTION (LESS THAN 24")	1	EA	288.00	288
3	CONSTRUCT 18" RCP, CLASS III	2,191	LF	38.60	84,573
4	CONSTRUCT 24" RCP, CLASS III	1,167	LF	55.10	64,302
5	CONSTRUCT 30" RCP, CLASS III	246	LF	68.75	16,913
6	CONSTRUCT 18" RC FLARED END SECTION	2	EA	798.00	1,596
7	CONSTRUCT 30" RC FLARED END SECTION	3	EA	1,032.00	3,096
8	CONSTRUCT PIPE COUPLERS	36	EA	38.85	1,399
9	CONSTRUCT 30" PIPE PLUG	2	EA	154.00	308
10	CONSTRUCT CURB INLET - TYPE I	30	EA	2,926.00	87,780
11	CONSTRUCT 54" I.D. STORM MANHOLE (FLAT TOP) (5)	26	VF	562.00	14,612
12	CONSTRUCT 60" I.D. STORM MANHOLE (FLAT TOP) (1)	5	VF	626.00	3,130
	CONSTRUCT 72" I.D. STORM MANHOLE (FLAT TOP) (2)	12	VF	747.00	8,964
	CONSTRUCT 84" I.D. STORM MANHOLE (FLAT TOP) (1)	9	VF	810.00	7,290
	CONSTRUCT 96" I.D. STORM MANHOLE (FLAT TOP) (1)	6	VF	1,102.00	6,612
	INSTALL EXTERNAL FRAME SEAL	4	EA	360.00	1,440
	CONSTRUCT 18" STORM SEWER TAP	2	EA	778.00	1,556
	CONSTRUCT 24" STORM SEWER TAP	1	EA	904.00	904
	CONSTRUCT TYPE A RIP-RAP	80	TON	63.80	5,104
TOTAL ESTIMATED CONSTRUCTION COST:					\$345,729

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$477,106
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$477,106

PROJECT: **STORM SEWER - SECTION III (DITCH)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 15" TO 18" SEWER PIPE	107	LF	21.29	2,278
2	REMOVE 48" SEWER PIPE	52	LF	35.45	1,843
3	REMOVE FLARED END SECTION (LESS THAN 24")	1	EA	411.71	412
4	REMOVE FLARED END SECTION OVER 36" TO 48"	1	EA	580.29	580
5	CONSTRUCT 18" RCP, CLASS III	202	LF	46.52	9,397
6	CONSTRUCT 48" RCP, D(0.01) = 2,000	755	LF	204.00	154,020
7	CONSTRUCT 60" RCP, D(0.01) = 1,350	40	LF	286.70	11,468
8	CONSTRUCT 60" RC FLARED END SECTION	1	EA	3,872.73	3,873
9	CONSTRUCT 54" I.D. STORM MANHOLE (1)	6	VF	592.11	4,737
10	CONSTRUCT 96" I.D. STORM MANHOLE (5)	82	VF	1,193.14	97,837
11	CONSTRUCT TYPE B RIP-RAP	75	TON	66.67	5,000
12	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	22691	CY	2.87	65,123
13	INSTALL SILT FENCE	500	LF	2.56	1,280
14	INSTALL SEEDING - TYPE B	4	AC	1,788.93	7,156
15	PROVIDE TEMPORARY TRAFFIC CONTROL	1	LS	1,916.71	1,917
TOTAL ESTIMATED CONSTRUCTION COST:					\$366,921

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$506,352
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$506,352

PROJECT: **SIDEWALKS, TRAIL, PROWAG**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC CONC. WALK AT OUTLOT FRONTAGE	2,200	SF	\$5.00	\$11,000
2	5" PC CONC. WALK, N. SIDE LINCOLN EAST P.L. TO WITTMUS (5' WIDE)	6,800	SF	\$5.00	\$34,000
3	SINGLE CURB RAMPS	5	EA	350.00	1,750
4	MARKINGS FOR PEDESTRIAN CROSSINGS	9	EACH	360.00	3,240
5	STOP BARS	16	EACH	200.00	3,200
6	CURB RAMP INSERTS(2'X2')	10	EA	100.00	1,000
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	1,600
TOTAL ESTIMATED CONSTRUCTION COST:					\$55,790

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$76,990
2) 100% FUTURE G.O.	

PROJECT: **GRADING**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK (EXCAVATION)	500,000	CY	\$1.50	\$750,000
2	EARTHWORK STRIP, STOCKPILE & RESPEAD OR TRANSFER	32,000	CY	\$1.40	\$44,800
3	SILT FENCING	3,000	LF	\$2.50	\$7,500
4	TEMPORARY SILT BASINS	4	EA	15000.00	60,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	43,100
TOTAL ESTIMATED CONSTRUCTION COST:					\$905,400

NOTES:

SUMMARY OF ESTIMATED CONSTRUCTION COSTS					
PROJECT :	GRANITE LAKE	ZONING:	SINGLE FAMILY	13 UNITS	(LOTS 256-268)
DEVELOPER:	TORCZON	ESTIMATED BY: WALTER	SF (VILLA)	30 UNITS	(LOTS 269-298)
JURISDICTION:	PAPILLION	PROJECT NO.:	P2014.562.001		
DATE:	02/11/19				

GRANITE LAKE - PHASE THREE (LOTS 256 - 298)

ITEM	CONSTRCT.	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	0	0				0		0
SANITARY SEWER (OUTFALL)	0	0						0
PAVING (INTERIOR)	298,700	418,180				266,897		151,283
PAVING & STORM (WITTMUS DRIVE)	392,196	549,074		159,493				389,581
PAVING & STORM (CORNHUSKER ROAD)	783,789	1,065,953		449,373	308,290			449,373
CONTRIBUTION TO PAVING (LINCOLN RD-110TH ST TO WITTMUS DR)	0	0						0
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMUS DR TO 96TH ST)	0	0						0
SIDEWALKS, TRAIL, PROWAG	294,020	405,748			64,816			340,932
WATER (INTERIOR)	155,000	217,000				217,000		0
WATER (EXTERIOR)	113,150	158,410					79,205	79,205
CAPITAL FACILITIES CHARGES	282,198	324,528				162,264		162,264
UNDERGROUND ELECTRICAL	58,050	76,626				76,626		0
STORM SEWER (INTERIOR)	68,400	94,392				0		94,392
STORM SEWER - SECTION III (DITCH)	0	0						0
CONTRIBUTION TO FUTURE SPLASH PARK	50,000	60,000						60,000
GRADING	199,250	199,250	199,250					
TOTALS	2,694,753	3,569,161	199,250	608,866	373,106	722,787	79,205	1,727,030
SPECIALS SINGLE FAMILY PER UNIT COST						\$722,787		
						\$16,809		
NOTES:								
1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING								
2) SOFT COSTS NOT INCLUDED: COMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES								
3) VALUATION:								
	13 Units @	\$400,000	=		\$5,200,000			
	30 Villa Units @	\$300,000	=		\$9,000,000			
					TOTAL	\$14,200,000	(100% VALUATION)	
					TOTAL	\$13,490,000	(95% VALUATION)	
4) G.O. DEBT RATIO (95% VALUATION) = \$1,727,030 / \$13,490,000 = 12.80%								

LOG OF REVISIONS

Exhibit "F-2"

PROJECT: **SANITARY SEWER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	0	L.F.	30.00	0
2	6 INCH SANITARY SEWER PIPE	0	L.F.	30.00	0
3	SADDLE WYE (CONNECTIONS TO PHASE I OR II MAINS)	0	EA	250.00	0
4	54 IN. I.D. SANITARY MANHOLE	0	V.F.	400.00	0
5	CRUSHED ROCK BEDDING	0	TON	25.00	0
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES: ALL SANITARY SEWER IN PHASE III CONSTRUCTED IN PREVIOUS PHASES.

1) TOTAL SID COSTS @ 40% -	\$0
2) G.O. COSTS	TOTAL \$0.00

PROJECT: **SANITARY SEWER (OUTFALL)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	0	L.F.	30.00	0
2	54 IN. I.D. SANITARY MANHOLE (3) -	0	V.F.	400.00	0
3	CRUSHED ROCK BEDDING	0	TON	25.00	0
4	CONNECT TO EXIST. LINE	0	EA	500.00	0
5	EASEMENT ACQUISITION	0	AC	20000.00	0
6	CONC. RING RETAINERS	0	EA	750.00	0
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL SID COSTS @ 40% -	\$0
2) G.O. COSTS	\$0

PROJECT: **PAVING (INTERIOR RESIDENTIAL)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	8,000	S.Y.	\$32.00	\$256,000
2	EARTHWORK	2,667	C.Y.	3.00	8,000
3	ADJUST MANHOLE TO GRADE	16	EA	250.00	4,000
4	STREET SIGNS	12	EA	1000.00	12,000
5	SEDIMENT BASIN MAINTENANCE	1	LS	10000.00	10,000
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	8,700
TOTAL ESTIMATED CONSTRUCTION COST:					\$298,700

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$418,180		
2) G.O. ITEMS			
7" PAVING (INTERSECTIONS)	309	SY	\$14,258
7" PAVING (OVERWIDTH)	0	SY	\$0
7" PAVING (OUTLOT FRONTAGE)	2,282	SY	\$105,301
STREET SIGNS	12	EACH	\$17,304
SEDIMENT BASIN MAINTENANCE	1	LS	\$14,420
G.O. TOTAL			\$151,283
SPECIAL ASSESSMENT ASSESSMENT	\$418,180		

Exhibit "F-2"

PROJECT: PAVING & STORM (WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	0	EA	\$3,000.00	\$0.00
2	Traffic Control	1	LS	\$2,500.00	\$2,500.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	7200	SY	\$42.00	\$302,400.00
4	5" P.C.C. Sidewalk/Trail, (5' Wide on one side)		SF	\$4.00	\$0.00
5	6" P.C.C. Sidewalk/Trail, (10' trail on one side)		SF	\$4.50	\$0.00
6	4" Wide Pavement Striping, In Place	3000	LF	\$3.50	\$10,500.00
7	Preformed Pavement Markings Symbols, In Place	2	EA	\$350.00	\$700.00
8	Post Mounted Traffic Sign, In Place	4	EA	\$300.00	\$1,200.00
9	Post Mounted Street Name Sign, In Place	2	EA	\$300.00	\$600.00
10	15" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$35.00	\$0.00
11	18" I.D. RCP Storm Sewer, Class III, In Place	250	LF	\$40.00	\$10,000.00
12	24" I.D. RCP Storm Sewer, Class III, In Place	90	LF	\$50.00	\$4,500.00
13	36" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$65.00	\$0.00
14	Type I Curb Inlet, In Place	4	EA	\$3,500.00	\$14,000.00
15	Type III Curb Inlet, In Place	5	EA	\$3,500.00	\$17,500.00
16	54" I.D. Storm Sewer Manhole, In Place	0	VF	\$350.00	\$0.00
17	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
18	Install and Maintain Fabric Silt Fence, In Place	0	LF	\$2.00	\$0.00
19	Install Curb Inlet Filters, In Place	9	EA	\$300.00	\$2,700.00
20	Tensor SC-150 Erosion Control Mat, In Place	1	LS	\$2,500.00	\$2,500.00
21	Type "B" Permanent Seeding, In Place	1	AC	\$1,500.00	\$1,500.00
22	Single Curb Ramps	4	EA	350.00	1,400
23	Markings for Pedestian Crossings	2	EACH	360.00	720
24	Curb Ramp Inserts (2' x 2')	8	EA	100.00	800

CONSTRUCTION COST SUBTOTAL =	373,520
CONTINGENCY (5%) =	18,676
ESTIMATED PROBABLE CONSTRUCTION COST =	392,196

	CONSTR.	DESIGN	C..M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		9.5%	9.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ 130,732	\$ 12,420	\$ 12,420	\$ 3,922	\$ -	\$ -	\$ -	\$ 159,493
GRANITE LAKE G.O. SHARE	\$ 261,464	\$ 24,839	\$ 24,839	\$ 7,844	\$ 19,610	\$ 19,610	\$ 31,376	\$ 389,581
	\$ 392,196	\$ 37,259	\$ 37,259	\$ 11,766	\$ 19,610	\$ 19,610	\$ 31,376	\$ 549,074

NOTE: TRAIL AND SIDEWALKS ALONG WITTMUS ARE INCLUDED IN THE "SIDEWALKS, TRAILS AND PROWAG" SECTION OF THIS COST ESTIMATE

PROJECT: PAVING & STORM (CORNHUSKER ROAD)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	1	EA	\$3,000.00	\$3,000.00
2	Traffic Control	1	LS	\$2,500.00	\$2,500.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	10133	SY	\$42.00	\$425,586.00
4	5" P.C.C. Sidewalk, In Place				\$0.00
5	6" P.C.C. Trail, In Place				\$0.00
6	4" Wide Pavement Striping, In Place	6000	LF	\$3.50	\$21,000.00
7	Preformed Pavement Markings Symbols, In Place	4	EA	\$350.00	\$1,400.00
8	Post Mounted Traffic Sign, In Place	6	EA	\$300.00	\$1,800.00
9	Post Mounted Street Name Sign, In Place	4	EA	\$300.00	\$1,200.00
10	18" I.D. RCP Storm Sewer, Class III, In Place	650	LF	\$40.00	\$26,000.00
11	24" I.D. RCP Storm Sewer, Class III, In Place	840	LF	\$45.00	\$37,800.00
12	30" I.D. RCP Storm Sewer, Class III, In Place	40	LF	\$55.00	\$2,200.00
13	72" I.D. RCP Storm Sewer Culvert, Class III, In Place (Cornhusker Road Xing)	500	LF	\$200.00	\$100,000.00
14	72" FES	4	EA	\$2,500.00	\$10,000.00
15	Type I Curb Inlet, In Place	11	EA	\$3,500.00	\$38,500.00
16	Type III Curb Inlet, In Place	10	EA	\$3,500.00	\$35,000.00
17	54" I.D. Storm Sewer Manhole, In Place	16	VF	\$350.00	\$5,600.00
18	Standard Manhole Ring and Cover, In Place	2	EA	\$800.00	\$1,600.00
19	Install and Maintain Fabric Silt Fence, In Place	3000	LF	\$2.00	\$6,000.00
20	Install Curb Inlet Filters, In Place	8	EA	\$300.00	\$2,400.00
21	Tensor SC-150 Erosion Control Mat, In Place	2	AC	\$8,000.00	\$16,000.00
22	Type "B" Permanent Seeding, In Place	3	AC	\$1,500.00	\$4,500.00
23	Single Curb Ramps	6	EA	350.00	2,100
24	Markings for Pedestian Crossings	3	EACH	360.00	1,080
25	Curb Ramp Inserts (2' x 2')	12	EA	100.00	1,200

CONSTRUCTION COST SUBTOTAL =	746,466
CONTINGENCY (5%) =	37,323
ESTIMATED PROBABLE CONSTRUCTION COST =	783,789

	CONSTR.	DESIGN	C..M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		7.5%	7.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ 261,263	\$ 19,595	\$ 19,595	\$ 7,838	\$ -	\$ -	\$ -	\$ 308,290
GRANITE LAKE SHARE	\$ 261,263	\$ 19,595	\$ 19,595	\$ 7,838	\$ 39,189	\$ 39,189	\$ 62,703	\$ 449,373
PROPERTY TO NORTH	\$ 261,263	\$ 19,595	\$ 19,595	\$ 7,838	\$ -	\$ -	\$ -	\$ 308,290
	\$ 783,789	\$ 58,784	\$ 58,784	\$ 23,514	\$ 39,189	\$ 39,189	\$ 62,703	\$ 1,065,953

DESCRIPTION OF COST ALLOCATIONS FOR ESTIMATE

- CORNHUSKER ROAD WILL BE CONSTRUCTED TO THE EOR OF "M" STREET. EXTENSION TO THE EAST WILL BE CONSTRUCTED WHEN CORNHUSKER IS EXTENDED EAST. THIS APPROX. 240' OF ROADWAY IS NOT INCLUDED IN THE ESTIMATE.
- THE "GAP" IN CORNHUSKER ROAD FROM THE WEST P.L. OF GRANITE LAKE WESTERLY TO THE EXISTING PAVEMENT IS NOT INCLUDED IN THIS ESTIMATE AS GRANITE LAKE HAS NO FRONTAGE.
- CORNHUSKER ROAD FROM THE WEST P.L. TO STREET "O", GENERALLY THE DAM SITE 7 FRONTAGE, HAS BEEN ALLOCATED AS 1/3 SID 317, 1/3 SARPY COUNTY & 1/3 TO THE PROPERTY TO THE NORTH
- CORNHUSKER ROAD FROM STREET "O" TO WITTMUS DR., GENERALLY THE TAX LOT 38 FRONTAGE, HAS BEEN ALLOCATED AS 1/3 PROP. TO THE SOUTH, 1/3 SARPY CO. & 1/3 TO THE PROP. TO THE NORTH
- CORNHUSKER ROAD FROM STREET "M" TO WITTMUS DR. HAS BEEN ALLOCATED AS 2/3 TO SID 317 AND 1/3 SARPY CO.

Exhibit "F-2"

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - 110TH STREET TO WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO PAVING & STORM SEWER IMPROVEMENTS TO LINCOLN RD.	0	LS	360,817	0.00
Total Construction Cost					0
1) TOTAL SID COSTS @ 20% -					\$0
2) G.O. COSTS					\$0

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - WITTMUS DR TO 96TH STREET)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO SARPY COUNTY LINCOLN ROAD PROJECT	0	LS	169,313	0
Total Construction Cost					0
1) TOTAL SID COSTS @ 20% -					\$0
2) G.O. COSTS					\$0

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	43	LOTS	\$1,350.00	\$58,050
TOTAL ESTIMATED CONSTRUCTION COST:					\$58,050

NOTES: POWER IS FOR LOTS 256 THRU 298 (43 LOTS). POWER FOR LOTS 240 THRU 255 IS PART OF PHASE II.

1) TOTAL DISTRICT COSTS W/ 32% - \$76,626

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 6" WATER MAIN	1,200	LF	\$23.00	\$27,600
2	INSTALL 8" WATER MAIN	2,000	LF	\$32.00	\$64,000
3	INSTALL 12" WATER MAIN		LF	\$45.00	\$0
4	FIRE HYDRANT ASSEMBLY (COMPLETE)	6	EA	\$4,000.00	\$24,000
5	6" GATE VALVE AND BOX	3	EA	\$1,000.00	\$3,000
6	8" GATE VALVE AND BOX	12	EA	\$1,200.00	\$14,400
7	12" GATE VALVE AND BOX		EA	\$2,000.00	\$0
8	PRESSURE TESTING AND DISINFECTION	1	LS	\$7,500.00	\$7,500
9	MISC FITTINGS	1	LS	\$10,000.00	\$10,000
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	4,500
TOTAL ESTIMATED CONSTRUCTION COST:					\$155,000

NOTES: 12" THROUGH SUBDIVISION REMOVED FROM PHASE III AFTER NEW MODEL RECEIVED FROM TD2

1) TOTAL DISTRICT COST W/ 40% - \$217,000

PROJECT: WATER (EXTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 12" WATER MAIN CORNHUSKER ROAD	1,550	LF	\$47.00	\$72,850
2	FIRE HYDRANT ASSEMBLY (COMPLETE)	3	EA	\$4,000.00	\$12,000
3	12" GATE VALVE AND BOX	10	EA	\$2,000.00	\$20,000
4	PRESSURE TESTING AND DISINFECTION	1	LS	\$5,000.00	\$5,000
5	JACK / BORE CASING	0	LF	\$200.00	\$0
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	3,300
TOTAL ESTIMATED CONSTRUCTION COST:					\$113,150

NOTES:

		COST ALLOCATION	
1) TOTAL DISTRICT COST W/ 40% -	\$158,410	50% G.O. GRANITE LAKE (SID 317)	\$79,205
		50% REIMBURSIBLE NORTH PROP. DEVELOPER	\$79,205
		TOTAL	\$158,410

Exhibit "F-2"

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY (29 LOTS SOUTH OF CORNHUSKER, 30 VILLA LOTS NORTH OF CORNHUSKER)	59	LOTS	\$2,400.00	\$141,600
2	OUTLOTS (OUTLOTS M - P, INCLUSIVE)	19.9	ACRES	\$6,385.00	\$127,062
3	OUTLOT Q (CREEK OUTLOT SOUTH OF CORNHUSKER)	2.12	ACRES	\$6,385.00	\$13,536
TOTAL ESTIMATED CONSTRUCTION COST:					\$282,198

NOTES:

1) TOTAL DISTRICT COST W/ 15% -	\$324,528
SPECIAL ASSESS. GENERAL OBLIGATION	
RESIDENTIAL	\$162,263.85 \$162,263.85

PROJECT: STORM SEWER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP		LF	36.00	0
2	18" RCP	500	LF	40.00	20,000
3	24" RCP	100	LF	52.00	5,200
4	30" RCP		LF	70.00	0
5	36" RCP		LF	80.00	0
6	15"-24" FES	1	EA	700.00	700
7	30"-36" FES		EA	1000.00	0
8	STORM MANHOLE	7	VF	600.00	4,200
9	CURB INLET	7	EA	2500.00	17,500
10	OUTLET CONTROL	1	EA	2500.00	2,500
11	PERMANENT PCSMP BASINS	1	EA	15000.00	15,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,300
TOTAL ESTIMATED CONSTRUCTION COST:					\$68,400

NOTES:

1) TOTAL DISTRICT COST W/ .38% -	\$94,392
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$94,392

PROJECT: STORM SEWER - SECTION III (DITCH)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 15" TO 18" SEWER PIPE		LF	21.29	0
2	REMOVE 48" SEWER PIPE		LF	35.45	0
3	REMOVE FLARED END SECTION (LESS THAN 24")		EA	411.71	0
4	REMOVE FLARED END SECTION OVER 36" TO 48"		EA	580.29	0
5	CONSTRUCT 18" RCP, CLASS III		LF	46.52	0
6	CONSTRUCT 48" RCP, D(0.01) = 2,000		LF	204.00	0
7	CONSTRUCT 60" RCP, D(0.01) = 1,350		LF	286.70	0
8	CONSTRUCT 60" RC FLARED END SECTION		EA	3,872.73	0
9	CONSTRUCT 54" I.D. STORM MANHOLE (1)		VF	592.11	0
10	CONSTRUCT 96" I.D. STORM MANHOLE (5)		VF	1,193.14	0
11	CONSTRUCT TYPE B RIP-RAP		TON	66.67	0
12	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)		CY	2.87	0
13	INSTALL SILT FENCE		LF	2.56	0
14	INSTALL SEEDING - TYPE B		AC	1,788.93	0
15	PROVIDE TEMPORARY TRAFIC CONTROL		LS	1,916.71	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$0
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$0

Exhibit "F-2"

PROJECT: **SIDEWALKS, TRAIL, PROWAG**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PCC WALK AT OUTLOTS SOUTH OF CORNHUSKER (5' WIDE)	2,600	SF	\$5.00	\$13,000
2	5" PCC WALK AT OUTLOTS NORTH OF CORNHUSKER (5' WIDE)	4,200	SF	\$5.00	\$21,000
3	5" PCC WALK, EAST SIDE WITTMUS (5' WIDE)	8,000	SF	\$5.00	\$40,000
4	6" PCC TRAIL, WEST SIDE WITTMUS (10' WIDE)	14,400	SF	\$6.00	\$86,400
5	6" PCC TRAIL, WEST SIDE WITTMUS AT FIDELITY FRONTAGE (10' WIDE)	1,600	SF	\$6.00	\$9,600
6	5" PCC WALK, NORTH SIDE CORNHUSKER ROAD (5' WIDE)	4,000	SF	\$5.00	\$20,000
7	6" PCC TRAIL, SOUTH SIDE CORNHUSKER (10' WIDE)	8,000	SF	\$6.00	\$48,000
8	6" PCC TRAIL, SOUTH SIDE CORNHUSKER AT FIDELITY FRONTAGE (10' WIDE)	6,000	SF	\$6.00	\$36,000
9	SINGLE CURB RAMPS	14	EA	350.00	4,900
10	MARKINGS FOR PEDESTRIAN CROSSINGS	7	EACH	360.00	2,520
11	STOP BARS	7	EACH	200.00	1,400
12	CURB RAMP INSERTS (2'X2')	26	EA	100.00	2,600
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	8,600
TOTAL ESTIMATED CONSTRUCTION COST:					\$294,020

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$405,748
2) COST ALLOCATION:	GENERAL OBLIGATION \$340,932
	FUTURE DEVELOPMENT \$64,816

PROJECT: **GRADING**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK (EXCAVATION)	100,000	CY	\$1.50	\$150,000
2	EARTHWORK STRIP, STOCKPILE & RESPEAD OR TRANSFER	15,000	CY	\$1.40	\$21,000
3	SILT FENCING	1,500	LF	\$2.50	\$3,750
4	TEMPORARY SILT BASINS	1	EA	15000.00	15,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	9,500
TOTAL ESTIMATED CONSTRUCTION COST:					\$199,250

NOTES:

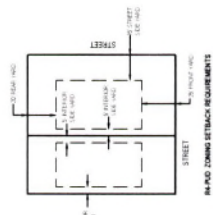
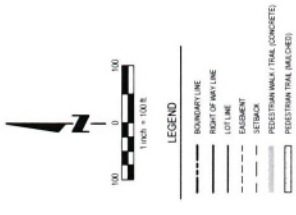
Sheet No.	2024.05.01
Scale	AS SHOWN
Drawn By	MM
Checked By	MM
Project No.	1024.020
Client	GRANITE LAKE VILLAS
Location	PARLON, MISSOURI

EXHIBIT "H"
PUD SITE PLAN

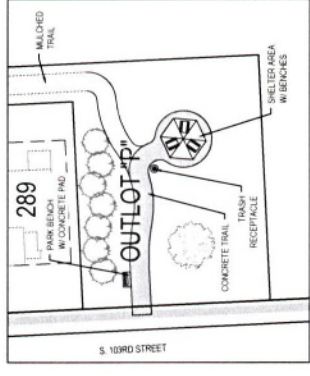
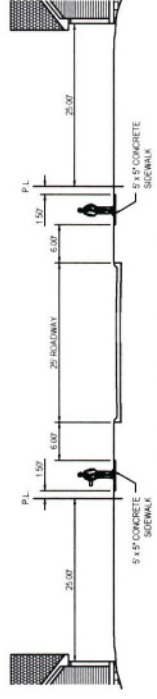
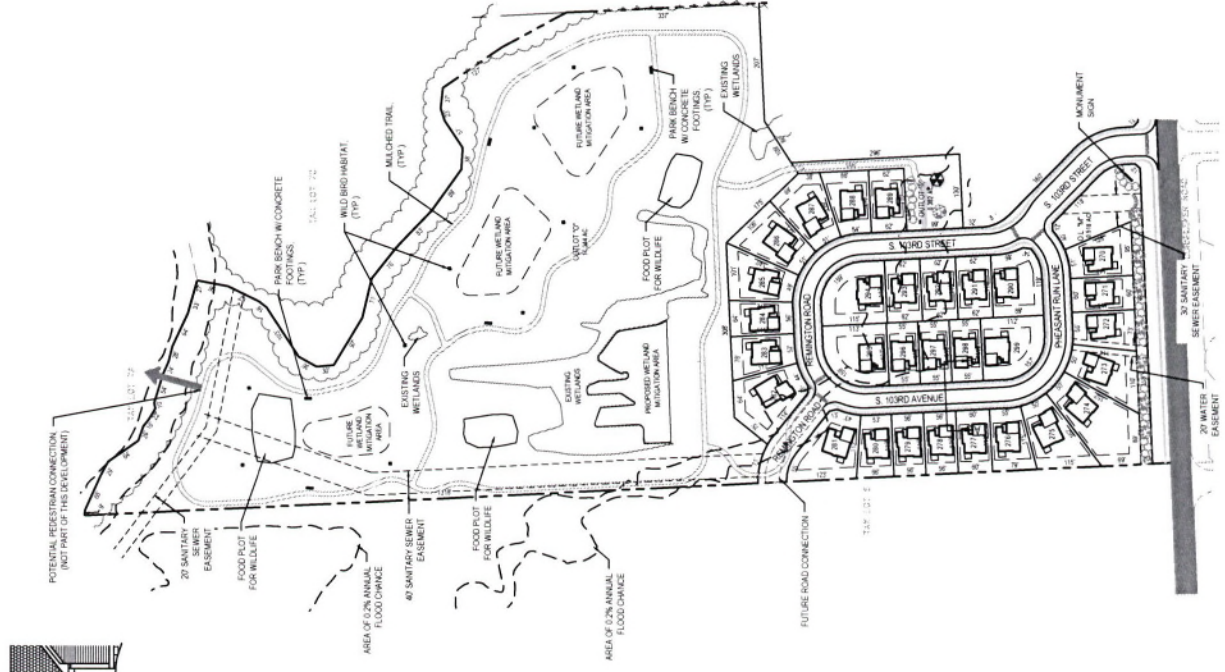
GRANITE LAKE VILLAS
PARLON, MISSOURI



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10988 Katy Road, Suite 500 • Spring, TX 77474
Phone: 409.979.1379 • Fax: 409.989.3399
www.eagroup.com



- NOTES**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CORNER FROM OUTLOTS "A" & "M".
 - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL LEAD END STREETS.
 - THE CHANGES TO SIGNAGE ON CORNER LOTS ARE SET AT (5) FEET FROM THE INTERSECTION OF FRONT DRIVEWAYS.
 - TYPICAL UTILITY EASEMENTS WILL BE INDICATED WITH THE FINAL PLAN.
 - ALL EASEMENTS THAT ARE NOT LABELED WITH RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
 - OUTLOT "P" IS TO BE USED AS A LANDSCAPING AND SOILAGE EASEMENT. OUTLOT "M" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
 - OUTLOT "N" IS FOR A PERMANENT PUMP ROOM, A STORM SEWER & DRAINAGEWAY EASEMENT. OUTLOT "N" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
 - OUTLOT "O" IS A TRAIL OF LAND DESIGNED UNDESIRABLE TO RESIDENTIAL STRUCTURES. OUTLOT "O" IS UNDEVELOPABLE DUE TO WETLAND AND FLORA AND FAUNA. OUTLOT "O" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
 - OUTLOT "P" IS TO BE USED AS A GREEN SPACE AREA. OUTLOT "P" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
 - ZONING AND MINIMUM SETBACK REQUIREMENTS:
 - FRONT YARD: 25 FEET FROM LOT LINE
 - REAR YARD: 15 FEET
 - STREET SETBACK: 15 FEET
 - SIDE YARD: 20 FEET



10/23/2024 10:57:11 AM C:\Projects\1024.020\Drawings\1024.020.PUD.SitePlan.dwg

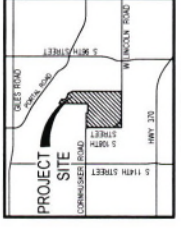
DATE	APPROVED
DATE	APPROVED
DATE	APPROVED
DATE	APPROVED

EXHIBIT "I"
CONSTRUCTION
PHASING PLAN

GRANT LAKE
WYOMING

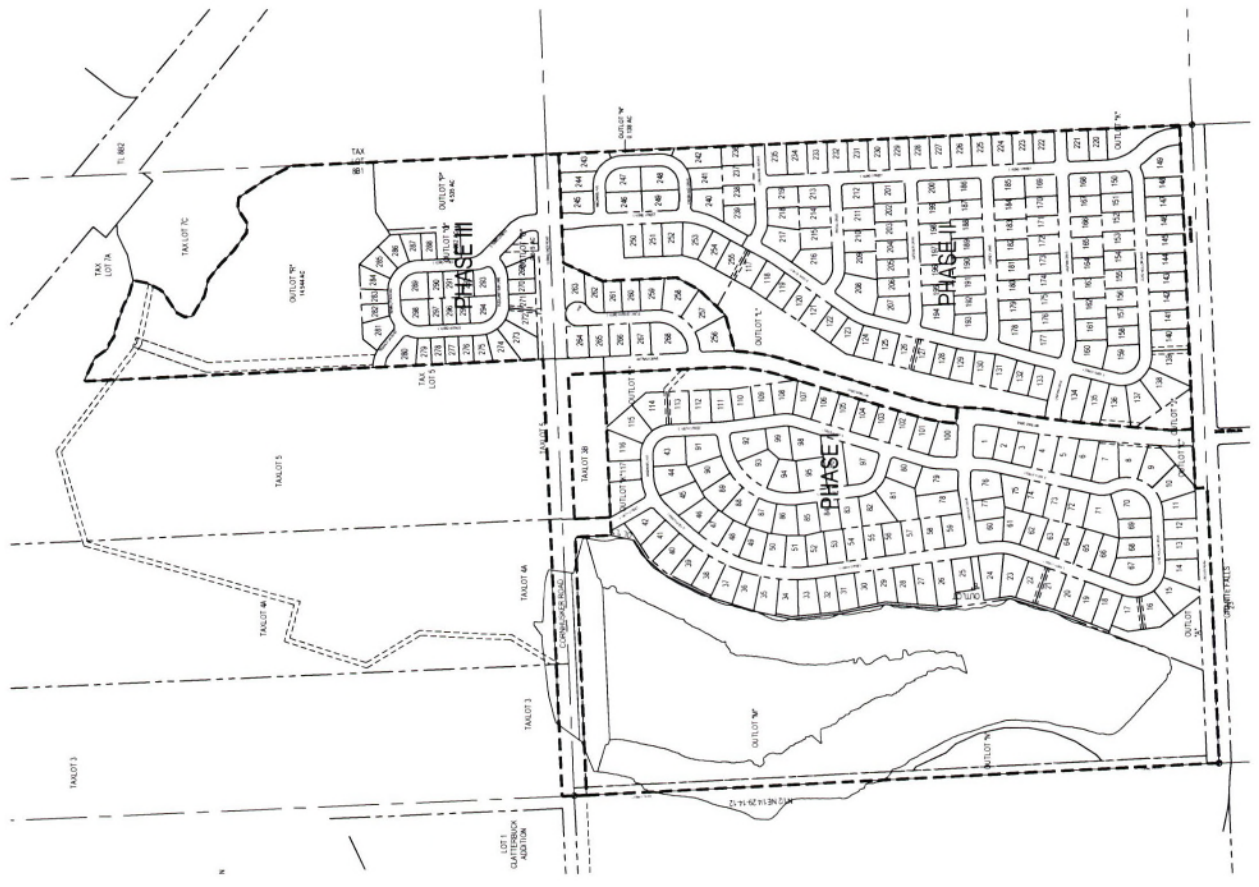


E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1000 W. MAIN STREET, SUITE 200 • CHEYENNE, WY 82001
WWW.EAG.COM



VICINITY MAP

- LEGEND**
- PHASE LINE
 - BOUNDARY LINE
 - LOT LINE
 - COMMENTS
 - EAST MAGNITUDE
 - EAST MAGNITUDE



2019-09144 (46)