

WHEN RECORDED, RETURN TO:

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

Parcel No(s): 17:026:0069, 57:113:0002, 57:113:0003, 57:113:0008, 40:455:0120, 57:113:0006, 57:116:0001, 57:116:0002, 57:116:0003, 57:114:0003, 57:114:0004, 57:114:0002, 57:114:0009, 57:114:0008, 57:114:0006, 57:114:0005, 40:455:0113, 17:024:0003, 17:026:0065

UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO. 1
UTAH CITY WEST ASSESSMENT AREA NO. 1

DESIGNATION RESOLUTION

DATED AS OF APRIL 9, 2026

WHEREAS, the Board of Trustees (the “Board”) of Utah City West Public Infrastructure District No. 1 (the “District”), adopted a Resolution on April 9, 2026, pursuant to which the Board authorized and approved the form of this Designation Resolution and the form of the related assessment ordinance and notice of assessment interest (the “Assessment Ordinance”); and

BE IT RESOLVED by the Board of Trustees of Utah City West Public Infrastructure District No. 1, as follows:

Section 1. The Board hereby determines that it will be in the best interest of the District to designate an area to finance the costs of publicly owned infrastructure, facilities or systems more specifically described herein, along with other necessary miscellaneous improvements, and to complete said improvements in a proper and workmanlike manner (collectively, the “Improvements”). The Board hereby determines that it is in the best interest of the District to levy assessments against properties benefited by the Improvements to finance the costs of said Improvements. The Board hereby finds that pursuant to the Act, the Improvements constitute a publicly owned infrastructure, facility or system 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.

Section 2. Pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (“Utah Code”), and the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (together, the “Act”), the owner(s) (the “Owners”) of all properties to be assessed within the designated assessment area have voluntarily waived, among other things, all notice and hearing requirements, the right to contest or protest, and the right to have a board of

equalization appointed as set forth in the Act, and have consented to (a) the levy of an assessment against their property for the benefits to be received from the Improvements, (b) the designation of the assessment area as herein described, (c) the financing of the Improvements by the District through the issuance of assessment bonds, including the payment of installments over a period of not to exceed 30 years, (d) the acquisition and/or construction of the Improvements, and (e) the method and estimated amount of assessment as set forth herein in accordance with the Acknowledgment, Waiver and Consent Agreement attached hereto as Exhibit A. The properties to be assessed are identified by legal description in Exhibit B attached hereto.

Section 3. The District hereby designates an assessment area which shall be known as the “Utah City West Assessment Area No. 1” (the “Assessment Area”). A map and depiction of the Assessment Area is attached hereto as Exhibit C. The District received an appraisal of the unimproved property (from an appraiser who is a member of the Appraisal Institute), which was addressed to the District, verifying that the market value of the property, after completion of the Improvements, is at least three times the amount of the assessments proposed to be levied against the unimproved property.

Section 4. The Improvements shall be generally located in and around the map and depiction area attached hereto as Exhibit C. The District plans to finance the costs of publicly owned infrastructure, facilities or systems as part of an approximately 170.66-acre mixed-use development (the “Development”). The District plans to levy the assessments to finance the Improvements within the Development. The Improvements are more particularly described as follows:

- Sewer improvements, including, but not limited to, mains, treatment facilities, lift stations, manholes and manhole linings, sewer cleanouts, and laterals (various sizes).

- Water improvements, including, but not limited to, water tanks, wells, pumps, water treatment facilities, meters, mains, valves, tees/crosses, bends, thrust bonds, fire hydrants, blow offs and appurtenances (various sizes).

- Roads and roadway improvements including, but not limited to, rights of way, earthwork, curbs, gutters, sidewalks, street signage, centerline monuments, conduit crossings, street striping, streetlights, mailboxes, and landscaping.

- Storm drain improvements including, but not limited to, drain pipes, wetlands, detention systems, junction boxes, inlets, culverts, trash racks, rip-rap and geotextile fabric.

- Trail system and plaza improvements including, but not limited to, lighting, landscaping, irrigation, bus stops, and sidewalks.

- Park improvements and common areas including, but not limited to, playgrounds, lighting, landscaping, irrigation, and parking lots.

- Health and wellness center.

As further engineering, costs, efficiencies, or any other issues present themselves, the District hereby reserves the right to approve reasonable changes to the allocation of expenditures

described above and the location and specifications of the Improvements (but not to the Improvements) without obtaining the consent of the property owners within the Assessment Area.

Section 5. Pursuant to the Act, the Board has determined to levy assessments to pay the cost of the Improvements. The assessments are assessed against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act (and in any event the Owners have consented to such manner without reservation), and shall be payable in annual installments as set forth in the Assessment Ordinance. The District has determined that the reasonable useful life of the Improvements is at least thirty (30) years and that it is in the District's and the Owners' best interest for certain property owner installments to be paid for up to thirty (30) years.

Section 6. The total acquisition, construction and installation costs of the Improvements are estimated at \$167,846,219 that estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest and debt issuance costs, is \$32,315,020, for an estimated total cost of \$200,161,239, of which \$127,600,000 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 a portion of 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 6.14% per annum, maturing within thirty (30) years of their date of issuance. Inasmuch as bonds have not yet 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 will initially be assessed using a per acre methodology (the "Acreage Methodology"), as further described below:

<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Total Acres</u>	<u>Assessment Per Acre</u>
\$127,600,000	Acreage Methodology	170.66	\$747,685.46

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

Section 8. The Board intends to levy assessments as provided in the Act on all parcels and lots of real property within the Assessment Area to be benefited by the Improvements, and the Owners of which have executed the Acknowledgment, Waiver and Consent Agreement described in Section 2 herein. The purpose of the assessment and levy is to finance the cost of the Improvements, which the District will not assume or pay. The existing planning and zoning conditions of the District shall govern the development in the Assessment Area.

The Owners have waived the right to prepay the assessment without interest within twenty-five (25) days after the ordinance levying the assessments becomes effective. A property owner may prepay the assessment as provided in the Assessment Ordinance. The assessments shall be levied against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act, and in any case, the Owners have consented to such

methodology as provided in Section 11-42-409(5) of the Act. Other payment provisions and enforcement remedies shall be in accordance with the Act.

A map of the Assessment Area and the location of the Improvements and other related information are on file in the office of the Secretary who will make such information available to all interested persons.

Section 9. The District will collect the Assessments by directly billing each property owner rather than inclusion on a property tax notice.

Section 10. A professional engineer has prepared a “Certificate of Project Engineer,” attached hereto as Exhibit D, which, among other things, identifies the Improvements to be constructed and installed and is available upon request from the District. The findings and determinations set forth in this Resolution are based, in part, upon said Certificate of Project Engineer.

Section 11. 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 fifteen (15) days of the completion of this Resolution, the Secretary shall (i) record an original or certified copy of this designation resolution with Utah County and (ii) where applicable, file with the Utah County Recorder a notice of proposed assessment.

Dated as of April 9, 2026.

UTAH CITY WEST PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By: Ben B. Ferry
Ben B. Ferry (Apr 9, 2026 14:32:31 MDT)
Benjamin Ferry, Chair

ATTEST:

By: M
Matthew Rasband (Apr 9, 2026 17:30:12 EDT)
Matthew Rasband, Secretary

STATE OF _____)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this April _____, 2026 by Benjamin Ferry, the Chair of the Board of Trustees of Utah City West Public Infrastructure District No. 1 (the “District”), who represented and acknowledged that he signed the same for and on behalf of the District.

NOTARY PUBLIC

STATE OF _____)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this April _____, 2026 by Matthew Rasband, the Secretary of Utah City West Public Infrastructure District No. 1 (the “District”), who represented and acknowledged that he signed the same for and on behalf of the District.

NOTARY PUBLIC

EXHIBIT A

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this “Agreement”) is entered into April 9, 2026 by Flagborough, L.L.C., a Delaware 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 (the “Subject Property”), which constitutes all of the property to be assessed within the Assessment Area described herein.

2. The Owner desires that Utah City West Public Infrastructure District No. 1 (the “District”) designate 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. The estimated acquisition, construction and installation costs of the Improvements within the Assessment Area is \$167,846,219 and the estimated overhead costs, administrative costs, costs of funding reserves, working capital, capitalized interest, and debt issuance costs is \$32,315,020, for an estimated total cost of \$200,161,239, of which \$127,600,000 shall be assessed against the benefited properties 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 or is expected to approve (i) a Designation Resolution, a copy of which is attached hereto as Exhibit B (the “Designation Resolution”) designating an assessment area to be known as the “Utah City West Assessment Area No. 1” (the “Assessment Area”) and (ii) an Assessment Ordinance and Notice of Assessment Interest for the Assessment Area (the “Assessment Ordinance”), a copy of which is attached hereto as Exhibit C, which, among other things, contemplates the reallocation and adjustment of the Assessments by the District among subdivided parcels within the Assessment Area.

5. The Owner and the District desire to expedite the designation of the Assessment Area by waiving certain statutory procedures as permitted by the Act for the purpose of accelerating the financing of the Improvements.

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 its 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 and lot sales proceeds, will be sufficient to complete the Improvements in order to achieve finished

lots as contemplated in the Appraisal Report for the District, prepared by National Valuation Consultants, Inc. dated March 13, 2026;

(j) the Subject Property is located 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

(k) 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, its Affiliates, 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 has heretofore consulted its own counsel prior to the execution and delivery of this Agreement;

(b) the Owner has received a copy of the Designation Resolution, the 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 acreage for the Assessment Area, the property descriptions 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) notwithstanding Section 11-42-206(3)(e) of the Act, the Owner 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 related to the Assessment Area, 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 Assessment allocated by the Acreage Methodology, as defined and further described in the Assessment Ordinance;

(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, its Affiliates, 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 Assessment Bonds as provided in the Act;

(c) the allocation of Assessments as described in Exhibit A hereto and as further described in the Assessment Ordinance, including the acreage for the Assessment Area;

(d) 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;

(e) 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, and 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;

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

(g) 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;

(h) 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;

(i) 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 for the Assessment Bonds and the District assigning all rights of collection of delinquent Assessments to the Foreclosure Agent, as collection agent for the District; and

(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(s) relating to such Assessment Bonds.

Section 4. Waiver. The Owner, on behalf of itself, its Affiliates, 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 30-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.

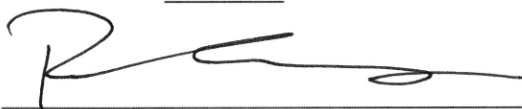
Section 10. Counterparts. This Agreement may be executed in several counterparts, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

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:

FLAGBOROUGH, L.L.C., a Delaware limited liability company, as property owner with respect to the real property identified in Exhibit A hereto

By: 

Name: Pete Evans

Its: Authorized Signer

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ASSESSMENT AREA
ACKNOWLEDGMENT, WAIVER, AND CONSENT

EXHIBIT A

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Assessment Method and Amount*

Methodology	Total Acres	Assessment Per Acre	Total Assessment
Per Acre	170.66	\$747,685.46	\$127,600,000

Parcels to be Assessed

Parcel Identification Number	Owner Entity	Acreage	Total Assessment
17:026:0069	Flagborough LLC	103.52	\$77,400,398.45
57:113:0002	Flagborough LLC	4.18	\$3,125,325.21
57:113:0003	Flagborough LLC	4.48	\$3,349,630.84
57:113:0008	Flagborough LLC	2.16	\$1,615,000.59
40:455:0120	Flagborough LLC	22.03	\$16,471,510.60
57:113:0006	Flagborough LLC	1.87	\$1,398,171.80
57:116:0001	Flagborough LLC	2.09	\$1,562,662.60
57:116:0002	Flagborough LLC	1.41	\$1,054,236.49
57:116:0003	Flagborough LLC	1.65	\$1,233,681.00
57:114:0003	Flagborough LLC	2.21	\$1,652,384.86
57:114:0004	Flagborough LLC	2.01	\$1,502,847.77
57:114:0002	Flagborough LLC	1.98	\$1,480,417.20
57:114:0009	Flagborough LLC	1.79	\$1,338,356.97
57:114:0006	Flagborough LLC	1.99	\$1,487,894.06
57:114:0005	Flagborough LLC	2.37	\$1,772,014.53
57:114:0008	Flagborough LLC	1.15	\$859,838.27
40:455:0113	Flagborough LLC	2.44	\$1,824,352.51
17:024:0003	Flagborough LLC	4.20	\$3,140,278.92
17:026:0065	Flagborough LLC	7.13	\$5,330,997.31
Total		170.66	\$127,600,000

* Figures have been rounded.

Legal Description

The Assessment Area is more particularly described as follows:

WEST SIDE PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2385.98 FEET; THENCE WEST A DISTANCE OF 508.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.69°47'37"W. A DISTANCE OF 321.88 FEET; THENCE N.20°12'23"W. A DISTANCE OF 485.03 FEET' THENCE N.69°47'37"E. A DISTANCE OF 261.83 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.27°15'52"E. A DISTANCE OF 488.73 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 141,559 SQ.FT. OR 3.25 ACRES.

WEST SIDE PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2385.98 FEET; THENCE WEST A DISTANCE OF 508.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.27°15'52"E. A DISTANCE OF 508.65 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.62°44'08"W. A DISTANCE OF 387.32 FEET; THENCE N.20°12'23"W. A DISTANCE OF 552.38 FEET; THENCE N.69°47'37"E. A DISTANCE OF 321.88 FEET TO THE POINT OF BEGINNING. CONTAINING 187,405 SQ.FT. OR 4.30 ACRES.

WEST SIDE PARCEL 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3329.94 FEET; THENCE WEST A DISTANCE OF 21.86 FEET TO A POINT

ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.62°44'08"W. A DISTANCE OF 397.56 FEET; THENCE N.27°02'52"W. A DISTANCE OF 457.87 FEET TO A POINT OF CURVATURE OF A 460.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°50'29" AND A CHORD THAT BEARS N.23°37'37"W. A DISTANCE OF 54.89 FEET; THENCE N.20°12'23"W. A DISTANCE OF 40.95 FEET; THENCE N.62°44'08"E. A DISTANCE OF 387.32 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.27°15'52"E. A DISTANCE OF 553.30 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINING 219,100 SQ.FT. OR 5.03 ACRES.

WEST SIDE PARCEL 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3329.94 FEET; THENCE WEST A DISTANCE OF 21.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.27°15'52"E. A DISTANCE OF 384.44 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.24°21'39"E. A DISTANCE OF 101.52 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.58°48'27"W. A DISTANCE OF 372.38 FEET; THENCE N.30°32'08"W. A DISTANCE OF 375.56 FEET; THENCE N.27°02'52"W. A DISTANCE OF 136.39 FEET; THENCE N.62°44'08"E. A DISTANCE OF 397.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 194,370 SQ.FT. OR 4.46 ACRES.

WEST SIDE PARCEL 5

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8,, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4261.40 FEET; THENCE EAST A DISTANCE OF 427.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.60°04'32"W. A DISTANCE OF 322.70 FEET TO A POINT OF CURVATURE OF A 340.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°01'45" AND A CHORD THAT BEARS N.26°01'16"W. A DISTANCE OF 53.52 FEET; THENCE N.30°32'08"W. A DISTANCE OF 484.46 FEET; THENCE N.58°48'27"E. A DISTANCE OF 372.38 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.24°21'37"E. A DISTANCE OF 499.02 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.30°17'44"E. A DISTANCE OF 49.41 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.
CONTAINING 185,898 SQ.FT. OR 4.27 ACRES.

WEST SIDE PARCEL 6

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8,, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4261.40 FEET; THENCE EAST A DISTANCE OF 427.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.30°17'44"E. A DISTANCE OF 367.00 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.59°42'16"W. A DISTANCE OF 437.41 FEET; THENCE N.12°23'36"W. A DISTANCE OF 332.64 FEET TO A POINT OF CURVATURE OF A 340.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°06'47" AND A CHORD THAT BEARS N.16°56'59"W. A DISTANCE OF 54.02 FEET; THENCE N.60°04'32"E. A DISTANCE OF 322.70 FEET TO THE POINT OF BEGINNING.
CONTAINING 139,186 SQ.FT. OR 3.17 ACRES.

WEST SIDE PARCEL 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE N.89°25'01"E. A DISTANCE OF 646.34 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2360.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.15°28'51"W. A DISTANCE OF 415.86 FEET; THENCE N.12°41'16"W. A DISTANCE OF 388.80 FEET; THENCE N.59°42'16"E. A DISTANCE OF 276.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

THENCE S.30°17'44"E. A DISTANCE OF 953.48 FEET ALONG SAID RAILROAD RIGHT OF WAY TO A POINT ON SAID VINEYARD CONNECTOR RIGHT OF WAY; THENCE S.80°36'52"W. A DISTANCE OF 443.72 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.74°24'40"W. A DISTANCE OF 88.60 FEET ALONG SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING.
CONTAINING 346,999 SQ.FT. OR 7.97 ACRES.

WEST SIDE PARCEL 8

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE N.89°25'01"E. A DISTANCE OF 646.34 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2360.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.74°24'40"W. A DISTANCE OF 111.40 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.70°03'10"W. A DISTANCE OF 657.94 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.85°31'26"W. A DISTANCE OF 41.25 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.13°48'29"W. A DISTANCE OF 212.92 FEET; THENCE N.75°51'37"E. A DISTANCE OF 70.23 FEET TO A POINT OF CURVATURE OF A 640.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°07'26" AND A CHORD THAT BEARS N.69°17'54"E. A DISTANCE OF 146.28 FEET; THENCE N.62°44'11"E. A DISTANCE OF 493.75 FEET; THENCE S.75°13'34"E. A DISTANCE OF 27.24 FEET; THENCE N.15°03'20"E. A DISTANCE OF 138.76 FEET TO A POINT OF CURVATURE OF A 48.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.32 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°50'25" AND A CHORD THAT BEARS N.01°13'57"E. A DISTANCE OF 23.10 FEET; THENCE S.15°28'51"E. A DISTANCE OF 415.86 FEET TO THE POINT OF BEGINNING.
CONTAINING 204,889 SQ.FT. OR 4.70 ACRES.

WEST SIDE PARCEL 9A

LOT 2 OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 9B

LOT 3 OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 9C

LOT 6B OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 10

LOT 5B OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 11A

LOT 4C OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PARCEL 11B

LOT 4A OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PARCEL 11C

LOT 4B OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PARCEL 12

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE S.89°17'54"W. A DISTANCE OF 190.81 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2401.94 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.13°48'29"W. A DISTANCE OF 491.33 FEET; THENCE N.11°14'33"E. A DISTANCE OF 114.17 FEET; THENCE N.76°28'02"E. A DISTANCE OF 507.71 FEET; THENCE S.82°31'34"E. A DISTANCE OF 150.67 FEET; THENCE S.12°41'16"E. A DISTANCE OF 384.97 FEET TO A POINT OF CURVATURE OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°25'27" AND A CHORD THAT BEARS S.25°01'27"W. A DISTANCE OF 30.58 FEET; THENCE S.62°44'11"W. A DISTANCE OF 486.26 FEET TO A POINT OF CURVATURE OF A 560.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.27 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°07'26" AND A CHORD THAT BEARS S.69°17'54"W. A DISTANCE OF 127.99 FEET; THENCE S.75°51'37"W. A DISTANCE OF 69.76 FEET TO THE POINT OF BEGINNING.
CONTAINING 366,785 SQ.FT. OR 8.42 ACRES.

WEST SIDE PARCEL 13

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A

DISTANCE OF 4162.05 FEET; THENCE WEST A DISTANCE OF 94.17 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.30°32'08"E. A DISTANCE OF 306.45 FEET TO A POINT OF CURVATURE OF A 260.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.33 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18°08'32" AND A CHORD THAT BEARS S.21°27'52"E. A DISTANCE OF 81.98 FEET; THENCE S.12°23'36"E. A DISTANCE OF 330.31 FEET; THENCE S.76°28'02"W. A DISTANCE OF 499.41 FEET; THENCE N.78°18'09"W. A DISTANCE OF 332.85 FEET; THENCE N.10°49'12"W. A DISTANCE OF 514.03 FEET; THENCE N.79°10'49"E. A DISTANCE OF 393.94 FEET TO A POINT OF CURVATURE OF A 332.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 114.24 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19°42'57" AND A CHORD THAT BEARS N.69°19'20"E. A DISTANCE OF 113.68 FEET; THENCE N.59°27'52"E. A DISTANCE OF 183.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 487,018 SQ.FT. OR 11.18 ACRES.

WEST SIDE PARCEL 14

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3689.55 FEET; THENCE WEST A DISTANCE OF 372.89 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.30°31'43"E. A DISTANCE OF 486.70 FEET; THENCE S.59°09'43"W. A DISTANCE OF 198.61 FEET TO A POINT OF CURVATURE OF A 241.92-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.65 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°59'46" AND A CHORD THAT BEARS S.69°36'46"W. A DISTANCE OF 88.16 FEET; THENCE S.80°03'49"W. A DISTANCE OF 384.31 FEET; THENCE N.10°49'12"W. A DISTANCE OF 502.10 FEET; THENCE N.79°10'48"E. A DISTANCE OF 339.29 FEET TO A POINT OF CURVATURE OF A 332.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'45" AND A CHORD THAT BEARS N.70°18'56"E. A DISTANCE OF 102.32 FEET; THENCE N.61°27'03"E. A DISTANCE OF 55.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 293,164 SQ.FT. OR 6.73 ACRES.

WEST SIDE PARCEL 15

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3222.26 AND WEST A DISTANCE OF 612.97 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.27°03'36"E. A DISTANCE OF 461.36 FEET; THENCE S.61°27'03"W. A DISTANCE OF 56.38 FEET TO A POINT OF CURVATURE OF A 268.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'45" AND A CHORD THAT BEARS S.70°18'56"W. A DISTANCE OF 82.60 FEET; THENCE S.79°10'48"W. A DISTANCE OF 339.29 FEET; THENCE N.10°49'12"W. A DISTANCE OF 372.67 FEET; THENCE N.63°00'49"E. A DISTANCE OF 359.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 177,041 SQ.FT. OR 4.06 ACRES.

WEST SIDE PARCEL 16

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3518.83 FEET; THENCE WEST A DISTANCE OF 1030.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.84°31'03"W. A DISTANCE OF 267.75 FEET; THENCE N.05°25'58"W. A DISTANCE OF 259.68 FEET; THENCE N.85°33'17"E. A DISTANCE OF 107.27 FEET; THENCE S.53°57'28"E. A DISTANCE OF 198.31 FEET; THENCE S.10°49'12"E. A DISTANCE OF 126.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,028 SQ.FT. OR 1.31 ACRES.

WEST SIDE PARCEL 17

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3518.83 FEET; THENCE WEST A DISTANCE OF 1030.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.10°49'12"E. A DISTANCE OF 259.89 FEET; THENCE S.79°10'48"W. A DISTANCE OF 152.81 FEET TO A POINT OF CURVATURE OF A 233.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE

OF 05°23'15" AND A CHORD THAT BEARS S.81°52'26"W. A DISTANCE OF 21.90 FEET; THENCE S.84°34.03"W. A DISTANCE OF 118.13 FEET; THENCE N.05°25'58"W. A DISTANCE OF 273.89 FEET; THENCE N.84°31'03"E. A DISTANCE OF 267.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 75,640 SQ.FT. OR 1.74 ACRES.

WEST SIDE PARCEL 18

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3574.31 FEET; THENCE WEST A DISTANCE OF 1608.33 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.84°31'03"E. A DISTANCE OF 312.95 FEET; THENCE S.05°25'58"E. A DISTANCE OF 273.89 FEET; THENCE S.84°34'03"W. A DISTANCE OF 312.95 FEET; THENCE N.05°25'57"W. A DISTANCE OF 273.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 85,671 SQ.FT. OR 1.97 ACRES.

WEST SIDE PARCEL 19

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3574.31 FEET; THENCE WEST A DISTANCE OF 1608.33 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.05°25'57"W. A DISTANCE OF 265.35 FEET; THENCE N.85°33'17"E. A DISTANCE OF 312.99 FEET; THENCE S.05°25'58"E. A DISTANCE OF 259.68 FEET; THENCE S.84°31'03"W. A DISTANCE OF 312.95 FEET TO THE POINT OF BEGINNING.
CONTAINING 82,153 SQ.FT. OR 1.89 ACRES.

WEST SIDE PARCEL 20A

LOT 8B OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 20B

LOT 8C OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 20C

LOT 8D OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 21

LOT 14C OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 22

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3879.86 FEET; THENCE WEST A DISTANCE OF 1255.09 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.84°34'03"E. A DISTANCE OF 108.35 FEET TO A POINT OF CURVATURE OF A 297.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°23'15" AND A CHORD THAT BEARS N.81°52'26"E. A DISTANCE OF 27.92 FEET; THENCE N.79°10'48"E. A DISTANCE OF 152.81 FEET; THENCE S.10°49'12"E. A DISTANCE OF 259.03 FEET; THENCE S.84°34'03"W. A DISTANCE OF 310.79 FEET; THENCE N.05°53'04"W. A DISTANCE OF 242.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,059 SQ.FT. OR 1.70 ACRES.

WEST SIDE PARCEL 23

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3879.86 FEET; THENCE WEST A DISTANCE OF 1255.09 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°53'04"E. A DISTANCE OF 242.23 FEET; THENCE S.84°34'03"W. A DISTANCE OF 324.64 FEET; THENCE N.05°25'57"W. A DISTANCE OF 242.22 FEET; THENCE N.84°34'03"E. A DISTANCE OF 322.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 78,404 SQ.FT. OR 1.80 ACRES.

WEST SIDE PARCEL 24

PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3581.56 FEET; THENCE WEST A DISTANCE OF 1685.99 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.88°43'58"W. A DISTANCE OF 276.36 FEET; THENCE N.01°16'04"W. A DISTANCE OF 267.58 FEET; THENCE N.88°40'31"E. A DISTANCE OF 256.85 FEET; THENCE S.05°25'57"E. A DISTANCE OF 268.55 FEET TO THE POINT OF BEGINNING. CONTAINING 71,374 SQ.FT. OR 1.64 ACRES.

WEST SIDE PARCEL 25

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3581.56 FEET; THENCE WEST A DISTANCE OF 1685.99 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 273.75 FEET; THENCE S.84°34'03"W. A DISTANCE OF 99.83 FEET; THENCE S.88°46'00"W. A DISTANCE OF 196.67 FEET; THENCE N.01°16'04"W. A DISTANCE OF 280.16 FEET; THENCE N.88°43'58"E. A DISTANCE OF 276.36 FEET TO THE POINT OF BEGINNING. CONTAINING 79,943 SQ.FT. OR 1.84 ACRES.

WEST SIDE PARCEL 26

LOT 10B OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 27

LOT 10A OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 28

LOT 13D OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT

WEST SIDE PARCEL 29

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3860.37 FEET; THENCE WEST A DISTANCE OF 2020.26 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.01°16'04"E. A DISTANCE OF 65.58 FEET TO A POINT OF CURVATURE OF A 18.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.34 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'53" AND A CHORD THAT BEARS S.10°24'53"W. A DISTANCE OF 7.29 FEET; THENCE S.22°05'49"W. A DISTANCE OF 115.53 FEET TO A

POINT OF CURVATURE OF A 82.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'58" AND A CHORD THAT BEARS S.10°24'50"W. A DISTANCE OF 33.21 FEET; THENCE S.01°16'08"E. A DISTANCE OF 92.94 FEET; THENCE S.88°43'52"W. A DISTANCE OF 203.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 309.87 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE EAST A DISTANCE OF 250.93 FEET THE POINT OF BEGINNING.
CONTAINING 68,787 SQ.FT. OR 1.58 ACRES.

WEST SIDE PARCEL 30

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3860.37 FEET; THENCE WEST A DISTANCE OF 2020.26 FEET TO THE REAL POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 250.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 508.36 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 43.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"E. A DISTANCE OF 60.81 FEET; THENCE EAST A DISTANCE OF 5.00 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.81°03'36"E. A DISTANCE OF 96.27 FEET; THENCE N.88°38'08"E. A DISTANCE OF 95.93 FEET; THENCE S.01°16'04"E. A DISTANCE OF 538.82 FEET TO THE POINT OF BEGINNING.
CONTAINING 132,559 SQ.FT. OR 3.04 ACRES.

WEST SIDE PARCEL 31

A PARCEL OF LAND LOCATED IN A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2841.73 FEET; THENCE WEST A DISTANCE OF 1756.35 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 334.39 FEET; THENCE S.88°36'43"W. A DISTANCE OF 407.76 FEET; THENCE S.77°52'58"W. A DISTANCE OF 92.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD;

THENCE WEST A DISTANCE OF 9.00 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 39.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.25 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"W. A DISTANCE OF 55.15 FEET; THENCE NORTH A DISTANCE OF 310.41 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.88°34'06"E. A DISTANCE OF 515.00 FEET TO THE POINT OF BEGINNING. CONTAINING 178,223 SQ.FT. OR 4.09 ACRES.

WEST SIDE PARCEL 32

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2841.73 FEET; THENCE WEST A DISTANCE OF 1756.35 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.88°34'06"W. A DISTANCE OF 515.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 339.24 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE EAST A DISTANCE OF 483.80 FEET; THENCE S.05°25'57"E. A DISTANCE OF 327.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 166,279 SQ.FT. OR 3.82 ACRES.

WEST SIDE PARCEL 33

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 1819.08 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 334.78 FEET; THENCE WEST A DISTANCE OF 483.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 333.27 FEET ALONG SAID RIGHT OF WAY; THENCE EAST A DISTANCE OF 452.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 155,957 SQ.FT. OR 3.58 ACRES.

WEST SIDE PARCEL 34

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 1819.08 FEET TO THE REAL POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 452.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 82.42 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 3447.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.10 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 04°26'21" AND A CHORD THAT BEARS N.02°13'11"E. A DISTANCE OF 267.03 FEET; THENCE S.85°33'39"E. A DISTANCE OF 412.83 FEET; THENCE S.05°25'57"E. A DISTANCE OF 318.73 FEET TO THE POINT OF BEGINNING.
CONTAINING 144,652 SQ.FT. OR 3.32 ACRES.

WEST SIDE PARCEL 35

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 1864.79 FEET; THENCE WEST A DISTANCE OF 1849.25 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.85°33'39"W. A DISTANCE OF 412.83 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 311.77 FEET ALONG SAID ROAD RIGHT OF WAY. SAID CURVE HAVING A CENTRAL ANGLE OF 05°10'53" AND A CHORD THAT BEARS N.07°01'48"E. A DISTANCE OF 311.67 FEET; THENCE N.81°32'42"E. A DISTANCE OF 149.81 FEET; THENCE S.49°36'54"E. A DISTANCE OF 349.76 FEET TO A POINT OF CURVATURE OF A 189.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.38 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 44°22'31" AND A CHORD THAT BEARS S.16°45'19"W. A DISTANCE OF 142.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 115,928 SQ.FT. OR 2.66 ACRES.

WEST SIDE PARCEL 36

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 1572.13 FEET; THENCE WEST A DISTANCE OF 1235.93 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.20°12'23"E. A DISTANCE OF 517.62 FEET; THENCE S.69°47'39"W. A DISTANCE OF 260.12 FEET TO A POINT OF CURVATURE OF A 169.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°46'26" AND A CHORD THAT BEARS S.77°10'50"W. A DISTANCE OF 43.46 FEET; THENCE S.84°34'03"W. A DISTANCE OF 397.66 FEET; THENCE N.05°25'57"W. A DISTANCE OF 339.14 FEET TO A POINT OF CURVATURE OF A 111.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.74 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°13'34" AND A CHORD THAT BEARS N.32°10'50"E. A DISTANCE OF 135.49 FEET; THENCE N.69°47'37"E. A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING. CONTAINING 310,618 SQ.FT. OR 7.13 ACRES.

WEST SIDE PARCEL 37

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 120.88 FEET; THENCE WEST A DISTANCE OF 1898.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.25°52'51"W. A DISTANCE OF 438.24 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 3630.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 152.06 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 02°24'01" AND A CHORD THAT BEARS S.24°40'51"W. A DISTANCE OF 152.05 FEET; THENCE N.64°07'09"W. A DISTANCE OF 75.36 FEET TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.05 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 65°20'00" AND A CHORD THAT BEARS N.31°27'09"W. A DISTANCE OF 161.93 FEET; THENCE N.01°12'51"E. A DISTANCE OF 174.21 FEET TO A POINT OF CURVATURE OF A 350.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF

SAID CURVE A DISTANCE OF 340.36 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°43'04" AND A CHORD THAT BEARS N.26°38'41"W. A DISTANCE OF 327.11 FEET; THENCE N.89°37'51"E. A DISTANCE OF 430.06 FEET; THENCE SOUTH A DISTANCE OF 108.66 FEET; THENCE N.89°37'52"E. A DISTANCE 120.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 182,832 SQ.FT. OR 4.20 ACRES.

WEST SIDE PARCEL 38

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 784.30 FEET; THENCE WEST A DISTANCE OF 2123.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3552.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT AND THE REAL POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 418.25 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 06°44'44" AND A CHORD THAT BEARS S.18°21'34"W. A DISTANCE OF 418.01 FEET; THENCE N.78°28'55"W. A DISTANCE OF 181.83 FEET; THENCE N.11°31'05"E. A DISTANCE OF 164.67 FEET; THENCE N.04°54'20"W. A DISTANCE OF 349.21 FEET; THENCE S.64°07'09"E. A DISTANCE OF 341.02 FEET TO THE POINT OF BEGINNING. CONTAINING 106,242 SQ.FT. OR 2.44 ACRES.

WEST SIDE PARCEL 39

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.78°28'55"W. A DISTANCE OF 263.32 FEET; THENCE N.11°31'05"E. A DISTANCE OF 924.51 FEET; THENCE S.78°29'02"E. A DISTANCE OF 177.87 FEET TO A POINT ON SAID ROAD RIGHT OF WAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 3552.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 848.61 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE

OF 13°41'12" AND A CHORD THAT BEARS S.06°50'36"W. A DISTANCE OF 846.60 FEET; THENCE SOUTH A DISTANCE OF 82.39 FEET TO THE POINT OF BEGINNING. CONTAINING 185,493 SQ.FT. OR 4.26 ACRES.

WEST SIDE PARCEL 40

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 333.27 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.78°28'55"W. A DISTANCE OF 329.87 FEET; THENCE N.11°31'05"E. A DISTANCE OF 326.56 FEET; THENCE S.78°28'55"E. A DISTANCE OF 263.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,856 SQ.FT. OR 2.22 ACRES.

WEST SIDE PARCEL 41

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2857.15 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.84°41'35"W. A DISTANCE OF 394.56 FEET; THENCE N.08°31'48"E. A DISTANCE OF 112.56 FEET; THENCE N.11°31'05"E. A DISTANCE OF 265.20 FEET; THENCE S.78°28'55"E. A DISTANCE OF 329.87 FEET TO A POINT ON SAID ROAD RIGHT OF WAY; THENCE SOUTH A DISTANCE OF 341.80 FEET ALONG SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINING 130,198 SQ.FT. OR 2.99 ACRES.

WEST SIDE PARCEL 42

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2857.15 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 315.88 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.74°47'14"W. A DISTANCE OF 443.81 FEET; THENCE N.08°31'48"E. A DISTANCE OF 238.55 FEET; THENCE S.84°41'35"E. A DISTANCE OF 394.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 114,627 SQ.FT. OR 2.63 ACRES.

WEST SIDE PARCEL 43

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3367.90 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 524.47 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE WEST A DISTANCE OF 297.64 FEET; THENCE N.08°52'57"W. A DISTANCE OF 501.33 FEET; THENCE N.85°33'17"E. A DISTANCE OF 376.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 172,062 SQ.FT. OR 3.95 ACRES.

WEST SIDE PARCEL 44

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4446.33 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.88°43'09"W. A DISTANCE OF 296.50 FEET; THENCE N.04°32'46"E. A DISTANCE OF 367.57 FEET; THENCE N.08°52'57"W. A DISTANCE OF 196.53 FEET; THENCE EAST A DISTANCE OF 297.64 FEET TO A POINT ON SAID ROAD RIGHT OF

WAY; THENCE SOUTH A DISTANCE OF 553.96 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.
CONTAINING 157,139 SQ.FT. OR 3.61 ACRES.

WEST SIDE PARCEL 45

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4446.33 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 178.97 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 1552.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THAT ARC OF SAID CURVE A DISTANCE OF 152.84 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 05°38'27" AND A CHORD THAT BEARS S.02°49'13"E. A DISTANCE OF 152.78 FEET; THENCE S.88°41'51"W. A DISTANCE OF 330.46 FEET; THENCE N.04°32'46"E. A DISTANCE OF 333.50 FEET; THENCE N.88°43'09"E. A DISTANCE OF 296.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 103,120 SQ.FT. OR 2.37 ACRES.

Total Assessment Area =170.66 acres.

Parcel No(s): 17:026:0069, 57:113:0002, 57:113:0003, 57:113:0008, 40:455:0120, 57:113:0006, 57:116:0001, 57:116:0002, 57:116:0003, 57:114:0003, 57:114:0004, 57:114:0002, 57:114:0009, 57:114:0006, 57:114:0005, 57:114:0008, 40:455:0113, 17:024:0003, 17:026:0065

EXHIBIT B

DESIGNATION RESOLUTION

(not included in Recorded Instrument)

EXHIBIT C

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

(not included in Recorded Instrument)

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Parcels to be Assessed

Parcel Identification Number	Owner Entity
17:026:0069	Flagborough LLC
57:113:0002	Flagborough LLC
57:113:0003	Flagborough LLC
57:113:0008	Flagborough LLC
40:455:0120	Flagborough LLC
57:113:0006	Flagborough LLC
57:116:0001	Flagborough LLC
57:116:0002	Flagborough LLC
57:116:0003	Flagborough LLC
57:114:0003	Flagborough LLC
57:114:0004	Flagborough LLC
57:114:0002	Flagborough LLC
57:114:0009	Flagborough LLC
57:114:0006	Flagborough LLC
57:114:0005	Flagborough LLC
57:114:0008	Flagborough LLC
40:455:0113	Flagborough LLC
17:024:0003	Flagborough LLC
17:026:0065	Flagborough LLC

Legal Description

The Assessment Area is more particularly described as follows:

WEST SIDE PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2385.98 FEET; THENCE WEST A DISTANCE OF 508.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.69°47'37"W. A DISTANCE OF 321.88 FEET; THENCE N.20°12'23"W. A DISTANCE OF 485.03 FEET' THENCE N.69°47'37"E. A DISTANCE OF 261.83 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.27°15'52"E. A DISTANCE OF 488.73 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 141,559 SQ.FT. OR 3.25 ACRES.

WEST SIDE PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2385.98 FEET; THENCE WEST A DISTANCE OF 508.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.27°15'52"E. A DISTANCE OF 508.65 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.62°44'08"W. A DISTANCE OF 387.32 FEET; THENCE N.20°12'23"W. A DISTANCE OF 552.38 FEET; THENCE N.69°47'37"E. A DISTANCE OF 321.88 FEET TO THE POINT OF BEGINNING. CONTAINING 187,405 SQ.FT. OR 4.30 ACRES.

WEST SIDE PARCEL 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3329.94 FEET; THENCE WEST A DISTANCE OF 21.86 FEET TO A POINT

ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.62°44'08"W. A DISTANCE OF 397.56 FEET; THENCE N.27°02'52"W. A DISTANCE OF 457.87 FEET TO A POINT OF CURVATURE OF A 460.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°50'29" AND A CHORD THAT BEARS N.23°37'37"W. A DISTANCE OF 54.89 FEET; THENCE N.20°12'23"W. A DISTANCE OF 40.95 FEET; THENCE N.62°44'08"E. A DISTANCE OF 387.32 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.27°15'52"E. A DISTANCE OF 553.30 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINING 219,100 SQ.FT. OR 5.03 ACRES.

WEST SIDE PARCEL 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3329.94 FEET; THENCE WEST A DISTANCE OF 21.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.27°15'52"E. A DISTANCE OF 384.44 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.24°21'39"E. A DISTANCE OF 101.52 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.58°48'27"W. A DISTANCE OF 372.38 FEET; THENCE N.30°32'08"W. A DISTANCE OF 375.56 FEET; THENCE N.27°02'52"W. A DISTANCE OF 136.39 FEET; THENCE N.62°44'08"E. A DISTANCE OF 397.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 194,370 SQ.FT. OR 4.46 ACRES.

WEST SIDE PARCEL 5

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8,, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4261.40 FEET; THENCE EAST A DISTANCE OF 427.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.60°04'32"W. A DISTANCE OF 322.70 FEET TO A POINT OF CURVATURE OF A 340.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°01'45" AND A CHORD THAT BEARS N.26°01'16"W. A DISTANCE OF 53.52 FEET; THENCE N.30°32'08"W. A DISTANCE OF 484.46 FEET; THENCE N.58°48'27"E. A DISTANCE OF 372.38 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.24°21'37"E. A DISTANCE OF 499.02 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.30°17'44"E. A DISTANCE OF 49.41 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.
CONTAINING 185,898 SQ.FT. OR 4.27 ACRES.

WEST SIDE PARCEL 6

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8,, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4261.40 FEET; THENCE EAST A DISTANCE OF 427.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.30°17'44"E. A DISTANCE OF 367.00 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.59°42'16"W. A DISTANCE OF 437.41 FEET; THENCE N.12°23'36"W. A DISTANCE OF 332.64 FEET TO A POINT OF CURVATURE OF A 340.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°06'47" AND A CHORD THAT BEARS N.16°56'59"W. A DISTANCE OF 54.02 FEET; THENCE N.60°04'32"E. A DISTANCE OF 322.70 FEET TO THE POINT OF BEGINNING.
CONTAINING 139,186 SQ.FT. OR 3.17 ACRES.

WEST SIDE PARCEL 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE N.89°25'01"E. A DISTANCE OF 646.34 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2360.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.15°28'51"W. A DISTANCE OF 415.86 FEET; THENCE N.12°41'16"W. A DISTANCE OF 388.80 FEET; THENCE N.59°42'16"E. A DISTANCE OF 276.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

THENCE S.30°17'44"E. A DISTANCE OF 953.48 FEET ALONG SAID RAILROAD RIGHT OF WAY TO A POINT ON SAID VINEYARD CONNECTOR RIGHT OF WAY; THENCE S.80°36'52"W. A DISTANCE OF 443.72 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.74°24'40"W. A DISTANCE OF 88.60 FEET ALONG SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING.
CONTAINING 346,999 SQ.FT. OR 7.97 ACRES.

WEST SIDE PARCEL 8

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE N.89°25'01"E. A DISTANCE OF 646.34 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2360.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.74°24'40"W. A DISTANCE OF 111.40 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.70°03'10"W. A DISTANCE OF 657.94 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.85°31'26"W. A DISTANCE OF 41.25 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.13°48'29"W. A DISTANCE OF 212.92 FEET; THENCE N.75°51'37"E. A DISTANCE OF 70.23 FEET TO A POINT OF CURVATURE OF A 640.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°07'26" AND A CHORD THAT BEARS N.69°17'54"E. A DISTANCE OF 146.28 FEET; THENCE N.62°44'11"E. A DISTANCE OF 493.75 FEET; THENCE S.75°13'34"E. A DISTANCE OF 27.24 FEET; THENCE N.15°03'20"E. A DISTANCE OF 138.76 FEET TO A POINT OF CURVATURE OF A 48.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.32 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°50'25" AND A CHORD THAT BEARS N.01°13'57"E. A DISTANCE OF 23.10 FEET; THENCE S.15°28'51"E. A DISTANCE OF 415.86 FEET TO THE POINT OF BEGINNING.
CONTAINING 204,889 SQ.FT. OR 4.70 ACRES.

WEST SIDE PARCEL 9A

LOT 2 OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 9B

LOT 3 OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 9C

LOT 6B OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 10

LOT 5B OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 11A

LOT 4C OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PARCEL 11B

LOT 4A OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PARCEL 11C

LOT 4B OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PARCEL 12

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE S.89°17'54"W. A DISTANCE OF 190.81 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2401.94 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.13°48'29"W. A DISTANCE OF 491.33 FEET; THENCE N.11°14'33"E. A DISTANCE OF 114.17 FEET; THENCE N.76°28'02"E. A DISTANCE OF 507.71 FEET; THENCE S.82°31'34"E. A DISTANCE OF 150.67 FEET; THENCE S.12°41'16"E. A DISTANCE OF 384.97 FEET TO A POINT OF CURVATURE OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°25'27" AND A CHORD THAT BEARS S.25°01'27"W. A DISTANCE OF 30.58 FEET; THENCE S.62°44'11"W. A DISTANCE OF 486.26 FEET TO A POINT OF CURVATURE OF A 560.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.27 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°07'26" AND A CHORD THAT BEARS S.69°17'54"W. A DISTANCE OF 127.99 FEET; THENCE S.75°51'37"W. A DISTANCE OF 69.76 FEET TO THE POINT OF BEGINNING.
CONTAINING 366,785 SQ.FT. OR 8.42 ACRES.

WEST SIDE PARCEL 13

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A

DISTANCE OF 4162.05 FEET; THENCE WEST A DISTANCE OF 94.17 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.30°32'08"E. A DISTANCE OF 306.45 FEET TO A POINT OF CURVATURE OF A 260.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.33 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18°08'32" AND A CHORD THAT BEARS S.21°27'52"E. A DISTANCE OF 81.98 FEET; THENCE S.12°23'36"E. A DISTANCE OF 330.31 FEET; THENCE S.76°28'02"W. A DISTANCE OF 499.41 FEET; THENCE N.78°18'09"W. A DISTANCE OF 332.85 FEET; THENCE N.10°49'12"W. A DISTANCE OF 514.03 FEET; THENCE N.79°10'49"E. A DISTANCE OF 393.94 FEET TO A POINT OF CURVATURE OF A 332.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 114.24 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19°42'57" AND A CHORD THAT BEARS N.69°19'20"E. A DISTANCE OF 113.68 FEET; THENCE N.59°27'52"E. A DISTANCE OF 183.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 487,018 SQ.FT. OR 11.18 ACRES.

WEST SIDE PARCEL 14

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3689.55 FEET; THENCE WEST A DISTANCE OF 372.89 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.30°31'43"E. A DISTANCE OF 486.70 FEET; THENCE S.59°09'43"W. A DISTANCE OF 198.61 FEET TO A POINT OF CURVATURE OF A 241.92-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.65 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°59'46" AND A CHORD THAT BEARS S.69°36'46"W. A DISTANCE OF 88.16 FEET; THENCE S.80°03'49"W. A DISTANCE OF 384.31 FEET; THENCE N.10°49'12"W. A DISTANCE OF 502.10 FEET; THENCE N.79°10'48"E. A DISTANCE OF 339.29 FEET TO A POINT OF CURVATURE OF A 332.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'45" AND A CHORD THAT BEARS N.70°18'56"E. A DISTANCE OF 102.32 FEET; THENCE N.61°27'03"E. A DISTANCE OF 55.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 293,164 SQ.FT. OR 6.73 ACRES.

WEST SIDE PARCEL 15

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3222.26 AND WEST A DISTANCE OF 612.97 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.27°03'36"E. A DISTANCE OF 461.36 FEET; THENCE S.61°27'03"W. A DISTANCE OF 56.38 FEET TO A POINT OF CURVATURE OF A 268.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'45" AND A CHORD THAT BEARS S.70°18'56"W. A DISTANCE OF 82.60 FEET; THENCE S.79°10'48"W. A DISTANCE OF 339.29 FEET; THENCE N.10°49'12"W. A DISTANCE OF 372.67 FEET; THENCE N.63°00'49"E. A DISTANCE OF 359.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 177,041 SQ.FT. OR 4.06 ACRES.

WEST SIDE PARCEL 16

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3518.83 FEET; THENCE WEST A DISTANCE OF 1030.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.84°31'03"W. A DISTANCE OF 267.75 FEET; THENCE N.05°25'58"W. A DISTANCE OF 259.68 FEET; THENCE N.85°33'17"E. A DISTANCE OF 107.27 FEET; THENCE S.53°57'28"E. A DISTANCE OF 198.31 FEET; THENCE S.10°49'12"E. A DISTANCE OF 126.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,028 SQ.FT. OR 1.31 ACRES.

WEST SIDE PARCEL 17

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3518.83 FEET; THENCE WEST A DISTANCE OF 1030.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.10°49'12"E. A DISTANCE OF 259.89 FEET; THENCE S.79°10'48"W. A DISTANCE OF 152.81 FEET TO A POINT OF CURVATURE OF A 233.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE

OF 05°23'15" AND A CHORD THAT BEARS S.81°52'26"W. A DISTANCE OF 21.90 FEET; THENCE S.84°34.03"W. A DISTANCE OF 118.13 FEET; THENCE N.05°25'58"W. A DISTANCE OF 273.89 FEET; THENCE N.84°31'03"E. A DISTANCE OF 267.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 75,640 SQ.FT. OR 1.74 ACRES.

WEST SIDE PARCEL 18

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3574.31 FEET; THENCE WEST A DISTANCE OF 1608.33 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.84°31'03"E. A DISTANCE OF 312.95 FEET; THENCE S.05°25'58"E. A DISTANCE OF 273.89 FEET; THENCE S.84°34'03"W. A DISTANCE OF 312.95 FEET; THENCE N.05°25'57"W. A DISTANCE OF 273.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 85,671 SQ.FT. OR 1.97 ACRES.

WEST SIDE PARCEL 19

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3574.31 FEET; THENCE WEST A DISTANCE OF 1608.33 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.05°25'57"W. A DISTANCE OF 265.35 FEET; THENCE N.85°33'17"E. A DISTANCE OF 312.99 FEET; THENCE S.05°25'58"E. A DISTANCE OF 259.68 FEET; THENCE S.84°31'03"W. A DISTANCE OF 312.95 FEET TO THE POINT OF BEGINNING.
CONTAINING 82,153 SQ.FT. OR 1.89 ACRES.

WEST SIDE PARCEL 20A

LOT 8B OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 20B

LOT 8C OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 20C

LOT 8D OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 21

LOT 14C OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 22

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3879.86 FEET; THENCE WEST A DISTANCE OF 1255.09 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.84°34'03"E. A DISTANCE OF 108.35 FEET TO A POINT OF CURVATURE OF A 297.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°23'15" AND A CHORD THAT BEARS N.81°52'26"E. A DISTANCE OF 27.92 FEET; THENCE N.79°10'48"E. A DISTANCE OF 152.81 FEET; THENCE S.10°49'12"E. A DISTANCE OF 259.03 FEET; THENCE S.84°34'03"W. A DISTANCE OF 310.79 FEET; THENCE N.05°53'04"W. A DISTANCE OF 242.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,059 SQ.FT. OR 1.70 ACRES.

WEST SIDE PARCEL 23

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3879.86 FEET; THENCE WEST A DISTANCE OF 1255.09 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°53'04"E. A DISTANCE OF 242.23 FEET; THENCE S.84°34'03"W. A DISTANCE OF 324.64 FEET; THENCE N.05°25'57"W. A DISTANCE OF 242.22 FEET; THENCE N.84°34'03"E. A DISTANCE OF 322.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 78,404 SQ.FT. OR 1.80 ACRES.

WEST SIDE PARCEL 24

PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3581.56 FEET; THENCE WEST A DISTANCE OF 1685.99 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.88°43'58"W. A DISTANCE OF 276.36 FEET; THENCE N.01°16'04"W. A DISTANCE OF 267.58 FEET; THENCE N.88°40'31"E. A DISTANCE OF 256.85 FEET; THENCE S.05°25'57"E. A DISTANCE OF 268.55 FEET TO THE POINT OF BEGINNING. CONTAINING 71,374 SQ.FT. OR 1.64 ACRES.

WEST SIDE PARCEL 25

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3581.56 FEET; THENCE WEST A DISTANCE OF 1685.99 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 273.75 FEET; THENCE S.84°34'03"W. A DISTANCE OF 99.83 FEET; THENCE S.88°46'00"W. A DISTANCE OF 196.67 FEET; THENCE N.01°16'04"W. A DISTANCE OF 280.16 FEET; THENCE N.88°43'58"E. A DISTANCE OF 276.36 FEET TO THE POINT OF BEGINNING. CONTAINING 79,943 SQ.FT. OR 1.84 ACRES.

WEST SIDE PARCEL 26

LOT 10B OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 27

LOT 10A OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 28

LOT 13D OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT

WEST SIDE PARCEL 29

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3860.37 FEET; THENCE WEST A DISTANCE OF 2020.26 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.01°16'04"E. A DISTANCE OF 65.58 FEET TO A POINT OF CURVATURE OF A 18.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.34 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'53" AND A CHORD THAT BEARS S.10°24'53"W. A DISTANCE OF 7.29 FEET; THENCE S.22°05'49"W. A DISTANCE OF 115.53 FEET TO A

POINT OF CURVATURE OF A 82.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'58" AND A CHORD THAT BEARS S.10°24'50"W. A DISTANCE OF 33.21 FEET; THENCE S.01°16'08"E. A DISTANCE OF 92.94 FEET; THENCE S.88°43'52"W. A DISTANCE OF 203.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 309.87 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE EAST A DISTANCE OF 250.93 FEET THE POINT OF BEGINNING.
CONTAINING 68,787 SQ.FT. OR 1.58 ACRES.

WEST SIDE PARCEL 30

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3860.37 FEET; THENCE WEST A DISTANCE OF 2020.26 FEET TO THE REAL POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 250.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 508.36 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 43.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"E. A DISTANCE OF 60.81 FEET; THENCE EAST A DISTANCE OF 5.00 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.81°03'36"E. A DISTANCE OF 96.27 FEET; THENCE N.88°38'08"E. A DISTANCE OF 95.93 FEET; THENCE S.01°16'04"E. A DISTANCE OF 538.82 FEET TO THE POINT OF BEGINNING.
CONTAINING 132,559 SQ.FT. OR 3.04 ACRES.

WEST SIDE PARCEL 31

A PARCEL OF LAND LOCATED IN A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2841.73 FEET; THENCE WEST A DISTANCE OF 1756.35 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 334.39 FEET; THENCE S.88°36'43"W. A DISTANCE OF 407.76 FEET; THENCE S.77°52'58"W. A DISTANCE OF 92.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD;

THENCE WEST A DISTANCE OF 9.00 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 39.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.25 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"W. A DISTANCE OF 55.15 FEET; THENCE NORTH A DISTANCE OF 310.41 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.88°34'06"E. A DISTANCE OF 515.00 FEET TO THE POINT OF BEGINNING. CONTAINING 178,223 SQ.FT. OR 4.09 ACRES.

WEST SIDE PARCEL 32

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2841.73 FEET; THENCE WEST A DISTANCE OF 1756.35 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.88°34'06"W. A DISTANCE OF 515.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 339.24 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE EAST A DISTANCE OF 483.80 FEET; THENCE S.05°25'57"E. A DISTANCE OF 327.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 166,279 SQ.FT. OR 3.82 ACRES.

WEST SIDE PARCEL 33

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 1819.08 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 334.78 FEET; THENCE WEST A DISTANCE OF 483.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 333.27 FEET ALONG SAID RIGHT OF WAY; THENCE EAST A DISTANCE OF 452.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 155,957 SQ.FT. OR 3.58 ACRES.

WEST SIDE PARCEL 34

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 1819.08 FEET TO THE REAL POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 452.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 82.42 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 3447.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.10 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 04°26'21" AND A CHORD THAT BEARS N.02°13'11"E. A DISTANCE OF 267.03 FEET; THENCE S.85°33'39"E. A DISTANCE OF 412.83 FEET; THENCE S.05°25'57"E. A DISTANCE OF 318.73 FEET TO THE POINT OF BEGINNING.
CONTAINING 144,652 SQ.FT. OR 3.32 ACRES.

WEST SIDE PARCEL 35

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 1864.79 FEET; THENCE WEST A DISTANCE OF 1849.25 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.85°33'39"W. A DISTANCE OF 412.83 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 311.77 FEET ALONG SAID ROAD RIGHT OF WAY. SAID CURVE HAVING A CENTRAL ANGLE OF 05°10'53" AND A CHORD THAT BEARS N.07°01'48"E. A DISTANCE OF 311.67 FEET; THENCE N.81°32'42"E. A DISTANCE OF 149.81 FEET; THENCE S.49°36'54"E. A DISTANCE OF 349.76 FEET TO A POINT OF CURVATURE OF A 189.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.38 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 44°22'31" AND A CHORD THAT BEARS S.16°45'19"W. A DISTANCE OF 142.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 115,928 SQ.FT. OR 2.66 ACRES.

WEST SIDE PARCEL 36

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 1572.13 FEET; THENCE WEST A DISTANCE OF 1235.93 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.20°12'23"E. A DISTANCE OF 517.62 FEET; THENCE S.69°47'39"W. A DISTANCE OF 260.12 FEET TO A POINT OF CURVATURE OF A 169.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°46'26" AND A CHORD THAT BEARS S.77°10'50"W. A DISTANCE OF 43.46 FEET; THENCE S.84°34'03"W. A DISTANCE OF 397.66 FEET; THENCE N.05°25'57"W. A DISTANCE OF 339.14 FEET TO A POINT OF CURVATURE OF A 111.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.74 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°13'34" AND A CHORD THAT BEARS N.32°10'50"E. A DISTANCE OF 135.49 FEET; THENCE N.69°47'37"E. A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING. CONTAINING 310,618 SQ.FT. OR 7.13 ACRES.

WEST SIDE PARCEL 37

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 120.88 FEET; THENCE WEST A DISTANCE OF 1898.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.25°52'51"W. A DISTANCE OF 438.24 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 3630.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 152.06 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 02°24'01" AND A CHORD THAT BEARS S.24°40'51"W. A DISTANCE OF 152.05 FEET; THENCE N.64°07'09"W. A DISTANCE OF 75.36 FEET TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.05 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 65°20'00" AND A CHORD THAT BEARS N.31°27'09"W. A DISTANCE OF 161.93 FEET; THENCE N.01°12'51"E. A DISTANCE OF 174.21 FEET TO A POINT OF CURVATURE OF A 350.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.36 FEET, SAID CURVE HAVING A CENTRAL ANGLE

OF 55°43'04" AND A CHORD THAT BEARS N.26°38'41"W. A DISTANCE OF 327.11 FEET; THENCE N.89°37'51"E. A DISTANCE OF 430.06 FEET; THENCE SOUTH A DISTANCE OF 108.66 FEET; THENCE N.89°37'52"E. A DISTANCE 120.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 182,832 SQ.FT. OR 4.20 ACRES.

WEST SIDE PARCEL 38

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 784.30 FEET; THENCE WEST A DISTANCE OF 2123.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3552.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT AND THE REAL POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 418.25 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 06°44'44" AND A CHORD THAT BEARS S.18°21'34"W. A DISTANCE OF 418.01 FEET; THENCE N.78°28'55"W. A DISTANCE OF 181.83 FEET; THENCE N.11°31'05"E. A DISTANCE OF 164.67 FEET; THENCE N.04°54'20"W. A DISTANCE OF 349.21 FEET; THENCE S.64°07'09"E. A DISTANCE OF 341.02 FEET TO THE POINT OF BEGINNING. CONTAINING 106,242 SQ.FT. OR 2.44 ACRES.

WEST SIDE PARCEL 39

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.78°28'55"W. A DISTANCE OF 263.32 FEET; THENCE N.11°31'05"E. A DISTANCE OF 924.51 FEET; THENCE S.78°29'02"E. A DISTANCE OF 177.87 FEET TO A POINT ON SAID ROAD RIGHT OF WAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 3552.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 848.61 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 13°41'12" AND A CHORD THAT BEARS S.06°50'36"W. A DISTANCE OF 846.60 FEET; THENCE SOUTH A DISTANCE OF 82.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 185,493 SQ.FT. OR 4.26 ACRES.

WEST SIDE PARCEL 40

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 333.27 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.78°28'55"W. A DISTANCE OF 329.87 FEET; THENCE N.11°31'05"E. A DISTANCE OF 326.56 FEET; THENCE S.78°28'55"E. A DISTANCE OF 263.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,856 SQ.FT. OR 2.22 ACRES.

WEST SIDE PARCEL 41

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2857.15 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.84°41'35"W. A DISTANCE OF 394.56 FEET; THENCE N.08°31'48"E. A DISTANCE OF 112.56 FEET; THENCE N.11°31.05"E. A DISTANCE OF 265.20 FEET; THENCE S.78°28'55"E. A DISTANCE OF 329.87 FEET TO A POINT ON SAID ROAD RIGHT OF WAY; THENCE SOUTH A DISTANCE OF 341.80 FEET ALONG SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINING 130,198 SQ.FT. OR 2.99 ACRES.

WEST SIDE PARCEL 42

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2857.15 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 315.88 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.74°47'14"W. A DISTANCE OF 443.81 FEET; THENCE N.08°31'48"E. A DISTANCE OF 238.55 FEET; THENCE S.84°41'35"E. A DISTANCE OF 394.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 114,627 SQ.FT. OR 2.63 ACRES.

WEST SIDE PARCEL 43

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3367.90 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 524.47 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE WEST A DISTANCE OF 297.64 FEET; THENCE N.08°52'57"W. A DISTANCE OF 501.33 FEET; THENCE N.85°33'17"E. A DISTANCE OF 376.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 172,062 SQ.FT. OR 3.95 ACRES.

WEST SIDE PARCEL 44

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4446.33 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.88°43'09"W. A DISTANCE OF 296.50 FEET; THENCE N.04°32'46"E. A DISTANCE OF 367.57 FEET; THENCE N.08°52'57"W. A DISTANCE OF 196.53 FEET; THENCE EAST A DISTANCE OF 297.64 FEET TO A POINT ON SAID ROAD RIGHT OF

WAY; THENCE SOUTH A DISTANCE OF 553.96 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.
CONTAINING 157,139 SQ.FT. OR 3.61 ACRES.

WEST SIDE PARCEL 45

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4446.33 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 178.97 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 1552.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THAT ARC OF SAID CURVE A DISTANCE OF 152.84 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 05°38'27" AND A CHORD THAT BEARS S.02°49'13"E. A DISTANCE OF 152.78 FEET; THENCE S.88°41'51"W. A DISTANCE OF 330.46 FEET; THENCE N.04°32'46"E. A DISTANCE OF 333.50 FEET; THENCE N.88°43'09"E. A DISTANCE OF 296.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 103,120 SQ.FT. OR 2.37 ACRES.

Total Assessment Area =170.66 acres.

Parcel No(s): 17:026:0069, 57:113:0002, 57:113:0003, 57:113:0008, 40:455:0120, 57:113:0006, 57:116:0001, 57:116:0002, 57:116:0003, 57:114:0003, 57:114:0004, 57:114:0002, 57:114:0009, 57:114:0006, 57:114:0005, 57:114:0008, 40:455:0113, 17:024:0003, 17:026:0065

EXHIBIT C

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

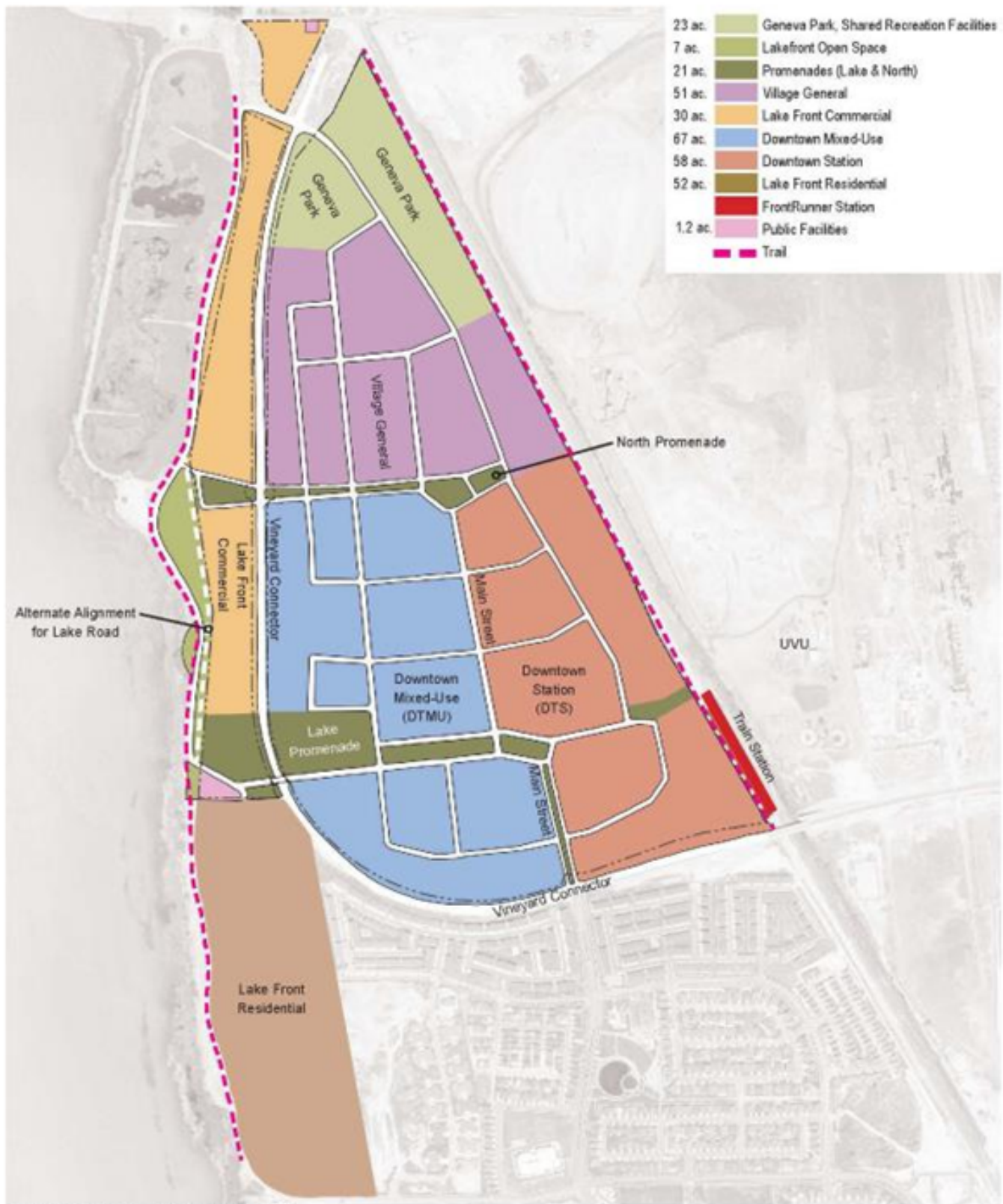


Figure 3.04.070(1) Map of Downtown Vineyard

EXHIBIT D

CERTIFICATE OF PROJECT ENGINEER

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Utah City West Assessment Area No. 1 (the "Assessment Area") hereby certifies as follows:

1. I am a professional engineer engaged by the Utah City West Public Infrastructure District No. 1 to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the Assessment Area.

2. 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 construction contracts, quotes and preliminary site plans 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 30 years, assuming regular maintenance is performed.

By: Chase Hanusa
The Connexion Group – Civil, LLC
Chase Hanusa, PE

Date: April 01, 2026

ATTACHMENT

Attachment A
Utah City West Public Infrastructure District No. 1
Civil Infrastructure and Facilities Cost Estimate

Item	QTY	UNIT	UNIT COST	Total Cost	Assumed Cost Allocation	
					Assumed Eligible For District Funding	Assumed Private Ownership - Not Eligible
Downtown Vineyard Phase 1 - Landmark Excavating, Inc. Project #2114						
Rough Grade - Split ownership						
Mobilization	1	LS	\$10,600.00	\$10,600.00	\$3,907.60	\$6,692.40
Clearing & Grub	1,500,000	SF	\$0.05	\$75,000.00	\$27,648.10	\$47,351.90
Traffic Control	1	LS	\$2,650.00	\$2,650.00	\$976.90	\$1,673.10
Site Cut/Fill	40,940	CY	\$2.75	\$112,585.00	\$41,503.49	\$71,081.51
SWPPP	1	LS	\$13,000.00	\$13,000.00	\$4,792.34	\$8,207.66
Import Fill - ROW (From Onsite Subgrade)	239,675	CY	\$3.25	\$778,943.75	\$778,943.75	\$0.00
Sewer - Assumed To Be owned and maintained by the City as per the DA						
72" CIP SSMH (Saddle Connection to Existing 30")	1	EA	\$12,350.00	\$12,350.00	\$12,350.00	\$0.00
8" Sewer Main line W/Bedding (Testing Included)	1,540	LF	\$29.00	\$44,660.00	\$44,660.00	\$0.00
10" Sewer Main line W/Bedding (Testing Included)	872	LF	\$33.85	\$29,517.20	\$29,517.20	\$0.00
12" Sewer Main line W/Bedding (Testing Included)	582	LF	\$40.50	\$23,571.00	\$23,571.00	\$0.00
15" Sewer Main line W/Bedding (Testing Included)	2,380	LF	\$49.65	\$118,167.00	\$118,167.00	\$0.00
18" Sewer Main line W/Bedding (Testing Included)	317	LF	\$66.25	\$21,001.25	\$21,001.25	\$0.00
Trench backfill (From Onsite Stockpile)	4,800	CY	\$2.75	\$13,200.00	\$13,200.00	\$0.00
60" SSMH	37	EA	\$3,450.00	\$127,650.00	\$127,650.00	\$0.00
Sewer Manhole collars	37	EA	\$575.00	\$21,275.00	\$21,275.00	\$0.00
30" Steel Casing	105	LF	\$515.00	\$54,075.00	\$54,075.00	\$0.00
Modify Existing Sewer Manhole - Core Drill	4	EA	\$650.00	\$2,600.00	\$2,600.00	\$0.00
Modify Existing Sewer Manhole - Additional Stack	5	EA	\$550.00	\$2,750.00	\$2,750.00	\$0.00
Imported Trench Backfill Material	14,850	TN	\$13.50	\$200,475.00	\$200,475.00	\$0.00
Place and Compact Bank Run Material from Trenches in ROW	8,500	CY	\$3.25	\$27,625.00	\$27,625.00	\$0.00
Storm - Assumed To Be owned and maintained by the City as per the DA						
15" RCP Storm Drain W/Bedding (Testing Included)	875	LF	\$52.25	\$45,718.75	\$45,718.75	\$0.00
18" RCP Storm Drain W/Bedding (Testing Included)	1,200	LF	\$59.50	\$71,400.00	\$71,400.00	\$0.00
24" RCP Storm Drain W/Bedding (Testing Included)	2,010	LF	\$61.00	\$122,610.00	\$122,610.00	\$0.00
30" RCP Storm Drain W/Bedding (Testing Included)	33	LF	\$78.00	\$2,574.00	\$2,574.00	\$0.00
36" RCP Storm Drain W/Bedding (Testing Included)	823	LF	\$96.50	\$79,419.50	\$79,419.50	\$0.00
48" RCP Storm Drain W/Bedding (Testing Included)	2,142	LF	\$150.00	\$321,300.00	\$321,300.00	\$0.00
15" Plug	2	EA	\$325.00	\$650.00	\$650.00	\$0.00
18" Plug	7	EA	\$350.00	\$2,450.00	\$2,450.00	\$0.00
30" Plug	1	EA	\$400.00	\$400.00	\$400.00	\$0.00
60" SDMH	15	EA	\$2,725.00	\$40,875.00	\$40,875.00	\$0.00
72" SDMH Box	8	EA	\$7,400.00	\$59,200.00	\$59,200.00	\$0.00
84" Combo Box	11	EA	\$4,400.00	\$48,400.00	\$48,400.00	\$0.00
5'x5' Box	2	EA	\$4,500.00	\$9,000.00	\$9,000.00	\$0.00
3'x3' Box	1	EA	\$2,600.00	\$2,600.00	\$2,600.00	\$0.00
Hydrodynamic Separator (Unistorm 10R Units)	1	LS	\$285,500.00	\$285,500.00	\$285,500.00	\$0.00
Core Ex. Headwall	1	LS	\$4,200.00	\$4,200.00	\$4,200.00	\$0.00
Curb Inlet W/Tie in	16	EA	\$2,825.00	\$45,200.00	\$45,200.00	\$0.00
Trench Backfill (From Onsite Stockpile)	4,900	CY	\$2.75	\$13,475.00	\$13,475.00	\$0.00
Storm Drain Collars	36	EA	\$575.00	\$20,700.00	\$20,700.00	\$0.00
Slot Drain (ACO K200)	440	LF	\$122.75	\$54,010.00	\$54,010.00	\$0.00
15" ADS Perforated Storm Drain Pipe	70	LF	\$75.00	\$5,250.00	\$5,250.00	\$0.00
Imported Trench Backfill Material	11,750	TN	\$13.50	\$158,625.00	\$158,625.00	\$0.00
Place and Compact Bank Run Material from Trenches in ROW	6,750	CY	\$3.25	\$21,937.50	\$21,937.50	\$0.00
Water - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing	2	EA	\$4,800.00	\$9,600.00	\$9,600.00	\$0.00
8" C-900 Water Line	540	LF	\$29.75	\$16,065.00	\$16,065.00	\$0.00
12" C-900 Water Line	3,790	LF	\$44.25	\$167,707.50	\$167,707.50	\$0.00
16" C-900 Water Line	1,400	LF	\$64.50	\$90,300.00	\$90,300.00	\$0.00
8" C-900 Bell Restraint Joints	28	EA	\$350.00	\$9,800.00	\$9,800.00	\$0.00
12" C-900 Bell Restraint Joints	9	EA	\$490.00	\$4,410.00	\$4,410.00	\$0.00
16" C-900 Bell Restraint Joints	1	EA	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00
Trench Backfill (From Onsite Stockpile)	4,700	CY	\$2.75	\$12,925.00	\$12,925.00	\$0.00
2" Irrigation Services	5	EA	\$5,525.00	\$27,625.00	\$27,625.00	\$0.00
Fire Hydrant	15	EA	\$6,850.00	\$102,750.00	\$102,750.00	\$0.00
Bollards	4	EA	\$950.00	\$3,800.00	\$3,800.00	\$0.00
8" Bend (Include Thrust Block)	5	EA	\$775.00	\$3,875.00	\$3,875.00	\$0.00
12" Bend (Include Thrust Block)	7	EA	\$1,025.00	\$7,175.00	\$7,175.00	\$0.00
16" Bend (Include Thrust Block)	12	EA	\$1,950.00	\$23,400.00	\$23,400.00	\$0.00
8" Tee (Include Thrust Block)	1	EA	\$1,650.00	\$1,650.00	\$1,650.00	\$0.00
12" Tee (Include Thrust Block)	9	EA	\$2,575.00	\$23,175.00	\$23,175.00	\$0.00
16" Tee (Include Thrust Block)	6	EA	\$4,850.00	\$29,100.00	\$29,100.00	\$0.00
8" Gate Valve (Include Thrust Block)	9	EA	\$2,050.00	\$18,450.00	\$18,450.00	\$0.00
12" Butterfly Valve (Include Thrust Block)	31	EA	\$3,850.00	\$119,350.00	\$119,350.00	\$0.00
16" Butterfly Valve (Include Thrust Block)	7	EA	\$5,425.00	\$37,975.00	\$37,975.00	\$0.00
16" Cross (Include Thrust Block)	1	EA	\$8,825.00	\$8,825.00	\$8,825.00	\$0.00
16"X 12" Reducer (Include Thrust Block)	4	EA	\$2,650.00	\$10,600.00	\$10,600.00	\$0.00
8" Loop	3	EA	\$5,625.00	\$16,875.00	\$16,875.00	\$0.00
12" Loop	3	EA	\$7,850.00	\$23,550.00	\$23,550.00	\$0.00
16" Loop	4	EA	\$13,725.00	\$54,900.00	\$54,900.00	\$0.00
8" End Cap Terminations	8	EA	\$675.00	\$5,400.00	\$5,400.00	\$0.00
12" End Cap Terminations	4	EA	\$925.00	\$3,700.00	\$3,700.00	\$0.00
20" Steel Casing	105	LF	\$365.00	\$38,325.00	\$38,325.00	\$0.00

Water Collars	59	EA	\$475.00	\$28,025.00	\$28,025.00	\$0.00
8" C-900 Water Line - October 2021 Material Pricing	710	LF	\$46.00	\$32,660.00	\$32,660.00	\$0.00
16" C-900 Water Line - October 2021 Material Pricing	720	LF	\$98.50	\$70,920.00	\$70,920.00	\$0.00
30" Steel Casing	105	LF	\$835.00	\$87,675.00	\$87,675.00	\$0.00
Imported Trench Backfill Material	7,250	TN	\$13.50	\$97,875.00	\$97,875.00	\$0.00
Place and Compact Bank Run Material from Trenches in ROW	4,150	CY	\$3.25	\$13,487.50	\$13,487.50	\$0.00
Curb - Assumed To Be owned and maintained by the City as per the DA						
30" Curb and Gutter W/ Prep and 8" Base	180	LF	\$20.50	\$3,690.00	\$3,690.00	\$0.00
24" Curb and Gutter W/ Prep and 8" Base	5,605	LF	\$18.25	\$102,291.25	\$102,291.25	\$0.00
10"x 16" Curb Wall W/Prep and 8" Base	2,260	LF	\$26.50	\$59,890.00	\$59,890.00	\$0.00
Traffic Island Curbing w/rep and 8" Base	125		\$26.50	\$3,312.50	\$3,312.50	\$0.00
12" Wide Flush Concrete Curbing w/Prep and 8" Base	213		\$24.75	\$5,271.75	\$5,271.75	\$0.00
Street - Assumed To Be owned and maintained by the City as per the DA						
Rough Grade Native Sub grade	487,450	SF	\$0.20	\$97,490.00	\$97,490.00	\$0.00
10" Sub-Base (From Onsite Stockpile)	148,250	SF	\$1.10	\$163,075.00	\$163,075.00	\$0.00
12" Sub-Base (From Onsite Stockpile) (UDOT ROW)	800	CY	\$36.50	\$29,200.00	\$29,200.00	\$0.00
8" Road Base	4,025	CY	\$26.25	\$105,656.25	\$105,656.25	\$0.00
6" Road Base (UDOT ROW)	316	CY	\$26.25	\$8,295.00	\$8,295.00	\$0.00
4.5" Asphalt Paving	148,250	SF	\$1.70	\$252,025.00	\$252,025.00	\$0.00
7" Asphalt Paving (UDOT ROW)	17,020	SF	\$4.80	\$81,696.00	\$81,696.00	\$0.00
Sawcut	880	LF	\$1.50	\$1,320.00	\$1,320.00	\$0.00
Irrigation Crossings (4" SCH 40 PVC) (GPS location)	2,000	LF	\$6.50	\$13,000.00	\$13,000.00	\$0.00
Irrigation Crossings (2" SCH 40 PVC) (GPS location)	2,000	LF	\$5.00	\$10,000.00	\$10,000.00	\$0.00
Street Light Crossings (GPS location)	2,000	LF	\$5.00	\$10,000.00	\$10,000.00	\$0.00
Gas Crossings (GPS location)	2,000	LF	\$6.50	\$13,000.00	\$13,000.00	\$0.00
Power Crossings (GPS location)	2,000	LF	\$6.50	\$13,000.00	\$13,000.00	\$0.00
Bike Lane Striping (MMAx Material)	1	LS	\$101,500.00	\$101,500.00	\$101,500.00	\$0.00
Striping	1	LS	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00
6" Bike Lane W/ 4" Road Base (off street)	6,985	SF	\$6.50	\$45,402.50	\$45,402.50	\$0.00
Paver (Base prep included in bid, but paver not included)	53,560	SF	\$0.60	\$32,136.00	\$32,136.00	\$0.00
Sidewalk - Assumed To Be owned and maintained by the City as per the DA						
Sidewalk Prep W/6" Base	59,255	SF	\$0.90	\$53,329.50	\$53,329.50	\$0.00
Construct 4" Sidewalk (Width Varies	56,285	SF	\$5.50	\$309,567.50	\$309,567.50	\$0.00
6" Driveway Approach	2,430	SF	\$7.50	\$18,225.00	\$18,225.00	\$0.00
Tree Well (Per Each Excavation 36"x36"x36")	1	EA	\$250.00	\$250.00	\$250.00	\$0.00
Tree Grate (Jamison 6' by Urban Accessories)	1	EA	\$2,600.00	\$2,600.00	\$2,600.00	\$0.00
Excavate Planter Areas & Install Owner Supplied Topsoil	4,695	CY	\$5.50	\$25,822.50	\$25,822.50	\$0.00
Trail Prep (3 Over 8 Over 9)	1,250	LF	\$16.00	\$20,000.00	\$20,000.00	\$0.00
10' Asphalt Trail (Not Shown On Plans)	1,250	LF	\$14.50	\$18,125.00	\$18,125.00	\$0.00
ADA Ramps	30	EA	\$2,050.00	\$61,500.00	\$61,500.00	\$0.00
Change Orders						
CO1 - Grading	1	LS	\$85,950.00	\$85,950.00	\$85,950.00	\$0.00
CO2 - Dike Material	1	LS	\$97,372.00	\$97,372.00	\$97,372.00	\$0.00
CO4 - Dry Utility Crossing	1	LS	\$108,452.50	\$108,452.50	\$108,452.50	\$0.00
CO5 - Temp Road Demo and Grading	1	LS	\$79,866.00	\$79,866.00	\$0.00	\$79,866.00
CO6 - Gas Casing Installation	1	LS	\$62,701.00	\$62,701.00	\$62,701.00	\$0.00
CO7 - Block 1 & 3 Grading	1	LS	\$112,133.75	\$112,133.75	\$0.00	\$112,133.75
CO8 - Asphalt Trail and Bus Loop	1	LS	\$695,554.00	\$695,554.00	\$695,554.00	\$0.00
CO9 - Dry Utility Crossing	1	LS	\$17,293.75	\$17,293.75	\$17,293.75	\$0.00
CO10 - Temp Asphalt Collars	1	LS	\$28,275.00	\$28,275.00	\$28,275.00	\$0.00
CO11 - ADA Access Route Trail	1	LS	\$85,684.00	\$85,684.00	\$85,684.00	\$0.00
CO12 - 800 N UDOT Improvements	1	LS	\$150,895.00	\$150,895.00	\$150,895.00	\$0.00
CO13 - 800 N UTA Asphalt Trail	1	LS	\$92,114.50	\$92,114.50	\$92,114.50	\$0.00
CO14 - Sidewalk & Bike Path	1	LS	\$205,317.15	\$205,317.15	\$205,317.15	\$0.00
CO15 - Sidewalk & Bike Path	1	LS	\$96,012.35	\$96,012.35	\$96,012.35	\$0.00
CO16 - Grading in ROW	1	LS	\$684,550.00	\$684,550.00	\$684,550.00	\$0.00
CO16 - Grading - Block 8	1	LS	\$34,000.00	\$34,000.00	\$0.00	\$34,000.00
CO17 - Train Station Grading	1	LS	\$303,055.00	\$303,055.00	\$303,055.00	\$0.00
Contract Deducts	1	LS	-\$1,735,835.08	-\$1,735,835.08	-\$1,733,921.68	-\$1,913.40
CO18 - Fencing Grading	1	LS	\$24,069.75	\$24,069.75	\$12,034.88	\$12,034.88
CO19 - Water Services	1	LS	\$27,672.25	\$27,672.25	\$13,836.13	\$13,836.13
CO20 - T&M (Assumed 50/50 public private - Scope To be Confirmed)	1	LS	\$579,843.78	\$579,843.78	\$289,921.89	\$289,921.89
CO21 - T&M (Assumed 50/50 public private - Scope To be Confirmed)	1	LS	\$76,395.44	\$76,395.44	\$38,197.72	\$38,197.72
CO22 - T&M (Assumed 50/50 public private - Scope To be Confirmed)	1	LS	\$345,331.14	\$345,331.14	\$172,665.57	\$172,665.57
CO23 - T&M (Assumed 50/50 public private - Scope To be Confirmed)	1	LS	\$251,880.04	\$251,880.04	\$125,940.02	\$125,940.02
CO24 - T&M (Assumed 50/50 public private - Scope To be Confirmed)	1	LS	\$118,046.01	\$118,046.01	\$59,023.01	\$59,023.01
CO#25 - Punchlist T&M (Subcontractors October (Legacy Striping for Utah City 1, 2, & 2B)	1	LS	\$191,878.46	\$191,878.46	\$191,878.46	\$0.00
Subtotal Civil Infrastructure: Downtown Vineyard Phase 1 - Landmark Excavating, Inc. Project #2114			\$8,797,018.49	\$7,726,306.36	\$1,070,712.13	
Downtown Vineyard Phase 2 - Landmark Excavating, Inc. Project #2126						
Rough Grade - Split ownership						
Mobilization	1	LS	\$10,000.00	\$10,000.00	\$3,686.41	\$6,313.59
Erosion Control	1	LS	\$14,000.00	\$14,000.00	\$5,160.98	\$8,839.02
Clearing & Grub	679,360	SF	\$0.05	\$33,968.00	\$12,522.01	\$21,445.99
Site Cut/Fill	32,910	CY	\$3.25	\$106,957.50	\$39,428.96	\$67,528.54
Import Fill - ROW	1	TON	\$18.00	\$18.00	\$18.00	\$0.00
Sewer - Assumed To Be owned and maintained by the City as per the DA						
Sewer Tie in to Ex. SSMH	1	EA	\$1,800.00	\$1,800.00	\$1,800.00	\$0.00
8" Sewer Main W/ Bedding (Testing Included)	395	LF	\$45.00	\$17,775.00	\$17,775.00	\$0.00
10" Sewer Main W/ Bedding (Testing Included)	466	LF	\$53.00	\$24,698.00	\$24,698.00	\$0.00
12" Sewer Main W/ Bedding (Testing Included)	185	LF	\$63.00	\$11,655.00	\$11,655.00	\$0.00
Import Trench Backfill (Harsco Material)	2,010	TON	\$13.50	\$27,135.00	\$27,135.00	\$0.00
48" SSMH	3	EA	\$4,100.00	\$12,300.00	\$12,300.00	\$0.00
60" SSMH	4	EA	\$4,700.00	\$18,800.00	\$18,800.00	\$0.00

Sewer Manhole Collars	10	EA	\$600.00	\$6,000.00	\$6,000.00	\$0.00
Remove & Relocate SSMH 2A	1	LS	\$4,800.00	\$4,800.00	\$4,800.00	\$0.00
Connect to Existing Sewer Pipe	1	EA	\$1,400.00	\$1,400.00	\$1,400.00	\$0.00
Stub & Cap 8" Sewer Pipe	2	EA	\$650.00	\$1,300.00	\$1,300.00	\$0.00
Storm - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing	6	EA	\$1,100.00	\$6,600.00	\$6,600.00	\$0.00
15" ADS W/ Bedding (Testing Included)	280	LF	\$64.00	\$17,920.00	\$17,920.00	\$0.00
18" ADS W/ Bedding (Testing Included)	80	LF	\$66.00	\$5,280.00	\$5,280.00	\$0.00
24" RCP W/ Bedding (Testing Included)	576	LF	\$77.00	\$44,352.00	\$44,352.00	\$0.00
30" RCP W/ Bedding (Testing Included)	184	LF	\$110.00	\$20,240.00	\$20,240.00	\$0.00
60" SDMH	2	EA	\$4,500.00	\$9,000.00	\$9,000.00	\$0.00
Curb Inlet W/ Tie-in	6	EA	\$3,500.00	\$21,000.00	\$21,000.00	\$0.00
Import Trench Backfill	915	TON	\$13.50	\$12,352.50	\$12,352.50	\$0.00
Storm Drain Collars	6	EA	\$600.00	\$3,600.00	\$3,600.00	\$0.00
Combo Box	4	EA	\$6,300.00	\$25,200.00	\$25,200.00	\$0.00
Stub & Cap/Plug 18" Storm Pipe	1	EA	\$750.00	\$750.00	\$750.00	\$0.00
6' x 6' Storm Drain Box	1	EA	\$6,600.00	\$6,600.00	\$6,600.00	\$0.00
Water - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing	4	EA	\$1,700.00	\$6,800.00	\$6,800.00	\$0.00
8" C-900 Water line W/ Bedding (Testing Included)	860	LF	\$44.00	\$37,840.00	\$37,840.00	\$0.00
12" C-900 Water line W/ Bedding (Testing Included)	199	LF	\$75.00	\$14,925.00	\$14,925.00	\$0.00
Import Trench Backfill	850	TON	\$13.50	\$11,475.00	\$11,475.00	\$0.00
2" Irrigation Services	2	EA	\$5,525.00	\$11,050.00	\$11,050.00	\$0.00
Fire Hydrant	1	EA	\$6,950.00	\$6,950.00	\$6,950.00	\$0.00
8" Bend	2	EA	\$900.00	\$1,800.00	\$1,800.00	\$0.00
8" Tee	2	EA	\$1,400.00	\$2,800.00	\$2,800.00	\$0.00
8" Valve	6	EA	\$2,100.00	\$12,600.00	\$12,600.00	\$0.00
Temp. Blowoff	5	EA	\$850.00	\$4,250.00	\$4,250.00	\$0.00
Loop	1	EA	\$5,800.00	\$5,800.00	\$5,800.00	\$0.00
Water Collars	7	EA	\$500.00	\$3,500.00	\$3,500.00	\$0.00
12"x8" Cross	1	EA	\$3,350.00	\$3,350.00	\$3,350.00	\$0.00
12" Butterfly Valve	2	EA	\$3,225.00	\$6,450.00	\$6,450.00	\$0.00
Stub & Cap 12" Water Pipe	1	EA	\$925.00	\$925.00	\$925.00	\$0.00
Stub & Cap 8" Water Pipe	4	EA	\$675.00	\$2,700.00	\$2,700.00	\$0.00
Curb - Assumed To Be owned and maintained by the City as per the DA						
24" Curb & Gutter W/ Prep and 6" Base	6,315	LF	\$22.00	\$138,930.00	\$138,930.00	\$0.00
Street - Assumed To Be owned and maintained by the City as per the DA						
Rough Grade Native Sub-grade	244,520	SF	\$0.15	\$36,678.00	\$36,678.00	\$0.00
10" Thick Sub-base	162,425	SF	\$1.10	\$178,667.50	\$178,667.50	\$0.00
8" Thick Base Course	143,480	SF	\$0.90	\$129,132.00	\$129,132.00	\$0.00
4.5" Paving	143,480	SF	\$1.95	\$279,786.00	\$279,786.00	\$0.00
Sawcut	100	LF	\$3.00	\$300.00	\$300.00	\$0.00
Power Crossings	1	EA	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
Irr. Crossings	1	EA	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00
Striping	1	LS	\$6,500.00	\$6,500.00	\$6,500.00	\$0.00
Sidewalk - Assumed To Be owned and maintained by the City as per the DA						
Sidewalk W/ 6" Prep	50,475	SF	\$6.30	\$317,992.50	\$317,992.50	\$0.00
ADA Ramps	14	EA	\$1,700.00	\$23,800.00	\$23,800.00	\$0.00
Change Orders						
CO#1 - Power, Street Light, & Irrigation Crossings	1	LS	\$35,450.00	\$35,450.00	\$35,450.00	\$0.00
CO#2 - Temporary Collars & SD Outlet Grate	1	LS	\$30,130.00	\$30,130.00	\$30,130.00	\$0.00
CO#3 - Phase 2B Improvements	1	LS	\$1,909,038.50	\$1,909,038.50	\$1,909,038.50	\$0.00
CO#4 - 4" Sidewalk	1	LS	\$32,540.00	\$32,540.00	\$32,540.00	\$0.00
CO#5 - 4" Sidewalk	1	LS	\$37,416.40	\$37,416.40	\$37,416.40	\$0.00
CO#6 - T&M for Day 1	1	LS	\$2,754.15	\$2,754.15	\$0.00	\$2,754.15
CO#7 - T&M for Day 1 June	1	LS	\$2,131.25	\$2,131.25	\$0.00	\$2,131.25
CO#8 - T&M for Day 1 July	1	LS	\$4,578.99	\$4,578.99	\$0.00	\$4,578.99
CO#3.1 - Phase 2B Improvements	1	LS	-\$1,432,924.30	-\$1,432,924.30	-\$1,432,924.30	\$0.00
CO#4-10.1 - Mobilization	1	LS	-\$7,500.00	-\$7,500.00	-\$7,500.00	\$0.00
CO#9 - T&M for Day 1 August	1	LS	\$442.46	\$442.46	\$0.00	\$442.46
Contract Deducts - Includes additional Combo Box & FH	1	LS	-\$328,563.75	-\$328,563.75	-\$328,563.75	\$0.00
Subtotal Civil Infrastructure: Downtown Vineyard Phase 2 - Landmark Excavating, Inc. Project #2126				\$1,998,695.70	\$1,884,661.71	\$114,033.99
Downtown Vineyard Phase 2B - Landmark Excavating, Inc. Project #2221						
Rough Grade - Split ownership						
Mobilization	1	LS	\$7,700.00	\$7,700.00	\$2,838.54	\$4,861.46
Rough Grade	1	LS	\$18,300.00	\$18,300.00	\$6,746.14	\$11,553.86
Clearing & Grub	0	SF	\$0.05	\$0.00	\$0.00	\$0.00
Site Cut/Fill	0	CY	\$3.50	\$0.00	\$0.00	\$0.00
Import Fill - ROW	23,500	TON	\$17.50	\$411,250.00	\$151,603.75	\$259,646.25
Lot Cut/Fill (Native Materials/Trench Spoils)	1	CY	\$3.50	\$3.50	\$1.29	\$2.21
Sewer - Assumed To Be owned and maintained by the City as per the DA						
Sewer Tie in to Ex. SSMH	2	EA	\$1,800.00	\$3,600.00	\$3,600.00	\$0.00
8" Sewer Main line W/Bedding (Testing Incl)	635	LF	\$52.00	\$33,020.00	\$33,020.00	\$0.00
10" Sewer Main W/ Bedding (Testing Incl)	1,100	LF	\$58.00	\$63,800.00	\$63,800.00	\$0.00
12" Sewer Main W/ Bedding (Testing Incl)	560	LF	\$69.50	\$38,920.00	\$38,920.00	\$0.00
Import Trench backfill (Harsco Material)	6,450	TON	\$13.50	\$87,075.00	\$87,075.00	\$0.00
60" SSMH	21	EA	\$5,225.00	\$109,725.00	\$109,725.00	\$0.00
6" PVC Sanitary Sewer Lateral	5	EA	\$2,100.00	\$10,500.00	\$0.00	\$10,500.00
4" PVC Sanitary Sewer Lateral	13	EA	\$1,800.00	\$23,400.00	\$0.00	\$23,400.00
Grease Trap Vault W/ 48" Sampling MH & 6" PVC Pipe (1500G)	1	EA	\$18,150.00	\$18,150.00	\$0.00	\$18,150.00
Sewer Manhole collars	22	EA	\$650.00	\$14,300.00	\$14,300.00	\$0.00
Remove Existing SSMH	1	EA	\$850.00	\$850.00	\$850.00	\$0.00
Remove Existing Sewer Pipe	48	LF	\$18.00	\$864.00	\$864.00	\$0.00

Storm - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing	3	EA	\$1,100.00	\$3,300.00	\$3,300.00	\$0.00
8" PVC Storm Drain Pipe	28	LF	\$57.00	\$1,596.00	\$1,596.00	\$0.00
12" RCP Storm Drain W/ Bedding (Testing Included)	88	LF	\$65.00	\$5,720.00	\$5,720.00	\$0.00
15" RCP Storm Drain W/ Bedding (Testing Included)	576	LF	\$72.50	\$41,760.00	\$41,760.00	\$0.00
18" RCP Storm Drain W/ Bedding (Testing Included)	984	LF	\$85.00	\$83,640.00	\$83,640.00	\$0.00
24" RCP Storm Drain W/ Bedding (Testing Included)	768	LF	\$91.50	\$70,272.00	\$70,272.00	\$0.00
60" SDMH	8	EA	\$4,950.00	\$39,600.00	\$39,600.00	\$0.00
Curb Inlet W/ Tie in	11	EA	\$4,100.00	\$45,100.00	\$45,100.00	\$0.00
3'x 3' Storm Drain Box	2	EA	\$3,620.00	\$7,240.00	\$7,240.00	\$0.00
Import Trench backfill (Harsco Material)	1,970	TON	\$13.50	\$26,595.00	\$26,595.00	\$0.00
Storm Drain Collars	8	EA	\$650.00	\$5,200.00	\$5,200.00	\$0.00
Stub & Cap 12" RCP Storm Pipe	2	EA	\$750.00	\$1,500.00	\$1,500.00	\$0.00
Stub & Cap 8" PVC Storm Pipe	1	EA	\$700.00	\$700.00	\$700.00	\$0.00
Combo Box	6	EA	\$6,825.00	\$40,950.00	\$40,950.00	\$0.00
Water - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing	4	EA	\$1,850.00	\$7,400.00	\$7,400.00	\$0.00
8" C-900 Water Line W/ Bedding (Testing Included)	1,180	LF	\$50.50	\$59,590.00	\$59,590.00	\$0.00
10" C-900 Water Line W/ Bedding (Testing Included)	50	LF	\$77.25	\$3,862.50	\$3,862.50	\$0.00
12" C-900 Water Line W/ Bedding (Testing Included)	1,620	LF	\$85.00	\$137,700.00	\$137,700.00	\$0.00
Import Trench backfill (Harsco Material)	2,720	TON	\$13.50	\$36,720.00	\$36,720.00	\$0.00
Fire Hydrant Assembly	6	EA	\$8,500.00	\$51,000.00	\$51,000.00	\$0.00
10" Gate Valve	1	EA	\$3,950.00	\$3,950.00	\$3,950.00	\$0.00
8" Gate Valve	7	EA	\$2,600.00	\$18,200.00	\$18,200.00	\$0.00
6" Gate Valve	3	EA	\$1,900.00	\$5,700.00	\$5,700.00	\$0.00
Temp. Blowoff	3	EA	\$1,150.00	\$3,450.00	\$3,450.00	\$0.00
Loop (8")	1	EA	\$6,100.00	\$6,100.00	\$6,100.00	\$0.00
Fire Line Tee & Pipe Stubbed to ROW	3	EA	\$3,400.00	\$10,200.00	\$10,200.00	\$0.00
Stub & Cap 8" Water Pipe	6	EA	\$675.00	\$4,050.00	\$4,050.00	\$0.00
Stub & Cap 10" Water Pipe	1	EA	\$850.00	\$850.00	\$850.00	\$0.00
2" Water Service Lateral	3	EA	\$5,700.00	\$17,100.00	\$0.00	\$17,100.00
1 1/2" Water Service Lateral	1	EA	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00
Water Collars	17	EA	\$550.00	\$9,350.00	\$9,350.00	\$0.00
12"x 10" Tee	1	EA	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00
12"x 8" Tee	3	EA	\$3,350.00	\$10,050.00	\$10,050.00	\$0.00
12" Butterfly Valve	2	EA	\$3,275.00	\$6,550.00	\$6,550.00	\$0.00
12" Bend	5	EA	\$1,450.00	\$7,250.00	\$7,250.00	\$0.00
10" Bend	0	EA	\$1,300.00	\$0.00	\$0.00	\$0.00
8" Bend	1	EA	\$1,300.00	\$1,300.00	\$1,300.00	\$0.00
8" Cross	0	EA	\$2,100.00	\$0.00	\$0.00	\$0.00
8" Tee	4	EA	\$1,500.00	\$6,000.00	\$6,000.00	\$0.00
Curb - Assumed To Be owned and maintained by the City as per the DA						
24" Curb & Gutter W/ Prep and 6" Base	4,895	LF	\$25.00	\$122,375.00	\$122,375.00	\$0.00
18"x8" Barrier Curb W/ Prep and 6" Base	310	LF	\$37.00	\$11,470.00	\$11,470.00	\$0.00
Street - Assumed To Be owned and maintained by the City as per the DA						
Rough Grade Native Sub grade	168,550	SF	\$0.15	\$25,282.50	\$25,282.50	\$0.00
10" Thick Sub-Base (Harsco Material)	92,110	SF	\$1.25	\$115,137.50	\$115,137.50	\$0.00
8" Thick Base Course	76,630	SF	\$1.10	\$84,293.00	\$84,293.00	\$0.00
4.5" Paving	70,900	SF	\$2.60	\$184,340.00	\$184,340.00	\$0.00
Concrete Elevated Roadway 6" Concrete W/ Rebar	1,700	SF	\$12.00	\$20,400.00	\$20,400.00	\$0.00
Prep 4" Paver Section (Pavers By Others)	5,650	SF	\$2.00	\$11,300.00	\$11,300.00	\$0.00
Concrete Crosswalk Section	2,160	SF	\$12.00	\$25,920.00	\$25,920.00	\$0.00
Remove & Replace Asphalt	400	SF	\$9.50	\$3,800.00	\$3,800.00	\$0.00
Gas Crossings	1	EA	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00
Power Crossings	1	EA	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
Irrigation Crossings	1	EA	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00
Striping (Budget Estimate Pending Striping Plan)	1	LS	\$12,000.00	\$12,000.00	\$12,000.00	\$0.00
Sidewalk - Assumed To Be owned and maintained by the City as per the DA						
Sidewalk Prep (6" Road Base)	39,285	SF	\$1.40	\$54,999.00	\$54,999.00	\$0.00
4" Concrete Sidewalk	39,285	SF	\$5.50	\$216,067.50	\$216,067.50	\$0.00
Concrete Bike Path Prep (6" Road Base)	15,500	SF	\$1.40	\$21,700.00	\$21,700.00	\$0.00
4" Concrete Bike Path	15,500	SF	\$5.75	\$89,125.00	\$89,125.00	\$0.00
Concrete Driveway Approach Prep W/ 6" Road Base	2,110	SF	\$1.40	\$2,954.00	\$2,954.00	\$0.00
6" Concrete Driveway Approach	2,110	SF	\$8.00	\$16,880.00	\$16,880.00	\$0.00
ADA Ramps	12	EA	\$2,050.00	\$24,600.00	\$24,600.00	\$0.00
Change Orders						
CO#1 - Compaction Tests for December 2022	1	LS	\$3,699.60	\$3,699.60	\$3,699.60	\$0.00
CO#2 - Concrete Coring for Modifying Sewer Manholes After Plan Change	1	LS	\$9,600.00	\$9,600.00	\$9,600.00	\$0.00
CO#3 - Compaction Tests for January 2023	1	LS	\$2,493.60	\$2,493.60	\$2,493.60	\$0.00
CO#4 - Compaction Tests for February 2023	1	LS	\$3,339.60	\$3,339.60	\$3,339.60	\$0.00
CO#5 - Compaction Tests for March 2023	1	LS	\$1,431.60	\$1,431.60	\$1,431.60	\$0.00
CO#6 - Crossings for Gas, Power, Street Lights, Irrigation, and Extras	1	LS	\$115,795.50	\$115,795.50	\$115,795.50	\$0.00
CO#7 - Miscellaneous Pipe Adjustments & Sleeving	1	LS	\$32,128.00	\$32,128.00	\$32,128.00	\$0.00
CO#8 - Lot Cut/Fill (Native Materials/Trench Spoils) - Grade for Utility Mainline	1	LS	\$5,250.00	\$5,250.00	\$1,935.37	\$3,314.63
CO#6 Revised - CO6 Revised 4/19/23	1	LS	-\$38,810.00	-\$38,810.00	-\$38,810.00	\$0.00
CO#9 - Reliance and Concord Utility Adjustments	1	LS	\$86,482.50	\$86,482.50	\$86,482.50	\$0.00
CO#10 - Construction Water Usage up to June 2023	1	LS	\$15,424.00	\$15,424.00	\$15,424.00	\$0.00
CO#11 - Chlorination and Compaction Testing April through July 2023	1	LS	\$13,303.20	\$13,303.20	\$13,303.20	\$0.00
CO#12 - Chlorination	1	LS	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00
CO#13-10 - 4" Sidewalk	1	LS	\$58,300.00	\$58,300.00	\$58,300.00	\$0.00
Contract Deducts	1	LS	-\$576,505.70	-\$576,505.70	-\$576,505.70	\$0.00
CO#14 - Blocks 5 & 6 ROW Work	1	LS	\$346,144.15	\$346,144.15	\$346,144.15	\$0.00
CO#15 - T&M for Day 1	1	LS	\$173,869.48	\$173,869.48	\$0.00	\$173,869.48
CO#16 - T&M for Day 1 (June?)	1	LS	\$112,259.87	\$112,259.87	\$0.00	\$112,259.87

CO#17 - T&M for Day 1 July	1	LS	\$248,309.30	\$248,309.30	\$0.00	\$248,309.30
CO#18 - T&M for Day 1 August	1	LS	\$49,692.02	\$49,692.02	\$0.00	\$49,692.02
				\$0.00		\$0.00
Subtotal Civil Infrastructure: Downtown Vineyard Phase 2B - Landmark Excavating, Inc. Project #2221			\$3,345,253.22	\$2,407,594.13		\$937,659.09
Downtown Vineyard Phase 2C - Landmark Excavating, Inc. Project #2405						
Rough Grade - Split ownership						
Mobilization	1	LS	\$5,000.00	\$5,000.00	\$1,843.21	\$3,156.79
Clearing & Grub	175,695	SF	\$0.05	\$8,784.75	\$3,238.42	\$5,546.33
Traffic Control	1	LS	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00
Site Cut/Fill (ROW Only)	26,200	CY	\$4.25	\$111,350.00	\$111,350.00	\$0.00
Erosion Control	1	LS	\$18,000.00	\$18,000.00	\$6,635.54	\$11,364.46
Haul Surplus Materials to Adjacent Lots	8,640	CY	\$7.15	\$61,776.00	\$22,773.19	\$39,002.81
Sewer - Assumed To Be owned and maintained by the City as per the DA						
Sewer Tie in to Ex. SSMH	2	LS	\$1,800.00	\$3,600.00	\$3,600.00	\$0.00
12" Sewer Main line W/Bedding (Testing Included)	320	LF	\$71.75	\$22,960.00	\$22,960.00	\$0.00
10" Sewer Main line W/ Bedding (Testing included)	255	LF	\$61.00	\$15,555.00	\$15,555.00	\$0.00
8" Sewer Main line W/ Bedding (Testing included)	1,635	LF	\$53.00	\$86,655.00	\$86,655.00	\$0.00
Import Trench backfill	5,170	TON	\$17.50	\$90,475.00	\$90,475.00	\$0.00
60" SSMH	16	EA	\$5,650.00	\$90,400.00	\$90,400.00	\$0.00
6" Sewer Laterals	11	EA	\$2,150.00	\$23,650.00	\$0.00	\$23,650.00
4" Sewer Laterals	2	EA	\$1,850.00	\$3,700.00	\$0.00	\$3,700.00
Sewer Manhole Collars	16	EA	\$700.00	\$11,200.00	\$11,200.00	\$0.00
Remove Existing 15" Sewer Pipe	40	LF	\$15.00	\$600.00	\$600.00	\$0.00
Storm - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing SDMH/CB	3	EA	\$2,300.00	\$6,900.00	\$6,900.00	\$0.00
Connect to Existing Storm Pipe	1	EA	\$2,150.00	\$2,150.00	\$2,150.00	\$0.00
18" RCP Storm Drain W/Bedding (Testing Included)	808	LF	\$85.00	\$68,680.00	\$68,680.00	\$0.00
15" RCP Storm Drain W/Bedding (Testing Included)	1,432	LF	\$75.00	\$107,400.00	\$107,400.00	\$0.00
15" HDPE Storm Drain W/Bedding (Testing Included)	80	LF	\$75.00	\$6,000.00	\$6,000.00	\$0.00
8" HDPE Storm Drain Pipe W/Bedding (Testing Included)	40	LF	\$60.00	\$2,400.00	\$2,400.00	\$0.00
4' Cleanout Box	2	EA	\$4,500.00	\$9,000.00	\$9,000.00	\$0.00
Curb Inlet W/Tie in	12	EA	\$4,200.00	\$50,400.00	\$50,400.00	\$0.00
Import Trench Backfill	1,605	TN	\$17.50	\$28,087.50	\$28,087.50	\$0.00
Storm Drain Collars	16	EA	\$700.00	\$11,200.00	\$11,200.00	\$0.00
Combo Box	14	EA	\$6,300.00	\$88,200.00	\$88,200.00	\$0.00
Stub & Cap 8" HDPE Storm Pipe	2	EA	\$700.00	\$1,400.00	\$1,400.00	\$0.00
Stub & Cap 15" HDPE Storm Pipe	3	EA	\$785.00	\$2,355.00	\$2,355.00	\$0.00
Water - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing	1	EA	\$2,700.00	\$2,700.00	\$2,700.00	\$0.00
12" C-900 Water Line	800	LF	\$83.00	\$66,400.00	\$66,400.00	\$0.00
8" C-900 Water Line	1,740	LF	\$52.00	\$90,480.00	\$90,480.00	\$0.00
Import Trench Backfill	1,395	TON	\$17.50	\$24,412.50	\$24,412.50	\$0.00
Fire Line Tee & Valve Assembly	2	EA	\$4,850.00	\$9,700.00	\$9,700.00	\$0.00
Culinary Water Service Tee & Valve Assembly	2	EA	\$3,650.00	\$7,300.00	\$7,300.00	\$0.00
8" C-900 Fire Line Pipe	80	LF	\$67.00	\$5,360.00	\$5,360.00	\$0.00
4" C-900 Culinary Service Pipe	80	LF	\$38.00	\$3,040.00	\$3,040.00	\$0.00
Fire Hydrant	10	EA	\$9,750.00	\$97,500.00	\$97,500.00	\$0.00
8" Bend	3	EA	\$1,100.00	\$3,300.00	\$3,300.00	\$0.00
8" Tee	1	EA	\$1,600.00	\$1,600.00	\$1,600.00	\$0.00
8" Valve	9	EA	\$2,850.00	\$25,650.00	\$25,650.00	\$0.00
12"x8" Cross	1	EA	\$3,600.00	\$3,600.00	\$3,600.00	\$0.00
12" Valve	3	EA	\$5,000.00	\$15,000.00	\$15,000.00	\$0.00
1" Irrigation Meter Service	2	EA	\$2,200.00	\$4,400.00	\$0.00	\$4,400.00
3" Meter Service	2	EA	\$55,850.00	\$111,700.00	\$0.00	\$111,700.00
Temp. Blowoff	4	EA	\$1,200.00	\$4,800.00	\$4,800.00	\$0.00
4" Washout Valve	4	EA	\$3,000.00	\$12,000.00	\$12,000.00	\$0.00
8" Loop	1	EA	\$6,700.00	\$6,700.00	\$6,700.00	\$0.00
12" Loop	1	EA	\$9,800.00	\$9,800.00	\$9,800.00	\$0.00
Water Collars	19	EA	\$650.00	\$12,350.00	\$12,350.00	\$0.00
Stub & Cap 8" FL Pipe	2	EA	\$800.00	\$1,600.00	\$1,600.00	\$0.00
Stub & Cap 3" CW Service Pipe	2	EA	\$350.00	\$700.00	\$0.00	\$700.00
Curb - Assumed To Be owned and maintained by the City as per the DA						
24" Typical Curb & Gutter W/ Prep and 6" Base	4,380	LF	\$27.00	\$118,260.00	\$118,260.00	\$0.00
10"x16" Barrier Curb (Concrete & Paver Areas)	480	LF	\$30.00	\$14,400.00	\$14,400.00	\$0.00
Curb Tie Ins (For Combo Boxes)	14	EA	\$425.00	\$5,950.00	\$5,950.00	\$0.00
Gas Crossings (Trenching, Bedding, & Backfill Only)	2	EA	\$1,500.00	\$3,000.00	\$3,000.00	\$0.00
Power Crossings (Trenching, Bedding, & Backfill Only)	10	EA	\$1,500.00	\$15,000.00	\$15,000.00	\$0.00
Irr. Crossings (Trenching, Bedding, & Backfill Only)	4	EA	\$1,500.00	\$6,000.00	\$6,000.00	\$0.00
Street - Assumed To Be owned and maintained by the City as per the DA						
Rough Grade Native Subgrade	108,806	SF	\$0.15	\$16,320.90	\$16,320.90	\$0.00
10" Thick Sub-Base (Harsco Material)	78,490	SF	\$1.35	\$105,961.50	\$105,961.50	\$0.00
8" Thick Base Course	65,400	SF	\$1.25	\$81,750.00	\$81,750.00	\$0.00
4.5" Paving (2 Lifts)	65,400	SF	\$3.00	\$196,200.00	\$196,200.00	\$0.00
Concrete Pavement (Vehicular - Stamped/Colored)	8,235	SF	\$14.50	\$119,407.50	\$119,407.50	\$0.00
Ribbed Tactile Pavers (Prep Only)	300	SF	\$5.00	\$1,500.00	\$1,500.00	\$0.00
Concrete Pavers Type 1 (Vehicular - Prep Only)	1,020	SF	\$5.00	\$5,100.00	\$5,100.00	\$0.00
Sidewalk - Assumed To Be owned and maintained by the City as per the DA						
Sidewalk Prep W/ 6" Base	11,300	SF	\$1.45	\$16,385.00	\$16,385.00	\$0.00
Construct 4" Sidewalk (8' Wide)	11,300	SF	\$5.50	\$62,150.00	\$62,150.00	\$0.00
Construct 4" Bike Lane (7.5' Wide)	6,700	SF	\$7.25	\$48,575.00	\$48,575.00	\$0.00
Construct 6" Concrete Driveway Approach	5,110	SF	\$9.50	\$48,545.00	\$48,545.00	\$0.00
6"x12" Flush Separation Curbing	60	LF	\$26.00	\$1,560.00	\$1,560.00	\$0.00
Landscape Planter Curbing	3,350	LF	\$27.00	\$90,450.00	\$90,450.00	\$0.00

Pedestrian Pavers (Prep Only)	9,890	SF	\$2.75	\$27,197.50	\$27,197.50	\$0.00
Natural Stone Pavers - Vehicular (Prep Only W/ Concrete Base)	180	SF	\$12.00	\$2,160.00	\$2,160.00	\$0.00
Curb Cut, Hood & Drainage Grates	30	EA	\$1,200.00	\$36,000.00	\$36,000.00	\$0.00
6" Rip Rap (For Drainage Grate Outlet)	46	TON	\$75.00	\$3,450.00	\$3,450.00	\$0.00
ADA Ramps	2	EA	\$2,100.00	\$4,200.00	\$4,200.00	\$0.00
Change Orders						
CO#1 - Power & Irrigation Crossings	1	LS	\$56,450.00	\$56,450.00	\$56,450.00	\$0.00
CO#2 - Additional Water Work	1	LS	\$74,750.00	\$74,750.00	\$11,380.00	\$63,370.00
CO#3 - Crossings	1	LS	-\$24,000.00	-\$24,000.00	-\$24,000.00	\$0.00
CO#4 - Gas Trench Backfill excluding E-Fill	1	LS	\$24,307.50	\$24,307.50	\$0.00	\$24,307.50
CO#5 - Additional Utility and Concrete Work	1	LS	\$62,393.00	\$62,393.00	\$55,293.00	\$7,100.00
CO#6 - Fill Material	1	LS	\$132,080.00	\$132,080.00	\$48,690.15	\$83,389.85
CO#7 - Additional Road Work	1	LS	\$13,165.00	\$13,165.00	\$13,165.00	\$0.00
CO#8 - Additional Essex Blvd Road Work	1	LS	\$108,832.50	\$108,832.50	\$108,832.50	\$0.00
CO#8 - Additional Block 8 & 14 Work	1	LS	\$50,820.00	\$50,820.00	\$50,820.00	\$0.00
CO#9 - Additional Water Work	1	LS	\$16,532.50	\$16,532.50	\$16,532.50	\$0.00
CO#10 - Garbage Haul Off for March 2025	1	LS	\$38,815.00	\$38,815.00	\$0.00	\$38,815.00
CO#11 - HCI Ceremony Preparations	1	LS	\$31,648.00	\$31,648.00	\$0.00	\$31,648.00
Contract Deducts	1	LS	-\$351,160.50	-\$351,160.50	-\$351,160.50	\$0.00
CO#13 - Water Loop	1	LS	\$27,200.00	\$27,200.00	\$27,200.00	\$0.00
Additional Aug. Reconcile from PA#17 Cover (not shown in line items)	1	LS	\$16,500.00	\$16,500.00	\$16,500.00	\$0.00
Subtotal Civil Infrastructure: Downtown Vineyard Phase 2C - Landmark Excavating, Inc. Project #2405				\$2,769,326.15	\$2,317,475.41	\$451,850.74
Downtown Vineyard Phase 2C.1 Block 8 - Landmark Excavating, Inc. Project #2408						
Rough Grade - Split ownership						
Mobilization	1	LS	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00
Clearing & Grub	91,270	SF	\$0.06	\$5,476.20	\$0.00	\$5,476.20
Site Cut/Fill (ROW Only)	100	CY	\$4.35	\$435.00	\$0.00	\$435.00
Erosion Control	1	LS	\$12,017.50	\$12,017.50	\$0.00	\$12,017.50
Import Dike Material	2,890	CY	\$5.65	\$16,328.50	\$0.00	\$16,328.50
Sewer - Private						
Sewer Connect to Existing 6" Lateral Pipe	5	EA	\$1,500.00	\$7,500.00	\$0.00	\$7,500.00
6" Sewer Lateral Pipe	140	LF	\$100.00	\$14,000.00	\$0.00	\$14,000.00
6" Sewer Lateral Cleanout	7	EA	\$750.00	\$5,250.00	\$0.00	\$5,250.00
Grease Interceptor Manhole	1	EA	\$5,650.00	\$5,650.00	\$0.00	\$5,650.00
1,500 Gallon Grease Interceptor Vault	1	EA	\$13,250.00	\$13,250.00	\$0.00	\$13,250.00
Import Trench Backfill	395	TN	\$17.50	\$6,912.50	\$0.00	\$6,912.50
Stub & Cap Lateral @ Building	6	EA	\$600.00	\$3,600.00	\$0.00	\$3,600.00
Excavate & Connect Sewer Lateral to Building Stub	6	EA	\$1,200.00	\$7,200.00	\$0.00	\$7,200.00
Storm - Private						
Connect to Existing Storm Pipe	1	EA	\$1,800.00	\$1,800.00	\$0.00	\$1,800.00
15" HDPE Storm Drain W/ Bedding (Testing Incl)	400	LF	\$70.00	\$28,000.00	\$0.00	\$28,000.00
12" HDPE Storm Drain W/ Bedding (Testing Incl)	400	LF	\$65.00	\$26,000.00	\$0.00	\$26,000.00
8" HDPE Storm Drain W/ Bedding (Testing Incl)	520	LF	\$48.00	\$24,960.00	\$0.00	\$24,960.00
6" HDPE Storm Drain W/ Bedding (Testing Incl)	540	LF	\$30.00	\$16,200.00	\$0.00	\$16,200.00
8" Cleanout	7	EA	\$850.00	\$5,950.00	\$0.00	\$5,950.00
6" Cleanout	10	EA	\$750.00	\$7,500.00	\$0.00	\$7,500.00
PVC/ADS Fittings	1	LS	\$4,300.00	\$4,300.00	\$0.00	\$4,300.00
Import Trench Backfill	2,140	TN	\$17.50	\$37,450.00	\$0.00	\$37,450.00
Storm Drain Box/Catch Basin	9	EA	\$3,500.00	\$31,500.00	\$0.00	\$31,500.00
Curb Inlet Box	1	EA	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
Nyoplast In-Line Yard Drain W/12" Grate	19	EA	\$1,150.00	\$21,850.00	\$0.00	\$21,850.00
4" Trench Drain	20	LF	\$450.00	\$9,000.00	\$0.00	\$9,000.00
Roof Drain Riser Pipe Stubbed up @ Building	12	EA	\$200.00	\$2,400.00	\$0.00	\$2,400.00
Roof Drain Connections	12	EA	\$275.00	\$3,300.00	\$0.00	\$3,300.00
Water - Private						
Connect to Existing 8" Fire Line	1	EA	\$1,700.00	\$1,700.00	\$0.00	\$1,700.00
8" C-900 Fire Line Pipe	36	LF	\$80.00	\$2,880.00	\$0.00	\$2,880.00
Import Trench Backfill	100	TN	\$17.50	\$1,750.00	\$0.00	\$1,750.00
Fire Line Riser Assembly	1	EA	\$5,900.00	\$5,900.00	\$0.00	\$5,900.00
Connect to Existing 3" CW Service Pipe	1	EA	\$350.00	\$350.00	\$0.00	\$350.00
3" Poly Service Pipe	30	LF	\$35.00	\$1,050.00	\$0.00	\$1,050.00
Stub CW Service Into Building	1	EA	\$500.00	\$500.00	\$0.00	\$500.00
Block 8 Building Work - Private						
Building - Remove Undocumented Fill from Building Envelope, Reinstall & Compact Native/Dike Material	16,830	CY	\$20.00	\$336,600.00	\$0.00	\$336,600.00
Parking Lot - May be dedicated to the PID						
Mobilization	1	LS	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
Clearing & Grub	136,720	SF	\$0.06	\$8,203.20	\$0.00	\$8,203.20
Fine Grade	128,020	SF	\$0.15	\$19,203.00	\$0.00	\$19,203.00
Site Cut/Fill	300	CY	\$4.35	\$1,305.00	\$0.00	\$1,305.00
Erosion Control	1	LS	\$11,250.00	\$11,250.00	\$0.00	\$11,250.00
Import Dike Material	5,825	CY	\$5.65	\$32,911.25	\$0.00	\$32,911.25
Curb - May be dedicated to the PID						
6" X 16" Barrier Curb W/Prep & 8" Base	1,210	LF	\$35.00	\$42,350.00	\$0.00	\$42,350.00
Street - May be dedicated to the PID						
Rough Grade Native Sub grade	146,140	SF	\$0.15	\$21,921.00	\$0.00	\$21,921.00
8" Thick Base Course	128,020	SF	\$1.25	\$160,025.00	\$0.00	\$160,025.00
3" HMA Paving	128,020	SF	\$2.05	\$262,441.00	\$0.00	\$262,441.00
Wheel Stops	8	EA	\$160.00	\$1,280.00	\$0.00	\$1,280.00
Striping & Signage	1	LS	\$5,500.00	\$5,500.00	\$0.00	\$5,500.00
Change Orders						
CO 3 - Contract Deductions	1	LS	-\$420,133.50	-\$420,133.50	\$0.00	-\$420,133.50
CO 4 - Fire Line and Hydrant	1	LS	\$39,825.00	\$39,825.00	\$0.00	\$39,825.00
Subtotal Civil Infrastructure: Downtown Vineyard Phase 2C.1 Block 8 - Landmark Excavating, Inc. Project #2408				\$864,640.65	\$0.00	\$864,640.65

Downtown Vineyard Phase 2D - Landmark Excavating, Inc. Project #2501						
Rough Grade - Split ownership						
Mobilization	1	LS	\$10,000.00	\$10,000.00	\$3,686.41	\$6,313.59
Clearing & Grub	20,225	SF	\$0.05	\$1,011.25	\$372.79	\$638.46
Traffic Control	1	LS	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00
Site Cut/Fill (ROW Only)	1,250	CY	\$4.25	\$5,312.50	\$5,312.50	\$0.00
Erosion Control	1	LS	\$6,100.00	\$6,100.00	\$2,248.71	\$3,851.29
Haul Surplus Material to Adjacent Lots	1,500	CY	\$7.15	\$10,725.00	\$0.00	\$10,725.00
Sewer - Assumed To Be owned and maintained by the City as per the DA						
Sewer Connect to Ex. - (60" Cast in Place Manhole)	1	EA	\$14,850.00	\$14,850.00	\$14,850.00	\$0.00
Sewer Bypass Budget	1	LS	\$12,000.00	\$12,000.00	\$12,000.00	\$0.00
8" Sewer Main line W/ Bedding (Testing Included)	250	LF	\$53.00	\$13,250.00	\$13,250.00	\$0.00
Import Trench Backfill	800	TON	\$18.50	\$14,800.00	\$14,800.00	\$0.00
48" SSMH	2	EA	\$5,960.00	\$11,920.00	\$11,920.00	\$0.00
6" Sewer Lateral	1	EA	\$2,150.00	\$2,150.00	\$0.00	\$2,150.00
8" Sewer Lateral	1	EA	\$2,400.00	\$2,400.00	\$0.00	\$2,400.00
Sewer Manhole Collars	3	EA	\$750.00	\$2,250.00	\$2,250.00	\$0.00
Storm - Assumed To Be owned and maintained by the City as per the DA						
Connect to Ex. (Storm Box SDCO-2D-1 to Exist 48" Storm Pipe)	1	EA	\$15,700.00	\$15,700.00	\$15,700.00	\$0.00
18" RCP Storm Drain W/Bedding (Testing Included)	208	LF	\$85.00	\$17,680.00	\$17,680.00	\$0.00
15" RCP Storm Drain W/Bedding (Testing Included)	72	LF	\$75.00	\$5,400.00	\$5,400.00	\$0.00
Curb Inlet W/ Tie-In	2	EA	\$4,200.00	\$8,400.00	\$8,400.00	\$0.00
Import Trench Backfill	300	TON	\$18.50	\$5,550.00	\$5,550.00	\$0.00
Storm Drain Collars	3	EA	\$750.00	\$2,250.00	\$2,250.00	\$0.00
Combo Box	2	EA	\$6,300.00	\$12,600.00	\$12,600.00	\$0.00
Water - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing 8" CW Pipe	1	EA	\$2,700.00	\$2,700.00	\$2,700.00	\$0.00
Connect to Existing 8" CW Pipe (Cut In Tee)	1	EA	\$3,560.00	\$3,560.00	\$3,560.00	\$0.00
Connect to Existing 12" CW Pipe (Cut In Tee)	1	EA	\$4,400.00	\$4,400.00	\$4,400.00	\$0.00
12" C-900 Water Line	20	LF	\$83.00	\$1,660.00	\$1,660.00	\$0.00
8" C-900 Water Line	300	LF	\$52.00	\$15,600.00	\$15,600.00	\$0.00
Import Trench Backfill	250	TON	\$18.50	\$4,625.00	\$4,625.00	\$0.00
6" On 12" Hot Tap Assembly	1	EA	\$5,900.00	\$5,900.00	\$5,900.00	\$0.00
Fire Hydrant Assembly	2	EA	\$9,750.00	\$19,500.00	\$19,500.00	\$0.00
8" Bend	1	EA	\$1,100.00	\$1,100.00	\$1,100.00	\$0.00
8" Tee	1	EA	\$1,600.00	\$1,600.00	\$1,600.00	\$0.00
8" Valve	1	EA	\$2,850.00	\$2,850.00	\$2,850.00	\$0.00
12"x8" Tee	1	EA	\$3,400.00	\$3,400.00	\$3,400.00	\$0.00
12" BF Valve	1	EA	\$5,225.00	\$5,225.00	\$5,225.00	\$0.00
12" Adapter FLG x MJ	1	EA	\$1,150.00	\$1,150.00	\$1,150.00	\$0.00
Remove Tee, Cut In 12" BF Valve	1	EA	\$7,850.00	\$7,850.00	\$7,850.00	\$0.00
Temp. Blowoff	2	EA	\$1,200.00	\$2,400.00	\$2,400.00	\$0.00
Water Collars	5	EA	\$650.00	\$3,250.00	\$3,250.00	\$0.00
Curb - Assumed To Be owned and maintained by the City as per the DA						
24" Typical Curb & Gutter W/ Prep and 6" Base	535	LF	\$29.50	\$15,782.50	\$15,782.50	\$0.00
Remove & Replace 24" Curb & Gutter	120	LF	\$47.00	\$5,640.00	\$5,640.00	\$0.00
Gas Crossings (Trenching, Bedding, & Backfill Only)	0	EA	\$1,500.00	\$0.00	\$0.00	\$0.00
Power Crossings (Trenching, Bedding, & Backfill Only)	0	EA	\$3,000.00	\$0.00	\$0.00	\$0.00
Irr. Crossings (Trenching, Bedding, & Backfill Only)	0	EA	\$2,000.00	\$0.00	\$0.00	\$0.00
Street - Assumed To Be owned and maintained by the City as per the DA						
Rough Grade Native Subgrade	18,725	SF	\$0.15	\$2,808.75	\$2,808.75	\$0.00
10" Thick Sub-Base (Harsco Material)	11,065	SF	\$1.55	\$17,150.75	\$17,150.75	\$0.00
8" Thick Base Course	9,415	SF	\$1.45	\$13,651.75	\$13,651.75	\$0.00
4.5" Paving (2 Lifts)	9,415	SF	\$3.25	\$30,598.75	\$30,598.75	\$0.00
Saw Cutting	300	LF	\$5.00	\$1,500.00	\$1,500.00	\$0.00
Remove & Replace Asphalt	350	SF	\$8.00	\$2,800.00	\$2,800.00	\$0.00
Remove Asphalt	1,890	SF	\$1.70	\$3,213.00	\$3,213.00	\$0.00
Sidewalk - Assumed To Be owned and maintained by the City as per the DA						
Sidewalk Prep W/ 6" Base	3,680	SF	\$1.50	\$5,520.00	\$5,520.00	\$0.00
Construct 4" Sidewalk (7' Wide)	3,680	SF	\$5.75	\$21,160.00	\$21,160.00	\$0.00
ADA Ramps	2	EA	\$2,650.00	\$5,300.00	\$5,300.00	\$0.00
Subtotal Civil Infrastructure: Downtown Vineyard Phase 2D - Landmark Excavating, Inc. Project #2501				\$389,744.25	\$363,665.91	\$26,078.34
Downtown Vineyard Phase 3 - Landmark Excavating, Inc. Project #2432						
Rough Grade - Split ownership						
Mobilization	1	LS	\$10,000.00	\$10,000.00	\$3,686.41	\$6,313.59
Clearing & Grub	149,500	SF	\$0.05	\$7,475.00	\$2,755.59	\$4,719.41
Traffic Control	1	LS	\$8,000.00	\$8,000.00	\$8,000.00	\$0.00
Site Cut/Fill (ROW Only)	28,400	CY	\$4.25	\$120,700.00	\$120,700.00	\$0.00
Erosion Control	1	LS	\$18,000.00	\$18,000.00	\$6,635.54	\$11,364.46
Haul Surplus Materials to Adjacent Lots	12,250	CY	\$7.15	\$87,587.50	\$0.00	\$87,587.50
Sewer - Assumed To Be owned and maintained by the City as per the DA						
Sewer Connect to Existing	3	EA	\$2,400.00	\$7,200.00	\$7,200.00	\$0.00
18" Sewer Main Line W/ Bedding (Testing Included)	365	LF	\$118.50	\$43,252.50	\$43,252.50	\$0.00
15" Sewer Main Line W/ Bedding (Testing Included)	260	LF	\$89.05	\$23,153.00	\$23,153.00	\$0.00
10" Sewer Main Line W/ Bedding (Testing Included)	660	LF	\$63.00	\$41,580.00	\$41,580.00	\$0.00
8" Sewer Main Line W/ Bedding (Testing Included)	690	LF	\$57.50	\$39,675.00	\$39,675.00	\$0.00
Import Trench Backfill	6,150	TON	\$14.00	\$86,100.00	\$86,100.00	\$0.00
60" SSMH	8	EA	\$6,800.00	\$54,400.00	\$54,400.00	\$0.00
8" Sewer Laterals	4	EA	\$2,500.00	\$10,000.00	\$0.00	\$10,000.00
6" Sewer Laterals	10	EA	\$2,300.00	\$23,000.00	\$0.00	\$23,000.00
Sewer Manhole Collars	8	EA	\$750.00	\$6,000.00	\$6,000.00	\$0.00
Storm - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing Storm Pipe	2	EA	\$2,500.00	\$5,000.00	\$5,000.00	\$0.00

36" RCP Storm Drain W/ Bedding (Testing Included)	560	LF	\$190.00	\$106,400.00	\$106,400.00	\$0.00
24" RCP Storm Drain W/ Bedding (Testing Included)	1,024	LF	\$112.00	\$114,688.00	\$114,688.00	\$0.00
21" RCP Storm Drain W/ Bedding (Testing Included)	248	LF	\$110.00	\$27,280.00	\$27,280.00	\$0.00
18" RCP Storm Drain W/ Bedding (Testing Included)	144	LF	\$97.00	\$13,968.00	\$13,968.00	\$0.00
15" RCP Storm Drain W/ Bedding (Testing Included)	376	LF	\$87.50	\$32,900.00	\$32,900.00	\$0.00
6"x6" SD Cleanout Box	1	EA	\$8,800.00	\$8,800.00	\$8,800.00	\$0.00
5"x5" SD Cleanout Box	2	EA	\$6,700.00	\$13,400.00	\$13,400.00	\$0.00
Curb Inlet W/ Tie-In	10	EA	\$3,900.00	\$39,000.00	\$39,000.00	\$0.00
Import Trench Backfill	2,150	TON	\$14.00	\$30,100.00	\$30,100.00	\$0.00
Storm Drain Collars	9	EA	\$750.00	\$6,750.00	\$6,750.00	\$0.00
Combo Box	8	EA	\$7,300.00	\$58,400.00	\$58,400.00	\$0.00
Stub & Cap 36" RCP Storm Pipe	1	EA	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00
Stub & Cap 24" RCP Storm Pipe	2	EA	\$1,000.00	\$2,000.00	\$2,000.00	\$0.00
Water - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing	2	EA	\$2,400.00	\$4,800.00	\$4,800.00	\$0.00
12" C-900 Water Line	620	LF	\$76.50	\$47,430.00	\$47,430.00	\$0.00
8" C-900 Water Line	1,710	LF	\$51.00	\$87,210.00	\$87,210.00	\$0.00
4" C-900 Water Line	40	LF	\$41.00	\$1,640.00	\$0.00	\$1,640.00
Import Trench Backfill	2,450	TON	\$14.00	\$34,300.00	\$34,300.00	\$0.00
Fire Hydrant Assembly	9	EA	\$9,900.00	\$89,100.00	\$89,100.00	\$0.00
8" Bend	3	EA	\$1,150.00	\$3,450.00	\$3,450.00	\$0.00
8" Tee	3	EA	\$1,700.00	\$5,100.00	\$5,100.00	\$0.00
8" Valve	6	EA	\$3,100.00	\$18,600.00	\$18,600.00	\$0.00
12"x8" Cross	1	EA	\$3,800.00	\$3,800.00	\$3,800.00	\$0.00
12" Valve	2	EA	\$4,885.00	\$9,770.00	\$9,770.00	\$0.00
4" Gate Valve	1	EA	\$1,825.00	\$1,825.00	\$1,825.00	\$0.00
3" Water Service Meter Vault	1	EA	\$41,500.00	\$41,500.00	\$0.00	\$41,500.00
Temp. Blowoff	3	EA	\$1,200.00	\$3,600.00	\$3,600.00	\$0.00
4" Washout Valve	3	EA	\$4,100.00	\$12,300.00	\$12,300.00	\$0.00
8" Loop	2	EA	\$6,700.00	\$13,400.00	\$13,400.00	\$0.00
12" Loop	0	EA	\$9,800.00	\$0.00	\$0.00	\$0.00
Stub & Cap 8" CW Water Pipe	4	EA	\$900.00	\$3,600.00	\$3,600.00	\$0.00
Stub & Cap 4" CW Water Pipe	1	EA	\$750.00	\$750.00	\$750.00	\$0.00
Water Collars	22	EA	\$650.00	\$14,300.00	\$14,300.00	\$0.00
Curb - Assumed To Be owned and maintained by the City as per the DA						
24" Typical Curb & Gutter W/ Prep and 6" Base	3,860	LF	\$29.00	\$111,940.00	\$111,940.00	\$0.00
10"x16" Barrier Curb (Concrete & Paver Areas)	590	LF	\$35.00	\$20,650.00	\$20,650.00	\$0.00
Curb Tie-Ins (For Combo Boxes)	0	EA	\$0.00	\$0.00	\$0.00	\$0.00
Gas Crossings (Trenching, Bedding, & Backfill Only)	0	EA	\$1,500.00	\$0.00	\$0.00	\$0.00
Power Crossings (Trenching, Bedding, & Backfill Only)	10	EA	\$3,000.00	\$30,000.00	\$30,000.00	\$0.00
Irr. Crossings (Trenching, Bedding, & Backfill Only)	5	EA	\$2,000.00	\$10,000.00	\$10,000.00	\$0.00
Street - Assumed To Be owned and maintained by the City as per the DA						
Rough Grade Native Subgrade	107,045	SF	\$0.16	\$17,127.20	\$17,127.20	\$0.00
10" Thick Sub-Base (Harsco Material)	4,100	TON	\$17.50	\$71,750.00	\$71,750.00	\$0.00
8" Thick Base Course	64,200	SF	\$1.60	\$102,720.00	\$102,720.00	\$0.00
4.5" Paving (2 Lifts)	55,160	SF	\$3.40	\$187,544.00	\$187,544.00	\$0.00
Concrete Pavement (Vehicular - Stamped/Colored)	8,995	SF	\$13.25	\$119,183.75	\$119,183.75	\$0.00
Sidewalk - Assumed To Be owned and maintained by the City as per the DA						
Sidewalk Prep W/ 6" Base	35,040	SF	\$1.55	\$54,312.00	\$54,312.00	\$0.00
Construct 4" Sidewalk (7' Wide)	29,500	SF	\$6.60	\$194,700.00	\$194,700.00	\$0.00
Construct 4" Bike Lane (5' Wide)	5,540	SF	\$6.60	\$36,564.00	\$36,564.00	\$0.00
Construct 6" Concrete Driveway Approach	1,650	SF	\$8.60	\$14,190.00	\$14,190.00	\$0.00
ADA Ramps	6	EA	\$2,000.00	\$12,000.00	\$12,000.00	\$0.00
Change Orders						
CO#1 - Sleeves for District Energy	1	LS	\$2,920.00	\$2,920.00	\$2,920.00	\$0.00
Contract Deductions	1	LS	-\$311,766.00	-\$311,766.00	-\$311,766.00	\$0.00
Subtotal Civil Infrastructure: Downtown Vineyard Phase 3 - Landmark Excavating, Inc. Project #2432				\$2,116,318.95	\$1,930,194.00	\$186,124.95
Downtown Vineyard Phase 4 - Landmark Excavating, Inc. Project #2437						
Rough Grade - Split ownership						
Mobilization	1	LS	\$10,000.00	\$10,000.00	\$3,686.41	\$6,313.59
Clearing & Grub	287,695	SF	\$0.05	\$14,384.75	\$5,302.81	\$9,081.94
Traffic Control	1	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00
Site Cut/Fill (ROW Only)	58,400	CY	\$4.45	\$259,880.00	\$259,880.00	\$0.00
Erosion Control	1	LS	\$18,000.00	\$18,000.00	\$6,635.54	\$11,364.46
Haul Surplus Materials to Adjacent Lots	9,650	CY	\$7.15	\$68,997.50	\$0.00	\$68,997.50
Sewer - Assumed To Be owned and maintained by the City as per the DA						
Sewer Connect to Existing	1	EA	\$4,500.00	\$4,500.00	\$4,500.00	\$0.00
30" Sewer Main Line W/ Bedding (Testing Included)	1,974	LF	\$242.00	\$477,708.00	\$477,708.00	\$0.00
21" Sewer Main Line W/ Bedding (Testing Included)	531	LF	\$148.50	\$78,853.50	\$78,853.50	\$0.00
10" Sewer Main Line W/ Bedding (Testing Included)	130	LF	\$63.00	\$8,190.00	\$8,190.00	\$0.00
Import Trench Backfill	8,125	TON	\$14.00	\$113,750.00	\$113,750.00	\$0.00
72" SSMH	14	EA	\$14,700.00	\$205,800.00	\$205,800.00	\$0.00
Sewer Manhole Collars	14	EA	\$750.00	\$10,500.00	\$10,500.00	\$0.00
Storm - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing Storm Pipe	1	EA	\$3,985.00	\$3,985.00	\$3,985.00	\$0.00
48" RCP Storm Drain W/ Bedding (Testing Included)	564	LF	\$283.50	\$159,894.00	\$159,894.00	\$0.00
36" RCP Storm Drain W/ Bedding (Testing Included)	224	LF	\$188.00	\$42,112.00	\$42,112.00	\$0.00
30" RCP Storm Drain W/ Bedding (Testing Included)	1,528	LF	\$151.00	\$230,728.00	\$230,728.00	\$0.00
24" RCP Storm Drain W/ Bedding (Testing Included)	88	LF	\$120.00	\$10,560.00	\$10,560.00	\$0.00
15" RCP Storm Drain W/ Bedding (Testing Included)	16	LF	\$87.00	\$1,392.00	\$1,392.00	\$0.00
SD Cleanout Box	8	EA	\$8,700.00	\$69,600.00	\$69,600.00	\$0.00
72" SDMH	1	EA	\$8,800.00	\$8,800.00	\$8,800.00	\$0.00
Combo Box	3	EA	\$10,500.00	\$31,500.00	\$31,500.00	\$0.00

Curb Inlet W/ Tie-In	1	EA	\$3,950.00	\$3,950.00	\$3,950.00	\$0.00
Import Trench Backfill	3,975	TON	\$14.00	\$55,650.00	\$55,650.00	\$0.00
Storm Drain Collars	4	EA	\$750.00	\$3,000.00	\$3,000.00	\$0.00
Water - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing	3	EA	\$2,700.00	\$8,100.00	\$8,100.00	\$0.00
12" C-900 Water Line	1,040	LF	\$77.00	\$80,080.00	\$80,080.00	\$0.00
8" C-900 Water Line	1,420	LF	\$51.00	\$72,420.00	\$72,420.00	\$0.00
Import Trench Backfill	1,700	TON	\$14.00	\$23,800.00	\$23,800.00	\$0.00
Fire Hydrant Assembly	4	EA	\$9,900.00	\$39,600.00	\$39,600.00	\$0.00
8" Bend	2	EA	\$1,150.00	\$2,300.00	\$2,300.00	\$0.00
12"x8" Tee	1	EA	\$2,560.00	\$2,560.00	\$2,560.00	\$0.00
8" Valve	3	EA	\$3,100.00	\$9,300.00	\$9,300.00	\$0.00
12"x8" Cross	1	EA	\$3,900.00	\$3,900.00	\$3,900.00	\$0.00
12" Valve	4	EA	\$4,885.00	\$19,540.00	\$19,540.00	\$0.00
Temp. Blowoff	4	EA	\$1,200.00	\$4,800.00	\$4,800.00	\$0.00
8" Loop	1	EA	\$6,700.00	\$6,700.00	\$6,700.00	\$0.00
12" Loop	1	EA	\$9,800.00	\$9,800.00	\$9,800.00	\$0.00
Stub & Cap 12" CW Water Pipe	1	EA	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00
Stub & Cap 8" CW Water Pipe	1	EA	\$900.00	\$900.00	\$900.00	\$0.00
Water Collars	11	EA	\$700.00	\$7,700.00	\$7,700.00	\$0.00
Curb - Assumed To Be owned and maintained by the City as per the DA						
24" Typical Curb & Gutter W/ Prep and 6" Base	6,790	LF	\$29.50	\$200,305.00	\$200,305.00	\$0.00
10"x16" Barrier Curb (Concrete & Paver Areas)	200	LF	\$35.00	\$7,000.00	\$7,000.00	\$0.00
Gas Crossings (Trenching, Bedding, & Backfill Only)	0	EA	\$1,500.00	\$0.00	\$0.00	\$0.00
Power Crossings (Trenching, Bedding, & Backfill Only)	4	EA	\$3,000.00	\$12,000.00	\$12,000.00	\$0.00
Irr. Crossings (Trenching, Bedding, & Backfill Only)	4	EA	\$2,000.00	\$8,000.00	\$8,000.00	\$0.00
Street - Assumed To Be owned and maintained by the City as per the DA						
Rough Grade Native Subgrade	212,785	SF	\$0.16	\$34,045.60	\$34,045.60	\$0.00
10" Thick Sub-Base (Harsco Material)	7,050	TON	\$17.50	\$123,375.00	\$123,375.00	\$0.00
8" Thick Base Course	122,000	SF	\$1.60	\$195,200.00	\$195,200.00	\$0.00
4.5" Paving (2 Lifts)	122,000	SF	\$3.40	\$414,800.00	\$414,800.00	\$0.00
Sidewalk - Assumed To Be owned and maintained by the City as per the DA						
Sidewalk Prep W/ 6" Base	59,345	SF	\$1.55	\$91,984.75	\$91,984.75	\$0.00
Construct 4" Sidewalk (7' Wide)	38,985	SF	\$6.60	\$257,301.00	\$257,301.00	\$0.00
Construct 4" Bike Lane (5' Wide)	20,360	SF	\$6.60	\$134,376.00	\$134,376.00	\$0.00
Construct 6" Concrete Driveway Approach	2,280	SF	\$8.60	\$19,608.00	\$19,608.00	\$0.00
ADA Ramps	14	EA	\$2,000.00	\$28,000.00	\$28,000.00	\$0.00
Subtotal Civil Infrastructure: Downtown Vineyard Phase 4 - Landmark Excavating, Inc. Project #2437				\$3,730,430.10	\$3,634,672.62	\$95,757.48
Greenline Block 4 - Landmark Excavating, Inc. Project #2503						
Mobilization	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00
Traffic Control	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
Excavate Existing Material to ~9.25" Below TBC	112,032	SF	\$0.30	\$33,609.60	\$33,609.60	\$0.00
Erosion Control	1	LS	\$4,600.00	\$4,600.00	\$4,600.00	\$0.00
Sewer - Assumed To Be owned and maintained by the City as per the DA						
Connect to Ex. Sewer (Precast 60" Sewer Manhole & Repair Sleeve)	1	EA	\$13,300.00	\$13,300.00	\$13,300.00	\$0.00
4" Sewer Lateral (Nose On)	1	EA	\$4,200.00	\$4,200.00	\$4,200.00	\$0.00
6" Sewer Lateral Pipe	25	LF	\$70.00	\$1,750.00	\$1,750.00	\$0.00
4" Sewer Lateral Pipe	30	LF	\$60.00	\$1,800.00	\$1,800.00	\$0.00
Import Trench Backfill - Sewer	250	TON	\$17.00	\$4,250.00	\$4,250.00	\$0.00
Storm - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing SD	3	EA	\$3,000.00	\$9,000.00	\$9,000.00	\$0.00
12" ADS HP Storm Drain W/Bedding (Testing Incl)	20	LF	\$70.00	\$1,400.00	\$1,400.00	\$0.00
6" PVC Storm Drain w/ Bedding (Testing Incl)	25	LF	\$46.00	\$1,150.00	\$1,150.00	\$0.00
Stub & Cap 12" PVC SD Pipe	2	EA	\$600.00	\$1,200.00	\$1,200.00	\$0.00
Stub & Cap 6" PVC SD Pipe	1	EA	\$500.00	\$500.00	\$500.00	\$0.00
Import Trench Backfill - Storm Drain	120	TON	\$17.00	\$2,040.00	\$2,040.00	\$0.00
Water - Assumed To Be owned and maintained by the City as per the DA						
Connect to Existing Waterline	1	EA	\$2,850.00	\$2,850.00	\$2,850.00	\$0.00
6" Culinary Fire Line	35	LF	\$70.00	\$2,450.00	\$2,450.00	\$0.00
2" CW Service Lateral	1	EA	\$7,270.00	\$7,270.00	\$7,270.00	\$0.00
2" Water Service Pipe	35	LF	\$28.00	\$980.00	\$980.00	\$0.00
1" CW Service Lateral	2	EA	\$2,450.00	\$4,900.00	\$4,900.00	\$0.00
1" Water Service Pipe	60	LF	\$17.25	\$1,035.00	\$1,035.00	\$0.00
Relocate 2" Water Meter	1	EA	\$2,700.00	\$2,700.00	\$2,700.00	\$0.00
Relocate 2" Water Meter Line	70	LF	\$28.00	\$1,960.00	\$1,960.00	\$0.00
8"x6" Tee	1	EA	\$1,700.00	\$1,700.00	\$1,700.00	\$0.00
6" CW Gate Valve	1	EA	\$2,300.00	\$2,300.00	\$2,300.00	\$0.00
8" Sleeve	1	EA	\$1,300.00	\$1,300.00	\$1,300.00	\$0.00
Import Trench Backfill - Culinary Water	210	TON	\$17.00	\$3,570.00	\$3,570.00	\$0.00
Curb - Assumed To Be owned and maintained by the City as per the DA						
24" Curb Removal	70	LF	\$20.00	\$1,400.00	\$1,400.00	\$0.00
24" Type A High back Curb and Gutter W/Prep and 6" Base	80	LF	\$50.00	\$4,000.00	\$4,000.00	\$0.00
Street - Assumed To Be owned and maintained by the City as per the DA						
Asphalt Removal	550	SF	\$4.50	\$2,475.00	\$2,475.00	\$0.00
3" Asphalt Patch	200	SF	\$13.00	\$2,600.00	\$2,600.00	\$0.00
Change Orders						
1.5" CW Service Lateral	1	EA	\$7,270.00	\$7,270.00	\$7,270.00	\$0.00
1.5" Water Service Pipe	35	LF	\$28.00	\$980.00	\$980.00	\$0.00
1" CW Service Lateral	-1	EA	\$2,450.00	-\$2,450.00	-\$2,450.00	\$0.00
1" Water Service Pipe	-30	LF	\$17.25	-\$517.50	-\$517.50	\$0.00
Mobilization	1	LS	\$2,500.00	\$2,500.00	\$2,500.00	\$0.00
Remove Existing Storm Drain Pipe	115	LF	\$20.00	\$2,300.00	\$2,300.00	\$0.00

Remove Existing Inlet Box	3	EA	\$2,200.00	\$6,600.00	\$6,600.00	\$0.00
Remove Existing Combo Box	3	EA	\$2,800.00	\$8,400.00	\$8,400.00	\$0.00
Remove Existing Curb and Gutter	810	LF	\$14.00	\$11,340.00	\$11,340.00	\$0.00
Remove Existing Asphalt	6,845	SF	\$2.00	\$13,690.00	\$13,690.00	\$0.00
Remove Open Face Grate and Replace with Flush Grate	2	EA	\$2,800.00	\$5,600.00	\$5,600.00	\$0.00
Adjust Existing Sewer Manhole to Grade	3	EA	\$2,400.00	\$7,200.00	\$7,200.00	\$0.00
Connect to Existing Storm Drain Box	1	EA	\$2,450.00	\$2,450.00	\$2,450.00	\$0.00
24" RCP Storm Drain W/Bedding (Testing Incl)	65	LF	\$240.00	\$15,600.00	\$15,600.00	\$0.00
15" RCP Storm Drain W/Bedding (Testing Incl)	225	LF	\$165.00	\$37,125.00	\$37,125.00	\$0.00
60" Storm Drain Manhole	1	EA	\$6,500.00	\$6,500.00	\$6,500.00	\$0.00
Curb Inlet Box	7	EA	\$4,200.00	\$29,400.00	\$29,400.00	\$0.00
Combo Box	5	EA	\$6,300.00	\$31,500.00	\$31,500.00	\$0.00
Adjust Existing Storm Drain Manhole to Grade	3	EA	\$1,650.00	\$4,950.00	\$4,950.00	\$0.00
Adjust Existing Combo Box to Grade	1	EA	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00
Adjust Existing Inlet Box to Grade	1	EA	\$1,275.00	\$1,275.00	\$1,275.00	\$0.00
Import Trench Backfill	650	TON	\$18.50	\$12,025.00	\$12,025.00	\$0.00
Relocate Existing Fire Hydrant Assembly	1	EA	\$3,200.00	\$3,200.00	\$3,200.00	\$0.00
Adjust Existing Valve Boxes to Grade	9	EA	\$250.00	\$2,250.00	\$2,250.00	\$0.00
8" Thick Base Course	2,675	SF	\$1.65	\$4,413.75	\$4,413.75	\$0.00
3" HMA Patching	2,675	SF	\$4.85	\$12,973.75	\$12,973.75	\$0.00
Saw Cutting	1	LS	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00
Subtotal Civil Infrastructure: Greenline Block 4 - Landmark Excavating, Inc. Project #2503				\$358,964.60	\$358,964.60	\$0.00
Greenline Block 4: J. Lyne Roberts & Sons - UCLP Block 4						
General Conditions & Equipment Mobilization	1	LS	\$345,850.00	\$345,850.00	\$345,850.00	\$0.00
Rough Grade & Earthwork	1	LS	\$124,825.00	\$124,825.00	\$124,825.00	\$0.00
Concrete Vehicular	1	LS	\$171,000.00	\$171,000.00	\$171,000.00	\$0.00
Concrete Pedestrian	1	LS	\$339,450.00	\$339,450.00	\$339,450.00	\$0.00
Seat Wall Benches	1	LS	\$131,100.00	\$131,100.00	\$131,100.00	\$0.00
Concrete Stairs 18" wide	1	LS	\$289,800.00	\$289,800.00	\$289,800.00	\$0.00
Vehicular Pavers without Rat Slab	1	LS	\$280,500.00	\$280,500.00	\$280,500.00	\$0.00
Vehicular Pavers without Rat Slab	1	LS	\$76,800.00	\$76,800.00	\$76,800.00	\$0.00
Left Over Pre Bought Pavers	1	LS	\$60,000.00	\$60,000.00	\$60,000.00	\$0.00
Decorative Aggregate	1	LS	\$323,976.00	\$323,976.00	\$323,976.00	\$0.00
Trees	1	LS	\$169,500.00	\$169,500.00	\$169,500.00	\$0.00
Plants	1	LS	\$95,795.00	\$95,795.00	\$95,795.00	\$0.00
Play Equipment / Hammocks / Site Amenities	1	LS	\$340,000.00	\$340,000.00	\$340,000.00	\$0.00
All Soil Types in Planting Areas	1	LS	\$380,000.00	\$380,000.00	\$380,000.00	\$0.00
Electrical	1	LS	\$984,160.00	\$984,160.00	\$984,160.00	\$0.00
Natural Sod - 13750sf	1	LS	\$16,850.00	\$16,850.00	\$16,850.00	\$0.00
Artificial Turf - 15500sf	1	LS	\$397,500.00	\$397,500.00	\$397,500.00	\$0.00
Root Barrier, Weed Fabric, & Edgings	1	LS	\$35,650.00	\$35,650.00	\$35,650.00	\$0.00
Bark Mulch	1	LS	\$26,945.00	\$26,945.00	\$26,945.00	\$0.00
Irrigation	1	LS	\$128,375.00	\$128,375.00	\$128,375.00	\$0.00
Maintenance Period	1	LS	\$29,250.00	\$29,250.00	\$29,250.00	\$0.00
Utilities - Front Behind Back of Curb	1	LS	\$110,250.00	\$110,250.00	\$110,250.00	\$0.00
Change Order 1 Accepted 7/25/2025, created from PCO 1	1	LS	\$0.00	\$0.00	\$0.00	\$0.00
Traffic Control/ General Conditions	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00
Demo Concrete & Asphalt	1	LS	\$21,430.00	\$21,430.00	\$21,430.00	\$0.00
Unit Vehicular Pavers w/ Rat Slab & Asphalt	1	LS	\$117,600.00	\$117,600.00	\$117,600.00	\$0.00
Vehicular Concrete Broom Finish	1	LS	\$140,000.00	\$140,000.00	\$140,000.00	\$0.00
Curb & Gutter	1	LS	\$11,970.00	\$11,970.00	\$11,970.00	\$0.00
6" Barrier Curb	1	LS	\$11,200.00	\$11,200.00	\$11,200.00	\$0.00
Concrete Ramps to Table Top	1	LS	\$29,700.00	\$29,700.00	\$29,700.00	\$0.00
Subtotal Civil Infrastructure: Greenline Block 4: J. Lyne Roberts & Sons - UCLP Block 4				\$5,199,476.00	\$5,199,476.00	\$0.00
Greenline Block 5: J. Lyne Roberts & Sons - Lake Promenade In Utah City for Block 5						
01 00 00 - General Requirements - Mobilization	1	LS	\$608,118.25	\$608,118.25	\$608,118.25	\$0.00
32 13 13 - Concrete Paving - Vehicular & Pedestrian	1	LS	\$835,164.00	\$835,164.00	\$835,164.00	\$0.00
32 14 00 - Unit Paving (Brick Pavers) - Pedestrian	1	LS	\$1,266,699.38	\$1,266,699.38	\$1,266,699.38	\$0.00
03 00 00 - Concrete - CIP Concrete Lawn Terrace	1	LS	\$111,215.20	\$111,215.20	\$111,215.20	\$0.00
32 17 15 - Bollards - Fixed & Removable Bollards	1	LS	\$48,562.50	\$48,562.50	\$48,562.50	\$0.00
12 93 00 - Site Furnishings (Site Amenities)	1	LS	\$616,452.63	\$616,452.63	\$616,452.63	\$0.00
11 68 23 - Exterior Athletic (Sports Court)	1	LS	\$318,743.19	\$318,743.19	\$318,743.19	\$0.00
12 93 43 - Site Seating & Tables (Outside)	1	LS	\$254,648.56	\$254,648.56	\$254,648.56	\$0.00
32 32 00 - Retaining Walls - Stone Retaining	1	LS	\$236,786.50	\$236,786.50	\$236,786.50	\$0.00
32 99 00 - Rock & Boulders - Stone Block and Boulders	1	LS	\$13,896.24	\$13,896.24	\$13,896.24	\$0.00
11 68 13 - Playground Equipment & Structures	1	LS	\$2,214,072.25	\$2,214,072.25	\$2,214,072.25	\$0.00
32 31 19 - Playground Equipment & Structures Surfacing	1	LS	\$78,257.20	\$78,257.20	\$78,257.20	\$0.00
32 17 23 - Pavement Markings - Bike Lane Striping	1	LS	\$15,125.00	\$15,125.00	\$15,125.00	\$0.00
32 00 00 - Exterior Improvements - Synthetic	1	LS	\$245,477.70	\$245,477.70	\$245,477.70	\$0.00
32 92 00 - Turf & Grasses - Turf Sod and Hydroseed	1	LS	\$35,577.00	\$35,577.00	\$35,577.00	\$0.00
32 90 00 - Planting (Landscaping) - Trees, Shrubs, etc.	1	LS	\$1,222,403.75	\$1,222,403.75	\$1,222,403.75	\$0.00
33 30 00 - Sanitary Sewerage Utilities - Full Utilities	1	LS	\$5,437.50	\$5,437.50	\$5,437.50	\$0.00
33 40 00 - Storm Drainage Utilities - Trench Drain	1	LS	\$162,838.27	\$162,838.27	\$162,838.27	\$0.00
32 28 00 - Irrigation (Sprinkler System)	1	LS	\$358,750.00	\$358,750.00	\$358,750.00	\$0.00
32 91 19 - Topsoil, Placement & Grading	1	LS	\$775,342.13	\$775,342.13	\$775,342.13	\$0.00
32 01 90 - Operation & Maintenance of Planting	1	LS	\$51,250.00	\$51,250.00	\$51,250.00	\$0.00
12 14 00 - Sculptures - Site Sculptures	1	LS	\$62,500.00	\$62,500.00	\$62,500.00	\$0.00
10 14 00 - Signage - Site Signage	1	LS	\$37,500.00	\$37,500.00	\$37,500.00	\$0.00
26 00 00 - Electrical - Site Electrical: Poles and Fixtures	1	LS	\$1,784,787.50	\$1,784,787.50	\$1,784,787.50	\$0.00
13 30 00 - Special Structures - Three (3) Pavilions	1	LS	\$2,560,124.50	\$2,560,124.50	\$2,560,124.50	\$0.00
Upsize Sprinkler Valve from 1" to 1.5"	1	LS	\$1,536.00	\$1,536.00	\$1,536.00	\$0.00

Profit & Overhead		1	LS	\$184.32	\$184.32	\$184.32	\$0.00
Credit for Current Controller, Unused Wire, etc.		1	LS	-\$6,850.93	-\$6,850.93	-\$6,850.93	\$0.00
Weather Trak Controller, Decoders, Wire, etc.		1	LS	\$21,774.39	\$21,774.39	\$21,774.39	\$0.00
Profit & Overhead		1	LS	\$1,790.81	\$1,790.81	\$1,790.81	\$0.00
Item 11 - Sport Courts, SE-21		1	LS	-\$318,743.19	-\$318,743.19	-\$318,743.19	\$0.00
Item 52 - Hammock at Elevated Walkway		1	LS	-\$17,500.00	-\$17,500.00	-\$17,500.00	\$0.00
Item 58 - Drinking Fountain at Sport Court		1	LS	-\$10,000.00	-\$10,000.00	-\$10,000.00	\$0.00
Credit for VE Options on Topsoil		1	LS	-\$105,000.00	-\$105,000.00	-\$105,000.00	\$0.00
Item 117 - Site Sculptures		1	LS	-\$62,500.00	-\$62,500.00	-\$62,500.00	\$0.00
Item 118 - Site Signage		1	LS	-\$37,500.00	-\$37,500.00	-\$37,500.00	\$0.00
Winter Conditions		1	LS	\$58,000.00	\$58,000.00	\$58,000.00	\$0.00
Profit & Overhead		1	LS	\$6,960.00	\$6,960.00	\$6,960.00	\$0.00
Plumbing Fixtures (Water Heater, Rec. Pump, etc.)		1	LS	\$1,700.00	\$1,700.00	\$1,700.00	\$0.00
Labor, Pipe, & Fittings to Plumb Bathroom		1	LS	\$10,019.00	\$10,019.00	\$10,019.00	\$0.00
Profit & Overhead		1	LS	\$1,406.28	\$1,406.28	\$1,406.28	\$0.00
Event Pavilion Sizing Increase		1	LS	\$46,845.00	\$46,845.00	\$46,845.00	\$0.00
Profit & Overhead		1	LS	\$5,621.40	\$5,621.40	\$5,621.40	\$0.00
Family Pavilion Sizing Increase		1	LS	\$41,844.00	\$41,844.00	\$41,844.00	\$0.00
Profit & Overhead		1	LS	\$5,021.28	\$5,021.28	\$5,021.28	\$0.00
Family Pavilion Sizing Increase		1	LS	\$41,844.00	\$41,844.00	\$41,844.00	\$0.00
Profit & Overhead		1	LS	\$5,021.28	\$5,021.28	\$5,021.28	\$0.00
Credit for Landscaping in Sport Court Area		1	LS	-\$143,824.00	-\$143,824.00	-\$143,824.00	\$0.00
Credit of Street Planters by Sport Court (5 benches?)		1	LS	-\$24,752.00	-\$24,752.00	-\$24,752.00	\$0.00
Credit for Street Planter by Pool		1	LS	-\$60,454.00	-\$60,454.00	-\$60,454.00	\$0.00
Credit for Changing Paint on Elevated Walkway		1	LS	-\$8,000.00	-\$8,000.00	-\$8,000.00	\$0.00
Credit for Changing Rods on Elevated Walkway		1	LS	-\$15,000.00	-\$15,000.00	-\$15,000.00	\$0.00
Credit for Concrete Pedestrian Sidewalk		1	LS	-\$98,820.00	-\$98,820.00	-\$98,820.00	\$0.00
Credit for Concrete Sidewalk East of Sport Court		1	LS	-\$23,725.00	-\$23,725.00	-\$23,725.00	\$0.00
Credit Wood Benches		1	LS	-\$19,280.00	-\$19,280.00	-\$19,280.00	\$0.00
Credit for Electrical Around Sport Court and Pool		1	LS	-\$10,000.00	-\$10,000.00	-\$10,000.00	\$0.00
Subtotal Civil Infrastructure: Greenline Block 5: J. Lyne Roberts & Sons - Lake Promenade In Utah City for Block 5					\$13,207,347.89	\$13,207,347.89	\$0.00
Downtown Vineyard Phases 1 - 4: Other Costs							
Play Equipment - Lake Promenade Block 5 - Bertliner Seilfabrik Play Equipment Corp.		1	LS	\$841,478.90	\$841,478.90	\$841,478.90	\$0.00
Lake Promenade Block 5 - Landmark Excavating Project #2419		1	LS	\$937,589.75	\$937,589.75	\$937,589.75	\$0.00
Greenline Park Recreation Installation - Thompson Recreation		1	LS	\$190,000.00	\$190,000.00	\$190,000.00	\$0.00
Landscaping and Irrigation - within ROW between curb and ROW	144,763	SF		\$10.00	\$1,447,630.00	\$1,447,630.00	\$0.00
Phase 2B Site Concrete & Landscaping - Rimrock Construction		1	LS	\$1,660,047.00	\$1,660,047.00	\$1,660,047.00	\$0.00
Vineyard Station Bus Loop SD - Landmark Excavating		1	LS	\$20,349.25	\$20,349.25	\$20,349.25	\$0.00
Block 6 Mid-block Crossing - Landmark Excavating		1	LS	\$45,903.00	\$45,903.00	\$45,903.00	\$0.00
Downtown Vineyard Lighting - Powerhouse Line		1	LS	\$986,612.68	\$986,612.68	\$0.00	\$986,612.68
Streetlighting - Powerhouse Line		1	LS	\$412,799.55	\$412,799.55	\$412,799.55	\$0.00
Backbone Gas Main Installation - Dominion Energy, Enbridge Gas, and Questar		1	LS	\$490,348.50	\$490,348.50	\$0.00	\$490,348.50
Backbone Electrical Installation - Big Bear Electric Inc.		1	LS	\$229,614.00	\$229,614.00	\$0.00	\$229,614.00
Streetlighting design - Spectrum Engineers		1	LS	\$12,250.00	\$12,250.00	\$12,250.00	\$0.00
Greenline Park Lighting - Powerhouse Line		1	LS	\$72,268.42	\$72,268.42	\$72,268.42	\$0.00
Phase 1, 2, 2B and Backbone power - Rocky Mountain Power		1	LS	\$638,969.32	\$638,969.32	\$0.00	\$638,969.32
Traffic Signal - Hunt Electric, Inc		1	LS	\$177,785.00	\$177,785.00	\$177,785.00	\$0.00
SWPPP Inspections (Accena Group)		1	LS	\$38,795.00	\$38,795.00	\$38,795.00	\$0.00
Health and Wellness Center		1	LS	\$37,000,000.00	\$37,000,000.00	\$37,000,000.00	\$0.00
Subtotal Civil Infrastructure: Downtown Vineyard Phases 1 - 4: Other Costs					\$45,202,440.37	\$42,856,895.87	\$2,345,544.50
Greenline Blocks 1, 3, & 6							
Greenline Block 1 (Transit Plaza Area)	56,000	SF		\$65.00	\$3,640,000.00	\$3,640,000.00	\$0.00
Greenline Block 3	39,000	SF		\$65.00	\$2,535,000.00	\$2,535,000.00	\$0.00
Greenline Block 6	180,000	SF		\$50.00	\$9,000,000.00	\$9,000,000.00	\$0.00
Subtotal Civil Infrastructure: Greenline Blocks 1, 3, & 6					\$15,175,000.00	\$15,175,000.00	\$0.00
Bend Street East - Assumed To Be owned and maintained by the City as per the DA							
Grading	128,427	SF		\$0.85	\$109,163.12	\$73,924.96	\$35,238.16
Storm - based on phasing area	128,427	SF		\$0.65	\$83,477.68	\$79,303.80	\$4,173.88
Sewer	0	LF		\$195.00	\$0.00	\$0.00	\$0.00
Water	337	LF		\$195.00	\$65,715.00	\$62,429.25	\$3,285.75
Curb	337	LF		\$38.00	\$12,806.00	\$12,806.00	\$0.00
Street	12,586	SF		\$7.25	\$91,248.50	\$91,248.50	\$0.00
Sidewalk	337	LF		\$34.00	\$11,458.00	\$11,458.00	\$0.00
Dry Utilities	337	LF		\$165.00	\$55,605.00	\$0.00	\$55,605.00
Landscaping and Irrigation - within ROW	5,055	SF		\$10.00	\$50,550.00	\$50,550.00	\$0.00
Subtotal Civil Infrastructure: Bend Street East - Assumed To Be owned and maintained by the City as per the DA					\$480,023.30	\$381,720.51	\$98,302.79
Bend Street West - Assumed To Be owned and maintained by the City as per the DA - City to Pay for improvements, Developer may build before City							
Grading	40,066	SF		\$0.85	\$34,056.10	\$34,056.10	\$0.00
Storm - based on phasing area	40,066	SF		\$0.65	\$26,042.90	\$24,740.76	\$1,302.15
Sewer	1,398	LF		\$195.00	\$272,610.00	\$258,979.50	\$13,630.50
Water	1,398	LF		\$195.00	\$272,610.00	\$258,979.50	\$13,630.50
Curb	1,398	LF		\$38.00	\$53,124.00	\$53,124.00	\$0.00
Street	40,066	SF		\$7.25	\$290,478.50	\$290,478.50	\$0.00
Sidewalk	1,398	LF		\$34.00	\$47,532.00	\$47,532.00	\$0.00
Dry Utilities	1,398	LF		\$165.00	\$230,670.00	\$0.00	\$230,670.00
Landscaping and Irrigation - within ROW	20,970	SF		\$10.00	\$209,700.00	\$209,700.00	\$0.00
City Contribution Credit		1	LS	-\$1,436,823.50	-\$1,436,823.50	-\$1,177,590.36	-\$259,233.15
Subtotal Civil Infrastructure: Bend Street West - Assumed To Be owned and maintained by the City as per the DA - City to Pay for improvements, Developer may build before City					\$0.00	\$0.00	\$0.00

Lake Parkway South - Assumed To Be owned and maintained by the City as per the DA						
Grading	253,525	SF	\$0.85	\$215,495.83	\$145,933.17	\$69,562.65
Storm - based on phasing area	253,525	SF	\$0.65	\$164,790.93	\$156,551.38	\$8,239.55
Sewer	400	LF	\$97.50	\$39,000.00	\$37,050.00	\$1,950.00
Water	783	LF	\$97.50	\$76,342.50	\$72,525.38	\$3,817.13
Curb	783	LF	\$38.00	\$29,754.00	\$29,754.00	\$0.00
Street	60,100	SF	\$7.25	\$435,725.00	\$435,725.00	\$0.00
Sidewalk	783	LF	\$34.00	\$26,622.00	\$26,622.00	\$0.00
Dry Utilities	783	LF	\$82.50	\$64,597.50	\$0.00	\$64,597.50
Landscaping and Irrigation - within ROW	11,745	SF	\$10.00	\$117,450.00	\$117,450.00	\$0.00
Demo Road	60,100	SF	\$4.00	\$240,400.00	\$240,400.00	\$0.00
Subtotal Civil Infrastructure: Lake Parkway South - Assumed To Be owned and maintained by the City as per the DA				\$1,410,177.75	\$1,262,010.93	\$148,166.82
Lake Parkway Central - Assumed To Be owned and maintained by the City as per the DA						
Grading	823,474	SF	\$0.85	\$699,953.24	\$474,006.39	\$225,946.85
Storm - based on phasing area	823,474	SF	\$0.65	\$535,258.36	\$508,495.44	\$26,762.92
Sewer	1,082	LF	\$97.50	\$105,495.00	\$100,220.25	\$5,274.75
Water	2,268	LF	\$97.50	\$221,130.00	\$210,073.50	\$11,056.50
Curb	2,268	LF	\$38.00	\$86,184.00	\$86,184.00	\$0.00
Street	12,720	SF	\$7.25	\$92,220.00	\$92,220.00	\$0.00
Sidewalk	2,268	LF	\$34.00	\$77,112.00	\$77,112.00	\$0.00
Dry Utilities	2,268	LF	\$82.50	\$187,110.00	\$0.00	\$187,110.00
Landscaping and Irrigation - within ROW	34,020	SF	\$10.00	\$340,200.00	\$340,200.00	\$0.00
Demo Road	223,714	SF	\$4.00	\$894,856.00	\$894,856.00	\$0.00
Subtotal Civil Infrastructure: Lake Parkway Central - Assumed To Be owned and maintained by the City as per the DA				\$3,239,518.60	\$2,783,367.58	\$456,151.02
Lake Parkway North - Assumed To Be owned and maintained by the City as per the DA						
Grading	913,291	SF	\$0.85	\$776,297.01	\$525,706.18	\$250,590.83
Storm - based on phasing area	913,291	SF	\$0.65	\$593,638.89	\$563,956.95	\$29,681.94
Sewer	2,493	LF	\$97.50	\$243,067.50	\$230,914.13	\$12,153.38
Water	3,197	LF	\$97.50	\$311,707.50	\$296,122.13	\$15,585.38
Curb	3,197	LF	\$38.00	\$121,486.00	\$121,486.00	\$0.00
Street	1,512	SF	\$7.25	\$10,962.00	\$10,962.00	\$0.00
Sidewalk	3,197	LF	\$34.00	\$108,698.00	\$108,698.00	\$0.00
Dry Utilities	3,197	LF	\$82.50	\$263,752.50	\$0.00	\$263,752.50
Landscaping and Irrigation - within ROW	47,955	SF	\$10.00	\$479,550.00	\$479,550.00	\$0.00
Demo Road	315,362	SF	\$4.00	\$1,261,448.00	\$1,261,448.00	\$0.00
Subtotal Civil Infrastructure: Lake Parkway North - Assumed To Be owned and maintained by the City as per the DA				\$4,170,607.40	\$3,598,843.38	\$571,764.02
Sixth Avenue - Assumed To Be owned and maintained by the City as per the DA						
Grading	1,747,721	SF	\$0.85	\$1,485,562.85	\$1,006,019.04	\$479,543.81
Storm - based on phasing area	1,747,721	SF	\$0.65	\$1,136,018.65	\$1,079,217.72	\$56,800.93
Sewer	5,251	LF	\$195.00	\$1,023,945.00	\$972,747.75	\$51,197.25
Water	4,795	LF	\$195.00	\$935,025.00	\$888,273.75	\$46,751.25
Curb	4,795	LF	\$38.00	\$182,210.00	\$182,210.00	\$0.00
Street	149,224	SF	\$7.25	\$1,081,874.00	\$1,081,874.00	\$0.00
Sidewalk	4,795	LF	\$34.00	\$163,030.00	\$163,030.00	\$0.00
Dry Utilities	4,795	LF	\$165.00	\$791,175.00	\$791,175.00	\$0.00
Landscaping and Irrigation - within ROW	71,925	SF	\$10.00	\$719,250.00	\$719,250.00	\$0.00
Subtotal Civil Infrastructure: Sixth Avenue - Assumed To Be owned and maintained by the City as per the DA				\$7,518,090.50	\$6,883,797.26	\$634,293.24
Main Street - Assumed To Be owned and maintained by the City as per the DA						
Grading	746,222	SF	\$0.85	\$634,288.62	\$429,538.49	\$204,750.13
Storm - based on phasing area	746,222	SF	\$0.65	\$485,044.24	\$460,792.02	\$24,252.21
Sewer	1,448	LF	\$195.00	\$282,360.00	\$268,242.00	\$14,118.00
Water	1,513	LF	\$195.00	\$295,035.00	\$280,283.25	\$14,751.75
Curb	1,513	LF	\$38.00	\$57,494.00	\$57,494.00	\$0.00
Street	49,777	SF	\$7.25	\$360,883.25	\$360,883.25	\$0.00
Sidewalk	1,513	LF	\$34.00	\$51,442.00	\$51,442.00	\$0.00
Dry Utilities	1,513	LF	\$165.00	\$249,645.00	\$0.00	\$249,645.00
Landscaping and Irrigation - within ROW	22,695	SF	\$10.00	\$226,950.00	\$226,950.00	\$0.00
Subtotal Civil Infrastructure: Main Street - Assumed To Be owned and maintained by the City as per the DA				\$2,643,142.10	\$2,135,625.01	\$507,517.09
Charles East - Assumed To Be owned and maintained by the City as per the DA						
Grading	301,107	SF	\$0.85	\$255,940.95	\$173,322.50	\$82,618.45
Storm - based on phasing area	301,107	SF	\$0.65	\$195,719.55	\$185,933.57	\$9,785.98
Sewer	0	LF	\$195.00	\$0.00	\$0.00	\$0.00
Water	680	LF	\$195.00	\$132,600.00	\$125,970.00	\$6,630.00
Curb	680	LF	\$38.00	\$25,840.00	\$25,840.00	\$0.00
Street	21,719	SF	\$7.25	\$157,462.75	\$157,462.75	\$0.00
Sidewalk	680	LF	\$34.00	\$23,120.00	\$23,120.00	\$0.00
Dry Utilities	680	LF	\$165.00	\$112,200.00	\$0.00	\$112,200.00
Landscaping and Irrigation - within ROW	10,200	SF	\$10.00	\$102,000.00	\$102,000.00	\$0.00
Subtotal Civil Infrastructure: Charles East - Assumed To Be owned and maintained by the City as per the DA				\$1,004,883.25	\$793,648.82	\$211,234.43
Dover East - Assumed To Be owned and maintained by the City as per the DA						
Grading	148,184	SF	\$0.85	\$125,956.23	\$85,297.21	\$40,659.02
Storm - based on phasing area	148,184	SF	\$0.65	\$96,319.47	\$91,503.50	\$4,815.97
Sewer	0	LF	\$195.00	\$0.00	\$0.00	\$0.00
Water	487	LF	\$195.00	\$94,965.00	\$90,216.75	\$4,748.25

Curb	487	LF	\$38.00	\$18,506.00	\$18,506.00	\$0.00
Street	14,739	SF	\$7.25	\$106,857.75	\$106,857.75	\$0.00
Sidewalk	487	LF	\$34.00	\$16,558.00	\$16,558.00	\$0.00
Dry Utilities	487	LF	\$165.00	\$80,355.00	\$0.00	\$80,355.00
Landscaping and Irrigation - within ROW	7,305	SF	\$10.00	\$73,050.00	\$73,050.00	\$0.00
Subtotal Civil Infrastructure: Dover East - Assumed To Be owned and maintained by the City as per the DA				\$612,567.45	\$481,989.21	\$130,578.24
Essex East - Assumed To Be owned and maintained by the City as per the DA						
Grading	139,989	SF	\$0.85	\$118,990.23	\$80,579.85	\$38,410.37
Storm - based on phasing area	139,989	SF	\$0.65	\$90,992.53	\$86,442.90	\$4,549.63
Sewer	230	LF	\$195.00	\$44,850.00	\$42,607.50	\$2,242.50
Water	1,323	LF	\$195.00	\$257,985.00	\$245,085.75	\$12,899.25
Curb	1,323	LF	\$38.00	\$50,274.00	\$50,274.00	\$0.00
Street	22,825	SF	\$7.25	\$165,481.25	\$165,481.25	\$0.00
Sidewalk	1,323	LF	\$34.00	\$44,982.00	\$44,982.00	\$0.00
Dry Utilities	1,323	LF	\$165.00	\$218,295.00	\$0.00	\$218,295.00
Landscaping and Irrigation - within ROW	19,845	SF	\$10.00	\$198,450.00	\$198,450.00	\$0.00
Subtotal Civil Infrastructure: Essex East - Assumed To Be owned and maintained by the City as per the DA				\$1,190,300.00	\$913,903.25	\$276,396.75
Fishers East - Assumed To Be owned and maintained by the City as per the DA						
Grading	434,025	SF	\$0.85	\$368,920.83	\$249,832.16	\$119,088.67
Storm - based on phasing area	434,025	SF	\$0.65	\$282,115.93	\$268,010.13	\$14,105.80
Sewer	0	LF	\$195.00	\$0.00	\$0.00	\$0.00
Water	350	LF	\$195.00	\$68,250.00	\$64,837.50	\$3,412.50
Curb	350	LF	\$38.00	\$13,300.00	\$13,300.00	\$0.00
Street	11,275	SF	\$7.25	\$81,743.75	\$81,743.75	\$0.00
Sidewalk	350	LF	\$34.00	\$11,900.00	\$11,900.00	\$0.00
Dry Utilities	350	LF	\$165.00	\$57,750.00	\$0.00	\$57,750.00
Landscaping and Irrigation - within ROW	5,250	SF	\$10.00	\$52,500.00	\$52,500.00	\$0.00
Subtotal Civil Infrastructure: Fishers East - Assumed To Be owned and maintained by the City as per the DA				\$936,480.50	\$742,123.54	\$194,356.96
Garden + Third Ave - Assumed To Be owned and maintained by the City as per the DA						
Grading	532,891	SF	\$0.85	\$452,957.01	\$306,741.23	\$146,215.78
Storm - based on phasing area	532,891	SF	\$0.65	\$346,378.89	\$329,059.95	\$17,318.94
Sewer	1,070	LF	\$195.00	\$208,650.00	\$198,217.50	\$10,432.50
Water	1,013	LF	\$195.00	\$197,535.00	\$187,658.25	\$9,876.75
Curb	1,013	LF	\$38.00	\$38,494.00	\$38,494.00	\$0.00
Street	33,115	SF	\$7.25	\$240,083.75	\$240,083.75	\$0.00
Sidewalk	1,013	LF	\$34.00	\$34,442.00	\$34,442.00	\$0.00
Dry Utilities	1,013	LF	\$165.00	\$167,145.00	\$0.00	\$167,145.00
Landscaping and Irrigation - within ROW	15,195	SF	\$10.00	\$151,950.00	\$151,950.00	\$0.00
Subtotal Civil Infrastructure: Garden + Third Ave - Assumed To Be owned and maintained by the City as per the DA				\$1,837,635.65	\$1,486,646.68	\$350,988.97
Seventh Avenue - Assumed To Be owned and maintained by the City as per the DA						
Grading	318,602	SF	\$0.85	\$270,811.53	\$183,392.82	\$87,418.71
Storm - based on phasing area	318,602	SF	\$0.65	\$207,091.17	\$196,736.61	\$10,354.56
Sewer	0	LF	\$195.00	\$0.00	\$0.00	\$0.00
Water	1,500	LF	\$195.00	\$292,500.00	\$277,875.00	\$14,625.00
Curb	1,500	LF	\$38.00	\$57,000.00	\$57,000.00	\$0.00
Street	66,000	SF	\$7.25	\$478,500.00	\$478,500.00	\$0.00
Sidewalk	1,500	LF	\$34.00	\$51,000.00	\$51,000.00	\$0.00
Dry Utilities	1,500	LF	\$165.00	\$247,500.00	\$0.00	\$247,500.00
Landscaping and Irrigation - within ROW	22,500	SF	\$10.00	\$225,000.00	\$225,000.00	\$0.00
Subtotal Civil Infrastructure: Seventh Avenue - Assumed To Be owned and maintained by the City as per the DA				\$1,829,402.70	\$1,469,504.43	\$359,898.27
Other Costs						
Perimeter Trail System	20,000	LF	\$85.00	\$1,700,000.00	\$1,700,000.00	\$0.00
Pocket Parks & Court Yards	5	EA	\$400,000.00	\$2,000,000.00	\$0.00	\$2,000,000.00
Parking Lot Landscaping (Assumed 10% Public Parking)	153,944	SF	\$15.00	\$2,309,166.00	\$2,309,166.00	\$0.00
Parking Lots (Assumed 10% Public Parking)	1,026,296	SF	\$6.00	\$6,157,776.00	\$6,157,776.00	\$0.00
Offsite Improvements sewer lift station	1	LS	\$2,000,000.00	\$2,000,000.00	\$2,000,000.00	\$0.00
Subtotal Civil Infrastructure: Other Costs				\$14,166,942.00	\$12,166,942.00	\$2,000,000.00
Subtotal Civil Infrastructure:				\$144,194,427.57	\$132,162,377.09	\$12,032,050.48
Construction Contingency			10%	\$14,419,442.76	\$13,216,237.71	\$1,203,205.05
Project Management			3%	\$4,325,832.83	\$3,964,871.31	\$360,961.51
Planning, Engineering, Design			5%	\$7,209,721.38	\$6,608,118.85	\$601,602.52
Survey and Geotech			4%	\$5,767,777.10	\$5,286,495.08	\$481,282.02
Permitting and Entitlement Fees			5%	\$7,209,721.38	\$6,608,118.85	\$601,602.52
Total Civil Infrastructure:				\$183,126,923.01	\$167,846,218.90	\$15,280,704.11

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

Notes:

1/ Costs presented are an estimate based on project understanding and are subject to change. Actual costs may vary.

2/ Estimate is for civil infrastructure only.

3/ Useful life assumes required maintenance is completed.

4/ Assumed wet utilities, roads, and parks not otherwise dedicated to another public entity will be dedicated to the District for ownership.

