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).: 00-0021-1556, 00-0021-1558, 00-0021-1559, 00-0021-2611, 00-0021-2612, 00-0021-2613, 00-0021-2614, 00-0021-2615, 00-0021-2616, 00-0021-2617, 00-0021-2618, 00-0021-2620, 00-0021-2479, 00-0021-2480, 00-0021-2481, 00-0022-2461, 00-0022-2456, 00-0022-2457, 00-0022-2458, 00-0022-2463, 00-0022-2462, 00-0021-2619, 00-0021-1555, 00-0021-1557, 00-0020-0622

COMMUNITY INFRASTRUCTURE FINANCING DISTRICT
COMMUNITY ASSESSMENT AREA

DESIGNATION RESOLUTION

DATED AS OF JULY 14, 2026

WHEREAS, the Board of Trustees (the "Board") of the Community Infrastructure Financing District (the "District") adopted a resolution on July 14, 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 Community Infrastructure Financing District, as follows:

<u>Section 1.</u> 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.

<u>Section 2.</u> Pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended ("Utah Code"), and the Infrastructure Financing District Act, Title 17D, Chapter 5 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 "Community 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 34-acre commercial and residential development (the "Development"). The Improvements are more particularly described as follows:

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

-Water improvements, including, but not limited to, 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 and mailboxes.

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

-Parking improvements, including, but not limited to, surface, underground, and structured parking facilities, pavement, flatwork, and lighting.

-Park and amenities, including but not limited to, plazas, parks, landscaping, trails, and pedestrian bridges.

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 over up to thirty (30) years.

Section 6. The total estimated acquisition, construction and installation costs of the Improvements within the Assessment Area is $60,019,786, and that the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs is $18,159,968, for an estimated total cost of $78,179,754, of which $60,000,000 shall be assessed within the Assessment Area to be benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed. The District expects to finance the cost of the Improvements by issuing assessment bonds (the "Bonds"). The District currently estimates selling the Bonds at a true interest cost interest rate of approximately 6.80% 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 the following methodologies: (a) for the commercial properties (the "Commercial Zone"), pursuant to a per square foot of commercial property method of assessment (the "Square Footage 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 SF	Assessment Per SF
$22,000,000	Square Footage	697,701	$31.54

Residential Zone

Assessment	Assessment Methodology	Total ERUs	Assessment Per ERU
$38,000,000	ERU Methodology	140	$271,428.58

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 Wasatch County and (ii) where applicable, file with the Wasatch County Recorder a notice of proposed assessment.

Dated as of July 14, 2026.

COMMUNITY INFRASTRUCTURE FINANCING DISTRICT

By: ______________________________
Neil Goldman, Chair

ATTEST:

By: ______________________________
David French, Clerk/Secretary

STATE OF ______________)
: ss.
COUNTY OF ____________)

The foregoing instrument was acknowledged before me this _________, 2026 by Neil Goldman, the Chair of the Board of Trustees of the Community Infrastructure Financing District (the "District"), who represented and acknowledged that he signed the same for and on behalf of the District.

____
NOTARY PUBLIC

STATE OF California)
: ss.
COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 7/22/2026 by David French, the Clerk/Secretary of the Community Infrastructure Financing District (the "District"), who represented and acknowledged that he signed the same for and on behalf of the District.

ANNA-LISA LONIER
Notary Public - California
Orange County
Commission # 2454229
My Comm. Expires Jul 21, 2027

____
NOTARY PUBLIC

Dated as of July 14, 2026.

COMMUNITY INFRASTRUCTURE FINANCING DISTRICT

By: Neil Goldman
Neil Goldman, Chair

ATTEST:

By: ______________________________
David French, Clerk/Secretary

STATE OF New York)
: ss.
COUNTY OF Queens)

The foregoing instrument was acknowledged before me this July 23, 2026 by Neil Goldman, the Chair of the Board of Trustees of the Community Infrastructure Financing District (the "District"), who represented and acknowledged that he signed the same for and on behalf of the District. Disclosure -Remote online notarization. Signer ID verified: Texas Driver's License

Pearlchavon Sarah Dehaney
Notary Public for the State Of New York
No. 01DE0030083
Qualified in Kings County
My Commission Expires Oct 23, 2028

Pearlchavon Sarah Dehaney

NOTARY PUBLIC Pearlchavon Sarah Dehaney

This notarial act was an online notarization

STATE OF ______________)
: ss.
COUNTY OF ____________)

The foregoing instrument was acknowledged before me this _________, 2026 by David French, the Clerk/Secretary of the Community Infrastructure Financing District (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 July 14, 2026, by Slope HV Holdings, LLC, a Utah limited liability company ("Slope"), and KLJB, LLC, a Utah limited liability company ("KLJB" and, together with Slope, the "Owners") and acknowledged and agreed to by Community Infrastructure Financing District (the "District").

RECITALS:

1. As of the date hereof, the Owners own 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. As of the date hereof, KLJB owns that portion of the Subject Property consisting of Parcel Nos. 00-0021-1555 and 00-0022-2461 and identified as being owned by KLJB on Exhibit A attached hereto (the "KLJB Property"), and Slope owns the remainder of the Subject Property. Slope anticipates acquiring fee title to the KLJB Property from KLJB (the "KLJB Acquisition") prior to the issuance of the Assessment Bonds, such that upon consummation of the KLJB Acquisition the entirety of the Subject Property will be owned by Slope and/or one or more Affiliates of Slope.

3. The Owners desire that 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).

4. Estimated costs for the acquisition, construction and installation costs of the Improvements within the Assessment Area is $60,019,786, and that the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs is $18,159,968, for an estimated total cost of $78,179,754, of which $60,000,000 shall be assessed against the properties benefited within the Assessment Area. The Owners anticipate using other funding to complete the remainder of the Improvements, including proceeds of limited tax bonds issued by one or more public infrastructure districts. If the Assessments and additional funding are not sufficient to complete the Improvements, the Owners hereby agree to pay to complete the Improvements, including, but not limited to, an additional assessment on the Owners' property without any ability to contest such assessment.

5. 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 "Community 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.

6. The Owners and the District desire to include the Subject Property in the Assessment Area and to expedite such process 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 Owners hereby agree, and the District hereby agrees as set forth in Section 3(c) hereof, as follows:

Section 1. Representations and Warranties of the Owners. The Owners hereby represent and warrant that:

(a) the Owners are the owners of the Subject Property identified as such in Exhibit A attached hereto;

(b) the Owners have taken all action necessary to execute and deliver this Agreement;

(c) the execution and delivery of this Agreement by the Owners do not conflict with, violate, or constitute on the part of the Owners 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 Owners are a party or by which the Owners are or may be bound or to which any of the property or assets of the Owners are or may be subject; or (iii) the creation and governing instruments of the Owners, 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 Owners are a party, or threatened against the Owners (i) seeking to restrain or enjoin the levy or collection of the Assessments, (ii) contesting or affecting the establishment or existence, of the Owners or any of their officers or employees, their assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Owners, including their 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 Owners of this Agreement;

(e) the Owners have 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 Owners have not indicated their consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee;

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

(g) the Owners are 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 Owners hereby consent 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 loans and funds of the Owners, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report for the District, prepared by Bowery Valuation, dated July 9, 2026;

(j) the Subject Property is located in Heber City, in Wasatch 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 Owners.

Section 2. Acknowledgment by the Owners. The Owners on behalf of themselves, their Affiliates, and their successors in title and assigns, hereby acknowledge and certify that:

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

(b) the Owners have 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 Owners by expediting the assessment process and providing for the financing of the Improvements by the issuance of the 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 Owners have provided the pertinent information supporting the estimated cost of the Improvements, allocation of square footage and Equivalent Residential Units ("ERUs") in 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 Owners are a party or to which their property or assets are subject;

(h) the Owners further acknowledge and agree 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 Owners have 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 Square Footage 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 Owners hereby consent to such Assessment as provided in Section 11-42-409(5) of the Act; and

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

(n) at all times from the date of the petition for the creation of the District and the designation of the Assessment Area through the date of this Agreement, the Subject Property has been, and continues to be, owned solely by one or more of the Owners and/or their Affiliates, and any transfer of any portion of the Subject Property during such period has been solely among the Owners and/or their Affiliates.

Section 3. Consent by Owners. The Owners, on behalf of themselves, their Affiliates, and their successors in title and assigns, hereby consent 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, which includes the entirety of the Subject Property, all as described in the Designation Resolution, the estimated costs of the Improvements, the method of assessment, and the Assessment Ordinance;

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

(c) notwithstanding the foregoing clause (b), the District's agreement, which the District hereby makes by its execution hereof, that it shall not issue the Assessment Bonds, or any series thereof, unless and until fee title to the KLJB Property has been conveyed to Slope and/or one or more Affiliates of Slope; provided that the consummation of the KLJB Acquisition is not a condition to the designation of the Assessment Area, the levy of the Assessments, or the effectiveness of any representation, warranty, acknowledgment, consent, waiver or agreement of the Owners contained herein, each of which is effective as of the date hereof with respect to the entirety of the Subject Property (including the KLJB Property) and binding upon the Owners, their Affiliates, and their successors in title and assigns, whether or not the KLJB Acquisition is consummated;

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

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

(f) in accordance with Section 2(f) above the Owners are responsible for providing the legal description and tax identification number of each parcel of property within the Assessment Area, in the event of a shortfall described in Section 11-42-206(3)(e) of the Act, the Owners consent and agree (i) to be held jointly and severally liable for and (ii) to pay such shortfall on behalf of the District;

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

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

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

(j) 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

(k) 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 Owners, on behalf of themselves, their Affiliates, and their successors in title and assigns, hereby waive:

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

(b) their 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 their 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 Owners further acknowledges that they have 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 Owners hereby acknowledge 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 the 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 Owners and their 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 Owners, have hereunto executed this Agreement as of the date first hereinabove set forth.

OWNERS:

SLOPE HV HOLDINGS, LLC, a Utah limited liability company, By ADG - Management, LLC, a Utah limited liability company, its Manager as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: Andrew Dorbeck (Jul 22, 2026 09:30:36 CDT)

Name: Andrew Dorobek

Its: Manager

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

By: ______________________________

Name: Brent Willie

Its: Manager

IN WITNESS WHEREOF, the undersigned, on behalf of the Owners, have hereunto executed this Agreement, and the District has caused this Agreement to be executed to evidence its acknowledgment hereof and its agreement as set forth in Section 3(c) hereof, in each case as of the date first hereinabove set forth.

OWNERS:

SLOPE HV HOLDINGS, LLC, a Utah limited liability company, By ADG – Management, LLC a Utah limited liability company, its Manager, as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: ______________________________

Name:

Its:

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

Brent Willie

By: Brent Willie (Jul 29, 2026 16:13:54 MDT)

Name: Brent Willie

Its: Manager

COMMUNITY INFRASTRUCTURE
FINANCING DISTRICT

By: Neil Goldman
Neil Goldman (Jul 21, 2026 14:33:57 MDT)
Chair

ATTEST:

By:
David French (Jul 21, 2026 10:42:29 PDT)
Clerk/Secretary

EXHIBIT A

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Assessment Method and Amount*

Residential Zone

Total Assessment	$38,000,000
Total ERUs	140
Assessment Per ERU	$271,428.58

Type	Quantity	ERUs Per Unit	Total Assessment
Townhomes	140	$271,428.58	$38,000,000

Commercial Zone

Total Assessment	$22,000,000
Total Square Feet	697,701
Assessment Per Square Feet	$31.54

Type	Total SF	Lien/SF	Total Assessment
Commercial	697,701	$31.54	$22,000,000

Parcel ID**	Classification	Total Assessment
00-0020-0622; 00-0021-1556; 00-0021-1557; 00-0021-1558; 00-0021-1559; 00-0021-2611; 00-0021-2612; 00-0021-2613; 00-0021-2614; 00-0021-2615; 00-0021-2616; 00-0021-2617; 00-0021-2618; 00-0021-2619; 00-0021-2620; 00-0021-2479; 00-0021-2480; 00-0021-2481; 00-0021-1555; 00-0022-2461	Residential; Commercial	$60,000,000

*Figures have been rounded
** Initially, the Assessments are allocated in aggregate to the entirety of such legal descriptions for each Assessment Zone. Includes parcels which may be entirely or partially within such Assessment Zone.

Legal Description

The Assessment Area is more particularly described as follows:

A part of the South Half of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey in Wasatch County, Utah:

Beginning at a point 1609.47 feet North 89°17’02” West along the Section Line; and 875.65 feet (875.66 feet record) North from an Aluminum Cap Monument found marking the South Quarter Corner of said Section 18; and running thence South 89°33’11” West 286.70 feet; thence North 4°56’20” West 89.42 feet to and along the Easterly Line of the U.S.A 2000 Warranty Deed recorded in Book 00470 at Page 00515 of Official Records as it exists on the ground; thence continuing along said Deed Line the following five courses: North 18°14’15” East 78.00 feet; North 50°01’50” East 71.10 feet; North 17°05’43” East 89.90 feet; North 31°02’10” East 139.90 feet; and North 7°53’45” East 642.10 feet to the apparent Southerly Line of River Road as it exists on the ground; thence along said Southerly Line the following five courses: South 89°29’11” East 254.03 feet; South 78°47’34” East 81.83 feet; thence Northeasterly along the arc of a 1014.93 foot curve to the left a distance of 190.27 feet (Center bears North 0°29’00” East, Central Angle equals 10°44’28” and Long Chord bears North 85°06’46” East 189.99 feet); North 70°58’52” East 53.39 feet; and South 89°48’50” East 60.09 feet; thence South 89°37’48” East 642.24 feet to the Westerly Line of U.S. Highway 40 as it exists on the ground at 100.0 foot half-width; thence South 24°22’00” East 514.99 feet along said Westerly Line; thence North 89°59’59” West 337.14 feet; thence South 0°00’01” West 524.20 feet; thence South 89°59’59” East 456.64 feet; thence North 23°10’45” West 81.39 feet; thence North 66°49’15” East to said Westerly Line of U.S. Highway 40; thence South 23°10’45” East 178.46 feet along said Westerly Line; thence South 89°18’16” West 300.68 feet (300.75 feet record) to an existing rebar with cap marked GBN found marking an angle point in the South boundary of the property; thence South 89°57’53” West 185.35 feet; thence South 89°19’16” West 734.23 feet; thence South 89°33’11” West 489.58 feet to the point of beginning.

Contains 1,464,959 sq ft or 33.631 acres.

<u>EXHIBIT B</u>

DESIGNATION RESOLUTION

Excluded from Document

EXHIBIT C

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

Excluded from Document

<u>EXHIBIT B</u>

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Parcel ID	**Property Owner**
00-0021-1556	Slope HV Holdings, LLC
00-0021-1558	Slope HV Holdings, LLC
00-0021-1559	Slope HV Holdings, LLC
00-0021-2611	Slope HV Holdings, LLC
00-0021-2612	Slope HV Holdings, LLC
00-0021-2613	Slope HV Holdings, LLC
00-0021-2614	Slope HV Holdings, LLC
00-0021-2615	Slope HV Holdings, LLC
00-0021-2616	Slope HV Holdings, LLC
00-0021-2617	Slope HV Holdings, LLC
00-0021-2618	Slope HV Holdings, LLC
00-0021-2620	Slope HV Holdings, LLC
00-0021-2479	Slope HV Holdings, LLC
00-0021-2480	Slope HV Holdings, LLC
00-0021-2481	Slope HV Holdings, LLC
00-0022-2456	Slope HV Holdings, LLC
00-0022-2457	Slope HV Holdings, LLC
00-0022-2458	Slope HV Holdings, LLC
00-0022-2463	Slope HV Holdings, LLC
00-0022-2462	Slope HV Holdings, LLC
00-0021-2619	Slope HV Holdings, LLC
00-0021-1557	Slope HV Holdings, LLC
00-0020-0622	Slope HV Holdings, LLC
00-0022-2461	KLJB, LLC
00-0021-1555	KLJB, LLC

Legal Description

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Beginning at a point 1609.47 feet North 89°17’02” West along the Section Line; and 875.65 feet (875.66 feet record) North from an Aluminum Cap Monument found marking the South Quarter Corner of said Section 18; and running thence South 89°33’11” West 286.70 feet; thence North 4°56’20” West 89.42 feet to and along the Easterly Line of the U.S.A 2000 Warranty Deed recorded in Book 00470 at Page 00515 of Official Records as it exists on the ground; thence continuing along said Deed Line the following five courses: North 18°14’15” East 78.00 feet; North 50°01’50” East 71.10 feet; North 17°05’43” East 89.90 feet; North 31°02’10” East 139.90 feet; and North 7°53’45” East 642.10 feet to the apparent Southerly Line of River Road as it exists on the ground; thence along said Southerly Line the following five courses: South 89°29’11” East 254.03 feet; South 78°47’34” East 81.83 feet; thence Northeasterly along the arc of a 1014.93 foot curve to the left a distance of 190.27 feet (Center bears North 0°29’00” East, Central Angle equals 10°44’28” and Long Chord bears North 85°06’46” East 189.99 feet); North 70°58’52” East 53.39 feet; and South 89°48’50” East 60.09 feet; thence South 89°37’48” East 642.24 feet to the Westerly Line of U.S. Highway 40 as it exists on the ground at 100.0 foot half-width; thence South 24°22’00” East 514.99 feet along said Westerly Line; thence North 89°59’59” West 337.14 feet; thence South 0°00’01” West 524.20 feet; thence South 89°59’59” East 456.64 feet; thence North 23°10’45” West 81.39 feet; thence North 66°49’15” East to said Westerly Line of U.S. Highway 40; thence South 23°10’45” East 178.46 feet along said Westerly Line; thence South 89°18’16” West 300.68 feet (300.75 feet record) to an existing rebar with cap marked GBN found marking an angle point in the South boundary of the property; thence South 89°57’53” West 185.35 feet; thence South 89°19’16” West 734.23 feet; thence South 89°33’11” West 489.58 feet to the point of beginning.

Contains 1,464,959 sq ft or 33.631 acres.

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 benefit of the Community Infrastructure Financing District (the "District") hereby certifies as follows:

1. I am a professional engineer engaged on behalf of the District to perform the necessary engineering services to determine the estimated costs of the proposed infrastructure improvements benefiting property within The Slope Subdivision Project (the "Project").

2. The estimated costs of the proposed Project improvements to be acquired, constructed and/or installed benefitting property within the Project are set forth in the attachment hereto. Said estimated costs are based on a review of concept plans, civil construction drawings, contractor submitted bids, preliminary engineering estimates, and/or developer budgets 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.

The Connextion Group, LLC

Chase Hanusa

By: Chase Hanusa
Title: Principal

Date: July 09, 2026

ATTACHMENT

Attachment A: Engineer’s Estimate for Community Infrastructure Financing District Eligible Cost

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Estimated Cost Allocation		
					Public Dedication	IFD Dedication	Private
Phase 1 Civil Infrastructure Project (Townhomes and Commercial Area)							
General Conditions & Demo							
Temp Construction Fence	1.00	LS	$7,780.00	$7,780.00	$3,112.00	$3,890.00	$778.00
Weather Conditions	1.00	LS	$200,000.00	$200,000.00	$80,000.00	$100,000.00	$20,000.00
Site Dewatering	1.00	LS	$1,500,000.00	$1,500,000.00	$1,200,000.00	$300,000.00	$0.00
Fuel Escalation – Earthwork and Asphalt	1.00	LS	$50,000.00	$50,000.00	$20,000.00	$25,000.00	$5,000.00
General Conditions, Staffing, and Overhead	1.00	LS	$1,750,139.00	$1,750,139.00	$700,055.60	$875,069.50	$175,013.90
Survey - Phase 1							
Site Control	1.00	LS	$1,870.00	$1,870.00	$748.00	$935.00	$187.00
Roadway Staking	1.00	LS	$14,040.00	$14,040.00	$5,616.00	$7,020.00	$1,404.00
Building Layout	1.00	LS	$3,740.00	$3,740.00	$0.00	$0.00	$3,740.00
Wet Utilities	1.00	LS	$4,650.00	$4,650.00	$4,650.00	$0.00	$0.00
Storm Drain	1.00	LS	$5,640.00	$5,640.00	$0.00	$5,640.00	$0.00
Irrigation Ditches	1.00	LS	$7,620.00	$7,620.00	$0.00	$5,334.00	$2,286.00
Site Concrete	1.00	LS	$4,210.00	$16,690.00	$1,669.00	$13,352.00	$1,669.00
Site Concrete - Commercial	1.00	LS	$12,480.00	$12,480.00	$1,248.00	$9,984.00	$1,248.00
Lights and Electrical Staking	1.00	LS	$2,120.00	$2,120.00	$1,696.00	$424.00	$0.00
Survey - Phase 2							
Site Control	1.00	LS	$910.00	$910.00	$364.00	$455.00	$91.00
Building Layout	1.00	LS	$3,740.00	$3,740.00	$0.00	$0.00	$3,740.00
Wet Utilities	1.00	LS	$1,930.00	$1,930.00	$1,930.00	$0.00	$0.00
Storm Drain	1.00	LS	$1,870.00	$1,870.00	$0.00	$1,870.00	$0.00
Site Concrete	1.00	LS	$2,540.00	$2,540.00	$0.00	$2,540.00	$0.00
Lights and Electrical Staking	1.00	LS	$2,380.00	$2,380.00	$1,904.00	$476.00	$0.00
Survey - Phase 3							
Site Control	1.00	LS	$910.00	$910.00	$364.00	$455.00	$91.00
Building Layout	1.00	LS	$4,230.00	$4,230.00	$0.00	$0.00	$4,230.00
Wet Utilities	1.00	LS	$2,250.00	$2,250.00	$2,250.00	$0.00	$0.00
Storm Drain	1.00	LS	$1,870.00	$1,870.00	$0.00	$1,870.00	$0.00
Site Concrete	1.00	LS	$1,410.00	$1,410.00	$0.00	$1,410.00	$0.00
Lights and Electrical Staking	1.00	LS	$1,330.00	$1,330.00	$1,064.00	$266.00	$0.00
Survey - Phase 4							
Site Control	1.00	LS	$910.00	$910.00	$364.00	$455.00	$91.00
Building Layout	1.00	LS	$3,060.00	$3,060.00	$0.00	$0.00	$3,060.00
Wet Utilities	1.00	LS	$1,730.00	$1,730.00	$1,730.00	$0.00	$0.00
Storm Drain	1.00	LS	$1,870.00	$1,870.00	$0.00	$1,870.00	$0.00
Site Concrete	1.00	LS	$3,750.00	$3,750.00	$0.00	$3,750.00	$0.00
Lights and Electrical Staking	1.00	LS	$1,440.00	$1,440.00	$1,152.00	$288.00	$0.00
Survey - Phase 5							
Site Control	1.00	LS	$910.00	$910.00	$364.00	$455.00	$91.00
Building Layout	1.00	LS	$2,770.00	$2,770.00	$0.00	$0.00	$2,770.00
Wet Utilities	1.00	LS	$1,640.00	$1,640.00	$1,640.00	$0.00	$0.00
Storm Drain	1.00	LS	$1,730.00	$1,730.00	$0.00	$1,730.00	$0.00
Site Concrete	1.00	LS	$4,230.00	$4,230.00	$0.00	$4,230.00	$0.00
Lights and Electrical Staking	1.00	LS	$1,410.00	$1,410.00	$1,128.00	$282.00	$0.00
Survey - Phase 6							
Site Control	1.00	LS	$910.00	$910.00	$364.00	$455.00	$91.00
Building Layout	1.00	LS	$2,540.00	$2,540.00	$0.00	$0.00	$2,540.00
Wet Utilities	1.00	LS	$1,480.00	$1,480.00	$1,480.00	$0.00	$0.00
Storm Drain	1.00	LS	$1,630.00	$1,630.00	$0.00	$1,630.00	$0.00
Site Concrete	1.00	LS	$3,740.00	$3,740.00	$0.00	$3,740.00	$0.00
Lights and Electrical Staking	1.00	LS	$1,490.00	$1,490.00	$1,192.00	$298.00	$0.00
Erosion Control and SWPPP							
Tree Removal	1.00	LS	$30,000.00	$30,000.00	$12,000.00	$15,000.00	$3,000.00
Saw Cut Asphalt Edge on River Road	580.00	LF	$5.00	$2,900.00	$2,900.00	$0.00	$0.00
Install Construction Entrance	3,000.00	SF	$3.00	$9,000.00	$3,600.00	$4,500.00	$900.00
Street Sweeping (For Siri Work Only)	300.00	HRS	$300.00	$90,000.00	$36,000.00	$45,000.00	$9,000.00
Engineered SWPPP - Engineered Storm Water Pollution Prevention Plan	1.00	LS	$1,900.00	$1,900.00	$760.00	$950.00	$190.00
LTSMP - Engineered Long Term Stormwater Management Plan	1.00	LS	$650.00	$650.00	$260.00	$325.00	$65.00
UIC - Underground Injection Control - Class V UIC Well Permit	1.00	LS	$325.00	$325.00	$130.00	$162.50	$32.50
Permits	1.00	LS	$525.00	$525.00	$210.00	$262.50	$52.50
NOI Renewal - Renewal of State Required NOI Permit & Management Fee	2.00	EA	$350.00	$700.00	$280.00	$350.00	$70.00
Silver Leaf Compliance Fee - Erosion control Inspection Services	34.00	Month	$700.00	$23,800.00	$9,520.00	$11,900.00	$2,380.00
Mobilization - Mobilization Fee	1.00	LS	$2,000.00	$2,000.00	$800.00	$1,000.00	$200.00
Perimeter Control - Material & Labor to Install Silt Fence or Straw Wattle	6,000.00	LF	$2.95	$17,700.00	$7,080.00	$8,850.00	$1,770.00
Drain Inlet Protection - Material & Labor to Install Inlet Protection	75.00	EA	$170.00	$12,750.00	$5,100.00	$6,375.00	$1,275.00
3' Weighted Gutter Wattles - Material & Labor to Install 3' Weighted Gutter Wattles	50.00	EA	$60.00	$3,000.00	$1,200.00	$1,500.00	$300.00
SWPPP Sign - 24" x 36" Metal Sign	1.00	LS	$250.00	$250.00	$100.00	$125.00	$25.00
Concrete Washout Sign - Concrete Washout Metal Sign	1.00	LS	$150.00	$150.00	$60.00	$75.00	$15.00
Earthwork Phase 1							
Mobilization (Earthwork)	20.00	LDS	$1,000.00	$20,000.00	$4,000.00	$12,000.00	$4,000.00
Clear/Grub and Haul Off	11,860.00	CY	$15.25	$180,865.00	$36,173.00	$108,519.00	$36,173.00
Cuts/Fills	1,615.00	CY	$5.00	$8,075.00	$1,615.00	$4,845.00	$1,615.00
Import and Place Structural Fill to Subgrade Elevation	51,025.00	TN	$17.50	$892,937.50	$178,587.50	$535,762.50	$178,587.50
Curb and Gutter Grading	11,250.00	LF	$4.00	$45,000.00	$13,500.00	$31,500.00	$0.00
Import and Place Road Base Under Curb and Gutter	1,795.00	TN	$42.00	$75,390.00	$22,617.00	$52,773.00	$0.00
Sidewalk Grading	2,875.00	SF	$0.60	$1,725.00	$0.00	$1,725.00	$0.00
Import and Place Road Base Under Sidewalk	70.00	TN	$45.00	$3,150.00	$0.00	$3,150.00	$0.00
Asphalt Trail Grading	5,405.00	SF	$0.50	$2,702.50	$2,702.50	$0.00	$0.00
Asphalt Paving Grading	195,375.00	SF	$0.25	$48,843.75	$48,843.75	$0.00	$0.00
12" Scarify and Recompact in Road Way	195,375.00	SF	$0.20	$39,075.00	$11,722.50	$27,352.50	$0.00
Fine Grade Remaining Areas	125,400.00	SF	$0.15	$18,810.00	$5,643.00	$13,167.00	$0.00
Earthwork Phase 2							
Clear/Grub and Haul Off	4,040.00	CY	$15.25	$61,610.00	$0.00	$49,288.00	$12,322.00
Import and Place Structural Fill to Subgrade Elevation	26,170.00	TN	$17.50	$457,975.00	$0.00	$366,380.00	$91,595.00
Sidewalk Grading	7,290.00	SF	$0.60	$4,374.00	$0.00	$4,374.00	$0.00
Import and Place Road Base Under Sidewalk	170.00	TN	$45.00	$7,650.00	$0.00	$7,650.00	$0.00
Asphalt Trail Grading	1,535.00	SF	$0.50	$767.50	$767.50	$0.00	$0.00
Fine Grade Remaining Areas	100,440.00	SF	$0.15	$15,066.00	$0.00	$15,066.00	$0.00
Earthwork Phase 3							

Clear/Grub and Haul Off	5,225.00	CY	$15.25	$79,681.25	$0.00	$63,745.00	$15,936.25
Import and Place Structural Fill to Subgrade Elevation	40,535.00	TN	$17.50	$709,362.50	$0.00	$567,490.00	$141,872.50
Sidewalk Grading	8,010.00	SF	$0.60	$4,806.00	$0.00	$4,806.00	$0.00
Import and Place Road Base Under Sidewalk	190.00	TN	$45.00	$8,550.00	$0.00	$8,550.00	$0.00
Asphalt Trail Grading	1,375.00	SF	$0.50	$687.50	$687.50	$0.00	$0.00
Fine Grade Remaining Areas	131,440.00	SF	$0.15	$19,716.00	$0.00	$19,716.00	$0.00
Earthwork Phase 4							
Clear/Grub and Haul Off	4,290.00	CY	$15.25	$65,422.50	$0.00	$52,338.00	$13,084.50
Import and Place Structural Fill to Subgrade Elevation	45,225.00	TN	$17.50	$791,437.50	$0.00	$633,150.00	$158,287.50
Sidewalk Grading	1,450.00	SF	$0.60	$870.00	$0.00	$870.00	$0.00
Import and Place Road Base Under Sidewalk	35.00	TN	$45.00	$1,575.00	$0.00	$1,575.00	$0.00
Asphalt Trail Grading	7,450.00	SF	$0.50	$3,725.00	$3,725.00	$0.00	$0.00
Fine Grade Remaining Areas	107,580.00	SF	$0.15	$16,137.00	$0.00	$16,137.00	$0.00
Earthwork Phase 5							
Clear/Grub and Haul Off	4,045.00	CY	$15.25	$61,686.25	$0.00	$49,349.00	$12,337.25
Import and Place Structural Fill to Subgrade Elevation	30,685.00	TN	$17.50	$536,987.50	$0.00	$429,590.00	$107,397.50
Sidewalk Grading	2,160.00	SF	$0.60	$1,296.00	$0.00	$1,296.00	$0.00
Import and Place Road Base Under Sidewalk	50.00	TN	$45.00	$2,250.00	$0.00	$2,250.00	$0.00
Asphalt Trail Grading	4,000.00	SF	$0.50	$2,000.00	$2,000.00	$0.00	$0.00
Fine Grade Remaining Areas	102,740.00	SF	$0.15	$15,411.00	$0.00	$15,411.00	$0.00
Earthwork Phase 6							
Clear/Grub and Haul Off	3,350.00	CY	$15.25	$51,087.50	$0.00	$40,870.00	$10,217.50
Import and Place Structural Fill to Subgrade Elevation	32,720.00	TN	$17.50	$572,600.00	$0.00	$458,080.00	$114,520.00
Sidewalk Grading	4,085.00	SF	$0.60	$2,451.00	$0.00	$2,451.00	$0.00
Import and Place Road Base Under Sidewalk	95.00	TN	$45.00	$4,275.00	$0.00	$4,275.00	$0.00
Asphalt Trail Grading	4,495.00	SF	$0.50	$2,247.50	$2,247.50	$0.00	$0.00
Fine Grade Remaining Areas	81,140.00	SF	$0.15	$12,171.00	$0.00	$12,171.00	$0.00
Earthwork - Lot 1							
Clear/Grub and Place in Lot 2 Berm	7,770.00	CY	$5.00	$38,850.00	$0.00	$38,850.00	$0.00
Clear/Grub and Haul Off	4,110.00	CY	$15.25	$62,677.50	$0.00	$62,677.50	$0.00
Cuts/Fills	1,875.00	CY	$5.00	$9,375.00	$0.00	$9,375.00	$0.00
Import and Place Structural Fill to Subgrade Elevation	13,730.00	TN	$17.50	$240,275.00	$0.00	$240,275.00	$0.00
Place Non Structural Fill in UDOT Triangle Piece	20,530.00	CY	$5.00	$102,650.00	$0.00	$102,650.00	$0.00
Asphalt Trail Grading	6,835.00	SF	$0.50	$3,417.50	$3,417.50	$0.00	$0.00
Fine Grade Remaining Areas	306,190.00	SF	$0.15	$45,928.50	$0.00	$45,928.50	$0.00
Earthwork - Lot 2							
Clear/Grub and Place in Berm	2,965.00	CY	$5.00	$14,825.00	$0.00	$14,825.00	$0.00
Asphalt Trail Grading	3,820.00	SF	$0.50	$1,910.00	$1,910.00	$0.00	$0.00
Fine Grade Remaining Areas	75,250.00	SF	$0.15	$11,287.50	$0.00	$11,287.50	$0.00
Earthwork - Lot 3							
Clear/Grub and Haul Off	7,335.00	CY	$15.25	$111,858.75	$0.00	$0.00	$111,858.75
Cuts/Fills	1,145.00	CY	$5.00	$5,725.00	$0.00	$0.00	$5,725.00
Import and Place Structural Fill to Subgrade Elevation	7,295.00	TN	$17.50	$127,662.50	$0.00	$0.00	$127,662.50
Asphalt Trail Grading	4,185.00	SF	$0.50	$2,092.50	$2,092.50	$0.00	$0.00
Fine Grade Remaining Areas	193,870.00	SF	$0.15	$29,080.50	$0.00	$29,080.50	$0.00
Earthwork - Lot 5							
Clear/Grub and Haul Off	12,565.00	CY	$15.25	$191,616.25	$0.00	$95,808.13	$95,808.13
Cuts/Fills	1,615.00	CY	$5.00	$8,075.00	$0.00	$4,037.50	$4,037.50
Place Trench Spoils as Fill	21,525.00	CY	$2.00	$43,050.00	$0.00	$21,525.00	$21,525.00
Fine Grade	339,245.00	SF	$0.15	$50,886.75	$0.00	$25,443.38	$25,443.38
Sanitary Sewer - Phase 1							
Sewer - 4" PVC SDR-35	2,295.00	LF	$37.48	$86,016.60	$0.00	$0.00	$86,016.60
8" PVC SDR-35	3,425.00	LF	$43.22	$148,028.50	$148,028.50	$0.00	$0.00
10" PVC SDR-35	2,045.00	LF	$48.91	$100,020.95	$100,020.95	$0.00	$0.00
8x4 Wye	76.00	EA	$475.45	$36,134.20	$0.00	$0.00	$36,134.20
10x4 Wye	64.00	EA	$851.81	$54,515.84	$0.00	$0.00	$54,515.84
4" Cleanout	140.00	EA	$866.13	$121,258.20	$0.00	$0.00	$121,258.20
8" Stub and Mark	9.00	EA	$500.00	$4,500.00	$4,500.00	$0.00	$0.00
48" Manhole	25.00	EA	$5,424.19	$135,604.75	$135,604.75	$0.00	$0.00
60" Manhole	4.00	EA	$6,977.18	$27,908.72	$27,908.72	$0.00	$0.00
Concrete Collar	29.00	EA	$650.00	$18,850.00	$18,850.00	$0.00	$0.00
Gravel Bedding	4,340.00	TN	$30.06	$130,460.40	$130,460.40	$0.00	$0.00
Place Trench Spoils On-Site	11,300.00	CY	$4.00	$45,200.00	$45,200.00	$0.00	$0.00
Import Trench Backfill	17,550.00	TN	$15.00	$263,250.00	$263,250.00	$0.00	$0.00
Townhome Sewer Laterals (Back of curb to 5' of building)	1.00	LS	$448,840.00	$448,840.00	$0.00	$0.00	$448,840.00
Storm Sewer							
Storm Drain - 24" Perforated ADS	5,695.00	LF	$81.68	$465,167.60	$0.00	$465,167.60	$0.00
24" HP	195.00	LF	$82.50	$16,087.50	$0.00	$16,087.50	$0.00
3x3 Junction Box	8.00	EA	$4,145.76	$33,166.08	$0.00	$33,166.08	$0.00
4x4 Catch Basin	1.00	EA	$3,925.80	$3,925.80	$0.00	$3,925.80	$0.00
4x4 Junction Box	10.00	EA	$4,605.95	$46,059.50	$0.00	$46,059.50	$0.00
StormTree Box (Price To Be Determined Later)	40.00	EA	$0.00	$0.00	$0.00	$0.00	$0.00
Gravel Bedding	2,880.00	TN	$30.06	$86,572.80	$0.00	$86,572.80	$0.00
Place Trench Spoils On-Site	4,510.00	CY	$4.00	$18,040.00	$0.00	$18,040.00	$0.00
Import Trench Backfill	5,020.00	TN	$15.00	$75,300.00	$0.00	$75,300.00	$0.00
StormTech #1 - Excavate for StormTech	540.00	CY	$8.00	$4,320.00	$0.00	$4,320.00	$0.00
Import and Place Gravel Under Chambers	110.00	TN	$35.00	$3,850.00	$0.00	$3,850.00	$0.00
Install SC-310 Chambers and End Caps	175.00	EA	$246.18	$43,081.50	$0.00	$43,081.50	$0.00
Install ADS Manhole	1.00	EA	$5,942.70	$5,942.70	$0.00	$5,942.70	$0.00
Install Manifold Piping	1.00	LS	$2,436.31	$2,436.31	$0.00	$2,436.31	$0.00
Import and Place Gravel Around and Over the Top of Chambers	135.00	TN	$35.00	$4,725.00	$0.00	$4,725.00	$0.00
Geotextile Fabric	2.00	Rolls	$1,250.00	$2,500.00	$0.00	$2,500.00	$0.00
Backfill with Native Material	225.00	CY	$10.00	$2,250.00	$0.00	$2,250.00	$0.00
Place Spoils On-Site	315.00	CY	$4.00	$1,260.00	$0.00	$1,260.00	$0.00
StormTech #2 - Excavate for StormTech	1,775.00	CY	$8.00	$14,200.00	$0.00	$14,200.00	$0.00
Import and Place Gravel Under Chambers	150.00	TN	$35.00	$5,250.00	$0.00	$5,250.00	$0.00
Install SC-310 Chambers and End Caps	154.00	EA	$246.18	$37,911.72	$0.00	$37,911.72	$0.00
Install ADS Manhole	1.00	EA	$5,942.70	$5,942.70	$0.00	$5,942.70	$0.00
Install Manifold Piping	1.00	LS	$3,002.67	$3,002.67	$0.00	$3,002.67	$0.00
Import and Place Gravel Around and Over the Top of Chambers	180.00	TN	$35.00	$6,300.00	$0.00	$6,300.00	$0.00
Geotextile Fabric	3.00	Rolls	$1,250.00	$3,750.00	$0.00	$3,750.00	$0.00
Backfill with Native Material	1,200.00	CY	$10.00	$12,000.00	$0.00	$12,000.00	$0.00
Place Spoils On-Site	575.00	CY	$4.00	$2,300.00	$0.00	$2,300.00	$0.00
StormTech #3 - Excavate for StormTech	2,350.00	CY	$8.00	$18,800.00	$0.00	$18,800.00	$0.00
Import and Place Gravel Under Chambers	375.00	TN	$35.00	$13,125.00	$0.00	$13,125.00	$0.00
Install SC-310 Chambers and End Caps	652.00	EA	$246.18	$160,509.36	$0.00	$160,509.36	$0.00

Install ADS Manhole	1.00	EA	$5,942.70	$5,942.70	$0.00	$5,942.70	$0.00
Install Manifold Piping	1.00	LS	$3,525.42	$3,525.42	$0.00	$3,525.42	$0.00
Import and Place Gravel Around and Over the Top of Chambers	475.00	TN	$35.00	$16,625.00	$0.00	$16,625.00	$0.00
Geotextile Fabric	4.00	Rolls	$1,250.00	$5,000.00	$0.00	$5,000.00	$0.00
Backfill with Native Material	1,255.00	CY	$10.00	$12,550.00	$0.00	$12,550.00	$0.00
Place Spoils On-Site	1,095.00	CY	$4.00	$4,380.00	$0.00	$4,380.00	$0.00
StormTech #4 - Excavate for StormTech	1,525.00	CY	$8.00	$12,200.00	$0.00	$12,200.00	$0.00
Import and Place Gravel Under Chambers	255.00	TN	$35.00	$8,925.00	$0.00	$8,925.00	$0.00
Install SC-310 Chambers and End Caps	416.00	EA	$246.18	$102,410.88	$0.00	$102,410.88	$0.00
Install ADS Manhole	1.00	EA	$5,942.70	$5,942.70	$0.00	$5,942.70	$0.00
Install Manifold Piping	1.00	LS	$3,525.42	$3,525.42	$0.00	$3,525.42	$0.00
Import and Place Gravel Around and Over the Top of Chambers	295.00	TN	$35.00	$10,325.00	$0.00	$10,325.00	$0.00
Geotextile Fabric	3.00	Rolls	$1,250.00	$3,750.00	$0.00	$3,750.00	$0.00
Backfill with Native Material	825.00	CY	$10.00	$8,250.00	$0.00	$8,250.00	$0.00
Place Spoils On-Site	700.00	CY	$4.00	$2,800.00	$0.00	$2,800.00	$0.00
StormTech #5 - Excavate for StormTech	135.00	CY	$8.00	$1,080.00	$0.00	$1,080.00	$0.00
Import and Place Gravel Under Chambers	35.00	TN	$35.00	$1,225.00	$0.00	$1,225.00	$0.00
Install SC-310 Chambers and End Caps	58.00	EA	$246.18	$14,278.44	$0.00	$14,278.44	$0.00
Install ADS Manhole	2.00	EA	$5,942.70	$11,885.40	$0.00	$11,885.40	$0.00
Install Manifold Piping	1.00	LS	$1,739.57	$1,739.57	$0.00	$1,739.57	$0.00
Import and Place Gravel Around and Over the Top of Chambers	55.00	TN	$35.00	$1,925.00	$0.00	$1,925.00	$0.00
Geotextile Fabric	1.00	Rolls	$1,250.00	$1,250.00	$0.00	$1,250.00	$0.00
Backfill with Native Material	55.00	CY	$10.00	$550.00	$0.00	$550.00	$0.00
Place Spoils On-Site	80.00	CY	$4.00	$320.00	$0.00	$320.00	$0.00
Stormtree Catch Basins - $11,000 EA (Catch Basins Only)	40.00	EA	$11,000.00	$440,000.00	$0.00	$440,000.00	$0.00
Water - Phase 1							
Water - Connect to Existing Line With 10x16 Hot Tap	2.00	EA	$5,425.53	$10,851.06	$10,851.06	$0.00	$0.00
2" Poly	1,765.00	LF	$27.98	$49,384.70	$49,384.70	$0.00	$0.00
6" C-900	110.00	LF	$37.60	$4,136.00	$4,136.00	$0.00	$0.00
8" C-900	855.00	LF	$46.62	$39,860.10	$39,860.10	$0.00	$0.00
10" C-900	4,060.00	LF	$57.44	$233,206.40	$233,206.40	$0.00	$0.00
8" Bend	4.00	EA	$854.12	$3,416.48	$3,416.48	$0.00	$0.00
10" Bend	23.00	EA	$1,227.39	$28,229.97	$28,229.97	$0.00	$0.00
8x2 Saddle	20.00	EA	$1,232.27	$24,645.40	$24,645.40	$0.00	$0.00
10x2 Saddle	50.00	EA	$1,310.27	$65,513.50	$65,513.50	$0.00	$0.00
10x6 Tee	7.00	EA	$1,693.18	$11,852.26	$11,852.26	$0.00	$0.00
10x8 Tee	4.00	EA	$1,939.04	$7,756.16	$7,756.16	$0.00	$0.00
10x10 Tee	2.00	EA	$2,716.36	$5,432.72	$5,432.72	$0.00	$0.00
6" Gate Valve	7.00	EA	$2,650.81	$18,555.67	$18,555.67	$0.00	$0.00
8" Gate Valve	4.00	EA	$3,460.42	$13,841.68	$13,841.68	$0.00	$0.00
10" Gate Valve	19.00	EA	$4,874.49	$92,615.31	$92,615.31	$0.00	$0.00
1" Dual Water Meter (Meter Provided by JSSD)	70.00	EA	$7,083.90	$495,873.00	$0.00	$0.00	$495,873.00
2" Stub and Mark	70.00	EA	$806.05	$56,423.50	$56,423.50	$0.00	$0.00
6" Stub and Mark	7.00	EA	$806.05	$5,642.35	$5,642.35	$0.00	$0.00
8" Stub and Mark	2.00	EA	$867.84	$1,735.68	$1,735.68	$0.00	$0.00
8" End of Line Blowoff	1.00	EA	$1,485.68	$1,485.68	$1,485.68	$0.00	$0.00
Concrete Thrust Block	43.00	EA	$350.00	$15,050.00	$15,050.00	$0.00	$0.00
Concrete Collar	30.00	EA	$500.00	$15,000.00	$15,000.00	$0.00	$0.00
Sand Bedding	3,200.00	TN	$18.00	$57,600.00	$57,600.00	$0.00	$0.00
Place Spoils On-Site	4,995.00	CY	$4.00	$19,980.00	$19,980.00	$0.00	$0.00
Import Trench Backfill	5,535.00	TN	$15.00	$83,025.00	$83,025.00	$0.00	$0.00
Townhome Water Laterals (Back of curb to 5' of building)	1.00	LS	$159,098.00	$159,098.00	$0.00	$0.00	$159,098.00
Fire Protection - Phase 1							
Fire - 6" C-900	225.00	LF	$37.60	$8,460.00	$8,460.00	$0.00	$0.00
8x6 Reducer	1.00	EA	$782.96	$782.96	$782.96	$0.00	$0.00
10x6 Reducer	1.00	EA	$968.79	$968.79	$968.79	$0.00	$0.00
8x6 Tee	1.00	EA	$1,326.74	$1,326.74	$1,326.74	$0.00	$0.00
10x6 Tee	11.00	EA	$1,843.18	$20,274.98	$20,274.98	$0.00	$0.00
6" Gate Valve	14.00	EA	$2,650.81	$37,111.34	$37,111.34	$0.00	$0.00
6" Stub and Mark	2.00	EA	$867.84	$1,735.68	$1,735.68	$0.00	$0.00
Fire Hydrant	12.00	EA	$6,592.17	$79,106.04	$79,106.04	$0.00	$0.00
Concrete Thrust Block	24.00	EA	$350.00	$8,400.00	$8,400.00	$0.00	$0.00
Concrete Collar	14.00	EA	$500.00	$7,000.00	$7,000.00	$0.00	$0.00
Sand Bedding	90.00	TN	$18.00	$1,620.00	$1,620.00	$0.00	$0.00
Place Spoils On-Site	135.00	CY	$4.00	$540.00	$540.00	$0.00	$0.00
Import Trench Backfill	150.00	TN	$15.00	$2,250.00	$2,250.00	$0.00	$0.00
Irrigation - Phase 1							
Irrigation - 2" Poly	40.00	LF	$27.98	$1,119.20	$1,119.20	$0.00	$0.00
4" C-900	20.00	LF	$32.59	$651.80	$651.80	$0.00	$0.00
6" C-900	2,675.00	LF	$37.75	$100,981.25	$100,981.25	$0.00	$0.00
6" Bend	14.00	EA	$685.54	$9,597.56	$9,597.56	$0.00	$0.00
6x6 Tee	1.00	EA	$1,118.80	$1,118.80	$1,118.80	$0.00	$0.00
4" Gate Valve	2.00	EA	$2,044.59	$4,089.18	$4,089.18	$0.00	$0.00
4" Stub and Mark	2.00	EA	$806.05	$1,612.10	$1,612.10	$0.00	$0.00
Concrete Thrust Block	15.00	EA	$0.00	$0.00	$0.00	$0.00	$0.00
Sand Bedding	1,300.00	TN	$18.00	$23,400.00	$23,400.00	$0.00	$0.00
Place Spoils On-Site	2,030.00	CY	$4.00	$8,120.00	$8,120.00	$0.00	$0.00
Import Trench Backfill	2,925.00	TN	$15.00	$43,875.00	$43,875.00	$0.00	$0.00
West Irrigation - 36" RCP	1,755.00	LF	$138.85	$243,681.75	$243,681.75	$0.00	$0.00
Irrigation Manhole	10.00	EA	$6,593.38	$65,933.80	$65,933.80	$0.00	$0.00
Gravel Bedding	1,760.00	TN	$30.06	$52,905.60	$52,905.60	$0.00	$0.00
Place Trench Spoils On-Site	2,600.00	CY	$4.00	$10,400.00	$10,400.00	$0.00	$0.00
Import Trench Backfill	3,005.00	TN	$15.00	$45,075.00	$45,075.00	$0.00	$0.00
East Irrigation - 24" HP	1,150.00	LF	$92.53	$106,409.50	$106,409.50	$0.00	$0.00
Remove Existing Manhole	1.00	EA	$1,500.00	$1,500.00	$1,500.00	$0.00	$0.00
Connect to Existing Manhole	1.00	EA	$1,500.00	$1,500.00	$1,500.00	$0.00	$0.00
24" Headwall	1.00	EA	$8,575.23	$8,575.23	$8,575.23	$0.00	$0.00
3x3 Box	3.00	EA	$5,832.80	$17,498.40	$17,498.40	$0.00	$0.00
Gravel Bedding	870.00	TN	$30.06	$26,152.20	$26,152.20	$0.00	$0.00
Place Trench Spoils On-Site	1,585.00	CY	$4.00	$6,340.00	$6,340.00	$0.00	$0.00
Import Trench Backfill	1,995.00	TN	$15.00	$29,925.00	$29,925.00	$0.00	$0.00
Asphalt Paving - Phase 1							
Onsite - 6" Road Base For Asphalt Trail Includes: - Furnish And Install UDOT Spec Road Base	30,772.00	SF	$1.70	$52,312.40	$52,312.40	$0.00	$0.00
Onsite - 3" Asphalt Paving For Asphalt Trail Includes: - Furnish And Install 1/2" PG 58-28 With 15% RAP	30,772.00	SF	$2.10	$64,621.20	$64,621.20	$0.00	$0.00
Onsite - 9" Road Base Includes: - Furnish And Install UDOT Spec Road Base	176,808.00	SF	$1.45	$256,371.60	$102,548.64	$153,822.96	$0.00
Onsite - 4.5" Asphalt Paving Includes: - Furnish And Install 1/2" 64-34 With 15% RAP	176,808.00	SF	$3.19	$564,017.52	$225,607.01	$338,410.51	$0.00

Onsite - Striping - Parking Stalls - Striping To Be Completed In One Mobilization	1.00	LS	$1,050.00	$1,050.00	$0.00	$1,050.00	$0.00
Onsite - Stop Signs	3.00	EACH	$600.00	$1,800.00	$720.00	$1,080.00	$0.00
Onsite - Seal Coat Roadways	176,808.00	SF	$0.28	$49,506.24	$19,802.50	$29,703.74	$0.00
Onsite - Seal Coat Trail	30,500.00	SF	$0.39	$11,895.00	$4,758.00	$7,137.00	$0.00
Concrete - Phase 1							
24" Curb and Gutter-Type G	10,365.00	LF	$26.00	$269,490.00	$107,796.00	$161,694.00	$0.00
Curb and Gutter-Round About Islands	350.00	LF	$26.00	$9,100.00	$9,100.00	$0.00	$0.00
Sidewalk-APWA	21,250.00	SF	$8.00	$170,000.00	$68,000.00	$102,000.00	$0.00
Mobilization	1.00	LS	$3,000.00	$3,000.00	$1,200.00	$1,800.00	$0.00
Catch Basin Tie In	28.00	EA	$525.00	$14,700.00	$5,880.00	$8,820.00	$0.00
Landscape Mow Curb	770.00	LF	$18.00	$13,860.00	$0.00	$13,860.00	$0.00
ADA Ramps	21.00	EA	$1,500.00	$31,500.00	$12,600.00	$18,900.00	$0.00
Concrete Washouts	1.00	EA	$2,000.00	$2,000.00	$2,000.00	$0.00	$0.00
Townhome Driveways	1.00	LS	$955,064.00	$955,064.00	$0.00	$0.00	$955,064.00
Dry Utilities							
Site Electrical Backbone Inf	1.00	LS	$629,675.00	$629,675.00	$629,675.00	$0.00	$0.00
Offsite Electrical Backbone	1.00	LS	$565,000.00	$565,000.00	$565,000.00	$0.00	$0.00
Communications and Data Backbone	1.00	LS	$250,000.00	$250,000.00	$0.00	$0.00	$250,000.00
Electrical and Communications Conduits	1.00	LS	$570,117.00	$570,117.00	$399,081.90	$0.00	$171,035.10
Townhome Electrical Trenching	1.00	LS	$320,505.00	$320,505.00	$320,505.00	$0.00	$0.00
Gas Backbone	1.00	LS	$650,000.00	$650,000.00	$0.00	$0.00	$650,000.00
Subtotal Phase 1 Civil Infrastructure Project (Townhomes and Commercial Area):				$21,141,324.91	$7,768,644.83	$8,407,443.49	$4,965,236.59
Offsite Utilities, Hwy 40 Intersection, and River Road Improvements							
General Conditions							
Survey - Machine Control, Grading, Utility Layout, Site Work Layout (For Dirt Only)	1.00	LS	$110,000.00	$110,000.00	$110,000.00	$0.00	$0.00
Mobilization	5.00	LDS	$1,000.00	$5,000.00	$5,000.00	$0.00	$0.00
Traffic Control	1.00	LS	$75,000.00	$75,000.00	$75,000.00	$0.00	$0.00
Relocate Traffic Light	1.00	LS	$230,000.00	$230,000.00	$230,000.00	$0.00	$0.00
Relocate Traffic Light - Design/Drawings	1.00	LS	$25,000.00	$25,000.00	$25,000.00	$0.00	$0.00
Road Cleaning at Turn Signal Expansion	1.00	LS	$52,356.00	$52,356.00	$52,356.00	$0.00	$0.00
Sanitary Sewer							
Sewer - Connect to Existing Manhole	1.00	EA	$1,500.00	$1,500.00	$1,500.00	$0.00	$0.00
8" PVC SDR-35	255.00	LF	$42.80	$10,914.00	$10,914.00	$0.00	$0.00
Gravel Bedding	75.00	TN	$29.90	$2,242.50	$2,242.50	$0.00	$0.00
Place Trench Spoils On-Site	45.00	CY	$10.00	$450.00	$450.00	$0.00	$0.00
Import Trench Backfill	85.00	TN	$15.00	$1,275.00	$1,275.00	$0.00	$0.00
Sewer Boring - Excavate for Shoring and Place On-Site	360.00	CY	$15.00	$5,400.00	$5,400.00	$0.00	$0.00
Install Shoring	1.00	LS	$17,000.00	$17,000.00	$17,000.00	$0.00	$0.00
Import and Install 6" of Gravel at Bottom of Hole	15.00	TN	$35.00	$525.00	$525.00	$0.00	$0.00
Excavate for Receiving Pit and Place On-Site	110.00	CY	$15.00	$1,650.00	$1,650.00	$0.00	$0.00
Shore Receiving Pit	1.00	LS	$3,500.00	$3,500.00	$3,500.00	$0.00	$0.00
Mobilization for Boring Contractor	1.00	LS	$15,000.00	$15,000.00	$15,000.00	$0.00	$0.00
Install 16" Casing	105.00	LF	$1,350.00	$141,750.00	$141,750.00	$0.00	$0.00
Backfill Excavated Pit	360.00	CY	$20.00	$7,200.00	$7,200.00	$0.00	$0.00
Backfill Excavate Receiving Pit	110.00	CY	$20.00	$2,200.00	$2,200.00	$0.00	$0.00
Remove Shoring	1.00	LS	$1,500.00	$1,500.00	$1,500.00	$0.00	$0.00
Sewer Lift Station Complete	1.00	LS	$0.00	$0.00	$0.00	$0.00	$0.00
Irrigation							
Irrigation - Connect to Existing Line	1.00	EA	$2,000.00	$2,000.00	$2,000.00	$0.00	$0.00
6" C-900	4,955.00	LF	$45.40	$224,957.00	$224,957.00	$0.00	$0.00
6" Bend	8.00	EA	$685.54	$5,484.32	$5,484.32	$0.00	$0.00
6" Stub and Mark	1.00	EA	$850.00	$850.00	$850.00	$0.00	$0.00
Sand Bedding	2,350.00	TN	$20.00	$47,000.00	$47,000.00	$0.00	$0.00
Place Trench Spoils On-Site	3,670.00	CY	$10.00	$36,700.00	$36,700.00	$0.00	$0.00
Import Trench Backfill	4,075.00	TN	$15.00	$61,125.00	$61,125.00	$0.00	$0.00
South Irrigation Boring							
South Irrigation Boring - Excavate for Shoring and Place On-S	90.00	CY	$15.00	$1,350.00	$945.00	$0.00	$405.00
Install Shoring	1.00	LS	$17,000.00	$17,000.00	$11,900.00	$0.00	$5,100.00
Import and Install 6" of Gravel at Bottom of Hole	15.00	TN	$31.00	$465.00	$325.50	$0.00	$139.50
Excavate for Receiving Pit and Place On-Site	15.00	CY	$15.00	$225.00	$157.50	$0.00	$67.50
Shore Receiving Pit	1.00	LS	$3,500.00	$3,500.00	$2,450.00	$0.00	$1,050.00
Mobilization for Boring Contractor	1.00	LS	$10,000.00	$10,000.00	$7,000.00	$0.00	$3,000.00
Install 16" Casing	100.00	LF	$1,000.00	$100,000.00	$70,000.00	$0.00	$30,000.00
Backfill Excavated Pit	90.00	CY	$20.00	$1,800.00	$1,260.00	$0.00	$540.00
Backfill Excavate Receiving Pit	15.00	CY	$20.00	$300.00	$210.00	$0.00	$90.00
Remove Shoring	1.00	LS	$1,500.00	$1,500.00	$1,050.00	$0.00	$450.00
Wasatch Canal Irrigation Boring							
Wasatch Canal Irrigation Boring - Excavate for Shoring and Pl	90.00	CY	$15.00	$1,350.00	$945.00	$0.00	$405.00
Install Shoring	1.00	LS	$17,000.00	$17,000.00	$11,900.00	$0.00	$5,100.00
Import and Install 6" of Gravel at Bottom of Hole	15.00	TN	$31.00	$465.00	$325.50	$0.00	$139.50
Excavate for Receiving Pit and Place On-Site	15.00	CY	$15.00	$225.00	$157.50	$0.00	$67.50
Shore Receiving Pit	1.00	LS	$3,500.00	$3,500.00	$2,450.00	$0.00	$1,050.00
Mobilization for Boring Contractor	1.00	LS	$10,000.00	$10,000.00	$7,000.00	$0.00	$3,000.00
Install 16" Casing	95.00	LF	$1,000.00	$95,000.00	$66,500.00	$0.00	$28,500.00
Backfill Excavated Pit	90.00	CY	$20.00	$1,800.00	$1,260.00	$0.00	$540.00
Backfill Excavate Receiving Pit	15.00	CY	$20.00	$300.00	$210.00	$0.00	$90.00
Remove Shoring	1.00	LS	$1,500.00	$1,500.00	$1,050.00	$0.00	$450.00
Asphalt Paving - River Road							
River Road - 6" Road Base Includes: - Furnish And Install UDOT Spec Road Base	4,139.00	SF	$1.77	$7,326.03	$7,326.03	$0.00	$0.00
River Road - 7" Asphalt Paving Includes: - Furnish And Install 1/2" 64-34 UDOT Spec Asphalt	4,139.00	SF	$6.20	$25,661.80	$25,661.80	$0.00	$0.00
River Road - Striping River Road - Striping To Be Completed In One Mobilization	1.00	LS	$4,900.00	$4,900.00	$4,900.00	$0.00	$0.00
River Road - Traffic Control For Morgan Asphalt Work	1.00	LS	$8,350.00	$8,350.00	$8,350.00	$0.00	$0.00
Subtotal Offsite Utilities, Hwy 40 Intersection, and River Road Improvements:				$1,401,096.65	$1,320,912.65	$0.00	$80,184.00

Parking and Site Finishes/Amenities							
Public Parking Garage (No drawings - assumed open for public use)	1	LS	$9,200,000.00	$9,200,000.00	$0.00	$9,200,000.00	$0.00
Sub-Terrain Parking Garage at Hotel (No Drawings - Contractor Budget)	1	LS	$12,500,000.00	$12,500,000.00	$0.00	$0.00	$12,500,000.00
Mixed Use Area Parking Lot Base, Pavement, & Flatwork	85,000.00	SF	$8.00	$680,000.00	$0.00	$680,000.00	$0.00
Sound and Development Fencing	1.00	LS	$650,000.00	$650,000.00	$0.00	$650,000.00	$0.00
Trash Enclosures	1.00	LS	$200,000.00	$200,000.00	$0.00	$0.00	$200,000.00
Pedestrian Bridges	3.00	EA	$250,000.00	$750,000.00	$0.00	$750,000.00	$0.00
Site Landscaping, Irrigation, & Amenities	1.00	LS	$8,500,000.00	$8,500,000.00	$0.00	$8,500,000.00	$0.00
Plaza Brick Pavers	65,000.00	SF	$25.00	$1,625,000.00	$0.00	$1,625,000.00	$0.00
Plaza Snow Melt System	1.00	LS	$1,250,000.00	$1,250,000.00	$0.00	$1,250,000.00	$0.00
Subtotal Parking and Site Finishes/Amenities:				$35,355,000.00	$0.00	$22,655,000.00	$12,700,000.00
Estimated Harvest Village Civil Infrastructure Costs				$57,897,421.56	$9,089,557.48	$31,062,443.49	$17,745,420.59
Construction Contingency			10%	$5,789,742.16	$908,955.75	$3,106,244.35	$1,774,542.06
Planning, Engineering & Design			4%	$2,315,896.86	$363,582.30	$1,242,497.74	$709,816.82
Contractor Overhead and General Conditions			4%	$2,315,896.86	$363,582.30	$1,242,497.74	$709,816.82
Project Management			4%	$2,315,896.86	$363,582.30	$1,242,497.74	$709,816.82
Water Reservations/Dedications	234.00	AC-FT	$6,500.00	$1,521,000.00	$1,521,000.00	$0.00	$0.00
NVSSD Sewer Impact Fees Bonded	226.00	EA	$7,208.00	$1,629,008.00	$1,629,008.00	$0.00	$0.00
NVSSD Sewer Impact Fees Unbonded	163.30	EA	$7,808.00	$1,275,046.40	$1,275,046.40	$0.00	$0.00
NVSSD Water Impact Fees Bonded	156.20	EA	$6,644.00	$1,037,792.80	$1,037,792.80	$0.00	$0.00
NVSSD Secondary Water Impact Fees	10.67	AC-FT	$37,160.00	$396,497.20	$396,497.20	$0.00	$0.00
Heber City Electrical Fees	1.00	LS	$2,900,000.00	$2,900,000.00	$2,900,000.00	$0.00	$0.00
Parking Garage Land Dedication	1.00	LS	$1,000,000.00	$1,000,000.00	$0.00	$1,000,000.00	$0.00
Townhome Site Common Area Land Dedication	425,000.00	SF	$3.00	$1,275,000.00	$0.00	$1,275,000.00	$0.00
Engineer's Project Cost Estimate Total (Including Parking Structures):				**$81,669,198.70**	**$19,848,604.53**	**$40,171,181.05**	**$21,649,413.12**

Prepared By: The Connextion Group, LLC

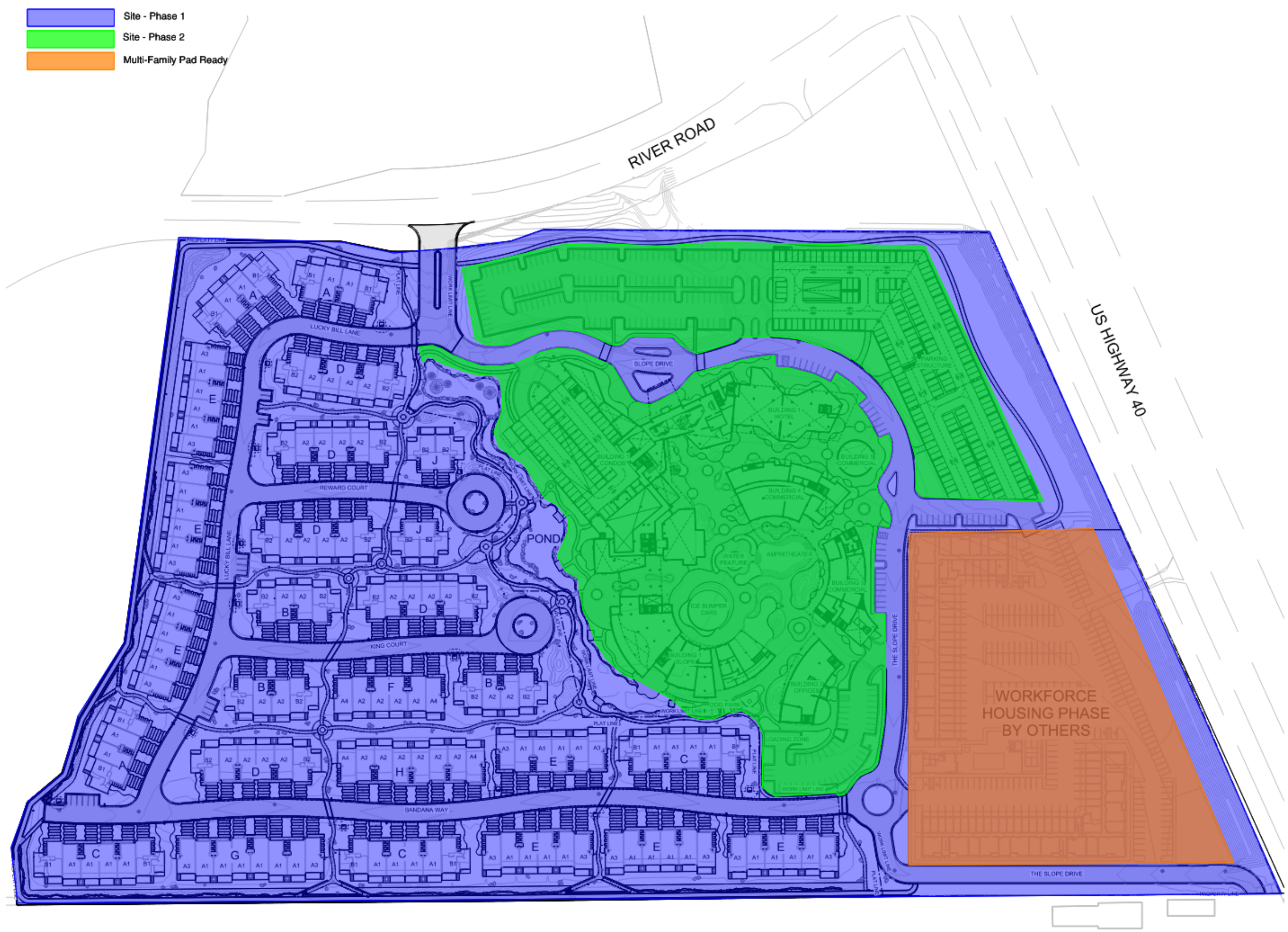
Notes:

1/ Costs presented are an estimate and subject to change. Actual costs will vary.

2/ Estimate does not included vertical construction of homes or commercial pad sites.

3/ Allocation is based on current assumptions and subject to change.

4/ Roadway and storm sewer improvements not dedicated to the city were assumed to be dedicated to the District for ownership.


Site - Phase 1
Site - Phase 2
Multi-Family Pad Ready
RIVER ROAD
US HIGHWAY 40
LUCKY BILL LANE
REWARD COURT
KING COURT
BANDANA WAY
SLOPE DRIVE
THE SLOPE DRIVE
POND
AMPHITHEATER
WORKFORCE
HOUSING PHASE
BY OTHERS