

2015-12263

06/01/2015 8 33 26 AM

Clayton J. Douding

REGISTER OF DEEDS

COUNTER P G.E.
VERIFY P D
PROOF P
FEES \$ 100 00
CHECK# _____
CHG COP CASH
REFUND _____ CREDIT
SHORT _____ NCR



**FOURTH AMENDMENT
TO
SUBDIVISION AGREEMENT**

THIS FOURTH AMENDMENT TO THE SUBDIVISION AGREEMENT made this 7th day of April, 2015 ("Effective Date") by and between STONE CREEK PLAZA, L.L.C. (hereinafter referred to as "DEVELOPER"); SANITARY AND IMPROVEMENT DISTRICT NO. 275, a Nebraska political subdivision (hereinafter referred to as "DISTRICT"); and the CITY OF PAPILLION, a municipal corporation (hereinafter referred to as "CITY") amends and modifies the Subdivision Agreement adopted by Resolution #R06-0086, entered into by the parties on April 18, 2006 as modified by (1) the First Amendment adopted by Resolution #R07-0152, entered into by the parties on August 7, 2007; (2) the Second Amendment adopted by Resolution #R08-0072, entered into by the parties on July 15, 2008; and (3) the Third Amendment adopted by Resolution #R15-0025, entered into by the parties on February 3, 2015 (hereinafter collectively referred to as the "Agreement").

WHEREAS, DEVELOPER, DISTRICT and CITY entered into a Subdivision Agreement ("Subdivision Agreement") dated April 18, 2006 with respect to Lots 1 through 226, inclusive, and Outlots A through F, Kingsbury Hills; and

WHEREAS, DEVELOPER desires to replat and develop Lots 202 - 209, Outlot "D", Kingsbury Hills, and also Lots 1 - 28, Kingsbury Hills Replat One, part of the right-of-ways of Sherman Street, 108th Street, 109th Street, Cimarron Street, Laramie Street, all located in the SE 1/4 of Section 29, and also together with part of the SW 1/4 of Section 28, all located in Township 14 North, Range 12 East into Lots 1 - 39, inclusive, and Outlot A, Kingsbury Hills Replat Two (hereinafter referred to as the "Property"); and

WHEREAS, the parties hereto desire to modify the Agreement to allow for the replatting and development of the Property as set forth herein.

NOW, THEREFORE, in consideration of the above, the following is agreed between the parties hereto:

1. Capitalized Terms. All capitalized terms used in this Fourth Amendment shall have the meanings set forth in the Agreement except as otherwise defined herein.
2. Area of Application. The Fourth Amendment applies to Lots 1 - 54, 83 - 124, 143 - 156, 175 - 188 and Outlots A - C and E - F, Kingsbury Hills and Lots 1 - 39 and Outlot A, Kingsbury Hills Replat Two.
3. Amendments.

- A. Exhibit A is hereby amended to reflect the final plat of the Property as shown on Exhibit A-2 attached hereto (Lots 1 – 39, inclusive, and Outlot A, Kingsbury Hills Replat Two).
- B. Exhibit A-1 is hereby repealed.
- C. Exhibits B-1 and B-1A are hereby amended to reflect the modifications to the storm sewer and paving plans for the development of the Property as shown on Exhibit B-1C.
- D. Exhibits B-1 and B-1B are hereby amended to reflect the modifications to the sanitary sewer plans for the development of the Property as shown on Exhibit B-1D attached hereto.
- E. Exhibit C-1 is hereby repealed in its entirety and the attached Exhibit C-2 is hereby substituted in its place with respect to the Summary of Estimated Construction Costs.
- F. Exhibits D and D-1 are hereby amended to reflect the modifications to the water plans as shown on Exhibit D-2 attached hereto.
- G. Exhibit F-1 is hereby repealed in its entirety and the attached Exhibit F-2 is hereby substituted in its place with respect to the Phasing Plan.
- H. Article I, Section G is hereby amended as follows:

Capital facilities charges to the City of Papillion in the amount of \$436,982 less a credit for exterior water main extension of \$109,245 for a net charge of \$327,736.50. The City has received \$323,079.00 from the District. Accordingly, the District shall pay an additional capital facilities charge in the amount of \$4,657 (based on the addition of three lots with Kingsbury Hills Replat Two at \$2,070/lot less a credit for exterior water main extension of \$1,552.50), which sum may be one-half specially assessed against the single family lots and one-half may be a general obligation debt of the District.

4. DISTRICT Boundary. The Parties acknowledge that the DISTRICT boundary will need to be altered as a result of the replat of the Property. DISTRICT agrees to extend the boundary of SID 275 to annex Lots 1, 29, 30, and 39 and their associated right-of-way. Further, DISTRICT agrees to de-annexation the portion of the middle school lot that is being platted as part of Granite Falls.
5. Timing of Sherman Street. DISTRICT shall improve Sherman Street between 109th Street and 110th Street, including the culvert crossing, as part of the Public Improvements for Replat Two.
6. Covenants. DEVELOPER agrees to establish and record with the Sarpy County Register of Deeds covenants for the Property that address street creep/driveway binding on curved streets, provide for over lot drainage, and establish that the maximum driveway slope shall be 8% to provide for driveway cross slope that is compliant with ADA/PROWAG guidelines. DEVELOPER shall provide documentation that the covenants have been recorded prior to the issuance of the first building permit.

- 7. Easement Releases. DEVELOPER shall obtain easement releases for the easements included in the Kingsbury Hills Replat One dedication for Omaha Public Power District, Century Link, Cox Communications, and Black Hills Energy that are no longer required due to the dedication of new easements with Kingsbury Hills Replat Two.
- 8. Easements to CITY. DEVELOPER, its successors and assigns, and DISTRICT agree to allow CITY to install improvements within any outlot dedicated as park land or open space as depicted on Exhibit "T". Further, DEVELOPER, its successors and assigns, and DISTRICT agree to dedicate, at no expense to CITY, any easements required for said improvements. Such easement dedication shall not be withheld by DEVELOPER or DISTRICT in order to gain any monetary or non-monetary concessions by CITY, including but not limited to, improvements to any trail, sidewalk, street, park or drainage system, a reduction in water or sewer rates, provision of additional services not traditionally provided to DISTRICT, or commitment to an annexation timeframe.
- 9. Exhibit Additions. Exhibit A-2, Exhibit B-1C, Exhibit B1-D, Exhibit C-2, Exhibit D-2, Exhibit F-2, and Exhibit I are hereby added to the Agreement.
- 10. No Other Amendment. Except as specifically set forth herein, the Agreement shall remain in full force and effect.
- 11. Binding Effect. This Fourth Amendment to the Agreement shall be binding upon the parties, their respective successors and assigns.

ATTEST:

THE CITY OF PAPILLION, NEBRASKA



 Elizabeth Butler, City Clerk



 David P. Black, Mayor

SEAL:



C

DISTRICT:

SANITARY & IMPROVEMENT DISTRICT
NO. 275 OF SARPY COUNTY, NEBRASKA

Date: 3-13-15

By: *Gerald Torczan*

Its: Board member

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald Torczan of Sanitary & Improvement District No. 275, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his or her voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 13th day of March, 2015.



EB
Notary Public

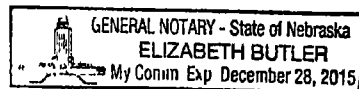
APPROVED AS TO FORM:

John Fullenkamp
Attorney for Sanitary and Improvement
District No. 275 of Sarpy County, Nebraska

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came John Fullenkamp, Attorney for Sanitary & Improvement District No. 275, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his or her voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 16th day of April, 2015.



EB
Notary Public

D

STONE CREEK PLAZA, L.L.C., a Nebraska limited liability company,

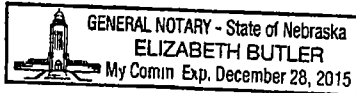
By: Gerald Torczan

Its: Pres.

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald Torczan of Stone Creek Plaza, LLC, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his or her voluntary act and deed on behalf of such limited liability corporation.

Witness my hand and Notarial Seal this 13th day of March, 2015.



[Signature]
Notary Public

E

**SUBDIVISION AGREEMENT AMENDMENT
TABLE OF CONTENTS**

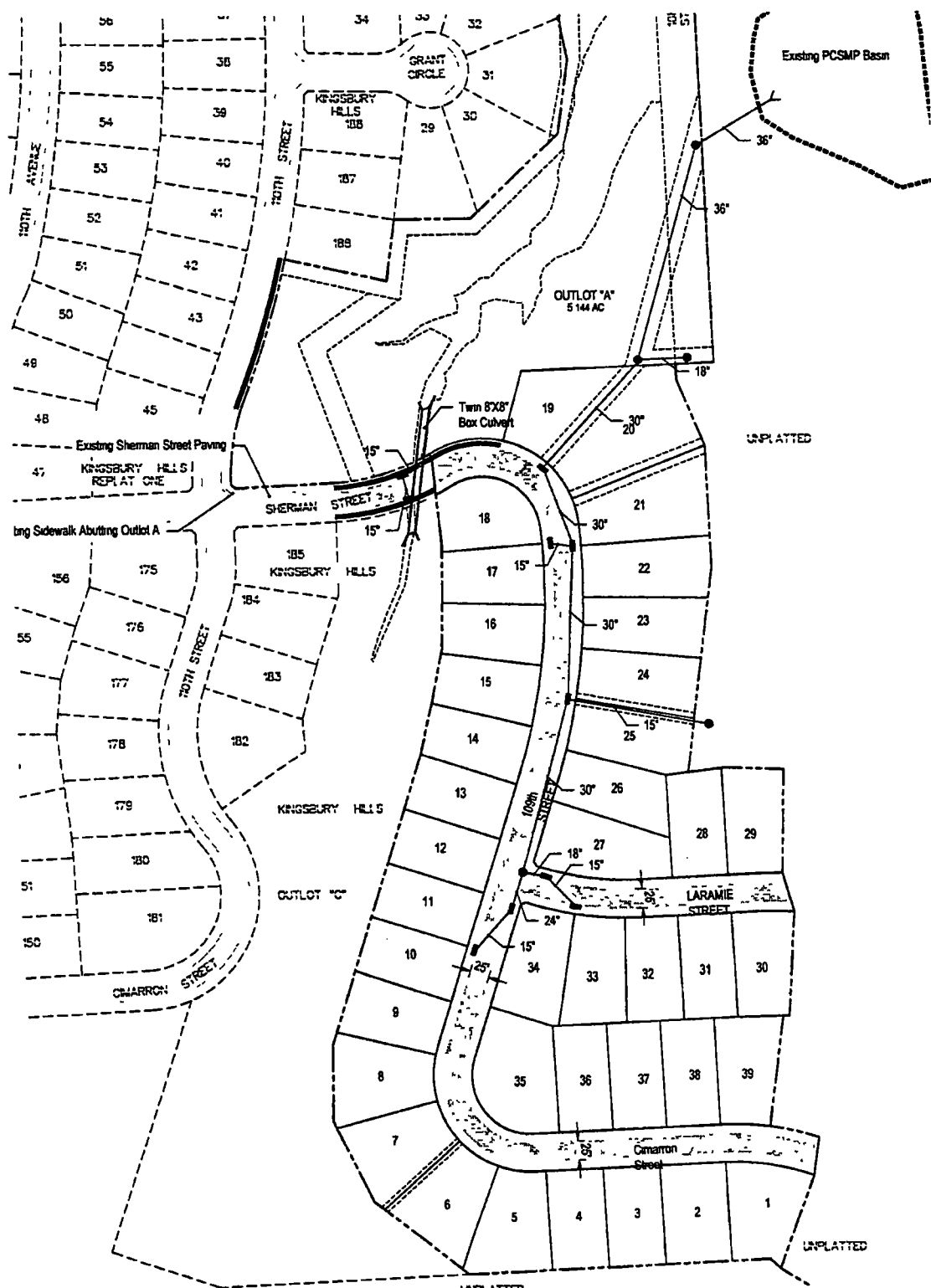
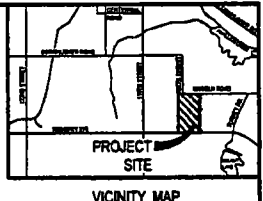
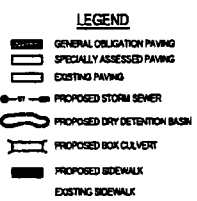
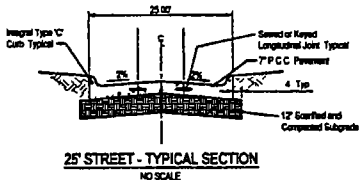
INTRODUCTION STATEMENT

RECITALS

| | | |
|----------------|-----------|---------------------------------|
| SECTION | 1 | Capitalized Terms |
| | 2 | Area of Application |
| | 3 | Amendments |
| | 4 | DISTRICT Boundary |
| | 5 | Timing of Sherman Street |
| | 6 | Covenants |
| | 7 | Easement Releases |
| | 8 | Easements to CITY |
| | 9 | Exhibit Additions |
| | 10 | No Other Amendment |
| | 11 | Binding Effect |

EXHIBITS:

| | |
|-------------|--|
| A-2 | Kingsbury Hills Replat Two Final Plat |
| B-1C | Final Storm Sewer & Paving |
| B-1D | Final Sanitary Sewer |
| C-2 | Source and Use of Funds |
| D-2 | Final Water |
| F-2 | Phase |
| I | Park Land/Open space Dedication |



| | |
|-------------|------------------|
| Project No. | 1000000000 |
| Client | City of Cimarron |
| Location | 10th Street |
| Scale | 1" = 100' |
| Date | 10/1/2010 |
| Drawn by | J. Smith |
| Checked by | M. Jones |
| Approved by | D. Brown |

EXHIBIT "B-1C"
FINAL STORM SEWER & PAVING

KINGSBURY HILLS REPLAT TWO
FOLLOW SHEETS

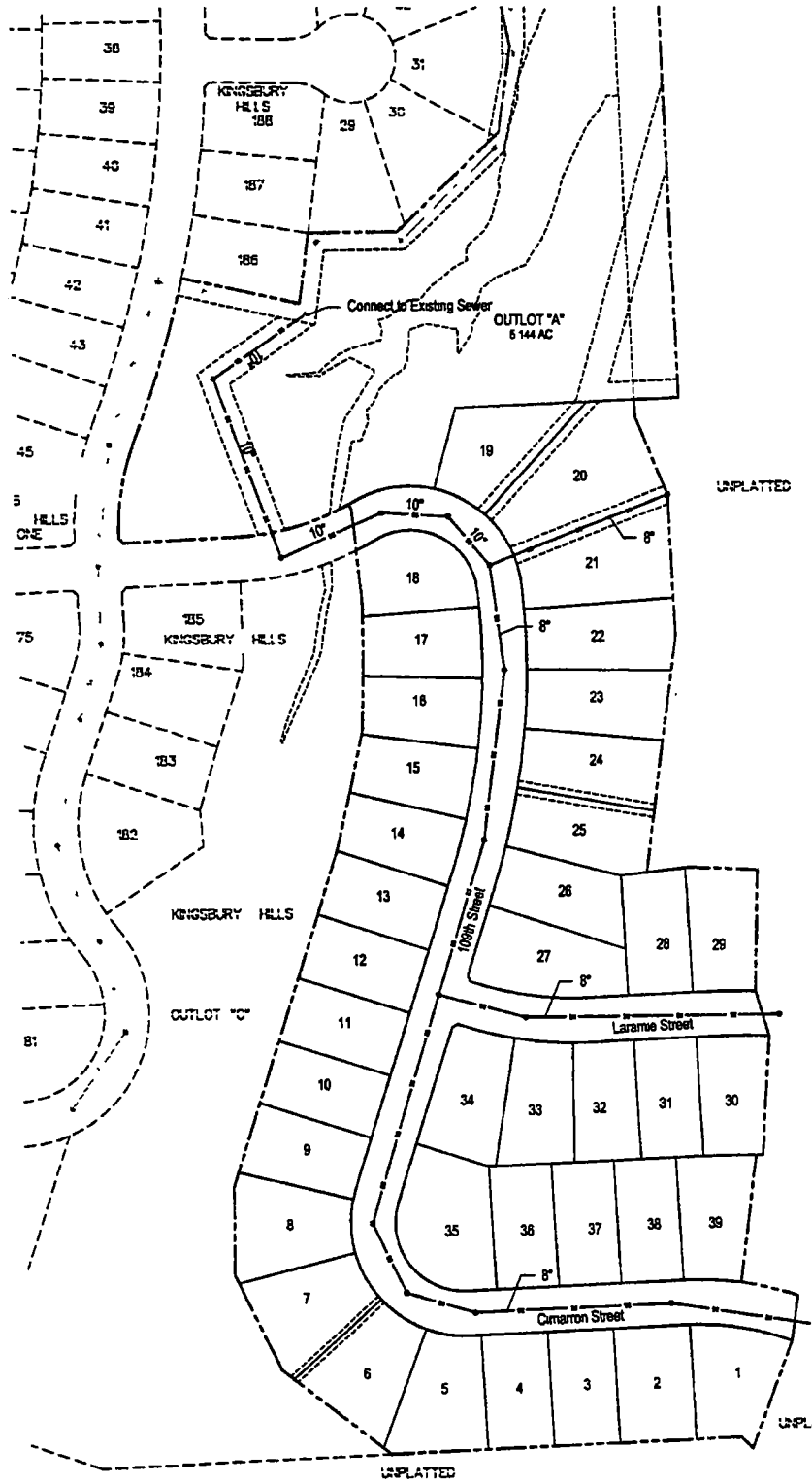
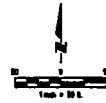


E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Real Services
3000 West Street, Suite 100
P.O. Box 100000
Cimarron, NM 88002
Phone: 505.223.1000
Fax: 505.223.1001
www.eandagroup.com

H

Legend

- PROPOSED SANITARY SEWER (8" Diameter Unless Noted)
- EXISTING SANITARY SEWER



| DATE | BY | REVISION |
|------|----|----------|
| | | |
| | | |
| | | |

EXHIBIT "B-10"
FINAL SANITARY SEWER

KINGSBURY HILLS REPLAT TWO
SHEET NO. 10000



E & A CONSULTING GROUP, INC
Engineering • Planning • Environmental & Field Services
11000 N. 10th Street, Suite 100, Omaha, NE 68164
Phone: 402.491.8800 Fax: 402.491.8801
www.eandagroup.com

I

SOURCE AND USE OF FUNDS

PROJECT: SID 275, KINGSBURY HILLS 246 LOTS
 JURISDICTION: PAPILLION
 DATE: 2/24/2015
 ESTIMATED BY: WESTERGARD
 PROJECT NO: 2004 226 008

ENTIRE SID 275, KINGSBURY HILLS

EXHIBIT C-2, SHEET 1 OF 4

Notes: Compilation of costs to SID at time of levy of special assessments
 Bold, italicized figures are projected

| | Construction Cost | Special Assessment | General Obligation | Reimbursable | Total |
|--|-------------------|--------------------|--------------------|------------------|------------------|
| Sanitary Sewer - Section II | 134,591 | 270,985 | 6,286 | | 277,282 |
| Storm Sewer & Paving - Section IV | 227,910 | 171,895 | 224,212 | | 395,808 |
| Buffalo Outfall, (Sanitary Exterior) | 814,271 | 0 | 0 | | 1,202,238 |
| Buffalo Outfall - Residential | | | | 797,083 | |
| Buffalo Outfall - Commercial | | | | 405,153 | |
| Sanitary, Paving & Storm Sec. I | 1,299,428 | | 607,049 | | 1,898,829 |
| San, Pave, Storm I - Residential | | 1,183,318 | | | |
| San, Pave, Storm I - Commercial | | 108,281 | | | |
| Sanitary, Paving & Storm Sec. I - Residential | 0 | 61,897 | -61,897 | | 0 |
| Storm & Paving - Sec. II (114th St.) | 415,710 | 0 | 524,869 | | 853,049 |
| Storm, Paving II - County Reimbursable | | | | 171,480 | |
| Storm, Paving II - Commercial Reimbursable | | | | 168,700 | |
| Storm & Paving - Sec. III (114th St. Rt. Turn Lane) | 86,114 | 0 | 108,588 | 35,522 | 142,108 |
| Storm Sewer and Paving - Section V | 294,033 | 208,079 | 260,182 | | 458,271 |
| Water Distribution - Section I | 628,083 | | 98,914 | | 871,480 |
| Water I - Residential | | 374,888 | | | |
| Water I - Commercial | | 33,647 | | 364,234 | |
| Water Distribution - Section I | 0 | 6,728 | -6,728 | | 0 |
| Water Distribution - Section II | 52,340 | 78,171 | 10,291 | | 86,461 |
| Water Distribution - Section III | 77,302 | 116,981 | | | 116,981 |
| Capital Facilities - Phase I | 302,829 | 227,169 | 129,198 | | 358,365 |
| Capital Facilities - Phase II | 20,250 | 12,542 | 12,542 | | 25,083 |
| Electrical Distribution - Section I | 91,500 | 148,688 | 0 | | 148,688 |
| Electrical Distribution - Section II | 43,280 | 121,288 | 0 | | 121,288 |
| Electrical Distribution - Section III | 34,500 | 62,019 | | | 62,019 |
| Park Acquisition | 81,270 | 0 | 95,333 | | 95,333 |
| Park Construction | 91,974 | 0 | 169,328 | | 169,328 |
| Other Payment in Lieu of G.O. from Commercial for Total payment of \$1,118,809 | | | -190,522 | | |
| <i>Kingsbury Final Phase, 39 Lots(See Attached)</i> | <i>898,805</i> | <i>823,555</i> | <i>325,044</i> | <i>100,000</i> | <i>1,248,598</i> |
| TOTALS | 5,692,148 | 4,003,688 | 2,299,708 | 2,090,173 | 8,624,088 |

G.O. DEBT RATIO = $\frac{\$2,299,708}{\$51,860,000} \times 100 = 4.45\%$

UNITS: 246 Units @ \$210,000 VALUE = \$51,860,000 VALUATION

E & A CONSULTING GROUP
330 N. 117TH STREET, OMAHA, NE 68154

PHONE: (402) 895-4700
FAX: (402) 895-3599

J

SOURCE & USE OF FUNDS

PROJECT: KINGSBURY HILLS REPLAT TWO ZONING: S.F. Units 39 LOTS
 DEVELOPER: TORCZON
 AREA (ACRES): 17.8
 JURISDICTION: PAPIILLION
 DATE: 02/24/15
 ESTIMATED BY: WESTERGARD

EXHIBIT C-2, SHEET 2 OF 4

| KINGSBURY HILLS REPLAT TWO (with bid prices as noted) | | | | | | |
|---|----------------|--------------------|-------------------|------------------|--|-------------------|
| ITEM | CONSTRUCT. | TOTAL | GRANITE FALLS SID | SPECIAL ASSESS. | | G.O NON-REIMB |
| SANITARY SEWER (INTERIOR) Bid | 141,002 | 197,403 | | 197,403 | | 0 |
| PAVING(INTERIOR) Bid | 189,544 | 265,361 | | 230,629 | | 34,732 |
| WATER (INTERIOR) | 84,400 | 118,160 | | 118,160 | | 0 |
| CAPITAL FACILITIES CHARGES RESIDENTIAL | 4,657 | 5,123 | | 2,561 | | 2,561 |
| UNDERGROUND ELECTRICAL | 52,650 | 65,813 | | 65,813 | | 0 |
| INTERIOR STORM SEWER Bid | 105,450 | 147,630 | | 0 | | 147,630 |
| SHERMAN STREET CULVERT | 192,097 | 240,121 | 100,000 | 0 | | 140,121 |
| PREVIOUSLY LEVIED SPECIALS + INTEREST | 129,005 | 208,988 | | 208,988 | | |
| TOTALS | 898,805 | \$1,248,598 | \$100,000 | \$823,555 | | \$ 325,044 |
| PER SINGLE FAMILY LOT | | \$21,117 | | | | |

NOTES:

1) HARD COSTS NOT INCLUDED. BUILDING CONSTRUCTION, LANDSCAPING

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

3) VALUATION: 39 Units @ \$230,000 = \$8,970,000

TOTAL @ 100% \$ 8,970,000

4) G.O DEBT RATIO = \$ 325,044 / \$ 8,970,000 = 3.62%

K

EXHIBIT C-2, SH. 3 OF 4

| PROJECT: SANITARY SEWER (INTERIOR) | | | | | |
|------------------------------------|---|------------------|------|------------|-----------|
| NO. | ITEM | APPROX. QUANTITY | UNIT | UNIT PRICE | COST |
| 1 | CONSTRUCT SANITARY SEWER MANHOLE TAP | 1 | EA | 1,189.00 | 1,189 |
| 2 | CONSTRUCT 6" SANITARY SEWER PIPE | 1,392 | LF | 19.00 | 26,448 |
| 3 | CONSTRUCT 8" SANITARY SEWER PIPE | 1,904 | LF | 20.50 | 39,032 |
| 4 | CONSTRUCT 10" SANITARY SEWER PIPE | 613 | LF | 23.80 | 14,589 |
| 5 | CONSTRUCT 54" I.D. SANITARY SEWER MANHOLE (15 EA) | 178 | VF | 330.00 | 58,740 |
| 6 | CONSTRUCT 10" DIAMETER DROP CONNECTION (1) | 4 | VF | 251.00 | 1,004 |
| TOTAL ESTIMATED CONSTRUCTION COST: | | | | | \$141,002 |

NOTES:

1) TOTAL SID COSTS @ 40% - \$197,403

PROJECT: PAVING (INTERIOR)

| NO. | ITEM | APPROX. QUANTITY | UNIT | UNIT PRICE | COST |
|------------------------------------|--|------------------|------|------------|-----------|
| 1 | REMOVE CONCRETE HEADER | 25 | LF | 5.53 | \$138 |
| 2 | REMOVE END OF ROAD MARKERS | 3 | EA | 11.06 | 33 |
| 3 | EARTHWORK (SUBGRADE PREPARATION) | 1,845 | CY | 2.80 | 5,351 |
| 4 | CONSTRUCT 7" CONCRETE PAVEMENT (TYPE L65) W/ INTEGRAL CURB | 5,634 | SY | 29.78 | 164,692 |
| 5 | CONSTRUCT CONCRETE HEADER | 50 | LF | 7.74 | 387 |
| 6 | CONSTRUCT END OF ROAD MARKER | 8 | EA | 71.88 | 431 |
| 7 | CONSTRUCT STREET SIGNS | 3 | EA | 193.48 | 580 |
| 8 | ADJUST MANHOLE TO GRADE | 14 | EA | 187.85 | 2,631 |
| 9 | CONSTRUCT CURB INLET, TYPE I | 4 | EA | 1,500.00 | 6,000 |
| 10 | CONSTRUCT CURB INLET, TYPE II | 3 | EA | 1,600.00 | 4,800 |
| 11 | CONSTRUCT CURB INLET, TYPE III | 3 | EA | 1,500.00 | 4,500 |
| TOTAL ESTIMATED CONSTRUCTION COST: | | | | | \$189,544 |

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$285,361

2) G.O. ITEMS

| | | | |
|------------------------------|-----|------|----------|
| Intersections | 300 | SY | \$12,489 |
| Overwidth | 0 | SY | \$0 |
| Sidewalks at Outlot Frontage | 0 | SF | \$0 |
| STREET SIGNS | 3 | EACH | \$813 |
| Type I & III Curb Inlets | 7 | EACH | \$14,700 |
| Type II Curb Inlets | 3 | EACH | \$8,720 |
| G.O. TOTAL | | | \$34,732 |

PROJECT: ELECTRICAL SERVICE

| NO. | ITEM | APPROX. QUANTITY | UNIT | UNIT PRICE | COST |
|------------------------------------|----------------------------------|------------------|------|------------|----------|
| 1 | ELECTRICAL SERVICE SINGLE FAMILY | 39 | LOTS | \$1,350.00 | \$52,850 |
| TOTAL ESTIMATED CONSTRUCTION COST: | | | | | \$52,850 |

NOTES:

1) TOTAL DISTRICT COSTS W/ 25% - \$65,813

PROJECT: WATER (INTERIOR)

| NO. | ITEM | APPROX. QUANTITY | UNIT | UNIT PRICE | COST |
|------------------------------------|-----------------------------|------------------|------|------------|----------|
| 1 | INSTALL 10" WATER MAIN | 1,050 | LF | \$40.00 | \$42,000 |
| 2 | INSTALL 8" WATER MAIN | 800 | LF | \$28.00 | \$22,400 |
| 3 | 10" GATE VALVE AND BOX | 2 | EACH | \$1,200.00 | \$2,400 |
| 4 | 8" GATE VALVE AND BOX | 2 | EACH | \$800.00 | \$1,600 |
| 5 | FIRE HYDRANT ASSEMBLY | 3 | EACH | \$3,500.00 | \$10,500 |
| 6 | CONNECTION TO EXISTING MAIN | 1 | EACH | \$1,600.00 | \$1,500 |
| | MISCELLANEOUS (+ 5%) | 1 | LS | XXXX | 4,000 |
| TOTAL ESTIMATED CONSTRUCTION COST: | | | | | \$84,400 |

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$118,160

PROJECT: CAPITAL FACILITIES CHARGES

| NO. | ITEM | APPROX. QUANTITY | UNIT | UNIT PRICE | COST |
|------------------------------------|---|------------------|------|------------|---------|
| 1 | CAPITAL FACILITIES CHARGES PER SUB. AGR. AMEND. | 1 | LS | \$4,657.00 | \$4,657 |
| TOTAL ESTIMATED CONSTRUCTION COST: | | | | | \$4,657 |

NOTES

| | | | |
|---------------------------------|---------|-----------------|--------------------|
| 1) TOTAL DISTRICT COST W/ 10% - | \$5,123 | SPECIAL ASSESS. | GENERAL OBLIGATION |
| RESIDENTIAL | \$2,561 | \$2,561 | |

PROJECT: INTERIOR STORM SEWER

| NO. | ITEM | APPROX. QUANTITY | UNIT | UNIT PRICE | COST |
|-----------------------------------|---|------------------|------|------------|-----------|
| 1 | CONSTRUCT 18" STORM SEWER TAP | 1 | EA | 436.00 | 436 |
| 2 | CONSTRUCT 36" STORM SEWER TAP | 1 | EA | 1,084.00 | 1,084 |
| 3 | CONSTRUCT 18" RCP, CLASS III | 378 | LF | 30.90 | 11,680 |
| 4 | CONSTRUCT 18" RCP, CLASS III | 84 | LF | 33.60 | 2,822 |
| 5 | CONSTRUCT 24" RCP, CLASS III | 59 | LF | 48.15 | 2,723 |
| 6 | CONSTRUCT 30" RCP, CLASS III | 729 | LF | 62.20 | 45,344 |
| 7 | CONSTRUCT 36" RCP, D0 01=1,350 | 333 | LF | 81.80 | 27,239 |
| 8 | CONSTRUCT 80" I.D. STORM SEWER MANHOLE (1 EA) | 7 | VF | 432.00 | 3,024 |
| 9 | CONSTRUCT 72" I.D. STORM SEWER MANHOLE (1 EA) | 7 | VF | 497.00 | 3,479 |
| 10 | CONSTRUCT AREA INLET - TYPE 2 (48" I.D.) | 2 | EA | 2,886.00 | 6,932 |
| 11 | CONSTRUCT TEMPORARY HDPE INLET DIVERSION | 3 | EA | 562.00 | 1,686 |
| TOTAL ESTIMATED CONSTRUCTION COST | | | | | \$105,450 |

NOTES:

| | |
|-----------------------------------|-----------|
| 1) TOTAL DISTRICT COST W/ 40% - | \$147,630 |
| Subtract over 48" Pipe Difference | \$0 |
| 2) GENERAL OBLIGATION | \$147,630 |

PROJECT: SHERMAN STREET CULVERT

| NO. | ITEM | APPROX. QUANTITY | UNIT | UNIT PRICE | COST |
|------------------------------------|---|------------------|------|------------|-----------|
| 1 | CLEARING AND GRUBBING, GENERAL | 1 | LS | 2,000.00 | 2,000 |
| 2 | EXCAVATION ON-SITE (ESTABLISHED QUANTITY) | 4,974 | CY | 3.00 | 14,922 |
| 3 | CONSTRUCT TWIN 8'x8' CONCRETE BOX CULVERT | 129 | LF | 1,200.00 | 153,600 |
| 4 | CONSTRUCT SEGMENTAL RETAINING WALL | 70 | SF | 30.00 | 2,100 |
| 5 | CONSTRUCT 48" CHAIN LINK FENCE (BLACK VINYL-COATED) | 215 | LF | 95.00 | 7,525 |
| 6 | INSTALL SEEDING - TYPE B | 1.5 | AC | 2,000.00 | 3,000 |
| 7 | INSTALL ROLLED EROSION CONTROL, TYPE II | 1,800 | SY | 2.00 | 3,600 |
| 8 | INSTALL SILT FENCE | 650 | LF | 3.00 | 1,950 |
| 9 | TURF REINFORCEMENT MAT | 800 | SY | 4.00 | 3,200 |
| TOTAL ESTIMATED CONSTRUCTION COST: | | | | | \$192,097 |

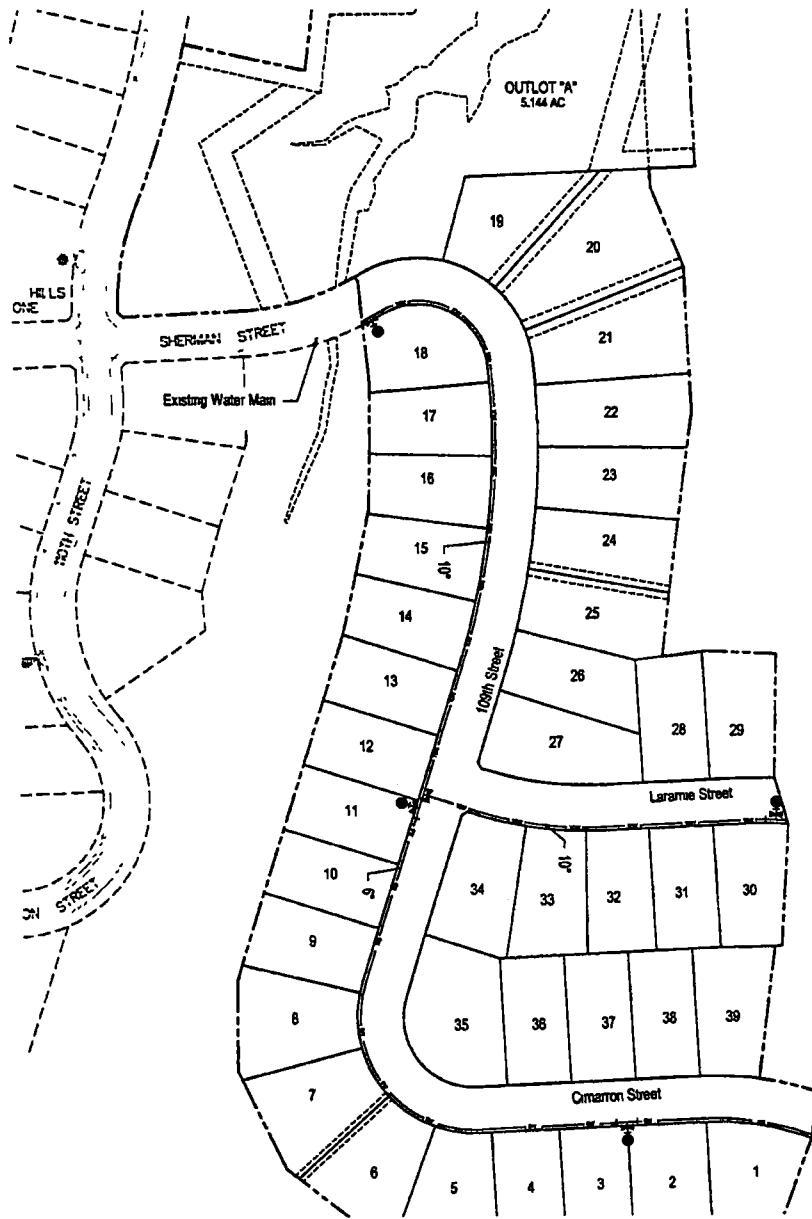
NOTES:

| | |
|---------------------------------|-----------|
| 1) TOTAL DISTRICT COST W/ 25% - | \$240,121 |
|---------------------------------|-----------|

THE GRANITE FALLS SID IS ALSO PROJECTED TO MAKE A \$100,000 CONTRIBUTION TO THIS BOX CULVERT.

M

Legend



| Project | Client | Phase | Date | Revision |
|-------------|----------------------------|-------------|------|----------|
| EXHIBIT D-Z | KINGSBURY HILLS REPEAT TWO | FINAL WATER | | |

EXHIBIT D-Z
FINAL WATER

KINGSBURY HILLS REPEAT TWO



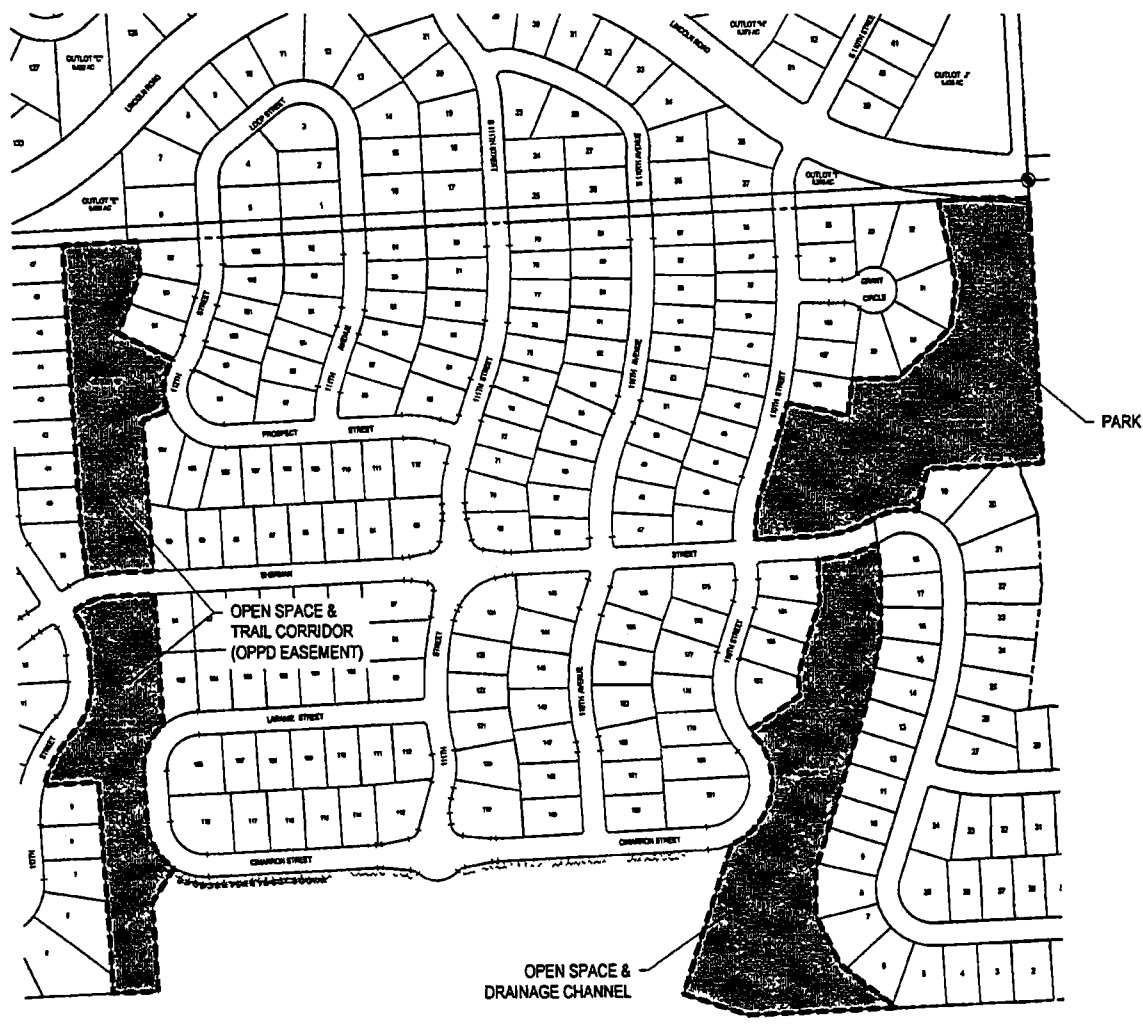
E & A CONSULTING GROUP, INC
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EXHIBIT "F-2"
PHASING EXHIBIT

Improvements and final platting for Kingsbury Hills Replat Two will be completed as a single phase per Exhibit "A-2" – Final Plat.



| Project Information | | Revision | |
|---------------------|----|----------|-------------|
| Date | By | Date | Description |
| | | | |
| | | | |
| | | | |

EXHIBIT 17
DEDICATED PARK LANDS
AND OPEN SPACE

KINGSBURY HILLS REPLAY TWO
PROJECT INFORMATION



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