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).:See Exhibit B

LOMOND HEIGHTS PUBLIC INFRASTRUCTURE DISTRICT
LOMOND HEIGHTS ASSESSMENT AREA

DESIGNATION RESOLUTION

DATED AS OF JUNE 12, 2026

WHEREAS, the Board of Trustees (the "Board") of the Lomond Heights Public Infrastructure District (the "District"), adopted a resolution on June 12, 2026, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

BE IT RESOLVED by the Board of Trustees of the Lomond Heights Public Infrastructure District, 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 in Section 4 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 owners (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 "Lomond Heights Assessment Area" (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 123.20-acre residential and commercial development (the "Development"). The District plans to levy assessments to finance the Improvements within the Development. The Improvements generally include the following:

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

-Water improvements, including, but not limited to, mains, stations, valves, lines, tees/crosses, bends, thrust blocks, trenches, collars, trench spoils, fire hydrants, meters, blow offs and appurtenances (various sizes).

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

-Storm drain improvements, including, but not limited to, storm drain pipes, manholes, catch basins, junction boxes, inlets, culverts, cleanouts, trench spoils, collars, trash racks, rip-rap, tie-ins, and geotextile fabric.

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 and the Owners' best interest for certain property owner installments to be paid for up to thirty (30) years.

Section 6. The total estimated acquisition, construction and installation costs of the Improvements within the Assessment Area is $29,646,935 and that the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs, is $6,257,868, for an estimated total cost of $35,904,803, of which $34,060,000 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 6.26% 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 are to be initially assessed using an equivalent residential unit ("ERU") as follows: (a) for the commercial properties (the "Commercial Zone"), pursuant to a per acre of commercial property method of assessment (the "Acreage Methodology"); and (b) for the residential and related properties (the "Residential Zone" and together with the Commercial Zone, each an "Assessment Zone" and collectively, the "Assessment Zones"), pursuant to an equivalent residential unit ("ERU") methodology (the "ERU Methodology"), each as further described below:

Commercial Zone

Assessment	Assessment Methodology	Anticipated Total Acres	Average Assessment Per Acre
$2,483,090	Acreage Methodology	8.77	$283,134.55

Residential Zone

Assessment	Assessment Methodology	Total ERUs	Assessment Per ERU
$31,576,910	ERU Methodology	541.371	$58,327.63

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 Clerk/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 C, 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 Clerk/Secretary shall (i) record an original or certified copy of this Designation Resolution with Weber County and (ii) where applicable, file with the Weber County Recorder a notice of proposed assessment.

Dated as of June 12, 2026.

LOMOND HEIGHTS PUBLIC
INFRASTRUCTURE DISTRICT

By: ______________________________
Ben Ferry, Chair

ATTEST:

By: ______________________________
Matt Richard, Clerk/Secretary

STATE OF UTAH)
: ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this June 12th, 2026 by Ben Ferry, the Chair of the Board of Trustees of the Lomond Heights Public Infrastructure District (the "District"), who represented and acknowledged that he signed the same for and on behalf of the District.

KATHERINE PALMER
Notary Public
State of Utah
My Commission Expires June 18, 2029
Commission Number 743658

Katherine Palmer
NOTARY PUBLIC

STATE OF UTAH)
: ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this June 12th, 2026 by Matt Rasband, the Clerk/Secretary of the Lomond Heights Public Infrastructure District (the "District"), who represented and acknowledged that he signed the same for and on behalf of the District.

KATHERINE PALMER
Notary Public
State of Utah
My Commission Expires June 18, 2029
Commission Number 743658

Katherine Palmer
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 June 12, 2026, by BCP Ben Lomond, LLC, a Utah limited liability company ("BCP") and Lomond Heights Master Owners Association, a Utah nonprofit corporation (the "HOA" and collectively, 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. The property records for Weber County show certain parcels within the Subject Property as owned Ben Lomond Phase 2A, which does not exist, but such parcels are intended for dedication to the HOA and BCP is in the process of correcting such property records. It is not anticipated that any Assessments will be allocated to such parcels listed as being owned by Ben Lomond Phase 2A.

2. The Owner desires that Lomond Heights Public Infrastructure District (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 $29,646,935 and that the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs, is $6,257,868, for an estimated total cost of $35,904,803, of which $34,060,000 shall be assessed 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 "Lomond Heights Assessment Area" (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) BCP and the HOA are the soles owner of the Subject Property identified as such in Exhibit A attached hereto;

(b) BCP is the declarant for the HOA;

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

(d) 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;

(e) 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;

(f) 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;

(g) 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;

(h) 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;

(i) 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;

(j) the Assessment Bonds, together with funds and loans of the Owner and lot sale 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 Colliers Valuation & Advisory Services, dated June 3, 2026;

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

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

Section 2. Acknowledgment by the Owner. The Owner, on behalf of itself, 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 their 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 to the District supporting the estimated cost of the Improvements, the allocation of Equivalent Residential Units ("ERUs") for the Residential Zone and acreage for the Commercial Zone in the Assessment Area, the property descriptions and tax parcel identifications of the Subject Property and the Assessment Area and the assessment list, each as included within or attached to the

Assessment Ordinance, as applicable, 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 for (A) the Commercial Zone by the Acreage Methodology and (B) the Residential Zone by the ERU Methodology, each 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 number of ERUs attributable to the Residential Zone and acreage for the Commercial Zone within 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 the Assessment Ordinance;

(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 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 unenforceability 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 unenforceability.

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:

BCP BEN LOMOND, LLC, a Utah limited liability company, as property owner of the real property identified in Exhibit A hereto

By:______________________________

Name: Pete Evans

Its: Authorized Agent

LOMOND HEIGHTS MASTER OWNERS ASSOCIATION, a Utah nonprofit corporation, as property owner of the real property identified in Exhibit A hereto

By: BCP Ben Lomond, LLC, as Declarant

____

By: Pete Evans

Its: Authorized Agent

EXHIBIT A

TAX ID AND LEGAL DESCRIPTION OF PROPERTY TO BE ASSESSED

Assessment Method and Amount*

Residential Zone

Total Assessment	$31,576,910
Total ERUs	541.371
Assessment Per ERU	$58,327.63

Unit Type	Quantity	Classification	ERUs Per Unit Type	Lien/Unit	Total Assessment
Single Family	384	A	1.000	$58,327.63	$22,397,808
Townhome	184	B	0.686	$39,996.09	$7,359,280
Multifamily	96	C	0.325	$18,956.48	$1,819,822
TOTAL	**664**				**$31,576,910**

Commercial Zone

Total Assessment	$2,483,090
Total Acres	8.77
Assessment Per Acre	$283,134.55

Unit Type	Classification	Lien/Acre	Total Assessment
Commercial	D	$283,134.55	$2,483,090

Parcel ID†	Parcel Owner	Total Assessment
11-019-0050, 11-469-0037, 11-469-0044, 11-469-0045, 11-469-0052, 11-469-0053, 11-469-0061, 11-469-0062, 11-469-0071, 17-064-0002, 17-064-0017, 17-064-0060, 17-071-0045, 17-071-0054, 17-071-0055	BCP Ben Lomond, LLC	$28,508,876.09
11-469-0001	BCP Ben Lomond, LLC	58,327.63
11-469-0002	BCP Ben Lomond, LLC	58,327.63
11-469-0003	BCP Ben Lomond, LLC	58,327.63
11-469-0004	BCP Ben Lomond, LLC	58,327.63
11-469-0005	BCP Ben Lomond, LLC	58,327.63
11-469-0006	BCP Ben Lomond, LLC	58,327.63
11-469-0007	BCP Ben Lomond, LLC	58,327.63
11-469-0008	BCP Ben Lomond, LLC	58,327.63
11-469-0009	BCP Ben Lomond, LLC	58,327.63
11-469-0010	BCP Ben Lomond, LLC	58,327.63

11-469-0011	BCP Ben Lomond, LLC	58,327.63
11-469-0012	BCP Ben Lomond, LLC	58,327.63
11-469-0013	BCP Ben Lomond, LLC	58,327.63
11-469-0014	BCP Ben Lomond, LLC	58,327.63
11-469-0015	BCP Ben Lomond, LLC	58,327.63
11-469-0016	BCP Ben Lomond, LLC	58,327.63
11-469-0017	BCP Ben Lomond, LLC	58,327.63
11-469-0018	BCP Ben Lomond, LLC	58,327.63
11-469-0019	BCP Ben Lomond, LLC	58,327.63
11-469-0020	BCP Ben Lomond, LLC	58,327.63
11-469-0021	BCP Ben Lomond, LLC	58,327.63
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11-469-0027	BCP Ben Lomond, LLC	58,327.63
11-469-0028	BCP Ben Lomond, LLC	58,327.63
11-469-0029	BCP Ben Lomond, LLC	58,327.63
11-469-0030	BCP Ben Lomond, LLC	58,327.63
11-469-0031	BCP Ben Lomond, LLC	58,327.63
11-469-0032	BCP Ben Lomond, LLC	58,327.63
11-469-0033	BCP Ben Lomond, LLC	58,327.63
11-469-0034	BCP Ben Lomond, LLC	58,327.63
11-469-0035	BCP Ben Lomond, LLC	58,327.63
11-469-0036	BCP Ben Lomond, LLC	58,327.63
11-469-0038	BCP Ben Lomond, LLC	58,327.63
11-469-0039	BCP Ben Lomond, LLC	58,327.63
11-469-0040	BCP Ben Lomond, LLC	58,327.63
11-469-0041	BCP Ben Lomond, LLC	58,327.63
11-469-0042	BCP Ben Lomond, LLC	58,327.63
11-469-0043	BCP Ben Lomond, LLC	58,327.63
11-469-0046	BCP Ben Lomond, LLC	58,327.63
11-469-0047	BCP Ben Lomond, LLC	58,327.63
11-469-0048	BCP Ben Lomond, LLC	58,327.63
11-469-0049	BCP Ben Lomond, LLC	58,327.63
11-469-0050	BCP Ben Lomond, LLC	58,327.63
11-469-0051	BCP Ben Lomond, LLC	58,327.63
11-469-0054	BCP Ben Lomond, LLC	58,327.63
11-469-0055	BCP Ben Lomond, LLC	58,327.63
11-469-0056	BCP Ben Lomond, LLC	58,327.63
11-469-0057	BCP Ben Lomond, LLC	58,327.63
11-469-0058	BCP Ben Lomond, LLC	58,327.63
11-469-0059	BCP Ben Lomond, LLC	58,327.63
11-469-0060	BCP Ben Lomond, LLC	58,327.63
11-469-0063	BCP Ben Lomond, LLC	58,327.63
11-469-0064	BCP Ben Lomond, LLC	58,327.63
11-469-0065	BCP Ben Lomond, LLC	58,327.63
11-469-0066	BCP Ben Lomond, LLC	58,327.63

11-469-0067	BCP Ben Lomond, LLC	58,327.63
11-469-0068	BCP Ben Lomond, LLC	58,327.63
11-469-0069	BCP Ben Lomond, LLC	58,327.63
11-469-0070	BCP Ben Lomond, LLC	58,327.63
11-469-0072	BCP Ben Lomond, LLC	39,996.09
11-469-0073	BCP Ben Lomond, LLC	39,996.09
11-469-0074	BCP Ben Lomond, LLC	39,996.09
11-469-0075	BCP Ben Lomond, LLC	39,996.09
11-469-0076	BCP Ben Lomond, LLC	39,996.09
11-469-0077	BCP Ben Lomond, LLC	39,996.09
11-469-0078	BCP Ben Lomond, LLC	39,996.09
11-469-0079	BCP Ben Lomond, LLC	39,996.09
11-469-0080	BCP Ben Lomond, LLC	39,996.09
11-469-0081	BCP Ben Lomond, LLC	39,996.09
11-469-0082	BCP Ben Lomond, LLC	39,996.09
11-469-0083	BCP Ben Lomond, LLC	39,996.09
11-469-0084	BCP Ben Lomond, LLC	39,996.09
11-469-0085	BCP Ben Lomond, LLC	39,996.09
11-469-0086	BCP Ben Lomond, LLC	39,996.09
11-469-0087	BCP Ben Lomond, LLC	39,996.09
11-469-0088	BCP Ben Lomond, LLC	39,996.09
11-469-0089	BCP Ben Lomond, LLC	39,996.09
11-469-0090	BCP Ben Lomond, LLC	39,996.09
11-469-0091	BCP Ben Lomond, LLC	39,996.09
11-469-0092	BCP Ben Lomond, LLC	39,996.09
11-469-0093	BCP Ben Lomond, LLC	39,996.09
11-469-0094	BCP Ben Lomond, LLC	39,996.09
11-469-0095	BCP Ben Lomond, LLC	39,996.09
11-469-0096	BCP Ben Lomond, LLC	39,996.09
11-469-0097	BCP Ben Lomond, LLC	39,996.09
11-469-0098	BCP Ben Lomond, LLC	39,996.09
11-469-0099	BCP Ben Lomond, LLC	39,996.09
11-469-0100	BCP Ben Lomond, LLC	39,996.09
11-469-0101	BCP Ben Lomond, LLC	39,996.09
11-469-0102	BCP Ben Lomond, LLC	39,996.09
11-469-0103	BCP Ben Lomond, LLC	39,996.09
11-469-0104	BCP Ben Lomond, LLC	39,996.09
11-469-0105	BCP Ben Lomond, LLC	39,996.09
11-469-0106	BCP Ben Lomond, LLC	39,996.09
11-469-0107	BCP Ben Lomond, LLC	39,996.09
11-469-0108	BCP Ben Lomond, LLC	39,996.09
11-469-0109	BCP Ben Lomond, LLC	39,996.09
11-469-0110	BCP Ben Lomond, LLC	39,996.09
11-469-0111	BCP Ben Lomond, LLC	39,996.09
11-469-0112	BCP Ben Lomond, LLC	39,996.09
11-469-0113	BCP Ben Lomond, LLC	39,996.09
11-469-0114	BCP Ben Lomond, LLC	39,996.09
11-469-0115	BCP Ben Lomond, LLC	39,996.09
17-071-0001	BCP Ben Lomond, LLC	58,327.63

17-071-0003	BCP Ben Lomond, LLC	58,327.63
11-469-0116, 11-469-0117, 11-469-0118, 11-469-0119, 11-469-0120, 11-469-0121, 11-469-0122, 11-469-0123, 11-469-0124‡	Lomond Heights Master Owners Association‡	0.00

* Figures have been rounded.

† Initially, the Assessments are allocated in aggregate to the entirety of the Assessment Area, provided that no Assessments are allocated to the parcels to be dedicated to the Homeowners Association or City noted below.

‡According to the Phase 2A Plat, such parcels in this row are to be dedicated to the Homeowners Association and no assessments are allocated to such parcels. BCP is in the process of correcting the County records to reflect ownership by the HOA.

<u>Legal Description</u>

The Assessment Area is more particularly described as follows:

A portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32 Township 7 North, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian; thence S00°56'12"W along the Section Line (also being the west line of the Ben Lomond Estates No. 1 subdivision) 1167.76 feet; thence N88°51'55"W 9.33 feet; thence S00°31'47"W along the westerly line of Lacey Lane Subdivision and the westerly line of Hunting Creek Subdivision No. 3 subdivision 685.73 feet to the north line of the Hunting Creek Subdivision No. 1 subdivision; thence N89°36'23"W along said north line 835.92 feet to the easterly Right-of-Way line of U.S. State Highway 89; thence N26°27'05"W along said easterly Right-of-Way line 2651.55 feet to the easterly line of that real property described in Deed Entry No.2657978 in the official records of the Weber County Recorder; thence N07°32'24"W along said easterly line 192.65 feet to an existing fence line; thence along said fence line the following two (2) courses: S89°57'00"E 7.27 feet; thence N07°40'58"W 77.15 feet to the southwest corner of that real property described in Deed Entry No. 2263169 in the official records of the Weber County Recorder; thence S80°14'36"E along the south line of that real property described in Deeds Entry No. 2263169, 2377000 and 2252595 in the official records of the Weber County Recorder, 102.38 feet to an existing fence line; thence along said fence line and the southerly lines of that real property described in Deeds Entry No. 2252595, 2742724 and 2740693 in the official records of the Weber County Recorder, the following seven (7) courses: S62°04'18"E 30.02 feet; thence S72°22'48"E 29.29 feet; thence S77°20'03"E 19.46 feet; thence S75°01'46"E 19.83 feet; thence S72°22'08"E 89.10 feet; thence S68°32'53"E 27.99 feet; thence S64°28'59"E 123.06 feet to a fence corner also being described on that (lot line adjustment) Record of Survey No. 3036 on file in the office of the Weber County Surveyor; thence N36°25'57"E along said Record of Survey and fence line 73.59 feet to a point being 0.5' southerly from an existing fence line; thence following in part along an existing fence line the following two (2) courses: S65°00'00"E 331.08 feet; thence N62°00'00"E 714.46 feet to the westerly line of the Golfcrest Village Townhomes Subdivision Phase 1; thence along the westerly and southerly lines of the Golfcrest Village Townhomes Subdivision Phases 1 and 2, the following nine (9) courses: S1°28'12"W 104.18 feet; thence S28°41'01"E 46.93 feet; thence S52°56'13"E 45.11 feet; thence S61°19'40"E 219.60 feet; thence S62°57'04"E 332.58 feet; thence N54°21'20"E 10.08 feet; thence S62°43'49"E 400.94 feet; thence S61°04'10"E 88.75 feet; thence S64°19'53"E 90.70 feet to the southwest corner of the Golf View Estates Subdivision Phase 2 P.R.U.D.; thence along said Subdivision the following five (5) courses: S65°26'08"E 142.10 feet; thence N60°14'23"E 437.69 feet; thence N43°18'38"E 287.98 feet; thence N28°55'16"E 188.14 feet; thence N6°51'52"E 229.25 feet more or less to the south line of 2000 North Street; thence S88°46'25"E along said south line 1387.99 feet to the west line of Roylance Farms Subdivision Phase 3; thence S0°14'56"W along said subdivision 739.21 feet to a found rebar and cap (Utah Land Survey) marking the northeast corner of Roylance Farms P.R.U.D Phase 2 subdivision; thence along said subdivision (being between 0.1'-1.0' south of an existing chain link fence) the following three (3) courses: S82°48'32"W 722.57 feet; thence S64°48'32"W 290.40 feet; thence N89°52'59"W 1608.66 feet (the previous call also running in part along the north boundary line of Ben Lomond Estates No. 1 subdivision) to the point of beginning.

Contains: ±5372643 Square Feet or 123.34 Acres.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

All of the "Well Property" described in Deed Entry No. 1796151, Book: 2168, Page: 1417 in the official records of the Weber County Recorder, said property being located in the Northeast Quarter of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, described by survey as follows:

Beginning at a point located S00°00'06"E (Deed: South) 463.31 feet and N89°59'54"E (Deed: East) 1375.40 feet from the North Quarter Corner of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Basis of Bearing being N00°46'43"E between the South Quarter and Center of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian (Deed: N00°46'49"E – All bearings have been rotated clockwise 00°00'06" accordingly); thence N79°10'54"E 60.00 feet; thence S10°49'06"E 100.00 feet; thence S79°10'54"W 60.00 feet; thence N10°49'06"W 100.00 feet to the point of beginning.

Contains: ±6000 Square Feet or *0.14 Acres.*

<u>EXHIBIT B</u>

DESIGNATION RESOLUTION

[See above]

EXHIBIT C

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

[On file with District]

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED
[See Exhibit A of Designation Resolution]

EXHIBIT C

CERTIFICATE OF PROJECT ENGINEER INCLUDING
MAP AND DEPICTION OF BOUNDARY OF THE ASSESSMENT AREA
AND LOCATION OF IMPROVEMENTS

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Lomond Heights Assessment Area (the "Assessment Area") hereby certifies as follows:

1. I am a professional engineer engaged by the Lomond Heights Public Infrastructure District 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 engineering estimates 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 31 years, assuming regular maintenance is performed.

By: ______________________
The Connextion Group – Civil, LLC
Barrett Marrocco, PE

Date: June 12, 2026

ATTACHMENT

Attachment A
Lomond Heights Public Infrastructure District
Civil Infrastructure and Facilities Cost Estimate

Constructed Improvements							
					Assumed Cost Allocation		
					Assessment Bond	Limited Tax	
Item	Quantity	Unit	Unit Price	Extension	Dedicated to Public Entity	Dedicated to HOA or Private Utility	Other Horizonatal Improvement Costs
Development Wide and Offsite Improvements							
Regency Excavation							
2A OFF-SITE SEWER							
12" PVC Sewer	1.00	LS	$22,378.00	$22,378.00	$22,378.00	$0.00	$0.00
8" PVC Sewer	1.00	LS	$52,029.00	$52,029.00	$52,029.00	$0.00	$0.00
Import Fill Sewer Trench	1.00	LS	$100,000.00	$100,000.00	$100,000.00	$0.00	$0.00
4' SSMH	1.00	LS	$29,850.97	$29,850.97	$29,850.97	$0.00	$0.00
5' SSMH	1.00	LS	$50,113.96	$50,113.96	$50,113.96	$0.00	$0.00
4" Sewer Lateral	1.00	LS	$53,650.00	$53,650.00	$0.00	$0.00	$53,650.00
Dewatering	1.00	LS	$10,000.00	$10,000.00	$10,000.00	$0.00	$0.00
Video Camera SS	1.00	LS	$2,161.50	$2,161.50	$2,161.50	$0.00	$0.00
2A OFF-SITE STORM							
15" RCP SD	1.00	LS	$25,155.00	$25,155.00	$25,155.00	$0.00	$0.00
15" RCP Flared End Section	1.00	LS	$1,500.00	$1,500.00	$1,500.00	$0.00	$0.00
18" RCP SD	1.00	LS	$6,600.00	$6,600.00	$6,600.00	$0.00	$0.00
24" RCP SD	1.00	LS	$367,822.00	$367,822.00	$367,822.00	$0.00	$0.00
36" RCP SD	1.00	LS	$32,297.27	$32,297.27	$32,297.27	$0.00	$0.00
Bedding Gravel	1.00	LS	$85,540.00	$85,540.00	$85,540.00	$0.00	$0.00
SD Trench Fill	1.00	LS	$25,036.00	$25,036.00	$25,036.00	$0.00	$0.00
48" SDMH	1.00	LS	$30,800.00	$30,800.00	$30,800.00	$0.00	$0.00
60" SDMH	1.00	LS	$24,570.00	$24,570.00	$24,570.00	$0.00	$0.00
3'x3' Storm Drain Box	1.00	LS	$16,600.00	$16,600.00	$16,600.00	$0.00	$0.00
4'x4' Storm Box	1.00	LS	$8,981.08	$8,981.08	$8,981.08	$0.00	$0.00
5'x5' Box With Baffle	1.00	LS	$21,000.00	$21,000.00	$21,000.00	$0.00	$0.00
Curb Inlet Box	1.00	LS	$14,600.00	$14,600.00	$14,600.00	$0.00	$0.00
Reverse Combination Box	1.00	LS	$3,485.03	$3,485.03	$3,485.03	$0.00	$0.00
Video Camera SD	1.00	LS	$1,340.50	$1,340.50	$1,340.50	$0.00	$0.00
2A OFF-SITE Water							
12" Gate Valve	1.00	LS	$6,429.25	$6,429.25	$6,429.25	$0.00	$0.00
12" MJ Bend	1.00	LS	$1,838.42	$1,838.42	$1,838.42	$0.00	$0.00
12"x8" MJ Tee	1.00	LS	$1,378.83	$1,378.83	$1,378.83	$0.00	$0.00
2A OFF-SITE SECONDARY WATER							
Secondary Single	1.00	LS	$1,694.98	$1,694.98	$1,694.98	$0.00	$0.00
CHANGE ORDERS							
CO 6.1 - Additional 15" RCP	1.00	LS	$12,155.00	$12,155.00	$12,155.00	$0.00	$0.00
CO 6.2 - Additional 4' Storm Drain Manhole	1.00	LS	$3,850.00	$3,850.00	$3,850.00	$0.00	$0.00
CO 6.3 - SD Bedding Gravel	1.00	LS	$4,940.00	$4,940.00	$4,940.00	$0.00	$0.00
CO 6.4 Additional 8" MJ Gate Valve (cost only)	1.00	LS	$2,590.00	$2,590.00	$2,590.00	$0.00	$0.00
CO 6.5 Replace Leaking Fire Hydrant	1.00	LS	$11,500.00	$11,500.00	$11,500.00	$0.00	$0.00
CO 5.107 - Upsize 8" to 10" Secondary C900	1.00	LS	$14,049.00	$14,049.00	$14,049.00	$0.00	$0.00
CO 5.108- Upsize Bend to 10"	1.00	LS	$425.00	$425.00	$425.00	$0.00	$0.00
CO 5.109 - Upsize to 10" Gate Valve	1.00	LS	$2,950.00	$2,950.00	$2,950.00	$0.00	$0.00
CO 5.110 - Upsize to 10" Tee	1.00	LS	$1,072.00	$1,072.00	$1,072.00	$0.00	$0.00
CO 5.111 - Upsize to 10" Cross	1.00	LS	$1,050.00	$1,050.00	$1,050.00	$0.00	$0.00
CO 5.112 - 10" C900 DR 14 Additional Pipe Footage	1.00	LS	$42,600.00	$42,600.00	$42,600.00	$0.00	$0.00
CO 5.113 - Sand Bedding for Additional Pipe Footage	1.00	LS	$5,680.00	$5,680.00	$5,680.00	$0.00	$0.00
CO 5.114 - Import Fill for Additional Secondary Trenches	1.00	LS	$5,680.00	$5,680.00	$5,680.00	$0.00	$0.00
CO 7.1 - 8" PVC Gas Crossing	1.00	LS	$6,000.00	$6,000.00	$0.00	$6,000.00	$0.00
CO 7.2 - 4" PVC Gas Crossing	1.00	LS	$12,500.00	$12,500.00	$0.00	$12,500.00	$0.00
CO 7.3 - 8" PVC Gas Crossing	1.00	LS	$6,000.00	$6,000.00	$0.00	$6,000.00	$0.00
CO 17 Place and Compact Import Fill For Ponds	1.00	LS	$13,584.00	$13,584.00	$13,584.00	$0.00	$0.00
CO 14 - Irrigation Box with Riser & Grate (Vault changed to 5x5x5x Box)	1.00	LS	$5,702.70	$5,702.70	$5,702.70	$0.00	$0.00
CO12r2 - Haul from Harrisville City BLDGS	1.00	LS	$29,700.00	$29,700.00	$29,700.00	$0.00	$0.00
CO 15 - Bona Vista Punch List	1.00	LS	$14,175.00	$14,175.00	$0.00	$0.00	$14,175.00
CO 16 1 - Haul Onsite for Gas Fill Along HWY 89 North of 1900	1.00	LS	$9,750.00	$9,750.00	$0.00	$9,750.00	$0.00
CO 16 2 - Haul Onsite for Pond 1 (West Side)	1.00	LS	$14,625.00	$14,625.00	$14,625.00	$0.00	$0.00
CO 16 3 - Additional construction entrance to haul material North	1.00	LS	$2,750.00	$2,750.00	$2,750.00	$0.00	$0.00
CO 18 1 - Construct Berm for Gas Line North of 1900 N along HWY 89	1.00	LS	$13,000.00	$13,000.00	$0.00	$13,000.00	$0.00
CO 18 2 - Construct Berm on the North side of the project to keep water out	1.00	LS	$9,000.00	$9,000.00	$9,000.00	$0.00	$0.00
CO 13r1 - 6-Mile/Millenium Park	1.00	LS	$13,500.00	$13,500.00	$13,500.00	$0.00	$0.00
CO 18.3 - Regrade Berm for Gas Line 1900 N along HWY 89	1.00	LS	$6,650.00	$6,650.00	$0.00	$6,650.00	$0.00
CO 19 - Haul Onsite to Pond 3 (East Side)	1.00	LS	$9,945.00	$9,945.00	$9,945.00	$0.00	$0.00
CO 22 - Sump behind Delgado home	1.00	LS	$2,625.12	$2,625.12	$2,625.12	$0.00	$0.00
Misc. Phase Costs							
Municipal Fees	1.00	LS	$13,212.50	$13,212.50	$13,212.50	$0.00	$0.00
Construction Staking	1.00	LS	$56,567.50	$56,567.50	$56,567.50	$0.00	$0.00
Engineering and Design	1.00	LS	$78,516.25	$78,516.25	$47,109.75	$15,703.25	$15,703.25
Erosion Control and Street Sweeping	1.00	LS	$8,533.77	$8,533.77	$8,533.77	$0.00	$0.00
Legal Services for HOA	1.00	LS	$21,629.85	$21,629.85	$0.00	$0.00	$21,629.85
US-89 entrance concrete/roadway work	1.00	LS	$198,239.74	$198,239.74	$198,239.74	$0.00	$0.00
Relocated Existing Comms Lines	1.00	LS	$39,644.85	$39,644.85	$0.00	$39,644.85	$0.00
Power infrastructure	1.00	LS	$615,568.00	$615,568.00	$0.00	$615,568.00	$0.00
Power infrastructure	1.00	LS	$383,962.00	$383,962.00	$0.00	$383,962.00	$0.00
Gas Backbone	1.00	LS	$55,148.32	$55,148.32	$0.00	$55,148.32	$0.00
Sound & Privacy Perimeter Fencing	1.00	LS	$108,500.00	$108,500.00	$0.00	$108,500.00	$0.00
Subtotal Civil Infrastructure: Development Wide and Offsite Improvements				**$2,854,422.39**	**$1,476,837.87**	**$1,272,426.42**	**$105,158.10**
Phase 2A							
Regency Excavation							
Mobilization	1.00	LS	$15,000.00	$15,000.00	$13,500.00	$750.00	$750.00
Construction Entrance	1.00	LS	$8,250.00	$8,250.00	$7,425.00	$412.50	$412.50
Concrete Washout	1.00	LS	$1,700.00	$1,700.00	$1,700.00	$0.00	$0.00
Porti Potty	1.00	LS	$750.00	$750.00	$675.00	$37.50	$37.50
Silt Fence	1.00	LS	$1,100.00	$1,100.00	$990.00	$55.00	$55.00
Small Sweeper	1.00	LS	$4,250.00	$4,250.00	$3,825.00	$212.50	$212.50
Inlet Protection	1.00	LS	$8,750.00	$8,750.00	$7,875.00	$437.50	$437.50

General Conditions	1.00	LS	$52,640.00	$52,640.00	$47,376.00	$2,632.00	$2,632.00
Move Spoils Haul Off	1.00	LS	$60,984.00	$60,984.00	$60,984.00	$0.00	$0.00
DEMOLITION							
Remove Storm Drain Pipe	1.00	LS	$12,384.00	$12,384.00	$12,384.00	$0.00	$0.00
Remove Water Pipe	1.00	LS	$7,150.00	$7,150.00	$7,150.00	$0.00	$0.00
Place and Compact Import Fill For Ponds	1.00	LS	$459,200.00	$459,200.00	$0.00	$0.00	$459,200.00
Excavate and Much Out Ponds 1' Deep	1.00	LS	$36,750.00	$36,750.00	$0.00	$0.00	$36,750.00
Remove and Stack Concrete Blocks From Pond	1.00	LS	$25,272.00	$25,272.00	$0.00	$0.00	$25,272.00
Remove Asphalt	1.00	LS	$35,282.52	$35,282.52	$35,282.52	$0.00	$0.00
SEWER							
12" Sewer	1.00	LS	$101,773.00	$101,773.00	$101,773.00	$0.00	$0.00
8" Sewer	1.00	LS	$210,137.00	$210,137.00	$210,137.00	$0.00	$0.00
Bedding Gravel	1.00	LS	$83,200.00	$83,200.00	$83,200.00	$0.00	$0.00
Import Fill For Sewer Trenches	1.00	LS	$448,000.00	$448,000.00	$448,000.00	$0.00	$0.00
4' SSMH	1.00	LS	$113,850.00	$113,850.00	$113,850.00	$0.00	$0.00
5' SSMH	1.00	LS	$187,000.00	$187,000.00	$187,000.00	$0.00	$0.00
4" Sewer Lateral	1.00	LS	$260,850.00	$260,850.00	$0.00	$0.00	$260,850.00
Plug and Block Sewer	1.00	LS	$1,800.00	$1,800.00	$1,800.00	$0.00	$0.00
Dewatering	1.00	LS	$25,000.00	$25,000.00	$25,000.00	$0.00	$0.00
Concrete Collar Sewer Manhole	1.00	LS	$30,000.00	$30,000.00	$30,000.00	$0.00	$0.00
Video Camera Sewer line	1.00	LS	$8,985.00	$8,985.00	$8,985.00	$0.00	$0.00
4" Nose-On Lateral	1.00	LS	$1,850.00	$1,850.00	$0.00	$0.00	$1,850.00
STORM							
12" RCP SD	1.00	LS	$47,542.00	$47,542.00	$47,542.00	$0.00	$0.00
15" RCP SD	1.00	LS	$142,350.00	$142,350.00	$142,350.00	$0.00	$0.00
18" RCP SD	1.00	LS	$87,525.00	$87,525.00	$87,525.00	$0.00	$0.00
24" RCP SD	1.00	LS	$148,990.00	$148,990.00	$148,990.00	$0.00	$0.00
30" RCP SD	1.00	LS	$10,460.00	$10,460.00	$10,460.00	$0.00	$0.00
36" RCP SD	1.00	LS	$63,365.00	$63,365.00	$63,365.00	$0.00	$0.00
Bedding Gravel	1.00	LS	$114,400.00	$114,400.00	$114,400.00	$0.00	$0.00
SD Trench Fill	1.00	LS	$72,320.00	$72,320.00	$72,320.00	$0.00	$0.00
48" SDMH	1.00	LS	$84,700.00	$84,700.00	$84,700.00	$0.00	$0.00
60" SDMH	1.00	LS	$45,500.00	$45,500.00	$45,500.00	$0.00	$0.00
72" SDMH	1.00	LS	$62,800.00	$62,800.00	$62,800.00	$0.00	$0.00
3'x3' SD Box	1.00	LS	$49,800.00	$49,800.00	$0.00	$49,800.00	$0.00
5'x5' Box w/ Baffle	1.00	LS	$5,250.00	$5,250.00	$0.00	$5,250.00	$0.00
Curb Inlet Box	1.00	LS	$138,700.00	$138,700.00	$138,700.00	$0.00	$0.00
Double Curb Inlet Box	1.00	LS	$15,300.00	$15,300.00	$15,300.00	$0.00	$0.00
Concrete Collar SD	1.00	LS	$24,600.00	$24,600.00	$24,600.00	$0.00	$0.00
Video Camera SD	1.00	LS	$10,641.75	$10,641.75	$10,641.75	$0.00	$0.00
WATER							
12" C900	1.00	LS	$217,128.00	$217,128.00	$217,128.00	$0.00	$0.00
12" Cross	1.00	LS	$14,750.00	$14,750.00	$14,750.00	$0.00	$0.00
12" Gate Valve	1.00	LS	$33,250.00	$33,250.00	$33,250.00	$0.00	$0.00
12" MJ Bend	1.00	LS	$7,800.00	$7,800.00	$7,800.00	$0.00	$0.00
12"x8" MJ Tee	1.00	LS	$2,700.00	$2,700.00	$2,700.00	$0.00	$0.00
12"x8" Reducer	1.00	LS	$10,800.00	$10,800.00	$10,800.00	$0.00	$0.00
8" C900	1.00	LS	$201,448.00	$201,448.00	$201,448.00	$0.00	$0.00
8" MJ Bend	1.00	LS	$12,935.00	$12,935.00	$12,935.00	$0.00	$0.00
8" MJ Gross	1.00	LS	$1,750.00	$1,750.00	$1,750.00	$0.00	$0.00
8" MJ Gate Valve	1.00	LS	$59,500.00	$59,500.00	$59,500.00	$0.00	$0.00
8" MJ Tee	1.00	LS	$13,950.00	$13,950.00	$13,950.00	$0.00	$0.00
Sand Bedding	1.00	LS	$56,000.00	$56,000.00	$56,000.00	$0.00	$0.00
Blow Off	1.00	LS	$5,000.00	$5,000.00	$5,000.00	$0.00	$0.00
Plug and Block Water Line	1.00	LS	$11,400.00	$11,400.00	$11,400.00	$0.00	$0.00
Air VAC	1.00	LS	$11,000.00	$11,000.00	$11,000.00	$0.00	$0.00
Temporary Blow Off	1.00	LS	$3,000.00	$3,000.00	$3,000.00	$0.00	$0.00
Culinary Water Service	1.00	LS	$301,000.00	$301,000.00	$0.00	$0.00	$301,000.00
Culinary Water Trench Fill	1.00	LS	$27,200.00	$27,200.00	$27,200.00	$0.00	$0.00
Fire Hydrant	1.00	LS	$184,000.00	$184,000.00	$184,000.00	$0.00	$0.00
Concrete Collar Water Valve	1.00	LS	$19,800.00	$19,800.00	$19,800.00	$0.00	$0.00
Chlorinate & Test Waterline	1.00	LS	$2,750.00	$2,750.00	$2,750.00	$0.00	$0.00
2" Meter Service CW	1.00	LS	$2,150.00	$2,150.00	$2,150.00	$0.00	$0.00
SECONDARY WATER							
6" C900 Purple	1.00	LS	$152,740.00	$152,740.00	$152,740.00	$0.00	$0.00
Import Fill For Trenches	1.00	LS	$63,200.00	$63,200.00	$63,200.00	$0.00	$0.00
6" FL Tee	1.00	LS	$36,750.00	$36,750.00	$36,750.00	$0.00	$0.00
6" Gate Valve	1.00	LS	$45,000.00	$45,000.00	$45,000.00	$0.00	$0.00
6" MJ Bend	1.00	LS	$8,640.00	$8,640.00	$8,640.00	$0.00	$0.00
6" MJ Cap	1.00	LS	$5,940.00	$5,940.00	$5,940.00	$0.00	$0.00
8" C900 DR 14	1.00	LS	$69,300.00	$69,300.00	$69,300.00	$0.00	$0.00
8" MJ Bend	1.00	LS	$2,500.00	$2,500.00	$2,500.00	$0.00	$0.00
8" MJ Cross	1.00	LS	$1,975.00	$1,975.00	$1,975.00	$0.00	$0.00
8" MJ Gate Valve	1.00	LS	$17,500.00	$17,500.00	$17,500.00	$0.00	$0.00
8" MJ Tee	1.00	LS	$12,400.00	$12,400.00	$12,400.00	$0.00	$0.00
Air VAC	1.00	LS	$7,550.00	$7,550.00	$7,550.00	$0.00	$0.00
Plug and Block Secondary	1.00	LS	$11,400.00	$11,400.00	$11,400.00	$0.00	$0.00
2" Drain Valve	1.00	LS	$22,500.00	$22,500.00	$22,500.00	$0.00	$0.00
1.5" Secondary Service	1.00	LS	$2,500.00	$2,500.00	$0.00	$2,500.00	$0.00
Secondary Single Service	1.00	LS	$100,000.00	$100,000.00	$0.00	$0.00	$100,000.00
Secondary Double Service	1.00	LS	$136,950.00	$136,950.00	$0.00	$0.00	$136,950.00
Sand Bedding - Secondary	1.00	LS	$22,400.00	$22,400.00	$0.00	$0.00	$22,400.00
Temporary Blow Off	1.00	LS	$2,000.00	$2,000.00	$2,000.00	$0.00	$0.00
Test Waterline	1.00	LS	$2,750.00	$2,750.00	$2,750.00	$0.00	$0.00
Concrete Collar Valve	1.00	LS	$23,100.00	$23,100.00	$23,100.00	$0.00	$0.00
SITEWORK							
Excavate Native Material to Sub-Grade - Roadways	1.00	LS	$14,250.00	$14,250.00	$14,250.00	$0.00	$0.00
Import Fill ROW	1.00	LS	$904,000.00	$904,000.00	$904,000.00	$0.00	$0.00
Excavate Pond #1	1.00	LS	$39,500.00	$39,500.00	$0.00	$39,500.00	$0.00
Excavate Pond #3	1.00	LS	$29,040.00	$29,040.00	$0.00	$29,040.00	$0.00
Sidewalk, 4' With w/Base	1.00	LS	$35,379.31	$35,379.31	$35,379.31	$0.00	$0.00
Sidewalk, 5' With w/Base	1.00	LS	$17,825.00	$17,825.00	$17,825.00	$0.00	$0.00
Curb Prep w/Base	1.00	LS	$58,192.00	$58,192.00	$58,192.00	$0.00	$0.00
Curb and Gutter	1.00	LS	$378,248.00	$378,248.00	$378,248.00	$0.00	$0.00
12" Struct Fill For Roadways	1.00	LS	$384,149.00	$384,149.00	$384,149.00	$0.00	$0.00
6" Road Base	1.00	LS	$237,263.25	$237,263.25	$237,263.25	$0.00	$0.00

Fine Grade Road Base	1.00	LS	$45,193.00	$45,193.00	$45,193.00	$0.00	$0.00
3.5" Asphalt Subdivision Roadways	1.00	LS	$328,765.50	$328,765.50	$328,765.50	$0.00	$0.00
3.5" Asphalt 1900 North	1.00	LS	$179,662.50	$179,662.50	$179,662.50	$0.00	$0.00
Remove Existing	1.00	LS	$7,300.00	$7,300.00	$7,300.00	$0.00	$0.00
WALLS & FENCES							
Remove Existing Fence	1.00	LS	$5,000.00	$5,000.00	$5,000.00	$0.00	$0.00
Landmark Contract 2519							
Mobilization	1.00	LS	$5,000.00	$5,000.00	$4,000.00	$0.00	$1,000.00
Clearing & Grub	146,445.00	SF	$0.05	$7,322.25	$5,857.80	$0.00	$1,464.45
Traffic Control	1.00	LS	$12,500.00	$12,500.00	$12,500.00	$0.00	$0.00
Site Cut/Fill	1,000.00	CY	$4.75	$4,750.00	$3,800.00	$0.00	$950.00
Erosion Control	1.00	LS	$46,000.00	$46,000.00	$36,800.00	$0.00	$9,200.00
Import Fill - ROW	21,440.00	TON	$18.50	$396,640.00	$396,640.00	$0.00	$0.00
Lot Cut/Fill (Spread Trench Materials On Lots)	9,875.00	CY	$6.60	$65,175.00	$65,175.00	$0.00	$0.00
SEWER							
Connect To Existing SSMH	1.00	EAC	$2,000.00	$2,000.00	$2,000.00	$0.00	$0.00
8" Sewer Main line W/Bedding (Testing Included)	1,480.00	LF	$58.00	$85,840.00	$85,840.00	$0.00	$0.00
Import Trench Backfill	6,000.00	TON	$15.50	$93,000.00	$93,000.00	$0.00	$0.00
48" SS Manhole	6.00	EAC	$5,500.00	$33,000.00	$33,000.00	$0.00	$0.00
60" SS Manhole	4.00	EAC	$7,200.00	$28,800.00	$28,800.00	$0.00	$0.00
Stub & Cap 8" Sewer Pipe	5.00	EAC	$1,000.00	$5,000.00	$5,000.00	$0.00	$0.00
STORM							
Connect to Existing	2.00	EAC	$2,000.00	$4,000.00	$4,000.00	$0.00	$0.00
12" RCP Storm Pipe	24.00	LF	$73.00	$1,752.00	$1,752.00	$0.00	$0.00
15" RCP Storm Pipe	752.00	LF	$79.00	$59,408.00	$59,408.00	$0.00	$0.00
18" RCP Storm Pipe	176.00	LF	$95.00	$16,720.00	$16,720.00	$0.00	$0.00
24" RCP Storm Pipe	688.00	LF	$110.00	$75,680.00	$75,680.00	$0.00	$0.00
30" RCP Storm Pipe	760.00	LF	$165.00	$125,400.00	$125,400.00	$0.00	$0.00
Import Trench Backfill	3,370.00	TON	$15.50	$52,235.00	$52,235.00	$0.00	$0.00
48" SDMH	5.00	EAC	$5,500.00	$27,500.00	$27,500.00	$0.00	$0.00
60" SDMH	7.00	EAC	$5,725.00	$40,075.00	$40,075.00	$0.00	$0.00
72" SDMH	4.00	EAC	$8,500.00	$34,000.00	$34,000.00	$0.00	$0.00
4'X 4' Storm Box	1.00	EAC	$4,900.00	$4,900.00	$0.00	$4,900.00	$0.00
5'X 5' Storm Box W/Orifice & Baffle Wall	1.00	EAC	$9,800.00	$9,800.00	$0.00	$9,800.00	$0.00
Combo Box	1.00	EAC	$7,200.00	$7,200.00	$7,200.00	$0.00	$0.00
Curb Inlet W/Tie-In	15.00	EAC	$3,850.00	$57,750.00	$57,750.00	$0.00	$0.00
Rework & Grade Detention P d	1.00	LS	$58,250.00	$58,250.00	$0.00	$58,250.00	$0.00
15" RCP FES	1.00	EAC	$1,500.00	$1,500.00	$1,500.00	$0.00	$0.00
30" RCP FES	1.00	EAC	$2,200.00	$2,200.00	$2,200.00	$0.00	$0.00
Stub & Cap 15" RCP SD Pipe	1.00	EAC	$1,100.00	$1,100.00	$1,100.00	$0.00	$0.00
WATER							
Connect To Existing 10" PI Pipe (Cut In Connection)	1.00	EAC	$4,280.00	$4,280.00	$4,280.00	$0.00	$0.00
Connect To Existing 12" CW Waterline	1.00	EAC	$2,200.00	$2,200.00	$2,200.00	$0.00	$0.00
8" C-900 Water Line	320.00	LF	$50.00	$16,000.00	$16,000.00	$0.00	$0.00
12" C-900 Water Line	2,500.00	LF	$80.00	$200,000.00	$200,000.00	$0.00	$0.00
Import Trench Backfill	1,950.00	TON	$15.50	$30,225.00	$30,225.00	$0.00	$0.00
3/4" Water Laterals - Doubles	2.00	EAC	$4,900.00	$9,800.00	$0.00	$0.00	$9,800.00
3/4" Water Laterals - Triples	5.00	EAC	$7,350.00	$36,750.00	$0.00	$0.00	$36,750.00
3/4" Water Laterals - Quadruples	3.00	EAC	$9,800.00	$29,400.00	$0.00	$0.00	$29,400.00
Fire hydrant	9.00	EAC	$8,900.00	$80,100.00	$80,100.00	$0.00	$0.00
8" Valve	6.00	EAC	$3,200.00	$19,200.00	$19,200.00	$0.00	$0.00
10" Valve	1.00	EAC	$4,125.00	$4,125.00	$4,125.00	$0.00	$0.00
12" Bend	10.00	EAC	$1,800.00	$18,000.00	$18,000.00	$0.00	$0.00
12"X 8" CW Cross	1.00	EAC	$2,000.00	$2,000.00	$2,000.00	$0.00	$0.00
12"X 8" CW Tee	4.00	EAC	$1,800.00	$7,200.00	$7,200.00	$0.00	$0.00
12"X 10" PI Reducer	1.00	EAC	$1,500.00	$1,500.00	$1,500.00	$0.00	$0.00
10" Tee	1.00	EAC	$1,600.00	$1,600.00	$1,600.00	$0.00	$0.00
12" Valve	6.00	EAC	$5,000.00	$30,000.00	$30,000.00	$0.00	$0.00
12" CW Loop	4.00	EAC	$8,500.00	$34,000.00	$34,000.00	$0.00	$0.00
12" 1/2 CW Loop	1.00	EAC	$6,000.00	$6,000.00	$6,000.00	$0.00	$0.00
CW Air Vac Assembly	2.00	EAC	$7,900.00	$15,800.00	$15,800.00	$0.00	$0.00
Temp. Blowoff	5.00	EAC	$1,150.00	$5,750.00	$5,750.00	$0.00	$0.00
Stub & Cap 8" CW Pipe	6.00	EAC	$900.00	$5,400.00	$5,400.00	$0.00	$0.00
Secondary Water							
Connect to Existing 12" PI Pipe (Cut In Connection)	1.00	EAC	$3,800.00	$3,800.00	$3,800.00	$0.00	$0.00
Connect To Existing 10" Pipe	1.00	EAC	$2,200.00	$2,200.00	$2,200.00	$0.00	$0.00
6" C-900 PI Line	160.00	LF	$52.00	$8,320.00	$8,320.00	$0.00	$0.00
8" C-900 PI Line	100.00	LF	$58.00	$5,800.00	$5,800.00	$0.00	$0.00
10" C-900 PI Line	2,520.00	LF	$68.00	$171,360.00	$171,360.00	$0.00	$0.00
Import Trench Backfill - PI	2,650.00	TON	$15.50	$41,075.00	$41,075.00	$0.00	$0.00
2" PI Service Stub	1.00	EAC	$4,500.00	$4,500.00	$0.00	$4,500.00	$0.00
PI Air Vac Assembly	1.00	EAC	$6,500.00	$6,500.00	$6,500.00	$0.00	$0.00
6" PI Valve	5.00	EAC	$2,900.00	$14,500.00	$14,500.00	$0.00	$0.00
10" PI Cross	0.99	EAC	$3,650.00	$3,600.00	$3,600.00	$0.00	$0.00
10" PI Tee	8.00	EAC	$1,850.00	$14,800.00	$14,800.00	$0.00	$0.00
10" PI Bend	11.00	EAC	$1,400.00	$15,400.00	$15,400.00	$0.00	$0.00
10" PI Valve	1.00	EAC	$4,125.00	$4,125.00	$4,125.00	$0.00	$0.00
8" PI Valve	2.00	EAC	$3,200.00	$6,400.00	$6,400.00	$0.00	$0.00
10" PI Loop	4.00	EAC	$8,500.00	$34,000.00	$34,000.00	$0.00	$0.00
12"X 10" PI Tee	1.00	EAC	$2,200.00	$2,200.00	$2,200.00	$0.00	$0.00
2" PI Drain Assembly	1.00	EAC	$2,950.00	$2,950.00	$2,950.00	$0.00	$0.00
Temp. Blowoff	7.00	EAC	$1,150.00	$8,050.00	$8,050.00	$0.00	$0.00
Stub & Cap 8" PI Pipe	2.00	EAC	$900.00	$1,800.00	$1,800.00	$0.00	$0.00
Stub & Cap 6" PI Pipe	5.00	EAC	$850.00	$4,250.00	$4,250.00	$0.00	$0.00
Roadway Improvements							
30" Mod Curb and Gutter W/Prep and 6" Base	1,280.00	LF	$28.50	$36,480.00	$36,480.00	$0.00	$0.00
Rough Grade Native Subgrade	167,680.00	SF	$0.15	$25,152.00	$25,152.00	$0.00	$0.00
12" Thick Sub-Base	7,125.00	TON	$18.00	$128,250.00	$128,250.00	$0.00	$0.00
6" Thick Base Course	46,000.00	SF	$1.30	$59,800.00	$59,800.00	$0.00	$0.00
Remove Existing Concrete Curb & Gutter	120.00	LF	$12.00	$1,440.00	$1,440.00	$0.00	$0.00
Remove Existing Concrete Sidewalk	515.00	SF	$1.75	$901.25	$901.25	$0.00	$0.00
Sidewalk Prep W/6" Base	3,752.00	SF	$1.80	$6,753.60	$6,753.60	$0.00	$0.00
Change Orders							
Connect To Existing SD	1.00	EAC	$2,500.00	$2,500.00	$2,500.00	$0.00	$0.00
12" RCP Storm Pipe	40.00	LF	$73.00	$2,920.00	$2,920.00	$0.00	$0.00
15" RCP Storm Drain Pipe	16.85	LF	$75.00	$1,263.98	$1,263.98	$0.00	$0.00

30" RCP Storm Pipe	24.00	LF	$165.00	$3,960.00	$3,960.00	$0.00	$0.00
36" RCP Storm Drain Pipe	480.00	LF	$205.00	$98,400.00	$98,400.00	$0.00	$0.00
72" SD Manhole	2.00	EAC	$8,500.00	$17,000.00	$17,000.00	$0.00	$0.00
Import Trench Backfill	1,850.00	TON	$15.50	$28,675.00	$28,675.00	$0.00	$0.00
Excavate & Grade Detention Pond	0.80	LS	$19,350.00	$15,480.00	$0.00	$15,480.00	$0.00
8" ADS SD Pipe	300.00	LF	$38.00	$11,400.00	$11,400.00	$0.00	$0.00
1'X 1' Area Drain	3.00	EAC	$3,500.00	$10,500.00	$0.00	$3,500.00	$7,000.00
4'X 4' Storm Box	2.00	EAC	$4,900.00	$9,800.00	$0.00	$4,900.00	$4,900.00
Curb Inlet/Catch Basin	1.10	EAC	$3,500.00	$3,850.00	$3,850.00	$0.00	$0.00
Combo Box	1.00	EAC	$7,200.00	$7,200.00	$7,200.00	$0.00	$0.00
30" RCP FES	1.00	EAC	$2,800.00	$2,800.00	$2,800.00	$0.00	$0.00
Regency Material Credit	-1.00	LS	$91,758.00	-$91,758.00	-$91,758.00	$0.00	$0.00
Drawing Changes 2A	-1.00	LS	$14,850.00	-$14,850.00	-$14,850.00	$0.00	$0.00
3/4" Water Laterals - Triples	3.00	EAC	$7,605.01	$22,815.03	$0.00	$0.00	$22,815.03
3/4" Water Laterals - Quadruples	3.00	EAC	$9,799.90	$29,399.70	$0.00	$0.00	$29,399.70
Misc Phase Costs							
Impact Fees	1.00	LS	$632,713.48	$632,713.48	$632,713.48	$0.00	$0.00
Testing and Inspection Services	1.00	LS	$138,750.41	$138,750.41	$124,875.37	$6,937.52	$6,937.52
Construction Staking	1.00	LS	$67,225.00	$67,225.00	$60,502.50	$3,361.25	$3,361.25
Landscape architecture/site planning	1.00	LS	$37,175.00	$37,175.00	$0.00	$37,175.00	$0.00
Power infrastructure	1.00	LS	$353,233.00	$353,233.00	$0.00	$353,233.00	$0.00
Power infrastructure	1.00	LS	$275,091.00	$275,091.00	$0.00	$275,091.00	$0.00
Gas Backbone (Includes Phases 2A and portion of phases 3 and 5)	1.00	LS	$263,030.49	$263,030.49	$0.00	$263,030.49	$0.00
Signage and Stripping	1.00	LS	$25,626.50	$25,626.50	$25,626.50	$0.00	$0.00
Landscape/hydroseeding	1.00	LS	$60,276.71	$60,276.71	$0.00	$60,276.71	$0.00
	Subtotal Civil Infrastructure: Phase 2A			**$12,489,036.23**	**$9,746,187.31**	**$1,231,061.97**	**$1,511,786.95**
			Phase 2B				
Landmark Contract 2509							
1/2" Water Meter Epoxy Coated Rebar	118.00	EAC	$12.51	$1,476.18	$0.00	$0.00	$1,476.18
Mobilization	1.00	LS	$10,000.00	$10,000.00	$9,000.00	$500.00	$500.00
Clearing & Grub	1,198,980.00	SF	$0.05	$59,949.00	$47,959.20	$0.00	$11,989.80
Traffic Control	1.00	LS	$1,500.00	$1,500.00	$1,500.00	$0.00	$0.00
Erosion Control	1.00	LS	$38,250.00	$38,250.00	$30,600.00	$0.00	$7,650.00
Strip 6" Topsoil To Stockpile (ROW Only)	6,250.00	CY	$4.75	$29,687.50	$29,687.50	$0.00	$0.00
Site Cut/Fill (ROW Only)	1,500.00	CY	$4.75	$7,125.00	$7,125.00	$0.00	$0.00
Import Fill - ROW	18,673.85	TON	$19.00	$354,803.15	$354,803.15	$0.00	$0.00
Lot Cut/Fill (Spread Trench Materials On Lots)	28,450.00	CY	$6.60	$187,770.00	$187,770.00	$0.00	$0.00
SEWER							
Connect to Existing	1.00	EAC	$2,000.00	$2,000.00	$2,000.00	$0.00	$0.00
Connect to Existing Sewer Pipe	6.00	EAC	$1,800.00	$10,800.00	$10,800.00	$0.00	$0.00
8" Sewer Main line W/Bedding (Testing Included)	4,500.00	LF	$58.00	$261,000.00	$261,000.00	$0.00	$0.00
Import Trench Backfill	21,260.00	TON	$15.50	$329,530.00	$329,530.00	$0.00	$0.00
48" SS Manhole	19.00	EAC	$5,500.00	$104,500.00	$104,500.00	$0.00	$0.00
4" Sewer Laterals	117.00	EAC	$1,725.00	$201,825.00	$0.00	$0.00	$201,825.00
STORM							
Connect to Existing	1.00	EAC	$2,200.00	$2,200.00	$2,200.00	$0.00	$0.00
15" RCP Storm Pipe	1,120.00	LF	$79.00	$88,480.00	$88,480.00	$0.00	$0.00
18" RCP Storm Pipe	744.00	LF	$95.00	$70,680.00	$70,680.00	$0.00	$0.00
24" RCP Storm Pipe	384.00	LF	$110.00	$42,240.00	$42,240.00	$0.00	$0.00
Import Trench Backfill	1,850.00	TON	$15.50	$28,675.00	$28,675.00	$0.00	$0.00
48" SDMH	7.00	EAC	$5,500.00	$38,500.00	$38,500.00	$0.00	$0.00
60" SDMH	9.00	EAC	$5,725.00	$51,525.00	$51,525.00	$0.00	$0.00
Curb Inlet W/Tie-In	14.00	EAC	$3,850.00	$53,900.00	$53,900.00	$0.00	$0.00
Water							
Connect to Existing	8.00	EAC	$2,500.00	$20,000.00	$20,000.00	$0.00	$0.00
8" C-900 Water Line	5,200.00	LF	$50.00	$260,000.00	$260,000.00	$0.00	$0.00
Import Trench Backfill	6,500.00	TON	$15.50	$100,750.00	$100,750.00	$0.00	$0.00
3/4" Water Laterals - Single	118.00	EAC	$2,450.00	$289,100.00	$0.00	$0.00	$289,100.00
Fire hydrant	10.00	EAC	$8,900.00	$89,000.00	$89,000.00	$0.00	$0.00
8" Bend	9.00	EAC	$1,000.00	$9,000.00	$9,000.00	$0.00	$0.00
8" Valve	13.00	EAC	$2,900.00	$37,700.00	$37,700.00	$0.00	$0.00
8" Tee	6.00	EAC	$1,500.00	$9,000.00	$9,000.00	$0.00	$0.00
8" CW Loop	5.00	EAC	$6,500.00	$32,500.00	$32,500.00	$0.00	$0.00
8" CW 1/2 Loop	3.00	EAC	$4,000.00	$12,000.00	$12,000.00	$0.00	$0.00
Culinary Air Vac Assembly	3.00	EAC	$7,300.00	$21,900.00	$21,900.00	$0.00	$0.00
Temp. Blowoff	8.00	EAC	$1,150.00	$9,200.00	$9,200.00	$0.00	$0.00
Secondary Water							
Connect to Existing	8.00	EAC	$1,800.00	$14,400.00	$14,400.00	$0.00	$0.00
6" C-900 PI Line	5,300.00	LF	$50.00	$265,000.00	$265,000.00	$0.00	$0.00
Import Trench Backfill	6,100.00	TON	$15.50	$94,550.00	$94,550.00	$0.00	$0.00
Pressure Irrigation Lateral - Single	2.00	EAC	$2,450.00	$4,900.00	$0.00	$0.00	$4,900.00
Pressure Irrigation Lateral - Double	58.00	EAC	$4,300.00	$249,400.00	$0.00	$0.00	$249,400.00
PI Air Vac Assembly	3.00	EAC	$8,950.00	$26,850.00	$26,850.00	$0.00	$0.00
6" Bend	8.00	EAC	$1,000.00	$8,000.00	$8,000.00	$0.00	$0.00
6" Valve	11.00	EAC	$2,900.00	$31,900.00	$31,900.00	$0.00	$0.00
6" Tee	6.00	EAC	$1,500.00	$9,000.00	$9,000.00	$0.00	$0.00
6" PI Loop	6.00	EAC	$6,000.00	$36,000.00	$36,000.00	$0.00	$0.00
Temp. Blowoff	8.00	EAC	$1,150.00	$9,200.00	$9,200.00	$0.00	$0.00
Roadway Improvements							
2' Waterway Inc. Prep	900.00	SF	$14.00	$12,600.00	$12,600.00	$0.00	$0.00
Rough Grade Native Subgrade	305,840.00	SF	$0.15	$45,876.00	$45,876.00	$0.00	$0.00
6" Thick Sub-Base	6,180.00	TON	$18.00	$111,240.00	$111,240.00	$0.00	$0.00
6" Thick Base Course	70,137.31	SF	$1.30	$91,178.50	$91,178.50	$0.00	$0.00
6" Thick Base Course (Alley)	7,713.17	SF	$1.50	$11,569.76	$0.00	$11,569.76	$0.00
Change Orders							
Additional SS Tracer Wire	1.00	LS	$5,308.31	$5,308.31	$5,308.31	$0.00	$0.00
Filter Fabric Addition	1.00	LS	$5,184.85	$5,184.85	$5,184.85	$0.00	$0.00
Misc. Phase Costs							
Construction Staking	1.00	LS	$75,825.00	$75,825.00	$53,077.50	$15,165.00	$7,582.50
Engineering and Design	1.00	LS	$80,275.00	$80,275.00	$56,192.50	$16,055.00	$8,027.50
Power infrastructure	1.00	LS	$263,398.00	$263,398.00	$0.00	$263,398.00	$0.00
Power infrastructure	1.00	LS	$308,136.00	$308,136.00	$0.00	$308,136.00	$0.00
Gas Backbone (Phase 2B and portion of 1900 N)	1.00	LS	$187,600.58	$187,600.58	$0.00	$187,600.58	$0.00
Aggregate/asphalt/concrete materials	1.00	LS	$262,062.17	$262,062.17	$262,062.17	$0.00	$0.00
				$0.00			$0.00

Subtotal Civil Infrastructure: Phase 2B				**$5,076,020.00**	**$3,491,144.68**	**$802,424.34**	**$782,450.98**
Phase 2D							
Landmark Contract 2508							
Mobilization	1.00	LS	$10,000.00	$10,000.00	$8,000.00	$0.00	$2,000.00
Clearing & Grub	1,060,455.00	SF	$0.05	$53,022.75	$42,418.20	$0.00	$10,604.55
Traffic Control	0.75	LS	$18,000.00	$13,500.00	$13,500.00	$0.00	$0.00
Erosion Control	1.00	LS	$52,000.00	$52,000.00	$41,600.00	$0.00	$10,400.00
Strip Topsoil To Stockpile (ROW Only)	6,740.00	CY	$4.75	$32,015.00	$32,015.00	$0.00	$0.00
Site Cut/Fill	1,900.00	CY	$4.75	$9,025.00	$7,220.00	$0.00	$1,805.00
Import Fill - ROW	26,100.00	TON	$19.00	$495,900.00	$495,900.00	$0.00	$0.00
Lot Cut/Fill (Spread Trench Materials On Lots)	21,340.00	CY	$6.60	$140,844.00	$140,844.00	$0.00	$0.00
SEWER							
Connect to Existing	2.00	EAC	$2,000.00	$4,000.00	$4,000.00	$0.00	$0.00
8" Sewer Mainline W/Bedding (Testing Included)	4,630.00	LF	$58.00	$268,540.00	$268,540.00	$0.00	$0.00
Import Trench Backfill	19,820.00	TON	$15.50	$307,210.00	$307,210.00	$0.00	$0.00
48" SS Manhole	19.00	EAC	$5,500.00	$104,500.00	$104,500.00	$0.00	$0.00
60" SS Manhole	5.00	EAC	$7,200.00	$36,000.00	$36,000.00	$0.00	$0.00
4" Sewer Laterals	122.00	EAC	$1,725.00	$210,450.00	$0.00	$0.00	$210,450.00
Stub & Cap 8" Sewer Pipe	1.00	EAC	$1,000.00	$1,000.00	$1,000.00	$0.00	$0.00
Storm Sewer							
Connect to Existing	4.00	EAC	$2,200.00	$8,800.00	$8,800.00	$0.00	$0.00
15" RCP Storm Pipe	2,024.00	LF	$79.00	$159,896.00	$159,896.00	$0.00	$0.00
18" RCP Storm Pipe	1,240.00	LF	$95.00	$117,800.00	$117,800.00	$0.00	$0.00
24" RCP Storm Pipe	200.00	LF	$110.00	$22,000.00	$22,000.00	$0.00	$0.00
Import Trench Backfill	3,850.00	TON	$15.50	$59,675.00	$59,675.00	$0.00	$0.00
48" SDMH	6.00	EAC	$5,500.00	$33,000.00	$33,000.00	$0.00	$0.00
60" SDMH	17.00	EAC	$5,725.00	$97,325.00	$97,325.00	$0.00	$0.00
Curb Inlet W/Tie-In	22.50	EAC	$3,850.00	$86,625.00	$86,625.00	$0.00	$0.00
Stub & Cap 15" RCP SD Pipe	1.00	EAC	$1,200.00	$1,200.00	$1,200.00	$0.00	$0.00
Water							
Connect to Existing	2.00	EAC	$2,500.00	$5,000.00	$5,000.00	$0.00	$0.00
Connect To Existing 12" WM (Cut In Tee)	1.00	EAC	$5,000.00	$5,000.00	$5,000.00	$0.00	$0.00
8" C-900 Water Line	5,120.00	LF	$50.00	$256,000.00	$256,000.00	$0.00	$0.00
Import Trench Backfill	6,625.00	TON	$15.50	$102,687.50	$102,687.50	$0.00	$0.00
3/4" Water Laterals - Single	126.00	EAC	$2,450.00	$308,700.00	$0.00	$0.00	$308,700.00
Fire hydrant	8.00	EAC	$8,900.00	$71,200.00	$71,200.00	$0.00	$0.00
8" Bend	14.00	EAC	$1,000.00	$14,000.00	$14,000.00	$0.00	$0.00
8" Valve	28.00	EAC	$2,900.00	$81,200.00	$81,200.00	$0.00	$0.00
8" Tee	9.00	EAC	$1,500.00	$13,500.00	$13,500.00	$0.00	$0.00
8" CW 1/2 Loop	3.00	EAC	$6,500.00	$19,500.00	$19,500.00	$0.00	$0.00
12" Valve	2.00	EAC	$5,000.00	$10,000.00	$10,000.00	$0.00	$0.00
12"X 8" CW Tee	1.00	EAC	$2,600.00	$2,600.00	$2,600.00	$0.00	$0.00
2" Culinary Blow Off Assembly	2.00	EAC	$3,825.00	$7,650.00	$7,650.00	$0.00	$0.00
Temp. Blowoff	4.00	EAC	$1,150.00	$4,600.00	$4,600.00	$0.00	$0.00
Stub & Cap 8" CW Pipe	1.00	EAC	$900.00	$900.00	$900.00	$0.00	$0.00
Secondary Water							
6" C-900 Water Line	4,662.00	LF	$50.00	$233,100.00	$233,100.00	$0.00	$0.00
Import Trench Backfill	7,050.00	TON	$15.50	$109,275.00	$109,275.00	$0.00	$0.00
Pressure Irrigation Lateral - Single	23.00	EAC	$2,450.00	$56,350.00	$0.00	$0.00	$56,350.00
Pressure Irrigation Lateral - Double	46.00	EAC	$4,300.00	$197,800.00	$0.00	$0.00	$197,800.00
PI Air Vac Assembly	2.00	EAC	$8,950.00	$17,900.00	$17,900.00	$0.00	$0.00
6" Bend	14.00	EAC	$1,000.00	$14,000.00	$14,000.00	$0.00	$0.00
6" Valve	28.00	EAC	$2,900.00	$81,200.00	$81,200.00	$0.00	$0.00
6" Tee	9.00	EAC	$1,500.00	$13,500.00	$13,500.00	$0.00	$0.00
6" PI 1/2 Loop	0.10	EAC	$3,300.00	$330.00	$330.00	$0.00	$0.00
12"X 6" PI Tee	1.00	EAC	$2,600.00	$2,600.00	$2,600.00	$0.00	$0.00
12" Valve	2.00	EAC	$5,050.00	$10,100.00	$10,100.00	$0.00	$0.00
Stub & Cap 6" CW Pipe	2.00	EAC	$750.00	$1,500.00	$1,500.00	$0.00	$0.00
Roadway Improvements							
Rough Grade Native Subgrade	289,775.00	SF	$0.15	$43,466.25	$43,466.25	$0.00	$0.00
6" Thick Sub-Base	5,825.00	TON	$18.00	$104,850.00	$104,850.00	$0.00	$0.00
12" Thick Sub-Base	600.00	TON	$18.00	$10,800.00	$10,800.00	$0.00	$0.00
Sidewalk Prep W/6" Base	880.00	SF	$1.80	$1,584.00	$1,584.00	$0.00	$0.00
Change Orders							
Connect to Existing	1.00	EAC	$2,200.00	$2,200.00	$2,200.00	$0.00	$0.00
24" RCP Storm Pipe	528.00	LF	$110.00	$58,080.00	$58,080.00	$0.00	$0.00
Import Trench Backfill	635.00	TON	$15.50	$9,842.50	$9,842.50	$0.00	$0.00
60" SDMH	5.00	EAC	$5,725.00	$28,625.00	$28,625.00	$0.00	$0.00
Water Meter Epoxy Coated Rebar	123.00	EAC	$12.45	$1,531.35	$1,531.35	$0.00	$0.00
IRR Service Removals	1.00	LS	$8,576.00	$8,576.00	$8,576.00	$0.00	$0.00
Credit For SDMHs	1.00	LS	-$22,900.00	-$22,900.00	-$22,900.00	$0.00	$0.00
2D Pond Infill	22,140.00	SF	$0.41	$9,077.40	$0.00	$0.00	$9,077.40
Misc. Phase Costs							
Construction Staking	1.00	LS	$52,360.00	$52,360.00	$52,360.00	$0.00	$0.00
Engineering and Design	1.00	LS	$70,720.00	$70,720.00	$70,720.00	$0.00	$0.00
Landscape architecture	1.00	LS	$6,500.00	$6,500.00	$0.00	$6,500.00	$0.00
Power infrastructure	1.00	LS	$265,684.00	$265,684.00	$0.00	$265,684.00	$0.00
				$0.00			$0.00
Subtotal Civil Infrastructure: Phase 2D				**$4,615,516.75**	**$3,536,145.80**	**$272,184.00**	**$807,186.95**
Land Dedications							
Phase 2A ROW Land Dedication	129,221.58	SF	$0.82	$106,601.32	$106,601.32	$0.00	$0.00
Phase 2B ROW Land Dedication	132,415.92	SF	$0.82	$109,236.49	$109,236.49	$0.00	$0.00
Subtotal Civil Infrastructure: Land Dedications				**$215,837.80**	**$215,837.80**	**$0.00**	**$0.00**
Subtotal Civil Infrastructure: Constructed Improvements				**$25,250,833.17**	**$18,466,153.46**	**$3,578,096.73**	**$3,206,582.98**

Additional Future Civil Improvements							
Item	UNIT	UNIT COST	QTY	Total Cost	Assumed Cost Allocation		
					Assessment Bond	Limited Tax	
					Dedicated to Public Entity	Dedicated to HOA or Private Utility	Other Horizonatal Improvement Costs
Phase 2A							
Landmark Contract 2519							
SEWER							
SSMH Collars	10.00	EAC	$700.00	$7,000.00	$7,000.00	$0.00	$0.00
STORM							
Curb Inlet W/Tie-In	2.00	EAC	$3,850.00	$7,700.00	$7,700.00	$0.00	$0.00
SDMH Collars	23.00	EAC	$700.00	$16,100.00	$16,100.00	$0.00	$0.00
WATER							
CW Collars	30.00	EAC	$650.00	$19,500.00	$19,500.00	$0.00	$0.00
Secondary Water							
1" PI Service Stub	1.00	EAC	$2,125.00	$2,125.00	$0.00	$0.00	$2,125.00
1 1/2" PI Service Stub	1.00	EAC	$3,500.00	$3,500.00	$0.00	$0.00	$3,500.00
2" PI Service Stub	2.00	EAC	$4,500.00	$9,000.00	$0.00	$0.00	$9,000.00
PI Air Vac Assembly	1.00	EAC	$6,500.00	$6,500.00	$6,500.00	$0.00	$0.00
10" PI Cross	4.01	EAC	$3,650.00	$14,650.00	$14,650.00	$0.00	$0.00
2" PI Drain Assembly	1.00	EAC	$2,950.00	$2,950.00	$2,950.00	$0.00	$0.00
CW Collars	12.00	EAC	$650.00	$7,800.00	$7,800.00	$0.00	$0.00
Roadway Improvements							
30" Mod Curb and Gutter W/Prep and 6" Base	3,755.00	LF	$28.50	$107,017.50	$107,017.50	$0.00	$0.00
6" Thick Base Course	46,155.00	SF	$1.30	$60,001.50	$60,001.50	$0.00	$0.00
3 1/2" Paving	92,155.00	SF	$2.05	$188,917.75	$188,917.75	$0.00	$0.00
Sawcut	1.00	EAC	$1,000.00	$1,000.00	$1,000.00	$0.00	$0.00
Sidewalk Prep W/6" Base	23,263.00	SF	$1.80	$41,873.40	$41,873.40	$0.00	$0.00
Construct 4" Sidewalk (Variable Widths)	27,015.00	SF	$6.00	$162,090.00	$162,090.00	$0.00	$0.00
Concrete Driveway Approach Including Prep	495.00	SF	$9.50	$4,702.50	$4,702.50	$0.00	$0.00
ADA Ramps	15.00	EAC	$1,850.00	$27,750.00	$27,750.00	$0.00	$0.00
Change Orders							
Excavate & Grade Detention Pond	0.20	LS	$19,350.00	$3,870.00	$0.00	$3,870.00	$0.00
Curb Inlet/Catch Basin	3.90	EAC	$3,500.00	$13,650.00	$13,650.00	$0.00	$0.00
SDMH Collars	3.00	EAC	$700.00	$2,100.00	$2,100.00	$0.00	
Misc. Phase Costs							
Landscaping	1.00	LS	$700,000.00	$700,000.00	$0.00	$700,000.00	$0.00
Parks A & B	1.00	LS	$350,000.00	$350,000.00	$0.00	$350,000.00	$0.00
	1.00	LS		$0.00	$0.00	$0.00	$0.00
Subtotal Civil Infrastructure: Phase 2A				**$1,759,797.65**	**$691,302.65**	**$1,053,870.00**	**$14,625.00**
Phase 2B							
Landmark Contract 2509							
Import Fill - ROW	1.15	TON	$19.00	$21.85	$21.85	$0.00	$0.00
SEWER							
SSMH Collars	19.00	EAC	$700.00	$13,300.00	$13,300.00	$0.00	$0.00
STORM							
SDMH Collars	16.00	EAC	$700.00	$11,200.00	$11,200.00	$0.00	$0.00
Water							
CW Collars	23.00	EAC	$650.00	$14,950.00	$14,950.00	$0.00	$0.00
Secondary Water							
CW Collars	14.00	EAC	$650.00	$9,100.00	$9,100.00	$0.00	$0.00
Roadway Improvements							
30" Mod Curb and Gutter W\Prep and 6" Base	10,010.00	LF	$28.50	$285,285.00	$285,285.00	$0.00	$0.00
2' Waterway Inc. Prep	900.00	SF	$14.00	$12,600.00	$12,600.00	$0.00	$0.00
6" Thick Base Course	70,137.69	SF	$1.30	$91,179.00	$91,179.00	$0.00	$0.00
3" Paving	140,275.00	SF	$2.05	$287,563.75	$287,563.75	$0.00	$0.00
6" Thick Base Course (Alley)	7,711.83	SF	$1.50	$11,567.74	$0.00	$11,567.74	$0.00
3" Paving (Alley)	15,425.00	SF	$2.85	$43,961.25	$0.00	$43,961.25	$0.00
Sidewalk Prep W/6" Base	40,750.00	SF	$1.80	$73,350.00	$73,350.00	$0.00	$0.00
Construct 4" Sidewalk (Variable Widths)	40,750.00	SF	$6.00	$244,500.00	$244,500.00	$0.00	$0.00
6" Concrete Driveway y Approach	475.00	SF	$14.50	$6,887.50	$6,887.50	$0.00	$0.00
ADA Ramps	12.00	EAC	$1,850.00	$22,200.00	$22,200.00	$0.00	$0.00
Misc. Phase Costs							
Landscaping	1.00	LS	$500,000.00	$500,000.00	$0.00	$500,000.00	$0.00
Subtotal Civil Infrastructure: Phase 2B				**$1,627,666.09**	**$1,072,137.10**	**$555,528.99**	**$0.00**
Phase 2D							
Landmark Contract 2508							
Traffic Control	0.25	LS	$18,000.00	$4,500.00	$4,500.00	$0.00	$0.00
SEWER							
SSMH Collars	24.00	EAC	$700.00	$16,800.00	$16,800.00	$0.00	$0.00
Storm Sewer							
Curb Inlet W/Tie-In	2.50	EAC	$3,850.00	$9,625.00	$9,625.00	$0.00	$0.00
SDMH Collars	43.00	EAC	$700.00	$30,100.00	$30,100.00	$0.00	$0.00
Water							
CW Collars	40.00	EAC	$650.00	$26,000.00	$26,000.00	$0.00	$0.00
Secondary Water							
Connect to Existing	2.00	EAC	$1,800.00	$3,600.00	$3,600.00	$0.00	$0.00
Connect To Existing 12" WM (Cut In Tee)	1.00	EAC	$4,800.00	$4,800.00	$4,800.00	$0.00	$0.00
6" C-900 Water Line	518.00	LF	$50.00	$25,900.00	$25,900.00	$0.00	$0.00
Pressure Irrigation Lateral - Single	3.00	EAC	$2,450.00	$7,350.00	$0.00	$0.00	$7,350.00
Pressure Irrigation Lateral - Double	5.00	EAC	$4,300.00	$21,500.00	$0.00	$0.00	$21,500.00
6" Bend	1.00	EAC	$1,000.00	$1,000.00	$1,000.00	$0.00	$0.00
6" Valve	3.00	EAC	$2,900.00	$8,700.00	$8,700.00	$0.00	$0.00
6" Tee	1.00	EAC	$1,500.00	$1,500.00	$1,500.00	$0.00	$0.00
6" PI 1/2 Loop	0.90	EAC	$3,300.00	$2,970.00	$2,970.00	$0.00	$0.00
Temp. Blowoff	4.00	EAC	$1,150.00	$4,600.00	$4,600.00	$0.00	$0.00
CW Collars	35.00	EAC	$650.00	$22,750.00	$22,750.00	$0.00	$0.00
Roadway Improvements							
30" Mod Curb and Gutter W\Prep and 6" Base	9,840.00	LF	$28.50	$280,440.00	$280,440.00	$0.00	$0.00
6" Thick Base Course	142,180.00	SF	$1.30	$184,834.00	$184,834.00	$0.00	$0.00
3 1/2" Paving	142,180.00	SF	$2.05	$291,469.00	$291,469.00	$0.00	$0.00
Sawcut	120.00	LF	$5.00	$600.00	$600.00	$0.00	$0.00
Sidewalk Prep W/6" Base	40,050.00	SF	$1.80	$72,090.00	$72,090.00	$0.00	$0.00
Construct 4" Sidewalk (Variable Widths)	40,050.00	SF	$6.00	$240,300.00	$240,300.00	$0.00	$0.00

ADA Ramps	22.00	EAC	$1,850.00	$40,700.00	$40,700.00	$0.00	$0.00
30'' Mod Curb and Gutter W\Prep and 6'' Base	1,250.00	LF	$28.50	$35,625.00	$35,625.00	$0.00	$0.00
Remove & Replace Asphalt	350.00	SF	$7.50	$2,625.00	$2,625.00	$0.00	$0.00
Remove Existing Asphalt	1,800.00	SF	$1.50	$2,700.00	$2,700.00	$0.00	$0.00
Rough Grade Native Subgrade	16,850.00	SF	$0.15	$2,527.50	$2,527.50	$0.00	$0.00
6'' Thick Base Course	4,530.00	SF	$1.40	$6,342.00	$6,342.00	$0.00	$0.00
4'' Strip Paving (Existing ACP w/1' cut back to Curb)	4,530.00	SF	$4.00	$18,120.00	$18,120.00	$0.00	$0.00
Sawcut	1,400.00	LF	$3.00	$4,200.00	$4,200.00	$0.00	$0.00
Sidewalk Prep W/6'' Base	5,460.00	SF	$1.80	$9,828.00	$9,828.00	$0.00	$0.00
Construct 4'' Sidewalk (Variable Widths)	6,340.00	SF	$6.00	$38,040.00	$38,040.00	$0.00	$0.00
ADA Ramps	2.00	EAC	$1,850.00	$3,700.00	$3,700.00	$0.00	$0.00
Change Orders							
SDMH Collars	5.00	EAC	$700.00	$3,500.00	$3,500.00	$0.00	$0.00
Misc. Phase Costs							
Gas Backbone	1.00	LS	$200,000.00	$200,000.00	$0.00	$200,000.00	$0.00
Landscaping	1.00	LS	$700,000.00	$700,000.00	$0.00	$700,000.00	$0.00
Park Improvements	1.00	LS	$250,000.00	$250,000.00	$0.00	$250,000.00	$0.00
Subtotal Civil Infrastructure: Phase 2D				**$2,579,335.50**	**$1,400,485.50**	**$1,150,000.00**	**$28,850.00**
Phase 2C							
General Conditions	770,000.00	SF	$0.30	$231,000.00	$184,800.00	$23,100.00	$23,100.00
Earthwork	770,000.00	SF	$0.40	$308,000.00	$246,400.00	$0.00	$61,600.00
Sanitary Sewer	4,000.00	LF	$190.00	$760,000.00	$684,000.00	$0.00	$76,000.00
Storm Sewer	770,000.00	SF	$0.50	$385,000.00	$385,000.00	$0.00	$0.00
Culinary Water	4,000.00	LF	$195.00	$780,000.00	$585,000.00	$0.00	$195,000.00
Secondary Water	4,000.00	LF	$145.00	$580,000.00	$435,000.00	$0.00	$145,000.00
Roadway Improvements	2,100.00	LF	$205.00	$430,500.00	$430,500.00	$0.00	$0.00
Alley and Parking Improvements	90,000.00	SF	$20.00	$1,800,000.00	$0.00	$1,800,000.00	$0.00
Dry Utilities	4,000.00	LF	$135.00	$540,000.00	$0.00	$540,000.00	$0.00
Landscaping	770,000.00	SF	$1.25	$962,500.00	$0.00	$962,500.00	$0.00
Subtotal Civil Infrastructure: Phase 2C				**$6,777,000.00**	**$2,950,700.00**	**$3,325,600.00**	**$500,700.00**
Phase 3							
General Conditions	385,000.00	SF	$0.30	$115,500.00	$92,400.00	$11,550.00	$11,550.00
Earthwork	385,000.00	SF	$0.40	$154,000.00	$123,200.00	$0.00	$30,800.00
Sanitary Sewer	1,300.00	LF	$190.00	$247,000.00	$222,300.00	$0.00	$24,700.00
Storm Sewer	385,000.00	SF	$0.50	$192,500.00	$192,500.00	$0.00	$0.00
Culinary Water	1,300.00	LF	$195.00	$253,500.00	$190,125.00	$0.00	$63,375.00
Secondary Water	1,300.00	LF	$145.00	$188,500.00	$141,375.00	$0.00	$47,125.00
Roadway Improvements	850.00	LF	$205.00	$174,250.00	$174,250.00	$0.00	$0.00
Alley and Parking Improvements	120,000.00	SF	$20.00	$2,400,000.00	$0.00	$2,400,000.00	$0.00
Dry Utilities (Power and Portion of Gas not Captured with 2A)	1,300.00	LF	$100.00	$130,000.00	$0.00	$130,000.00	$0.00
Landscaping	385,000.00	SF	$1.25	$481,250.00	$0.00	$481,250.00	$0.00
Subtotal Civil Infrastructure: Phase 3				**$4,336,500.00**	**$1,136,150.00**	**$3,022,800.00**	**$177,550.00**
Phase 4 (Amenity Area)							
Park and Landscaping Improvements (Developer Budget)	1.00	LS	$1,150,000.00	$1,150,000.00	$0.00	$1,150,000.00	$0.00
Subtotal Civil Infrastructure: Phase 4 (Amenity Area)				**$1,150,000.00**	**$0.00**	**$1,150,000.00**	**$0.00**
Phase 5							
General Conditions	265,000.00	SF	$0.30	$79,500.00	$63,600.00	$7,950.00	$7,950.00
Earthwork	265,000.00	SF	$0.40	$106,000.00	$84,800.00	$0.00	$21,200.00
Sanitary Sewer	2,250.00	LF	$190.00	$427,500.00	$384,750.00	$0.00	$42,750.00
Storm Sewer	265,000.00	SF	$0.50	$132,500.00	$132,500.00	$0.00	$0.00
Culinary Water	2,250.00	LF	$195.00	$438,750.00	$329,062.50	$0.00	$109,687.50
Secondary Water	2,250.00	LF	$145.00	$326,250.00	$244,687.50	$0.00	$81,562.50
Roadway Improvements	1,500.00	LF	$205.00	$307,500.00	$307,500.00	$0.00	$0.00
Alley and Parking Improvements	30,000.00	SF	$20.00	$600,000.00	$0.00	$600,000.00	$0.00
Dry Utilities	2,250.00	LF	$100.00	$225,000.00	$0.00	$225,000.00	$0.00
Landscaping	265,000.00	SF	$1.25	$331,250.00	$0.00	$331,250.00	$0.00
Subtotal Civil Infrastructure: Phase 5				**$2,974,250.00**	**$1,546,900.00**	**$1,164,200.00**	**$263,150.00**
Phase 6							
General Conditions	105,000.00	SF	$0.30	$31,500.00	$25,200.00	$3,150.00	$3,150.00
Earthwork	105,000.00	SF	$0.40	$42,000.00	$33,600.00	$0.00	$8,400.00
Sanitary Sewer	600.00	LF	$190.00	$114,000.00	$102,600.00	$0.00	$11,400.00
Storm Sewer	105,000.00	SF	$0.50	$52,500.00	$52,500.00	$0.00	$0.00
Culinary Water	600.00	LF	$195.00	$117,000.00	$87,750.00	$0.00	$29,250.00
Secondary Water	600.00	LF	$145.00	$87,000.00	$65,250.00	$0.00	$21,750.00
Alley and Parking Improvements	20,000.00	LF	$20.00	$400,000.00	$0.00	$400,000.00	$0.00
Dry Utilities	600.00	LF	$135.00	$81,000.00	$0.00	$81,000.00	$0.00
Landscaping	105,000.00	SF	$1.25	$131,250.00	$0.00	$131,250.00	$0.00
Subtotal Civil Infrastructure: Phase 6				**$1,056,250.00**	**$366,900.00**	**$615,400.00**	**$73,950.00**
Subtotal Civil Infrastructure: Additional Future Civil Improvements				**$22,260,799.24**	**$9,164,575.25**	**$12,037,398.99**	**$1,058,825.00**
Construction Contingency (Future Costs Only)			10%	$2,226,079.92	$916,457.53	$1,203,739.90	$105,882.50
Project Management (Future Costs Only)			2%	$445,215.98	$183,291.51	$240,747.98	$21,176.50
Planning, Engineering, Design (Future Costs Only)			3%	$667,823.98	$274,937.26	$361,121.97	$31,764.75
Survey and Geotech (Future Costs Only)			2%	$445,215.98	$183,291.51	$240,747.98	$21,176.50
Permitting and Entitlement Fees (Future Costs Only)			5%	$1,113,039.96	$458,228.76	$601,869.95	$52,941.25
Subtotal Civil Infrastructure: Additional Future Civil Improvements				**$27,158,175.07**	**$11,180,781.81**	**$14,685,626.77**	**$1,291,766.50**

SUMMARY OF COSTS							
Item	UNIT	UNIT COST	QTY	Total Cost	Assumed Cost Allocation		
					Assessment Bond	Limited Tax	
					Dedicated to Public Entity	Dedicated to HOA or Private Utility	Other Horizonatal Improvement Costs
ESTIMATED TOTAL COST (EXCLUDING VERTICAL CONSTRUCTION)[1/]				$52,409,008.25	$29,646,935.27	$18,263,723.50	$4,498,349.48

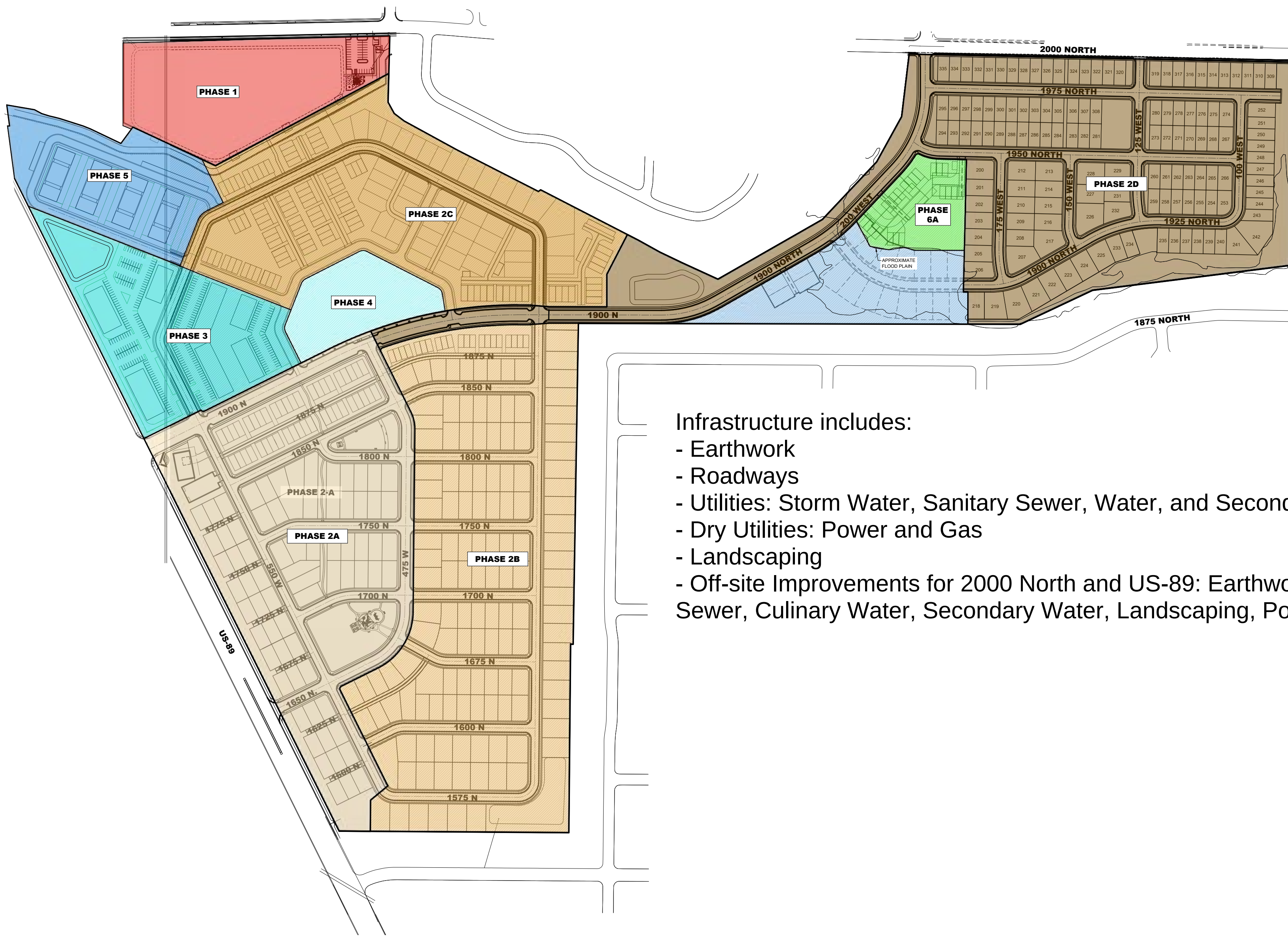
Cost Estimate Developed By: The Connextion Group - Civil, LLC

Notes:

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

2/ Costs presented capture improvements assumed to be required by the Engineer at the time of estimate, exclude vertical construction costs, and are subject to change. Final costs may vary significantly.

Lomond Heights Public Infrastructure District
Infrastructure and Phasing Map Exhibit



Infrastructure includes:
- Earthwork
- Roadways
- Utilities: Storm Water, Sanitary Sewer, Water, and Secondary Water
- Dry Utilities: Power and Gas
- Landscaping
- Off-site Improvements for 2000 North and US-89: Earthwork, Storm Water, Sanitary Sewer, Culinary Water, Secondary Water, Landscaping, Power, and Gas

NORTH

General Notes

1/ This map is intended to serve as an aid in graphic representation only. The lines shown on this map should only be used for general reference purposes.
2/ Map is not to scale.

No.	Revision/Issue	Date

Firm Name and Address

THE CONNEXTION GROUP

30 N Orange St, Unit B 327
Salt Lake City, UT 84116

Attachment:
Infrastructure and Phasing Map Exhibit

Lomond Heights Public Infrastructure District

Date: June 12, 2026
Approximate Scale: NTS
Sheet: 1 of 1