

WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1400
Salt Lake City, Utah 84101

BRIXTON INFRASTRUCTURE FINANCING DISTRICT
BRIXTON ASSESSMENT AREA

FIRST AMENDMENT TO DESIGNATION RESOLUTION

DATED AS OF APRIL 14, 2025

WHEREAS, the Board of Trustees (the “Board”) of Brixton Infrastructure Financing District (the “District”), adopted Resolution No. 2025-05 on February 7, 2025 (the “Authorizing Resolution”), pursuant to which the Board authorized and approved the form of a Designation Resolution (the “Designation Resolution”) and Assessment Ordinance (the “Assessment Ordinance”); and

WHEREAS, the District, pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), and pursuant to the Authorizing Resolution and the Designation Resolution, Brixton Assessment Area (the “Assessment Area”) after having obtained from the fee simple owner(s) of all the property to be assessed within the Assessment Area. Saratoga 262 Partners LLC, a Utah limited liability company (the “Owner”) executed Acknowledgement, Waiver and Consent Agreement (the “Waiver and Consent”) attached to the Designation Resolution; and

WHEREAS, the Designation Resolution dated February 7, 2025 was signed by the Board and recorded on the records of Utah County, Utah (the “County”) as Entry No. 12166:2025 on February 21, 2025; and

WHEREAS, the District now desires to amend the Original Designation Resolution to remove certain property from the boundaries of the Assessment Area; and

WHEREAS, the Owner and Weekley Homes, LLC, a Delaware limited liability company (as owner of the property being removed hereby) have consented to the removal of the property described herein, with such consents attached hereto as Exhibit A; and

WHEREAS, the Board of Trustees (the “Board”) of Brixton Infrastructure Financing District (the “District”), adopted Resolution No. 2025-07 on April 14, 2025, pursuant to which the Board authorized and approved the form of this First Amendment to Designation Resolution; and

WHEREAS, the Board desires to adopt this First Amendment to Designation Resolution to effectuate the amendments described herein:

BE IT RESOLVED by the Board of Trustees of Brixton Infrastructure Financing District, as follows:

Section 1. The properties to be assessed are identified by legal description in Exhibit B attached hereto, amending and restating Exhibit B of the Designation Resolution and removing certain property from the Assessment Area as further described in Exhibit B.

Section 2. The map and depiction of the Assessment Area is attached hereto as Exhibit C, amending and restating Exhibit C of the Designation Resolution.

Section 3. The “Certificate of Project Engineer” is attached hereto as Exhibit D, amending and restating Exhibit D of the Designation Resolution.

Section 4. Sections 6 and 7 of the Designation Resolution are amended and restated to read as follows:

“Section 6. The total acquisition and/or construction cost of the Improvements, including estimated overhead costs, administrative costs, costs of funding reserves, and debt issuance costs, is estimated at \$70,371,811, of which \$ 36,365,000 is anticipated to be paid by assessments to be levied against the properties within the Assessment Area to be benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed. The District expects to finance the cost of the Improvements by issuing assessment bonds (the “Bonds”). The District currently estimates selling the Bonds at a true interest cost interest rate of approximately 6.26% per annum, maturing within thirty (30) years of their date of issuance. Inasmuch as bonds have not been issued, the District notes that the interest rate and annual payment are only as estimated and not a cap or maximum amount. It is anticipated that the reserve fund will be initially funded with proceeds of the Bonds. The estimated cost of Improvements to be assessed against the benefited properties within the Assessment Area are to be initially assessed using an equivalent residential unit (“ERU”) as follows:

<u>Improvements</u>	<u>Assessment</u>	<u>Assessment Method</u>	<u>Assessment Per ERU</u>
All above-described Improvements	\$36,365,000	ERU	\$ 60,994.00

Section 7. As set forth in the Assessment Ordinance, the assessment methodology may, under certain circumstances, be altered in the future.”

Section 5. The provisions of the Assessment Ordinance shall govern the levy, payment, and applicable provisions regarding the assessments notwithstanding anything contained herein to the contrary. As required by Section 11-42-206(3) of the Act, within 15 days of the completion of this Resolution, the Secretary/Clerk shall (i) record an original or certified copy of this first amendment to designation resolution with Utah County and (ii) where applicable, file with the Utah County Recorder a notice of proposed assessment.

Dated as of April 14, 2025.

BRIXTON INFRASTRUCTURE FINANCING
DISTRICT

By: 
James Horsely, Chair

ATTEST:

By: 
Trey Orsak, Secretary/Clerk

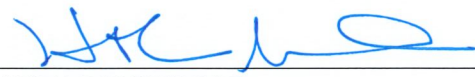
STATE OF UTAH)

: ss.

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this April 14, 2025 by James Horsely, the Chair of the Board of Trustees of Brixton Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.




NOTARY PUBLIC

STATE OF UTAH)

: ss.

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this April 14, 2025 by Trey Orsak, the Secretary/Clerk of Brixton Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.




NOTARY PUBLIC

EXHIBIT A

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENTS

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this “Agreement”) is entered into April 14, 2025, by Saratoga 262 Partners LLC, a Utah limited liability company (the “Owner”).

R E C I T A L S:

1. As of the date hereof, the Owner owns the real property described in Exhibit A attached hereto as property within the Assessment Area (the “Subject Property”), which, upon the amendments proposed in the Designation Resolution (defined herein) shall constitute all of the property assessed within the Assessment Area described herein.

2. The Owner acknowledges that the Brixton Infrastructure Financing District (the “District”) has previously designated an assessment area pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), for purposes of constructing publicly owned infrastructure, facilities or systems along with other necessary miscellaneous improvements (the “Improvements”), as more fully described in the Assessment Ordinance (defined herein).

3. Estimated costs for the Improvements, including estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs, is estimated at \$70,371,811 of which \$36,365,000 shall be assessed against the properties benefitted within the Assessment Area. The Owner anticipates using other funding to complete the remainder of the Improvements. If the Assessments and additional funding are not sufficient to complete the Improvements, the Owner hereby agrees to pay to complete the Improvements, including, but not limited to, an additional assessment on the Owner’s property without any ability to contest such assessment.

4. Pursuant to the Act, the Board of Trustees of the District (the “Board”) has approved (i) a Designation Resolution, recorded on the records of Utah County, Utah (the “County”) as Entry No. 12166:2025 on February 21, 2025 (the “Original Designation Resolution”), designating an assessment area known as the “Brixton Assessment Area” (the “Assessment Area”), and (ii) an Assessment Ordinance for the Assessment Area (the “Original Assessment Ordinance”), recorded on the records of the County as Entry No. 12167:2025 on February 18, 2025, which, among other things, contemplates the reallocation and adjustment of the Assessments by the District among subdivided parcels within the Assessment Area.

5. The District and the Owner desire to amend the Original Designation Resolution pursuant to a First Amendment to Designation Resolution (the “First Amendment to Designation Resolution” and together with the Original Designation Resolution, the “Designation Resolution”), a copy of which is attached hereto as Exhibit B, in order to remove certain property from the Assessment Area.

6. The District and the Owner desire to amend the Original Assessment Ordinance pursuant to a First Amendment to Assessment Ordinance (the “First Amendment” and together with the Original Assessment Ordinance, the “Assessment Ordinance”), a copy of which is attached hereto as Exhibit C, in order to update the amount to be assessed and the allocation of the Assessments (including to account for the removal of property from the Assessment Area), and certain other changes related thereto and to the issuance of the Assessment Bonds.

NOW, THEREFORE, in consideration of the premises stated herein, the inclusion of the Subject Property in the Assessment Area, the acquisition, construction and installation of the Improvements and

other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner hereby agrees as follows:

Section 1. Representations and Warranties of the Owner. The Owner hereby represents and warrants that:

(a) the Owner is the sole owner of the Subject Property identified as such in Exhibit A attached hereto;

(b) the Owner has taken all action necessary to execute and deliver this Agreement;

(c) the execution and delivery of this Agreement by the Owner does not conflict with, violate, or constitute on the part of the Owner a breach or violation of any of the terms and provisions of, or constitute a default under (i) any existing constitution, law, or administrative rule or regulation, decree, order, or judgment; (ii) any corporate restriction or any bond, debenture, note, mortgage, indenture, agreement, or other instrument to which the Owner is a party or by which the Owner is or may be bound or to which any of the property or assets of the Owner is or may be subject; or (iii) the creation and governing instruments of the Owner, if applicable;

(d) there is no action, suit, proceeding, inquiry, or investigation at law or in equity by or before any court or public board or body and to which the Owner is a party, or threatened against the Owner (i) seeking to restrain or enjoin the levy or collection of the Assessments, (ii) contesting or affecting the establishment or existence, of the Owner or any of its officers or employees, its assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Owner, including its power to develop the Subject Property, or (iii) wherein an unfavorable decision, ruling, or finding would adversely affect the validity or enforceability or the execution and delivery by the Owner of this Agreement;

(e) the Owner has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Owner has not indicated their consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee;

(f) the Owner is not in default under any resolution, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Owner is subject, or by which it or its properties are or may be bound, which would have a material adverse effect on the development of the Subject Property;

(g) the Owner is in compliance and will comply in all material respects with all provisions of applicable law relating to the development of the Subject Property, including applying for all necessary permits;

(h) the Owner hereby consents in all respects to the Improvements and assessment methodology as described in the Designation Resolution and Assessment Ordinance, including as provided in the Act;

(i) the Assessment Bonds, together with funds and loans of the Owner, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report for Brixton Infrastructure Financing District, prepared by Colliers International Valuation & Advisory Services, dated December 11, 2024;

(j) each entity comprising the Owner is an affiliate (within the meaning of the Assessment Ordinance) with respect to each other entity comprising the Owner;

(k) the Subject Property is located in Saratoga Springs City, in Utah County, Utah, and the legal description of the Subject Property contained in the Designation Resolution, the Assessment Ordinance, and Exhibit A hereto is an accurate and complete description of the real property it is intended to describe; and

(l) the undersigned are authorized to execute and deliver this Agreement for and on behalf of the Owner.

Section 2. Acknowledgment by the Owner. The Owner on behalf of itself, and its successors in title and assigns, hereby acknowledges and certifies that:

(a) the undersigned, on behalf of the Owner, is a duly qualified representative of the Owner with the power and authority to execute this Agreement for and on behalf of the Owner and have heretofore consulted their own counsel prior to the execution and delivery of this Agreement;

(b) the Owner has received a copy of the Designation Resolution, the Original Assessment Ordinance, the First Amendment to Designation Resolution, and the First Amendment to Assessment Ordinance, and any other information necessary to execute this Agreement;

(c) the consents set forth in Section 3 herein will benefit the Owner by expediting the assessment process and providing for the financing of the Improvements by the issuance of assessment bonds;

(d) the Assessments constitute a legal, valid and binding lien on the Subject Property;

(e) the Assessment Ordinance and the rights of the District thereunder with respect to the enforcement of the lien of the Assessments and all other conditions therein;

(f) the Owner has provided the pertinent information supporting the estimated cost of the Improvements, the allocation of Equivalent Residential Units ("ERUs") in the Assessment Area, the property description and tax parcel identifications of the Subject Property and the Assessment Area and the assessment list attached to the Assessment Ordinance, and the District is relying on this Agreement in order to issue its assessment bonds related to the Improvements;

(g) the levy of the Assessments on the Subject Property will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Owner is a party or to which its property or assets are subject;

(h) the Owner further acknowledges and agrees that if for any reason the Assessments are insufficient to complete the Improvements, the property owners within the Assessment Area

may be responsible for paying any pro-rata share of additional costs required to complete the Improvements, including, but not limited to, an additional assessment on their property without any ability to contest such assessment;

(i) the Owner, notwithstanding Section 11-42-206(3)(e) of the Act, has provided the legal description and tax identification number of each parcel of property within the Assessment Area and shall be responsible for any errors related to such information;

(j) the District cannot guaranty or predict the interest rates of the Assessment Bonds, which will have a direct impact on the amount of the Assessments;

(k) each parcel of property (including subdivided parcels, if applicable) within the Assessment Area shall initially have an allocation of ERUs;

(l) the amount of the Assessment on the Subject Property reflects an equitable portion of the benefit the Subject Property will receive from the Improvements, but nevertheless, the Owner hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act; and

(m) the Owner has received consents to the Assessment and issuance of the Assessment Bonds described herein from all lienholders on the Subject Property whose consent is required.

Section 3. Consent by Owner. The Owner, on behalf of itself, and its successors in title and assigns, hereby consents to:

(a) the inclusion of the Subject Property in the Assessment Area and the designation of the Assessment Area for the purpose of financing the cost of the Improvements with assessments to be levied against properties within said Assessment Area, including the Subject Property, all as described in the Designation Resolution, the estimated costs of the Improvements, the method of assessment, and the Assessment Ordinance;

(b) the District financing the acquisition, construction and installation of the Improvements through the issuance of the Assessment Bonds;

(c) the Designation Resolution and the Assessment Ordinance, including the First Amendment to Designation Resolution and the First Amendment to Assessment Ordinance, respectively;

(d) the allocation of Assessments as described in Exhibit A hereto and as further described in the Assessment Ordinance, including the number of ERUs attributable to each unit type and the levy of the Assessments;

(e) aggregation of all Assessments of all properties owned by the same owner (including an affiliate of such owner) as a single unified assessment against all properties owned by the same owner, as further described in the Assessment Ordinance;

(f) in accordance with Section 2(f) above the Owner was responsible for providing the legal description and tax identification number of each parcel of property within the Assessment

Area, in the event of a shortfall described in Section 11-42-206(3)(e) of the Act, the Owner consents and agrees to be held liable for and to pay such shortfall on behalf of the District;

(g) all foreclosure remedies of the Subject Property in accordance with the Act and the Assessment Ordinance;

(h) not suing or enjoining the levy, collection, or enforcement of the Assessment levied pursuant to the Assessment Ordinance or in any manner attacking or questioning the legality of said Assessment levied within the Assessment Area pursuant to the Assessment Ordinance, or the issuance of the Assessment Bonds;

(i) the District imposing assessments to be paid in installments over a period of not to exceed thirty (30) years from the effective date of an assessment resolution;

(j) the payment of Assessments which are not in substantially equal installments of principal or substantially equal amounts of principal and interest, and consents to the payment of Assessments in accordance with the debt service on the Assessment Bonds as shall be established in the Indenture; and

(k) the District appointing the Foreclosure Agent including any successor thereto, to process and carry out, on behalf of the District, any foreclosure of Assessments pursuant to the Assessment Ordinance and the Indenture and the District assigning all rights of collection of delinquent Assessments to the Foreclosure Agent, as collection agent for the District.

Section 4. Waiver . The Owner, on behalf of itself, and its successors in title and assigns, hereby waives:

(a) any and all notice and hearing requirements set forth in the Act;

(b) its rights for contesting, protesting, or challenging the legality or validity of the equitability or fairness of the Assessments, or the creation and establishing of the Assessment Area, the adopting of the Assessment Ordinance or the levy and collection of Assessments pursuant to the Assessment Ordinance, whether by notice to the District or by judicial proceedings, or by any other means;

(c) the right to have appointed by the District a board of equalization and review which would hear aggrieved property owners and recommend adjustments in assessments, if deemed appropriate, the right to a hearing before a board of equalization and review and the right to appeal from any determination of a board of equalization and review as provided in the Act;

(d) the right to pay cash for its assessment during a cash prepayment period which would otherwise extend for twenty-five (25) days after the adoption and publication of the Assessment Ordinance as provided in the Act;

(e) any right to contest its assessment, including but not limited to the 60-day contestability period provided in Section 11-42-106 of the Act;

(f) any right to contest that the Improvements qualify as a publicly owned infrastructure, system or other facility that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide and the Owner further acknowledges that it has consulted with counsel regarding the same; and

(g) any other procedures that the District may be required to follow in order to designate an assessment area or to levy an assessment as described in the Designation Resolution and the Assessment Ordinance.

Section 5. Amendment. The Owner hereby acknowledges that bond counsel will rely on the representations, warranties, acknowledgments, consents, and agreements herein contained in issuing opinions relating to the levy of the assessments and the issuance of assessment bonds and consequently agrees that this Agreement may not be amended, modified, or changed without the prior written consent of the District and such bond counsel.

Section 6. Severability. The invalidity or un-enforceability in particular circumstances of any provision of this Agreement shall not extend beyond such provision or circumstances and no other provision hereof shall be affected by such invalidity or un-enforceability.

Section 7. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 8. Successors and Assigns. This Agreement shall be binding upon the Owner and its successors and assigns.

Section 9. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

Section 10. Counterparts. This Agreement may be executed in several counterparts, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

Section 11. Defined Terms. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Assessment Ordinance.

IN WITNESS WHEREOF, the undersigned, on behalf of the Owner, has hereunto executed this Agreement as of the date first hereinabove set forth.

OWNER:

SARATOGA 262 PARTNERS LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: _____



Managing Member

TAX ID AND LEGAL DESCRIPTION OF PROPERTY TO BE ASSESSED

Total Assessment	\$36,365,000
Total ERUs	596.21
Assessment Per ERU	\$60,994.00

Parcel ID	ERUs	Total Assessment
58-041-0299; 58-041-0297**; 58-041-0302**	596.21	\$36,365,000.00

** Only a portion of these parcels are within the Assessment Area.

Legal Description

The Assessment Area (as amended) is more particularly described as follows:

A PARCEL OF GROUND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°50'07" EAST, 1,047.92 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00°00'00" WEST, 1,410.18 FEET TO A POINT ON THE WEST LINE OF BRIXTON PLAT A, AND THE POINT OF BEGINNING; RUNNING THENCE ALONG SAID PLAT A THE FOLLOWING FOURTEEN (14) COURSES: (1) SOUTH 00°00'00" EAST, 638.33 FEET, (2) NORTH 90°00'00" EAST, 105.00 FEET, (3) SOUTH 00°00'00" EAST, 95.81 FEET, (4) SOUTH 90°00'00" WEST, 190.11 FEET, (5) SOUTH 00°00'00" WEST, 248.44 FEET, (6) NORTH 90°00'00" EAST, 249.11 FEET, (6) NORTH 00°00'00" WEST, 238.71 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT, (7) ALONG SAID CURVE 18.85 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 45°00'00" EAST, 16.97 FEET), (8) NORTH 90°00'00" EAST, 509.72 FEET TO THE BEGINNING OF A 179.41 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (9) ALONG SAID CURVE 120.30 FEET, THROUGH A CENTRAL ANGLE OF 38°25'12" (CHORD BEARS NORTH 70°46'07" EAST, 118.06 FEET), (10) NORTH 52°48'30" EAST, 93.47 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (11) ALONG SAID CURVE 18.42 FEET, THROUGH A CENTRAL ANGLE OF 87°57'17" (CHORD BEARS SOUTH 82°57'55" EAST, 16.67 FEET), (12) NORTH 51°33'15" EAST, 59.05 FEET TO THE BEGINNING OF A 3,555.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (13) ALONG SAID CURVE 77.70 FEET, THROUGH A CENTRAL ANGLE OF 01°15'07" (CHORD BEARS NORTH 37°49' 12" WEST, 77.69 FEET), (14) NORTH 53°18'55" EAST, 130.51 FEET TO THE BEGINNING OF A 3,425.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 962.42 FEET, THROUGH A CENTRAL ANGLE OF 16°06'00" (CHORD BEARS SOUTH 45°15'48" EAST, 959.26 FEET); THENCE SOUTH 00°23'52" EAST, 117.57 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 NORTH 89°41'26" WEST, 2,533.28 FEET TO THE CLOSING CORNER OF SECTIONS 3 AND 4 OF TOWNSHIP 6 SOUTH, RANGE 1 WEST; THENCE NORTH 89°39'32" WEST, 210.78 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89°52'27" WEST, 2,652.13 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST; THENCE NORTH 00°28' 16" EAST, 2,679.23 FEET; THENCE SOUTH 89°19'11" EAST, 1,251.78 FEET TO THE WEST LINE OF A SPECIAL WARRANTY DEED RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AUGUST, 21, 2024, ENTRY 56516:2024; THENCE ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 00°00'00" EAST, 129.55 FEET, (2) NORTH 89°19'11" WEST, 129.51 FEET, (3) SOUTH 00°00'00" EAST, 322.15 FEET, (4) SOUTH 32°22'11" EAST, 1,344.35 FEET, (5) NORTH 57°42'00" EAST, 127.90 FEET; THENCE SOUTH 32°18'00" EAST, 185.99 FEET TO THE BEGINNING OF A 350.00 FOOT RADIUS CURVE TO THE LEFT AND A POINT ON

THE WESTERLY LINE OF PROPOSED BRIXTON PARK PLAT B, PHASE 7; THENCE ALONG SAID PHASE 7 THE FOLLOWING SIXTEEN (16) COURSES: (1) ALONG SAID CURVE 351.70 FEET, THROUGH A CENTRAL ANGLE OF 57°34'27" (CHORD BEARS SOUTH 61°05'13" EAST, 337.09 FEET), (2) SOUTH 89°52'26" EAST, 573.66 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (3) ALONG SAID CURVE 11.32 FEET, THROUGH A CENTRAL ANGLE OF 32°25'51" (CHORD BEARS NORTH 73°54'47" EAST, 11.17 FEET), (4) NORTH 57°42'00" EAST, 87.23 FEET, (5) NORTH 32°18'00" WEST, 85.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (6) ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 12°42'00" EAST, 21.21 FEET), (7) NORTH 57°42'00" EAST, 70.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (8) ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 77°18'00" EAST, 21.21 FEET), (9) NORTH 57°42'00" EAST, 77.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (10) ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 12°42'00" EAST, 21.21 FEET), (11) NORTH 57°42'00" EAST, 235.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (12) ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 77°18'00" EAST, 21.21 FEET), (13) SOUTH 32°18'00" EAST, 66.63 FEET, (14) NORTH 58°38'14" EAST, 117.04 FEET, (15) NORTH 73°51'00" EAST, 167.36 FEET, (16) NORTH 90°00'00" EAST, 73.33 FEET TO THE WEST LINE OF SAID BRIXTON PLAT A AND THE POINT OF BEGINNING.

PARCEL CONTAINS 6,858,892 SQ. FT. OR 157.459 ACRES, MORE OR LESS

For Informational Purposes Only, Utah County Tax Identification Numbers 58-041-0299, 58-041-0297*, 58-041-0302*

* Only a portion of these parcels are within the Assessment Area

LESS AND EXCEPTING THEREFROM the area being removed from the Assessment Area being more particularly described as follows:

BRIXTON PARK PLAT B - PHASE 5, RECORDED WITH UTAH COUNTY AS ENTRY NUMBER 6583:2025 MAP NO. 19599 LIMITED TO LOTS 120, 121, 122, 123, 124, 125, 131, 132, 133, 134, 135, 140, 141, 142, 143, 144, 145, 146, 147, 150, 151, 152, 153, AND 154

For Informational Purpose Only: Utah County Tax Identification No(s).

35:864:0120	35:864:0134	35:864:0147
35:864:0121	35:864:0135	35:864:0150
35:864:0122	35:864:0140	35:864:0151
35:864:0123	35:864:0141	35:864:0152
35:864:0124	35:864:0142	35:864:0153
35:864:0125	35:864:0143	
35:864:0131	35:864:0144	
35:864:0132	35:864:0145	
35:864:0133	35:864:0146	

EXHIBIT B

FIRST AMENDMENT TO DESIGNATION RESOLUTION

[Intentionally Omitted]

EXHIBIT C

FIRST AMENDMENT TO ASSESSMENT ORDINANCE

[Intentionally Omitted]

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this “Agreement”) is entered into April 4, 2025, by WEEKLEY HOMES, LLC, a Delaware limited liability company (the “Owner”) in favor of Brixton Infrastructure Financing District (the “District”), a political subdivision and body politic of the State of Utah.

RECITALS:

1. As of the date hereof, the Owner owns the real property described in Exhibit A attached hereto (the “Subject Property”).

2. The Owner acknowledges that the Brixton Infrastructure Financing District (the “District”) has previously designated an assessment area pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), for purposes of constructing publicly owned infrastructure, facilities or systems along with other necessary miscellaneous improvements (the “Improvements”), as more fully described in the Assessment Ordinance (defined herein).

3. Pursuant to the Act, the Board of Trustees of the District (the “Board”) has approved (i) a Designation Resolution, recorded on the records of Utah County, Utah (the “County”) as Entry No. 12166:2025 on February 21, 2025 (the “Original Designation Resolution”), designating an assessment area known as the “Brixton Assessment Area” (the “Assessment Area”), and (ii) an Assessment Ordinance for the Assessment Area (the “Original Assessment Ordinance”), recorded on the records of the County as Entry No. 12167:2025 on February 18, 2025, which, among other things, contemplates the reallocation and adjustment of the Assessments by the District among subdivided parcels within the Assessment Area.

4. The District and the Owner desire to amend the Original Designation Resolution pursuant to a First Amendment to Designation Resolution (the “First Amendment to Designation Resolution” and together with the Original Designation Resolution, the “Designation Resolution”), a form of which is attached hereto as Exhibit B, in order to remove the Subject Property from the Assessment Area.

NOW, THEREFORE, in consideration of the premises stated herein, the inclusion of the Subject Property in the Assessment Area, the acquisition, construction and installation of the Improvements and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner hereby agrees as follows:

Section 1. Representations and Warranties of the Owner. The Owner hereby represents and warrants that:

(a) the Owner is the sole owner of the Subject Property identified as such in Exhibit A attached hereto;

(b) the Owner has taken all action necessary to execute and deliver this Agreement; and

(c) the undersigned are authorized to execute and deliver this Agreement for and on behalf of the Owner.

Section 2. Acknowledgment by the Owner. The Owner on behalf of itself, and its successors in title and assigns, hereby acknowledges and certifies that:

(a) the undersigned, on behalf of the Owner, is a duly qualified representative of the Owner with the power and authority to execute this Agreement for and on behalf of the Owner and have heretofore consulted their own counsel prior to the execution and delivery of this Agreement;

(b) the Owner desires that the Subject Property be removed from the Assessment Area;

(c) the Owner understand that the Improvements relating to the Subject Property will not be financed from the Assessments or the Assessment Bonds; and

(d) the Owner has received a copy of the Designation Resolution and the First Amendment to Designation Resolution, and any other information necessary to execute this Agreement.

Section 3. Consent by Owner. The Owner, on behalf of itself, and its successors in title and assigns, hereby consents to:

(a) the removal of the Subject Property from the Assessment Area and the District taking all actions necessary to accomplish the same; and

(b) the Designation Resolution, including the First Amendment to Designation Resolution.

Section 4. Waiver. The Owner, on behalf of itself, and its successors in title and assigns, hereby waives:

(a) any and all notice and hearing requirements set forth in the Act;

(b) its rights for contesting, protesting, or challenging the legality or validity of the District, the Assessment Area, the Designation Resolution, or the Assessment Ordinance, whether by notice to the District or by judicial proceedings, or by any other means;

(c) any right to contest the Assessments or the Improvements, including but not limited to any contestability period provided in Section 11-42-106 of the Act; and

(d) any other procedures that the District may be required to follow in order to amend the Assessment Area and the Designation Resolution.

Section 5. Severability. The invalidity or un-enforceability in particular circumstances of any provision of this Agreement shall not extend beyond such provision or circumstances and no other provision hereof shall be affected by such invalidity or un-enforceability.

Section 6. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 7. Successors and Assigns. This Agreement shall be binding upon the Owner and its successors and assigns.

Section 8. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

Section 9. Counterparts. This Agreement may be executed in several counterparts, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

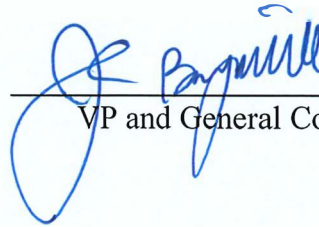
Section 10. Defined Terms. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Assessment Ordinance.

IN WITNESS WHEREOF, the undersigned, on behalf of the Owner, has hereunto executed this Agreement as of the date first hereinabove set forth.

OWNER:

WEEKLEY HOMES, LLC, a Delaware limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

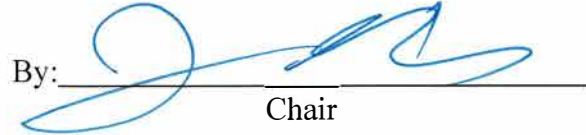
By:

A handwritten signature in blue ink, appearing to read "J. Paynter", is written over a horizontal line.

VP and General Counsel

ACKNOWLEDGED:

BRIXTON INFRASTRUCTURE
FINANCING DISTRICT

By: _____
Chair

ATTEST:

By: _____
Clerk/Secretary

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY TO BE REMOVED FROM THE ASSESSMENT
AREA

Utah County Parcel IDs

35:864:0120
35:864:0121
35:864:0122
35:864:0123
35:864:0124
35:864:0125
35:864:0131
35:864:0132
35:864:0133
35:864:0134
35:864:0135
35:864:0140
35:864:0141
35:864:0142
35:864:0143
35:864:0144
35:864:0145
35:864:0146
35:864:0147
35:864:0150
35:864:0151
35:864:0152
35:864:0153
35:864:0154

Legal Description

The Subject Property is more particularly described as follows:

Brixton Park Plat B - Phase 5, recorded with Utah County as Entry Number 6583:2025 Map no. 19599 LIMITED TO Lots 120, 121, 122, 123, 124, 125, 131, 132, 133, 134, 135, 140, 141, 142, 143, 144, 145, 146, 147, 150, 151, 152, 153, and 154

EXHIBIT B

FIRST AMENDMENT TO DESIGNATION RESOLUTION

[Intentionally Omitted]

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF PROPERTIES TO BE ASSESSED

The Assessment Area is more particularly described as follows:

The Assessment Area

Parcel ID	Property Owner
58-041-0299	Saratoga 262 Partners LLC
58-041-0297*	Saratoga 262 Partners LLC
58-041-0302*	Saratoga 262 Partners LLC

* Only a portion of these parcels are within the Assessment Area.

Legal Description

A PARCEL OF GROUND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°50'07" EAST, 1,047.92 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00°00'00" WEST, 1,410.18 FEET TO A POINT ON THE WEST LINE OF BRIXTON PLAT A, AND THE POINT OF BEGINNING; RUNNING THENCE ALONG SAID PLAT A THE FOLLOWING FOURTEEN (14) COURSES: (1) SOUTH 00°00'00" EAST, 638.33 FEET, (2) NORTH 90°00'00" EAST, 105.00 FEET, (3) SOUTH 00°00'00" EAST, 95.81 FEET, (4) SOUTH 90°00'00" WEST, 190.11 FEET, (5) SOUTH 00°00'00" WEST, 248.44 FEET, (6) NORTH 90°00'00" EAST, 249.11 FEET, (6) NORTH 00°00'00" WEST, 238.71 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT, (7) ALONG SAID CURVE 18.85 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 45°00'00" EAST, 16.97 FEET), (8) NORTH 90°00'00" EAST, 509.72 FEET TO THE BEGINNING OF A 179.41 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (9) ALONG SAID CURVE 120.30 FEET, THROUGH A CENTRAL ANGLE OF 38°25'12" (CHORD BEARS NORTH 70°46'07" EAST, 118.06 FEET), (10) NORTH 52°48'30" EAST, 93.47 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (11) ALONG SAID CURVE 18.42 FEET, THROUGH A CENTRAL ANGLE OF 87°57'17" (CHORD BEARS SOUTH 82°57'55" EAST, 16.67 FEET), (12) NORTH 51°33'15" EAST, 59.05 FEET TO THE BEGINNING OF A 3,555.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (13) ALONG SAID CURVE 77.70 FEET, THROUGH A CENTRAL ANGLE OF 01°15'07" (CHORD BEARS NORTH 37°49' 12" WEST, 77.69 FEET), (14) NORTH 53°18'55" EAST, 130.51 FEET TO THE BEGINNING OF A 3,425.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 962.42 FEET, THROUGH A CENTRAL ANGLE OF 16°06'00" (CHORD BEARS SOUTH 45°15'48" EAST, 959.26 FEET); THENCE SOUTH 00°23'52" EAST, 117.57 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF THE

SOUTHWEST QUARTER OF SAID SECTION 34 NORTH 89°41'26" WEST, 2,533.28 FEET TO THE CLOSING CORNER OF SECTIONS 3 AND 4 OF TOWNSHIP 6 SOUTH, RANGE 1 WEST; THENCE NORTH 89°39'32" WEST, 210.78 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89°52'27" WEST, 2,652.13 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST; THENCE NORTH 00°28' 16" EAST, 2,679.23 FEET; THENCE SOUTH 89°19'11" EAST, 1,251.78 FEET TO THE WEST LINE OF A SPECIAL WARRANTY DEED RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AUGUST, 21, 2024, ENTRY 56516:2024; THENCE ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 00°00'00" EAST, 129.55 FEET, (2) NORTH 89°19'11" WEST, 129.51 FEET, (3) SOUTH 00°00'00" EAST, 322.15 FEET, (4) SOUTH 32°22'11" EAST, 1,344.35 FEET, (5) NORTH 57°42'00" EAST, 127.90 FEET; THENCE SOUTH 32°18'00" EAST, 185.99 FEET TO THE BEGINNING OF A 350.00 FOOT RADIUS CURVE TO THE LEFT AND A POINT ON THE WESTERLY LINE OF PROPOSED BRIXTON PARK PLAT B, PHASE 7; THENCE ALONG SAID PHASE 7 THE FOLLOWING SIXTEEN (16) COURSES: (1) ALONG SAID CURVE 351.70 FEET, THROUGH A CENTRAL ANGLE OF 57°34'27" (CHORD BEARS SOUTH 61°05'13" EAST, 337.09 FEET), (2) SOUTH 89°52'26" EAST, 573.66 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (3) ALONG SAID CURVE 11.32 FEET, THROUGH A CENTRAL ANGLE OF 32°25'51" (CHORD BEARS NORTH 73°54'47" EAST, 11.17 FEET), (4) NORTH 57°42'00" EAST, 87.23 FEET, (5) NORTH 32°18'00" WEST, 85.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (6) ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 12°42'00" EAST, 21.21 FEET), (7) NORTH 57°42'00" EAST, 70.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (8) ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 77°18'00" EAST, 21.21 FEET), (9) NORTH 57°42'00" EAST, 77.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (10) ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 12°42'00" EAST, 21.21 FEET), (11) NORTH 57°42'00" EAST, 235.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (12) ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 77°18'00" EAST, 21.21 FEET), (13) SOUTH 32°18'00" EAST, 66.63 FEET, (14) NORTH 58°38'14" EAST, 117.04 FEET, (15) NORTH 73°51'00" EAST, 167.36 FEET, (16) NORTH 90°00'00" EAST, 73.33 FEET TO THE WEST LINE OF SAID BRIXTON PLAT A AND THE POINT OF BEGINNING.

PARCEL CONTAINS 6,858,892 SQ. FT. OR 157.459 ACRES, MORE OR LESS

For Informational Purposes Only, Utah County Tax Identification Numbers
58-041-0299, 58-041-0297*, 58-041-0302*

* Only a portion of these parcels are within the Assessment Area

Area being removed from the Assessment Area

Parcel ID	Property Owner
Utah County Parcel IDs	
35:864:0120	
35:864:0121	
35:864:0122	
35:864:0123	
35:864:0124	
35:864:0125	
35:864:0131	
35:864:0132	
35:864:0133	
35:864:0134	
35:864:0135	
35:864:0140	
35:864:0141	Weekley Homes, LLC
35:864:0142	
35:864:0143	
35:864:0144	
35:864:0145	
35:864:0146	
35:864:0147	
35:864:0150	
35:864:0151	
35:864:0152	
35:864:0153	
35:864:0154	

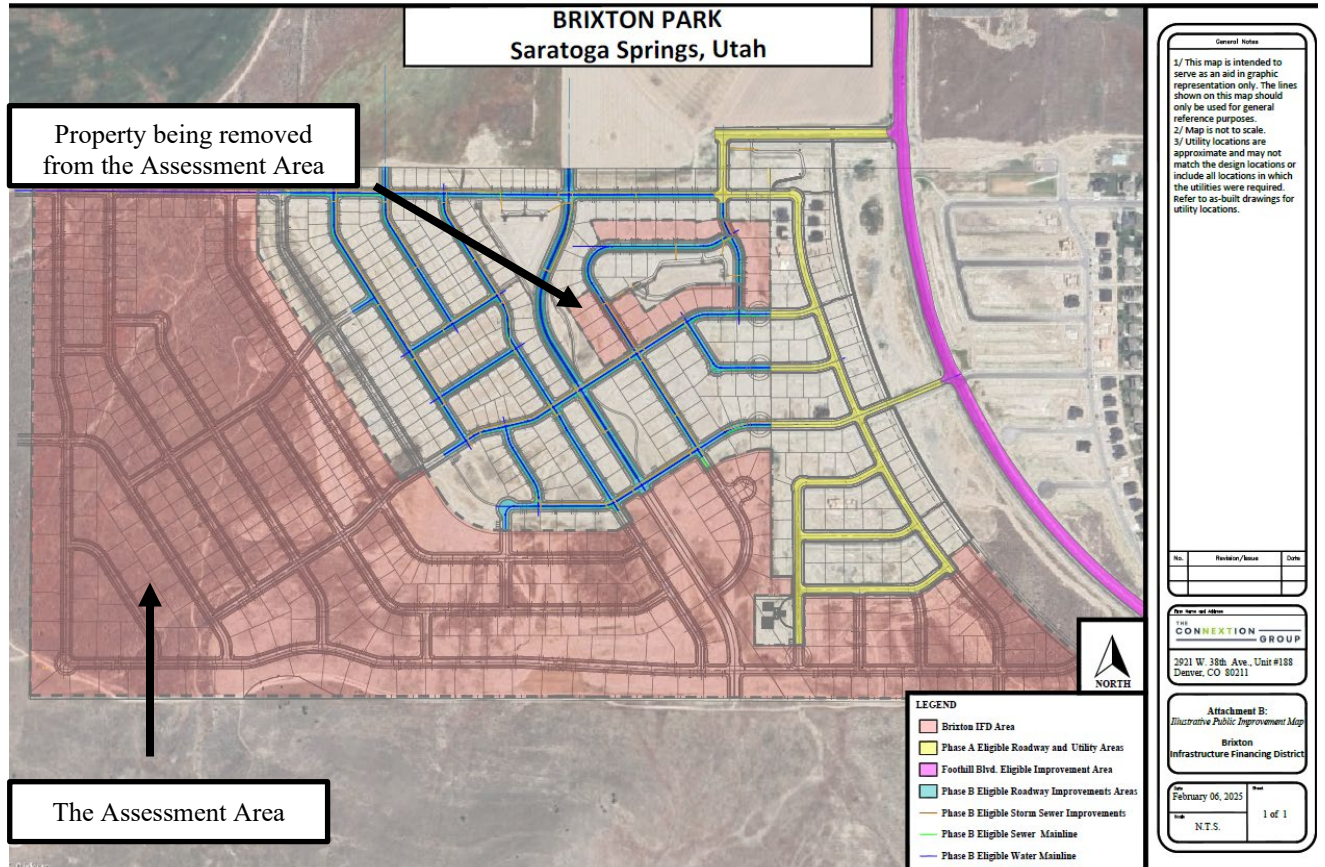
Legal Description

Area being more particularly described as follows

BRIXTON PARK PLAT B - PHASE 5, RECORDED WITH UTAH COUNTY AS ENTRY NUMBER 6583:2025 MAP NO. 19599 LIMITED TO LOTS 120, 121, 122, 123, 124, 125, 131, 132, 133, 134, 135, 140, 141, 142, 143, 144, 145, 146, 147, 150, 151, 152, 153, AND 154

EXHIBIT C

MAP AND DEPICTION OF BOUNDARY OF THE ASSESSMENT AREA AND LOCATION OF IMPROVEMENTS



Add Plat Maps

EXHIBIT D

CERTIFICATE OF PROJECT ENGINEER

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Brixton Assessment Area (the “Assessment Area”) hereby certifies as follows:

1. I am a professional engineer engaged by the Brixton Infrastructure Financing District to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the Assessment Area.

2. Based on the Engineer’s current project understanding, the estimated costs of the improvements to be acquired, constructed and/or installed benefitting property within the Assessment Area are set forth in the attachment hereto. Said estimated costs are based on a review of concept plans, construction drawings and/or bids for the type and location of said proposed improvements as of the date hereof. The proposed improvements have a weighted average useful life of not less than 37.7 years.

By: 

The Connexion Group – Civil, LLC
Barrett Marrocco, PE

Date: April 11, 2025

ATTACHMENT

Description	Total Quantity	Unit	Unit Cost	Extension	Eligible Amount	Non-Eligible Amount	Useful Life	Useful Life Factor	NOTES
Brifton A									
Mobilization - Brifton A									
Mobilization	1.00	LS	\$ 21,212.00	\$21,212.00	\$21,212.00	\$0.00	37.7	0.05	
SWPPP									
Sweeping	1.00	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	37.7	0.03	
Silt Fence	1.00	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	37.7	0.03	
Construction Entrance	1.00	LS	\$17,000.00	\$17,000.00	\$17,000.00	\$0.00	37.7	0.03	
Outlet Protection	1.00	LS	\$7,000.00	\$7,000.00	\$7,000.00	\$0.00	37.7	0.03	
Toilet	1.00	LS	\$5,600.00	\$5,600.00	\$5,600.00	\$0.00	37.7	0.03	
Washout	1.00	LS	\$14,250.00	\$14,250.00	\$14,250.00	\$0.00	37.7	0.03	
Earthwork									
Strip Topsoil Row	10,366.00	CY	\$2.00	\$20,732.00	\$20,732.00	\$0.00	75.0	0.07	
On Site Cut to Fill	17,742.00	CY	\$7.00	\$124,194.00	\$124,194.00	\$0.00	75.0	0.30	
Final Fill	3,600.00	CY	\$5.00	\$18,000.00	\$18,000.00	\$0.00	75.0	0.06	
Subgrade Prep	465,386.00	SF	\$ 0.08	\$37,232.88	\$37,232.88	\$0.00	75.0	0.12	
Sewer									
8" SDB-25 Sewer	6,265.00	LF	\$60.00	\$375,900.00	\$375,900.00	\$0.00	40.0	0.63	
4" Sewer Lateral	8,600.00	EA	\$1,300.00	\$11,180.00	\$0.00	\$11,180.00	40.0	0.00	
10" SDB-25 Sewer	393.00	LF	\$68.00	\$26,724.00	\$26,724.00	\$0.00	40.0	0.04	
12" SDB-25 Sewer	672.00	LF	\$80.00	\$53,760.00	\$53,760.00	\$0.00	40.0	0.06	
24" SDB-25 Sewer	3,750.00	LF	\$185.00	\$693,750.00	\$693,750.00	\$0.00	40.0	1.16	
24" SDB-25 Sewer In Casing	400.00	LF	\$555.00	\$222,000.00	\$222,000.00	\$0.00	40.0	0.34	
Sewer Manhole	25.00	EA	\$6,750.00	\$168,750.00	\$168,750.00	\$0.00	40.0	0.38	
Sewer Manhole	25.00	EA	\$8,350.00	\$208,750.00	\$208,750.00	\$0.00	40.0	0.35	
Tie Into East SDBH	1.00	EA	\$3,850.00	\$3,850.00	\$3,850.00	\$0.00	40.0	0.01	
Trench Import	55,900.00	TH	\$15.00	\$838,500.00	\$838,500.00	\$0.00	40.0	1.41	
Testing	1.00	LS	\$40,000.00	\$40,000.00	\$40,000.00	\$0.00	40.0	0.07	
Culinary Water									
2" Temp Borehole	8.00	EA	\$1,675.00	\$13,400.00	\$13,400.00	\$0.00	40.0	0.02	
2" Borehole	2.00	EA	\$2,700.00	\$5,400.00	\$5,400.00	\$0.00	40.0	0.01	
8" PVC	6,900.00	LF	\$58.00	\$400,200.00	\$400,200.00	\$0.00	40.0	0.87	
8" PVC In Casing	400.00	LF	\$275.00	\$110,000.00	\$110,000.00	\$0.00	40.0	0.18	
24" Water Service & City Provided Meter	88.00	EA	\$1,700.00	\$149,600.00	\$0.00	\$149,600.00	40.0	0.00	
Culinary Joint Restraints	14.00	EA	\$675.00	\$9,450.00	\$9,450.00	\$0.00	40.0	0.02	
8" Fittings	27.00	EA	\$1,675.00	\$45,225.00	\$45,225.00	\$0.00	40.0	0.08	
8" GV	44.00	EA	\$3,350.00	\$147,400.00	\$147,400.00	\$0.00	40.0	0.34	
One Endjoint Assembly	6.00	EA	\$28,750.00	\$172,500.00	\$172,500.00	\$0.00	40.0	0.10	
Connect to East Culinary Water	3.00	EA	\$11,500.00	\$34,500.00	\$34,500.00	\$0.00	40.0	0.04	
16" PVC	614.00	LF	\$158.00	\$97,012.00	\$97,012.00	\$0.00	40.0	0.16	
16" PVC In Casing	425.00	LF	\$419.00	\$178,075.00	\$178,075.00	\$0.00	40.0	0.30	
20" Fittings	3.00	EA	\$13,500.00	\$40,500.00	\$40,500.00	\$0.00	40.0	0.02	
20" Butterfly Valve	6.00	EA	\$7,800.00	\$46,800.00	\$46,800.00	\$0.00	40.0	0.09	
Air Vacuum Relief Valve	3.00	EA	\$2,750.00	\$8,250.00	\$8,250.00	\$0.00	40.0	0.06	
Trench Import	4,154.00	TH	\$15.00	\$62,310.00	\$62,310.00	\$0.00	40.0	0.10	
Testing	1.00	LS	\$4,000.00	\$4,000.00	\$4,000.00	\$0.00	40.0	0.01	
Secondary Water									
2" Drain Valve	3.00	EA	\$3,000.00	\$9,000.00	\$9,000.00	\$0.00	40.0	0.01	
2" Secondary Water	35.00	LF	\$ 170.00	\$5,950.00	\$5,950.00	\$0.00	40.0	0.01	
2" Temp Borehole	6.00	EA	\$1,650.00	\$9,900.00	\$9,900.00	\$0.00	40.0	0.02	
8" PVC	6,708.00	LF	\$43.00	\$288,444.00	\$288,444.00	\$0.00	40.0	0.48	
8" PVC In Casing	400.00	LF	\$185.00	\$74,000.00	\$74,000.00	\$0.00	40.0	0.13	
8" GV	44.00	EA	\$3,350.00	\$147,400.00	\$147,400.00	\$0.00	40.0	0.18	
Secondary Joint Restraints	14.00	EA	\$500.00	\$7,000.00	\$7,000.00	\$0.00	40.0	0.01	
8" Fittings	24.00	EA	\$880.00	\$21,120.00	\$21,120.00	\$0.00	40.0	0.04	
Single Service Secondary Water	17.00	EA	\$1,700.00	\$28,900.00	\$0.00	\$28,900.00	40.0	0.00	
Final Secondary Service	36.00	EA	\$3,950.00	\$143,200.00	\$0.00	\$143,200.00	40.0	0.00	
20" PVC	625.00	LF	\$257.00	\$160,625.00	\$160,625.00	\$0.00	40.0	0.36	
20" PVC In Casing	425.00	LF	\$547.00	\$232,475.00	\$232,475.00	\$0.00	40.0	0.39	
20" Butterfly Valve	6.00	EA	\$11,000.00	\$66,000.00	\$66,000.00	\$0.00	40.0	0.11	
20" Fittings	4.00	EA	\$3,450.00	\$13,800.00	\$13,800.00	\$0.00	40.0	0.02	
Air Vacuum Relief Valve	3.00	EA	\$10,500.00	\$31,500.00	\$31,500.00	\$0.00	40.0	0.05	
Connect to East Secondary Water	2.00	EA	\$11,500.00	\$23,000.00	\$23,000.00	\$0.00	40.0	0.05	
Trench Import	1,941.00	TH	\$15.00	\$29,115.00	\$29,115.00	\$0.00	40.0	0.05	
Testing	1.00	LS	\$6,500.00	\$6,500.00	\$6,500.00	\$0.00	40.0	0.01	
Drainage									
12" RCP	60.00	LF	\$ 68.00	\$4,080.00	\$4,080.00	\$0.00	40.0	0.01	
18" RCP	3,766.00	LF	\$ 70.00	\$263,620.00	\$263,620.00	\$0.00	40.0	0.44	
24" RCP	319.00	LF	\$ 75.00	\$23,925.00	\$23,925.00	\$0.00	40.0	0.04	
24" RCP	3,284.00	LF	\$ 97.00	\$318,548.00	\$318,548.00	\$0.00	40.0	0.37	
30" RCP	1,717.00	LF	\$ 130.00	\$223,210.00	\$223,210.00	\$0.00	40.0	0.37	
30" Flared End Section	3.00	EA	\$4,800.00	\$14,400.00	\$14,400.00	\$0.00	40.0	0.01	
1" SDBH	16.00	EA	\$5,500.00	\$88,000.00	\$88,000.00	\$0.00	40.0	0.15	
4" SDBH with 16 Bay Separator	1.00	EA	\$71,000.00	\$71,000.00	\$71,000.00	\$0.00	40.0	0.12	
2" SDBH	11.00	EA	\$7,085.00	\$77,935.00	\$77,935.00	\$0.00	40.0	0.13	
SD Combo Box	29.00	EA	\$10,050.00	\$291,450.00	\$291,450.00	\$0.00	40.0	0.49	
SDCB	28.00	EA	\$4,800.00	\$134,400.00	\$134,400.00	\$0.00	40.0	0.23	
4" SDCB with Street & Office	1.00	EA	\$12,000.00	\$12,000.00	\$12,000.00	\$0.00	40.0	0.03	
Trench Import	9,718.00	TH	\$ 15.00	\$145,770.00	\$145,770.00	\$0.00	40.0	0.34	
Testing	1.00	LS	\$7,000.00	\$7,000.00	\$7,000.00	\$0.00	40.0	0.05	
Connect to Foothill Blvd	1.00	EA	\$4,000.00	\$4,000.00	\$4,000.00	\$0.00	40.0	0.01	
Streets									
3" Sidewalk	73,165.00	SF	\$ 7.10	\$519,471.50	\$519,471.50	\$0.00	30.0	0.63	
2'x6" Mulchless Pad	2.00	EA	\$2,500.00	\$5,000.00	\$5,000.00	\$0.00	30.0	0.00	
30" Path	21,412.00	SF	\$ 6.40	\$137,036.80	\$137,036.80	\$0.00	30.0	0.17	
Curb & Gutter	14,690.00	LF	\$ 19.50	\$286,455.00	\$286,455.00	\$0.00	30.0	0.36	
ADA Ramp	32.00	EA	\$3,000.00	\$96,000.00	\$96,000.00	\$0.00	30.0	0.12	
Import & Place Subbase	20,500.00	TH	\$ 17.75	\$364,125.00	\$364,125.00	\$0.00	30.0	0.68	
Import & Place Roadbase	13,500.00	TH	\$ 23.50	\$317,250.00	\$317,250.00	\$0.00	30.0	0.40	
HMA 3" Thick	240,030.00	SF	\$ 1.68	\$403,250.40	\$403,250.40	\$0.00	20.0	0.34	
Driveway Approach	3,187.00	SF	\$ 11.88	\$37,861.56	\$37,861.56	\$0.00	20.0	0.02	
Standard Temp Turnaround	4.00	EA	\$10,750.00	\$43,000.00	\$43,000.00	\$0.00	20.0	0.04	
Change Orders									
CO1 - Sewer Rock Fix	1.00	LS	\$98,062.20	\$98,062.20	\$98,062.20	\$0.00	40.0	0.16	
CO2 - Added Services	1.00	LS	\$6,315.84	\$16,315.84	\$0.00	\$16,315.84	40.0	0.00	
CO3 - Butterfly to Gate Valves	1.00	LS	\$90,721.66	\$90,721.66	\$90,721.66	\$0.00	40.0	0.15	
CO4 - Added Wtr Loop & Riseroff to Fire Hyd	1.00	LS	\$28,331.46	\$28,331.46	\$28,331.46	\$0.00	40.0	0.05	
CO5 - Storm Drain Bunting	1.00	LS	\$41,481.57	\$41,481.57	\$41,481.57	\$0.00	40.0	0.07	
CO6 - Sewer Tie to 24" to 30"	1.00	LS	\$995.00	\$995.00	\$995.00	\$0.00	40.0	0.00	
CO7 - Added Materials for Irrigation Service	1.00	LS	\$11,383.86	\$11,383.86	\$0.00	\$11,383.86	20.0	0.00	
CO8 - Soft Spot Repair	1.00	LS	\$26,029.33	\$26,029.33	\$26,029.33	\$0.00	20.0	0.02	
CO9 - Added SD & Boxes	1.00	LS	\$26,307.35	\$26,307.35	\$26,307.35	\$0.00	40.0	0.04	
CO10 Irrigation & Water Service Adjustments	1.00	LS	\$22,435.30	\$22,435.30	\$0.00	\$22,435.30	20.0	0.00	
CO11 Asphalt Increase	1.00	LS	\$33,624.20	\$33,624.20	\$33,624.20	\$0.00	20.0	0.01	
CO12 Concrete Increase & Fuel Credit	1.00	LS	\$5,779.93	\$5,779.93	\$5,779.93	\$0.00	40.0	0.01	
CO13 Det Removal from Lots	1.00	LS	\$23,861.20	\$23,861.20	\$0.00	\$23,861.20	75.0	0.00	
CO14 Tie In for Foothill & Brifton A	1.00	LS	\$48,948.92	\$48,948.92	\$48,948.92	\$0.00	40.0	0.08	
Subtotal Brifton A					\$5,621,680.56	\$476,694.30			
Brifton B									
Mobilization									
Mobilization	1.00	LS	\$114,500.00	\$114,500.00	\$114,500.00	\$0.00	37.70	0.18	
SWPPP									
Silt Fence	1.00	LS	\$6,500.00	\$6,500.00	\$6,500.00	\$0.00	37.70	0.04	
Sweeping	1.00	LS	\$7,000.00	\$7,000.00	\$7,000.00	\$0.00	37.70	0.06	
Construction Entrance	1.00	LS	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00	37.70	0.03	
Outlet Protection	1.00	LS	\$10,770.00	\$10,770.00	\$10,770.00	\$0.00	37.70	0.03	
Toilet	1.00	LS	\$7,560.00	\$7,560.00	\$7,560.00	\$0.00	37.70	0.03	
Pumpout	1.00	LS	\$9,530.00	\$9,530.00	\$9,530.00	\$0.00	37.70	0.03	

				1.00	LS	\$	14,800.00	\$14,800.00	\$14,800.00	50.00	37.75	0.00
SWPPP Credit				1.00	LS		\$30,160.00	-30,160.00	-30,160.00	50.00	37.75	-0.00
Earthwork												
Strip Topsoil ROW				15,033.00	CY		\$2.75	\$41,340.75	\$41,340.75	50.00	75.00	0.13
On Site Cut to Fill - ROW				34,604.00	CY		\$7.75	\$266,450.00	\$266,450.00	50.00	75.00	0.84
Final On Cut to Stockpile				26,308.00	CY		\$3.75	\$121,155.00	\$121,155.00	50.00	75.00	0.06
Drainage Ditch				13,987.00	CY		\$7.60	\$106,300.20	\$106,300.20	50.00	75.00	0.31
Final will be maintained by the City												
Lot Cut to Fill				56,086.00	CY		\$7.60	\$426,253.60	\$426,253.60	50.00	75.00	0.00
Lot Fill				26,763.00	CY		\$4.00	\$107,052.00	\$107,052.00	50.00	75.00	0.00
Load Trucks for Haul Off				147,377.00	CY		\$1.75	\$257,902.75	\$257,902.75	50.00	75.00	0.41
Haul Excess to Britton C				147,377.00	CY		\$4.25	\$625,331.25	\$625,331.25	50.00	75.00	0.87
Subgrade Prep - ROW				680,710.00	SF		\$0.30	\$204,213.00	\$204,213.00	50.00	75.00	0.22
Sewer												
Connect to Exst SSMH				3.00	EA		\$3,800.00	\$11,400.00	\$11,400.00	50.00	40.00	0.03
8" SDR				10,651.00	LF		\$65.00	\$692,315.00	\$692,315.00	50.00	40.00	1.16
8" Sewer Lateral				205.00	EA		\$1,500.00	\$307,500.00	\$307,500.00	50.00	40.00	0.00
4" SSMH				35.00	EA		\$8,000.00	\$280,000.00	\$280,000.00	50.00	40.00	0.47
4" SSMH				15.00	EA		\$8,500.00	\$127,500.00	\$127,500.00	50.00	40.00	0.23
Imported Trench Backfill				70,675.00	TN		\$12.00	\$848,100.00	\$848,100.00	50.00	40.00	1.43
Testing/Cleaning Lines				10,651.00	LF		\$3.00	\$31,953.00	\$31,953.00	50.00	40.00	0.00
Culinary Water												
Connect to Exst Water				3.00	EA		\$3,700.00	\$11,100.00	\$11,100.00	50.00	40.00	0.03
8" PVC Culinary				10,861.00	LF		\$58.00	\$629,938.00	\$629,938.00	50.00	40.00	1.06
8" Fittings				43.00	EA		\$1,500.00	\$64,500.00	\$64,500.00	50.00	40.00	0.11
8" CV				52.00	EA		\$3,500.00	\$182,000.00	\$182,000.00	50.00	40.00	0.31
36" PVC Culinary				1,211.00	LF		\$142.00	\$171,962.00	\$171,962.00	50.00	40.00	0.29
36" Fittings				9.00	EA		\$3,150.00	\$28,350.00	\$28,350.00	50.00	40.00	0.00
12" Gate Valve				4.00	EA		\$15,000.00	\$60,000.00	\$60,000.00	50.00	40.00	0.10
3/4" Service Short				102.00	EA		\$1,700.00	\$173,400.00	\$173,400.00	50.00	40.00	0.00
3/4" Service Long				91.00	EA		\$2,000.00	\$182,000.00	\$182,000.00	50.00	40.00	0.00
Fire Hydrant Assembly				19.00	EA		\$10,500.00	\$199,500.00	\$199,500.00	50.00	40.00	0.34
Air Vac Relief Valve				3.00	EA		\$12,000.00	\$36,000.00	\$36,000.00	50.00	40.00	0.00
2" Temp. Blowoff				3.00	EA		\$6,500.00	\$19,500.00	\$19,500.00	50.00	40.00	0.03
2" Blowoff				1.00	EA		\$4,000.00	\$4,000.00	\$4,000.00	50.00	40.00	0.01
Imported Trench Backfill				16,000.00	TN		\$12.00	\$192,000.00	\$192,000.00	50.00	40.00	0.32
Testing				12,077.00	LF		\$0.62	\$7,484.64	\$7,484.64	50.00	40.00	0.01
Irrigation												
Connect to Existing Irrigation				3.00	EA		\$4,500.00	\$13,500.00	\$13,500.00	50.00	20.00	0.03
8" PVC Irrigation				10,691.00	LF		\$48.00	\$513,068.00	\$513,068.00	50.00	20.00	0.40
8" Fittings				43.00	EA		\$1,500.00	\$64,500.00	\$64,500.00	50.00	20.00	0.04
8" CV				51.00	EA		\$2,500.00	\$127,500.00	\$127,500.00	50.00	20.00	0.11
20" PVC Irrigation				1,243.00	LF		\$210.00	\$261,030.00	\$261,030.00	50.00	20.00	0.23
20" Fittings				9.00	EA		\$5,000.00	\$45,000.00	\$45,000.00	50.00	20.00	0.04
20" Gate Valve				4.00	EA		\$14,000.00	\$56,000.00	\$56,000.00	50.00	20.00	0.11
2" Irrigation Lateral				4.00	EA		\$4,000.00	\$16,000.00	\$16,000.00	50.00	20.00	0.00
Single Irrigation Service				47.00	EA		\$1,825.00	\$85,775.00	\$85,775.00	50.00	20.00	0.00
Dual Irrigation Service				76.00	EA		\$3,000.00	\$228,000.00	\$228,000.00	50.00	20.00	0.00
8" Drain Valve				1.00	EA		\$10,750.00	\$10,750.00	\$10,750.00	50.00	20.00	0.01
Air Vac Relief Valve				4.00	EA		\$10,000.00	\$40,000.00	\$40,000.00	50.00	20.00	0.04
2" Temp. Blowoff				1.00	EA		\$7,200.00	\$7,200.00	\$7,200.00	50.00	20.00	0.01
2" Blowoff				2.00	EA		\$3,000.00	\$6,000.00	\$6,000.00	50.00	20.00	0.01
Imported Trench Backfill				9,665.00	TN		\$12.00	\$115,980.00	\$115,980.00	50.00	20.00	0.30
Testing				11,934.00	LF		\$0.62	\$7,399.08	\$7,399.08	50.00	20.00	0.01
Drainage												
Connect to Existing Drainage				4.00	EA		\$4,500.00	\$18,000.00	\$18,000.00	50.00	40.00	0.03
15" RCP				1,578.00	LF		\$90.00	\$142,020.00	\$142,020.00	50.00	40.00	0.34
15" FES				2.00	EA		\$1,500.00	\$3,000.00	\$3,000.00	50.00	40.00	0.01
18" RCP				1,716.00	LF		\$82.00	\$140,712.00	\$140,712.00	50.00	40.00	0.27
24" RCP				4,885.00	LF		\$110.00	\$537,350.00	\$537,350.00	50.00	40.00	0.80
24" FES				2.00	EA		\$1,500.00	\$3,000.00	\$3,000.00	50.00	40.00	0.01
30" RCP				489.00	LF		\$151.00	\$73,349.00	\$73,349.00	50.00	40.00	0.13
36" RCP				64.00	LF		\$180.00	\$11,520.00	\$11,520.00	50.00	40.00	0.02
36" FES				1.00	EA		\$2,000.00	\$2,000.00	\$2,000.00	50.00	40.00	0.00
4'x6" SDCB w/Inlet				3.00	EA		\$10,500.00	\$31,500.00	\$31,500.00	50.00	40.00	0.00
1" SSMH				14.00	EA		\$7,000.00	\$98,000.00	\$98,000.00	50.00	40.00	0.10
Combo Box				28.00	EA		\$8,500.00	\$238,000.00	\$238,000.00	50.00	40.00	0.01
Curb Inlet Box				25.00	EA		\$4,750.00	\$118,750.00	\$118,750.00	50.00	40.00	0.20
Remove 24" RCP				250.00	LF		\$51.00	\$12,750.00	\$12,750.00	50.00	40.00	0.02
Remove and Dispose Drainage Box				1.00	EA		\$2,450.00	\$2,450.00	\$2,450.00	50.00	40.00	0.00
Relocate 30" FES				1.00	EA		\$1,200.00	\$1,200.00	\$1,200.00	50.00	40.00	0.00
Imported Trench Backfill				2,818.00	TN		\$12.00	\$33,816.00	\$33,816.00	50.00	40.00	0.06
Testing				8,742.00	LF		\$3.30	\$28,937.70	\$28,937.70	50.00	40.00	0.00
Roadway												
Import & Place Subbase 18" Thick				45,544.00	TN		\$13.50	\$614,844.00	\$614,844.00	50.00	30.00	0.77
Import & Place Roadbase 8" Thick				19,995.00	TN		\$25.00	\$499,875.00	\$499,875.00	50.00	30.00	0.63
24" Curb & Gutter				15,802.00	LF		\$20.00	\$316,040.00	\$316,040.00	50.00	30.00	0.50
20" Curb & Gutter				2,318.00	LF		\$27.00	\$62,586.00	\$62,586.00	50.00	30.00	0.09
8" Sidewalk				104,540.00	SF		\$7.50	\$784,050.00	\$784,050.00	50.00	30.00	0.99
ADA Ramps				45.00	SF		\$15,000.00	\$675,000.00	\$675,000.00	50.00	30.00	0.20
8" Asphalt Trail - 4" HMA 8" Roadbase				15,981.00	SF		\$5.80	\$92,689.80	\$92,689.80	50.00	20.00	0.08
12" Wide Asphalt Access Road 4"				18,325.00	SF		\$7.25	\$133,681.25	\$133,681.25	50.00	20.00	0.11
HMA 8" Roadbase Driveway Approach				1,211.00	SF		\$18.00	\$21,800.00	\$21,800.00	50.00	20.00	0.02
HMA 3"				307,131.00	SF		\$1.85	\$568,091.35	\$568,091.35	50.00	20.00	0.63
HMA 4"				17,384.00	SF		\$2.35	\$40,755.60	\$40,755.60	50.00	20.00	0.10
Parking Stall 3" Thick				486.00	SF		\$2.65	\$1,285.90	\$1,285.90	50.00	20.00	0.00
Temp. Turnaround				1.00	EA		\$13,500.00	\$13,500.00	\$13,500.00	50.00	20.00	0.01
Signage & Striping				0.00	LS		\$11,000.00	\$0.00	\$0.00	50.00	30.00	0.00
Recur Section Corner Monument				0.00	EA		\$2,500.00	\$0.00	\$0.00	50.00	30.00	0.00
Change Orders												
CD 1 - Temp Blowoffs				1.00	LS		\$19,400.00	\$19,400.00	\$19,400.00	50.00	40.00	0.10
CD 2 - Utility Crossing				1.00	LS		\$29,304.00	\$29,304.00	\$29,304.00	50.00	40.00	0.00
CD 3 - Utility Crossing and Relocating Services				1.00	LS		\$13,827.00	\$13,827.00	\$13,827.00	50.00	40.00	0.00
CD 4 - Concrete Repair Work (Medians, Potholes)				1.00	LS		\$40,533.00	\$40,533.00	\$40,533.00	50.00	30.00	0.00
CD 5 - Material Increases, Trail, & Completion Grading				1.00	LS		\$103,074.80	\$103,074.80	\$103,074.80	50.00	40.00	0.12
Britton B Subtotal								\$11,596,195.35	\$11,596,195.35			
Britton B Subtotal												
Mobilization Britton C				1.00	LS		\$280,829.46	\$280,829.46	\$280,829.46	50.00	N/A	N/A
SWPPP				1.00	LS		\$253,623.88	\$253,623.88	\$253,623.88	50.00	N/A	N/A
Earthwork				1.00	LS		\$2,708,079.08	\$2,708,079.08	\$2,708,079.08	50.00	N/A	N/A
Sewer				1.00	LS		\$4,883,901.47	\$4,883,901.47	\$4,883,901.47	50.00	N/A	N/A
Culinary Water				1.00	LS		\$3,842,577.41	\$3,842,577.41	\$3,842,577.41	50		

Arcadis Group	\$8,729.31	\$8,729.31	\$0.00	N/A	N/A	
Clean Line Sewerage, LLC	\$1,170.00	\$1,170.00	\$0.00	N/A	N/A	
Earthtec Engineering	\$47,015.51	\$47,015.51	\$0.00	N/A	N/A	
Galloway & Company, Inc.	\$275,109.17	\$247,598.25	\$27,510.92	N/A	N/A	Assumes 90% Eligible
Hales Engineering	\$9,430.00	\$9,430.00	\$0.00	N/A	N/A	
Monument Setters Group LLC	\$12,060.00	\$12,060.00	\$0.00	N/A	N/A	
Peck Striping, Inc.	\$22,462.34	\$22,462.38	\$0.00	N/A	N/A	
Spectrum Engineers	\$22,100.00	\$22,100.00	\$0.00	N/A	N/A	
Subtotal Bristol A Soft Costs		\$376,596.51	\$27,510.92			
Bristol B Soft Costs						
CMT Engineering	\$27,040.00	\$21,632.00	\$5,408.00	N/A	N/A	Assumes 80% Eligible
Earthtec Engineering	\$23,915.17	\$23,915.15	\$0.00	N/A	N/A	
Galloway & Company, Inc.	\$488,894.03	\$387,915.22	\$96,978.81	N/A	N/A	Assumes 80% Eligible
Jones & DuMille Engineering	\$20,952.10	\$20,952.10	\$0.00	N/A	N/A	
Monument Setters Group LLC	\$13,500.00	\$13,500.00	\$0.00	N/A	N/A	
Morgan Pavement	\$74,446.04	\$74,446.04	\$0.00	N/A	N/A	
REDCON, Inc.	\$68,170.50	\$51,136.40	\$17,034.10	N/A	N/A	Assumes 80% Eligible
Tetra Engineering Consulting	\$47,521.63	\$47,521.63	\$0.00	N/A	N/A	Assumes 80% Eligible
Subtotal Bristol B Soft Costs		\$641,228.54	\$114,228.91			
Sub-Total Off-Site Construction Costs	\$27,492,366.00	\$24,832,524.96	\$2,659,841.10	N/A	N/A	
Estimated On-Site Improvement Costs	\$29,044,910.51	\$24,100,884.81	\$2,944,025.70	N/A	N/A	
Land Acquisition	\$6,625,619.60	\$6,625,619.60	\$0.00	N/A	N/A	
Footfall Pkwy Expansion	\$10,000,000.00	\$10,000,000.00	\$0.00	N/A	N/A	
Water Rights	\$2,812,781.92	\$2,812,781.92	\$0.00	N/A	N/A	
GRAND TOTAL	\$75,975,678.03	\$76,371,811.98	\$5,601,907.70	Aggregate Offsite LDR	27.5	

Cost Estimate Developed By: The Connection Group - Civil, LLC

Notes:

- 1/ Costs and breakdowns presented are an estimate for planning purposes only.
- 2/ Estimate is based on the Engineers current understand of the project. Exact scope of work required for acceptance is unknown. Actual project costs will vary.
- 3/ Onsite improvements cost estimate is based on total area and roadway length vs. Bristol A & B costs
- 4/ The scope of the improvements benefiting the property is subject to change. Improvements may provide benefit to users outside the District boundaries.