

REIMBURSEMENT AGREEMENT

This *Reimbursement Agreement* (“**Agreement**”) is hereby adopted, approved and made by and between PAYSON CITY, a Utah municipal corporation (“**City**”), and WHL HIATT, LLC, a Utah limited liability company (“**Developer**”). This Agreement is effective on the date that the last party executes this Agreement as indicated by the date stated under that party’s signature line (“**Effective Date**”).

RECITALS

A. Developer is developing a residential subdivision within the City’s municipal boundaries to be known as Hiatt Creek Plat B Phase 2 (“**Project**”). The Project is located generally to the south of 1130 South Street and to the west of 1950 West Street and is generally depicted in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. As part of the development of the Project, Developer has agreed to design, construct, and install certain public infrastructure improvements (“**Improvements**”) which include, without limitation: a 12” pressurized irrigation main line along 1950 West Street; a 12” drinking water main line along 1950 West Street; and a 21” sewer main line along 1950 West Street. The scope of the Improvements is described more particularly on **Exhibit B**, attached hereto and incorporated herein by this reference.

C. The parties agree that the upsizing included in the Improvements, specifically those improvements that exceed Project minimum improvement requirements (i.e. no pipes smaller than 8” inches) constitute system improvements for which Developer is eligible to receive reimbursement from the City under applicable laws of the State of Utah.

D. The parties desire to enter into an Agreement, subject to the terms and conditions contained here, by which the City will reimburse Developer at the rates and amounts identified herein for the Improvements.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Recitals and Exhibit Incorporated.** The foregoing Recitals and the exhibits attached hereto are incorporated into and made part of the parties’ Agreement.

2. **Developer’s Obligation to Construct.** Subject to the terms and conditions of this Agreement, Developer will construct the Improvements in a good and workmanlike manner and in accordance with the requirements of the City’s municipal code (“**City Code**”) and all applicable building and development standards incorporated into the City Code.

3. **City's Obligation to Reimburse.** The City is obligated to reimburse Developer for the costs of constructing the upsized Improvements as provided herein. Notwithstanding any provision to the contrary, the City's obligation to reimburse Developer is expressly conditioned upon: (i) full completion of the Improvements in accordance with City code and design standards; (ii) final inspection and written acceptance by the City; (iii) delivery of complete and accurate as-built drawings; (iv) receipt of (a) unconditional lien waivers from all contractors and suppliers, or (b) written confirmation from Developer, in a form acceptable to the City, certifying that no liens have been filed and none are pending or threatened in connection with the Improvements; (v) dedication of all required improvements or easements; and (vi) Developer's full compliance with all terms of this Agreement.

4. **Specific Development Obligations.** In connection with the construction of the upsized Improvements, Developer agrees to the following provisions.

4.1. **Construction Standards.** Developer shall construct and complete the Improvements using qualified licensed contractors and in accordance with the City Code. Prior to the City's payment of the Reimbursement Amount, as provided herein, Developer shall provide satisfactory evidence to the City, that all labor, materials, equipment, and other costs incurred in constructing the Improvements have been paid in full and that the City will receive dedication of the Improvements free and clear of all liens and encumbrances incurred in connection with the construction of the Improvements.

4.2. **Development Warranty.** Developer hereby warrants that all portions of the Improvements, and all parts thereof, will be and remain free from all defects in the design, materials, or construction of such Improvements for a period of one (1) year following the completion of the same and acceptance by the City. Developer's obligation to correct defects shall include all costs of labor, materials, excavation, restoration, and related work. If Developer fails to timely correct any defect, the City may perform the work and recover all costs from Developer. Within thirty (30) days after Developer gives written notice to the City that construction of the Improvements is complete, the City may inspect and, to the extent authorized by the City Code, request Developer to provide video and testing required to accept the improvements, or otherwise document the condition of the Improvements. The City will have thirty (30) days after such inspection to notify Developer in writing of the conditions of any defects in the design, materials, or construction of the Improvements. If the City timely notifies Developer of any such defects, Developer shall promptly repair or correct any such defects in order for the Improvements to comply with any applicable provisions of the City Code. Upon completion and acceptance by the City of such repairs or corrections, the Improvements will be deemed repaired. If the City does not timely notify Developer in writing of any defects as provided in this Section 4.2, then the Improvements will be deemed accepted as of the date which is sixty (60) days after Developer gives written notice to the City that construction of the Improvements is complete. The City may thereafter inspect the Improvements from time to time and may, for a period of one (1) year following the date on which the Improvements are deemed to be accepted, notify Developer of any defects in the design, materials, or construction of the Improvements. Developer shall promptly repair or correct any defects identified in writing during such one (1) year period.

5. **Reimbursement Provisions.** The Improvements for which reimbursement is required under this Agreement are identified and depicted in **Exhibit B**. The City shall satisfy its reimbursement obligation through reimbursement of impact fees collected by the City. Any credit amount shall be reimbursed pursuant to the process described in Section 5.2.

5.1. **Reimbursement Amount.** The City shall reimburse Developer a proportional amount of the cost of constructing the Improvements according to the reimbursable percentages set forth in **Exhibit B**. For clarity, the City agrees that the total reimbursement under this Agreement consists of the following (collectively, the “Reimbursement Amount”):

- (a) **\$10,625.00** for the 12” pressurized irrigation main line in 1950 West Street;
- (b) **\$3,000.00** for the 12” drinking water main line in 1950 West Street; and
- (c) **\$14,000.00** for the 21” sewer main line in 1950 West Street

The total Reimbursement Amount is **\$27,625.00**.

5.2. **Reimbursement Method and Timing.** Subject to the parties’ compliance with Section 5.3, the City will reimburse Developer from impact fees collected by the City. For cash reimbursement, the City will deliver the applicable Reimbursement Amount on an annual basis starting in October of 2027, issuing payment to Developer for each applicable Improvement category in the amounts identified in Section 5.1. Reimbursement shall be payable solely from legally available impact fee revenues and subject to annual appropriation by the City. The City shall have no obligation to make payments from any other source. If sufficient impact fee funds are not available, payment shall be deferred without penalty until such funds are available.

5.3. **Processing Reimbursement Requests.** All work completed by Developer and inspected and approved by the City before December 31st of each year will be eligible to be included in the amended impact fees starting in January of the next year. If the City Council approves the changes proposed in the impact fee updates in March of the next year, then the updated impact fees will go into effect on July 1st of that same year. Developer will receive payment in October of the same year that the approved project is placed in the updated IFFA and IFA impact fee documents for each utility eligible for reimbursement. No interest shall accrue on any unpaid Reimbursement Amount, and Developer shall have no right to accelerate payments or claim damages based on timing of reimbursement.

6. **Term.** The term of this Agreement (“Term”) will commence on the Effective Date and will automatically terminate upon the City’s full payment of the Reimbursement Amount to Developer through direct payment.

7. **Indemnification.** During the Term of this Agreement, and to the fullest extent allowed by law, each party shall indemnify and hold harmless the other party and the other party’s affiliates, agents, employees, and elected and appointed officials from and against any and all actions, claims, losses, damages, and expenses (including reasonable attorneys’ fees) arising out

of or connected in any way to such party's breach of a material provision of this Agreement. Additionally, Developer shall indemnify, defend, and hold harmless the City and its officers, employees, and agents from and against any and all claims, damages, losses, liabilities, and expenses (including attorney's fees) arising out of or related to: (i) the design, construction, or installation of the Improvements; (ii) any negligent or wrongful act or omission of Developer or its contractors; (iii) any failure to comply with applicable laws; and (iv) any lien or claim arising from the Improvements. This obligation shall survive completion, acceptance, and termination of this Agreement.

8. **General Provisions.**

8.1. **Binding Agreement.** This Agreement will be binding upon and will inure to the benefit of the permitted successors and assigns of the parties.

8.2. **Captions.** The headings used in this Agreement are inserted for reference purposes only and will not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope, or interpretation of any of the terms or provisions of this Agreement or the intent hereof.

8.3. **Counterparts.** This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts will be deemed to be one original.

8.4. **Severability.** The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision will not affect the other provisions of this Agreement.

8.5. **Waiver of Breach.** Any waiver by either party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, will not be construed as a continuing waiver of, or consent to, any subsequent breach of this Agreement.

8.6. **Cumulative Remedies.** The rights and remedies of the parties will be construed cumulatively, and none of such rights and remedies will be exclusive of, or in lieu or limitation of, any other right, remedy, or priority allowed by law.

8.7. **Amendment.** This Agreement may not be modified except by an instrument in writing signed by the parties.

8.8. **Interpretation.** This Agreement will be interpreted, construed, and enforced according to the substantive laws of the State of Utah. This Agreement will be interpreted in an absolutely neutral fashion, and ambiguities herein will not be construed against any party as the "drafter" of this Agreement.

8.9. **Attorneys' Fees.** In the event any action or proceeding is taken or brought by either party concerning this Agreement, the prevailing party will be entitled to recover

its costs and reasonable attorneys' fees, whether such sums are expended with or without suit, at trial, on appeal, or in any bankruptcy or insolvency proceeding.

8.10. **Time for Performance.** Time is the essence of this Agreement. As used herein, the term "business days" means all days other than Saturdays, Sundays, and legal holidays observed by the courts of the State of Utah. If the date for the performance of any obligation hereunder falls on a date which is not a business day, then the time for such performance will be automatically extended until the next day which is a business day.

8.11. **Assignment.** Developer may assign its rights, or delegate its duties, hereunder, without the City's prior written consent, to an affiliated entity or any entity which takes title to all or part of the Project for the purpose of developing the same. The City may not assign its rights or delegate its duties under this Agreement. Except as otherwise provided in this Section, Developer may not assign this Agreement without the prior written consent of the City, which shall not be unreasonably withheld. Any permitted assignment shall not relieve Developer of its obligations under this Agreement.

8.12. **Notice.** All notices provided for herein must be in writing and must be given by email, first class mail, certified or registered, postage prepaid, addressed to the parties at their respective addresses set forth below:

Developer: WHL Hiatt, LLC
Attn: Tyler Horan
42 East 1100 South, Suite 1A
American Fork, Utah 84003
Email: tyler@whitehorseland.com

With a copy to: Kirton McConkie
Attn: Daniel Dansie
50 E. South Temple, Suite 400
Salt Lake City, Utah 84111
Email: ddansie@kmclaw.com

City: City of Payson
Attn: City Recorder
439 West Utah Avenue
Payson, Utah 84651
Email: amalileo@payson.org

With a copy to: City Attorney
Attn: Brandon Dalley
439 West Utah Avenue
Payson, Utah 84651
Email: brandond@paysonutah.gov

[End of Agreement. Signature Pages to Follow.]

PAYSON CITY

Signature: _____

Name: _____

Title: _____

Date: _____

Attested: _____

City Recorder

Approved as to form: _____

City Attorney

WHL HIATT, LLC

Signature: _____

Name: _____

Title: _____

Date: _____

(PROPERTY DEPICTION)

Utah County Parcel No. 29:023:0052

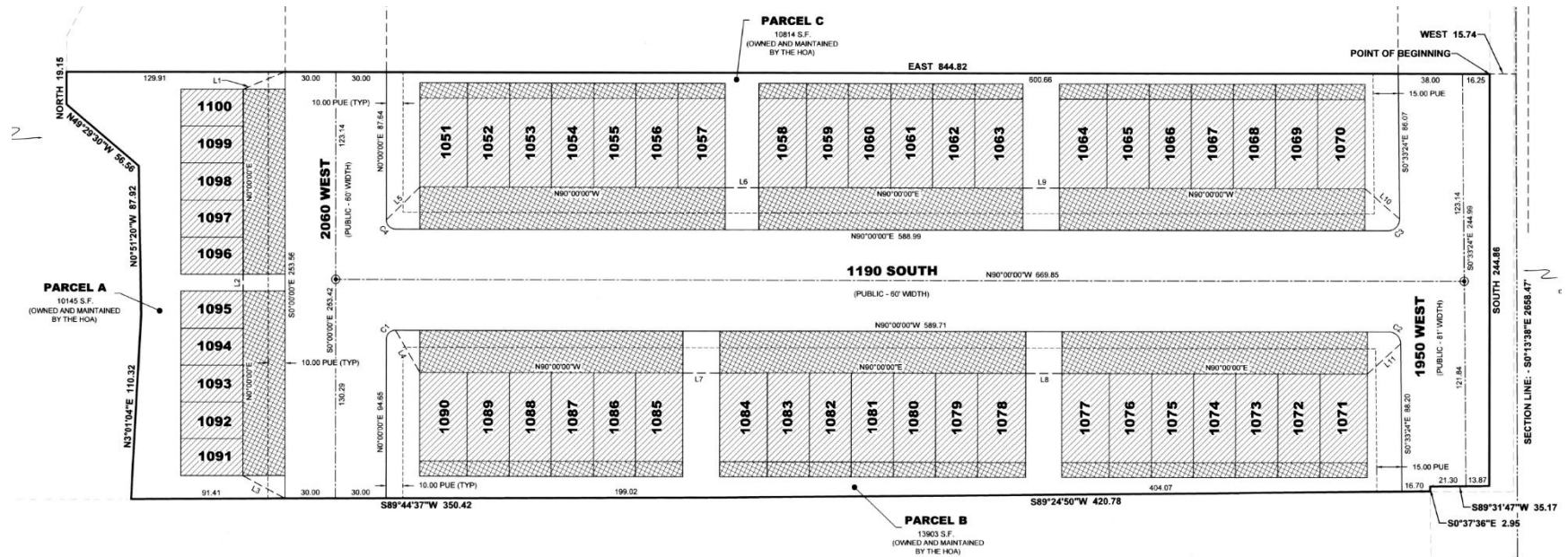
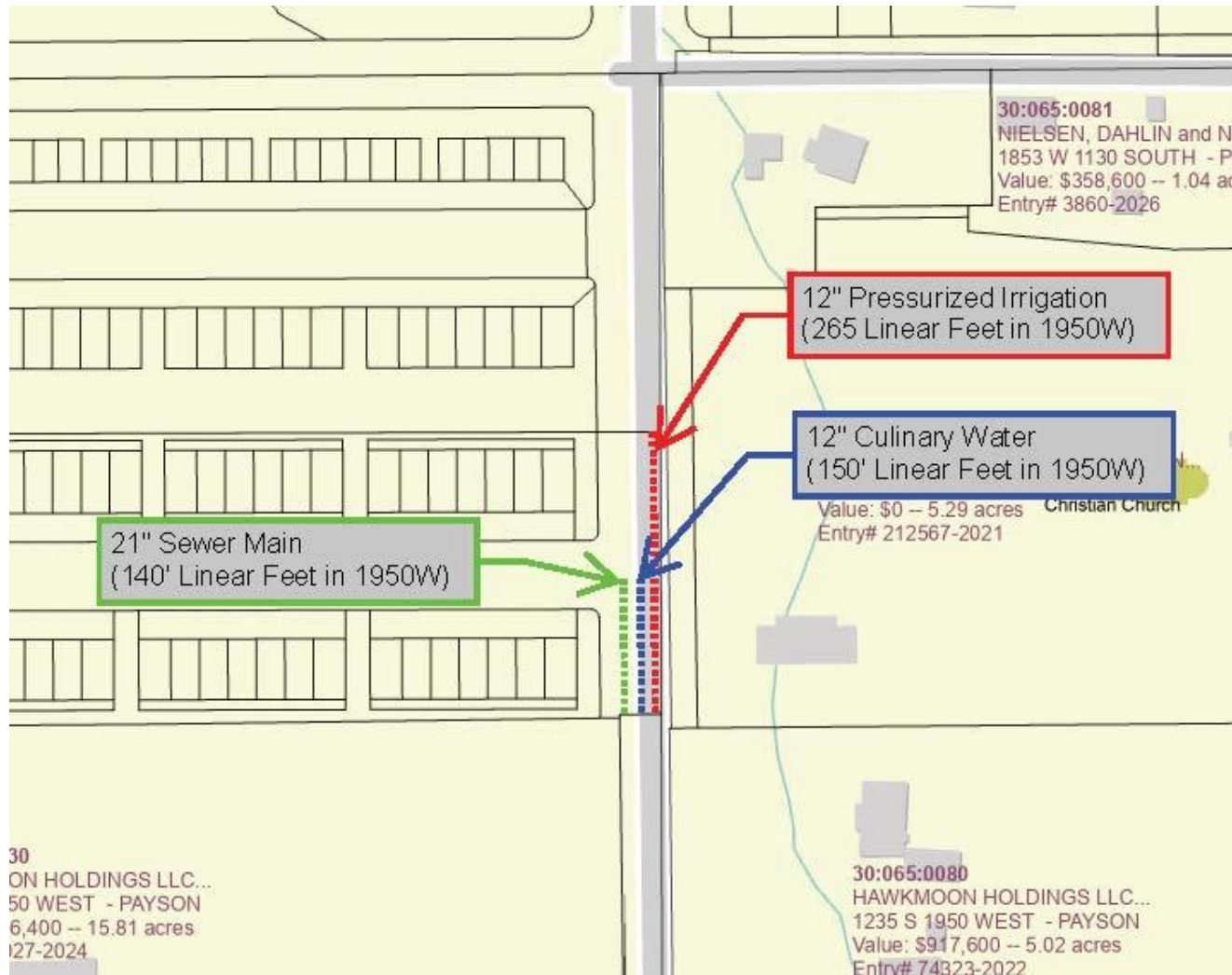


EXHIBIT B

(SUMMARY OF IMPROVEMENTS)



Sanitary Sewer SDR-35	
Pipe Size	Pipe Costs/LF
21"	\$ 185.00
8"	\$ 85.00

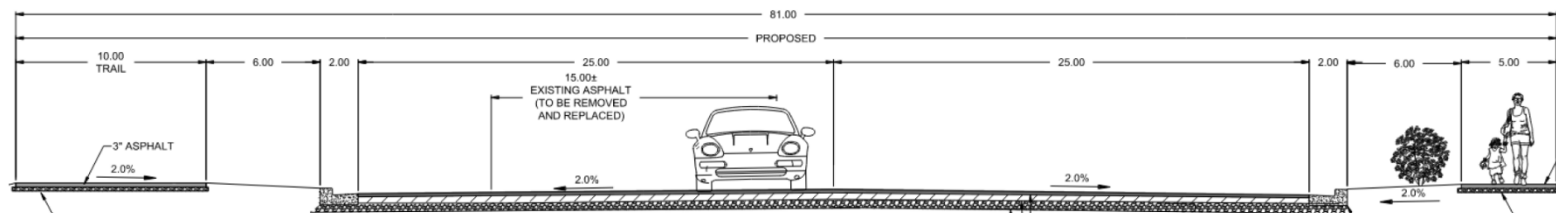
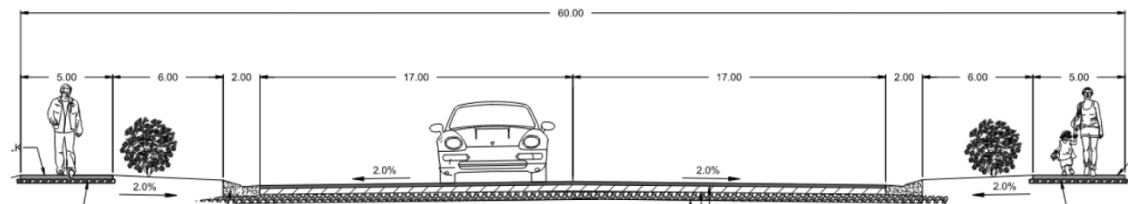
Culinary Water C-900	
Pipe Size	Pipe Costs/LF
12"	\$ 80.00
8"	\$ 60.00

Asphalt	
Thickness	Costs/SF
5	\$ 3.20
3	\$ 2.20

Pressurized Irrigation C-900	
Pipe Size	Pipe Costs/LF
12"	\$ 85.00
8"	\$ 60.00
12" Valve	\$ 5,500.00
8" Valve	\$ 3,500.00

1950 WEST		Quantity	Unit	Unit Cost	Amount Paid	Project Minimum	Upsize Cost	% Reimbursable	Reimbursement
PI	12" PI Main	265	LF	\$85.00	\$22,525.00	8"	\$25.00	29%	\$6,625.00
	12" Valves	2	Each	\$5,500.00	\$11,000.00	8"	\$2,000.00	36%	\$4,000.00
Water									
	12" Water Main	150	LF	\$80.00	\$12,000.00	8"	\$20.00	25%	\$3,000.00
Sewer									
	21" Sewer Main	140	LF	\$185.00	\$25,900.00	8"	\$100.00	54%	\$14,000.00

Total Reimbursement
\$27,625.00



To(OWNER): White Horse Land - Hiatt
42 E 1100 S
Suite 1A
American Fork, UT 84003
From: RED PINE CONSTRUCTION
42 E 1100 S
Suite 1A
American Fork, UT 84003
(801) 331-8039

Project: Hiatt Creek B2

Via(Architect/
Engineer)

Application No: 6
Invoice No: 245-06
Invoice Date: 6/30/2026
Terms: Net 30
Due Date: 7/30/2026
Period To: 6/30/2026
Project No:
Contract Date:

Page 1

For:

Contract sum.....	1,795,312.00
Completed to date.....	1,795,312.00
Retainage.....	0.00
Total earned less retainage.....	1,795,312.00
Previous billings.....	1,777,332.00
Current payment due.....	17,980.00
Sales tax.....	0.00
Total due.....	17,980.00

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Page 2

For:

<u>No.</u>	<u>Description</u>	<u>Total Quantity</u>	<u>Unit</u>	<u>Total Cost</u>	<u>Completed Units</u>	<u>Current Value</u>	<u>Prior Value</u>	<u>Due This Request</u>
<u>SITE ANS SWPPP</u>								
10	General Conditions	1	LS	45,000.00	1	45,000.00	45,000.00	0.00
20	Compaction Testing	1	LS	30,000.00	1	30,000.00	30,000.00	0.00
30	Survey Shots As-Builts	1	LS	7,500.00	1	7,500.00	7,500.00	0.00
40	SWPPP	1	LS	20,000.00	1	20,000.00	19,000.00	1,000.00
50	Clear and Grub	190,000	SF	0.12	190,000	22,800.00	22,800.00	0.00
60	Cut to Fill	6,960	CY	7.00	6,960	48,720.00	48,720.00	0.00
70	Cut to Stockpile	4,670	CY	4.00	4,670	18,680.00	18,680.00	0.00
80	Export Spoils	4,670	CY	5.00	4,670	23,350.00	23,350.00	0.00
90	Subgrade Prep	190,000	SF	0.25	190,000	47,500.00	47,500.00	0.00
100	Rock Retaining Wall	1	LS	13,000.00	1	13,000.00	13,000.00	0.00
				<u>276,550.00</u>		<u>276,550.00</u>	<u>275,550.00</u>	<u>1,000.00</u>
<u>SEWER</u>								
110	Tie into Existing SSMH	1	EA	4,500.00	1	4,500.00	4,500.00	0.00
120	8" Sewer Main	630	LF	85.00	630	53,550.00	53,550.00	0.00
130	SSMH	2	EA	8,500.00	2	17,000.00	17,000.00	0.00
140	Raise and Collar Existing SSMH	1	EA	2,500.00	1	2,500.00	2,500.00	0.00
150	4" Sewer Lats	40	EA	2,000.00	40	80,000.00	80,000.00	0.00
160	4" Sewer Cleanouts	40	EA	500.00	40	20,000.00	20,000.00	0.00
170	Sewer Trench Import	3,885	CY	25.00	3,885	97,125.00	97,125.00	0.00
				<u>274,675.00</u>		<u>274,675.00</u>	<u>274,675.00</u>	<u>0.00</u>
<u>STORM</u>								
180	Tie into Existing	1	EA	3,500.00	1	3,500.00	3,500.00	0.00
190	12" ADS	100	LF	75.00	100	7,500.00	7,500.00	0.00
200	15" ADS	160	LF	85.00	160	13,600.00	13,600.00	0.00
210	SDCB	2	EA	5,400.00	2	10,800.00	10,800.00	0.00
220	SD Combos	2	EA	10,200.00	2	20,400.00	20,400.00	0.00
230	SDMH	1	EA	6,800.00	1	6,800.00	6,800.00	0.00
240	Environmental Trash Guards	4	EA	900.00	4	3,600.00	3,600.00	0.00
250	SD Trench Import	70	CY	25.00	70	1,750.00	1,750.00	0.00
				<u>67,950.00</u>		<u>67,950.00</u>	<u>67,950.00</u>	<u>0.00</u>

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Page 3

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<u>No.</u>	<u>Description</u>	<u>Total Quantity</u>	<u>Unit</u>	<u>Total Cost</u>	<u>Completed Units</u>	<u>Current Value</u>	<u>Prior Value</u>	<u>Due This Request</u>
<u>WATER</u>								
260	Tie into Existing Stubs	1	EA	6,000.00	1	6,000.00	6,000.00	0.00
270	8" Water Main	930	LF	60.00	930	55,800.00	55,800.00	0.00
280	8" Valves	3	EA	3,500.00	3	10,500.00	10,500.00	0.00
290	Water Fittings	1	LS	2,200.00	1	2,200.00	2,200.00	0.00
300	Blow Off	1	EA	3,500.00	1	3,500.00	3,500.00	0.00
310	Fire Hydrant	2	EA	10,750.00	2	21,500.00	21,500.00	0.00
320	Single Water Service	50	EA	2,600.00	50	130,000.00	130,000.00	0.00
330	Water Trench Import	865	CY	25.00	865	21,625.00	21,625.00	0.00
				251,125.00		251,125.00	251,125.00	0.00
<u>SECONDARY</u>								
340	Connect to Existing Stub	1	EA	4,500.00	1	4,500.00	4,500.00	0.00
350	8" Secondary	930	LF	60.00	930	55,800.00	55,800.00	0.00
360	8" Valves	4	EA	3,500.00	4	14,000.00	14,000.00	0.00
370	8" Tee	1	EA	1,900.00	1	1,900.00	1,900.00	0.00
380	Blow Off	1	EA	2,000.00	1	2,000.00	2,000.00	0.00
390	2" Irrigation Service	1	EA	11,000.00	1	11,000.00	11,000.00	0.00
400	Secondary Trench Backfill	35	CY	25.00	35	875.00	875.00	0.00
				90,075.00		90,075.00	90,075.00	0.00
<u>HARDSCAPES</u>								
410	Curb and Gutter	1,740	LF	32.00	1,740	55,680.00	55,680.00	0.00
420	Sidewalks	8,075	SF	9.00	8,075	72,675.00	72,675.00	0.00
430	ADA Ramps	2	EA	3,500.00	2	7,000.00	7,000.00	0.00
440	Tie Ins	4	EA	600.00	4	2,400.00	2,400.00	0.00
450	Import and place subbase	895	CY	35.00	895	31,325.00	31,325.00	0.00
460	Import and place Roadbase	895	CY	42.00	895	37,590.00	37,590.00	0.00
470	Asphalt Final Grade	30,985	SF	0.20	30,985	6,197.00	6,197.00	0.00
480	3.5" Asphalt	30,985	SF	2.20	30,985	68,167.00	68,167.00	0.00
490	3" AC over 8" RB Trail	2,730	SF	5.50	2,730	15,015.00	15,015.00	0.00
500	Monuments	1	EA	1,000.00	1	1,000.00	0.00	1,000.00
510	Signage and Striping Budget	1	LS	1,500.00	1	1,500.00	0.00	1,500.00
				298,549.00		298,549.00	296,049.00	2,500.00

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Page 4

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	DRYS							
520	Power	1 LS	90,000.00	90,000.00	1	90,000.00	90,000.00	0.00
530	Gas Crossings	4 EA	3,000.00	12,000.00	4	12,000.00	9,000.00	3,000.00
				<u>102,000.00</u>		<u>102,000.00</u>	<u>99,000.00</u>	<u>3,000.00</u>
	<u>SITE AND SWPPP 1950 W</u>							
540	General Conditions	1 LS	10,000.00	10,000.00	1	10,000.00	10,000.00	0.00
550	Compaction Testing	1 LS	7,500.00	7,500.00	1	7,500.00	7,500.00	0.00
560	SWPPP	1 LS	5,000.00	5,000.00	1	5,000.00	5,000.00	0.00
570	Traffic Control	1 LS	9,500.00	9,500.00	1	9,500.00	9,500.00	0.00
580	Asphalt Demo	5,070 SF	2.00	10,140.00	5,070	10,140.00	10,140.00	0.00
590	Clear and Grub	25,000 SF	0.12	3,000.00	25,000	3,000.00	3,000.00	0.00
600	Cut to Fill	340 CY	7.00	2,380.00	340	2,380.00	2,380.00	0.00
610	Subgrade Prep	25,000 SF	0.25	6,250.00	25,000	6,250.00	6,250.00	0.00
				<u>53,770.00</u>		<u>53,770.00</u>	<u>53,770.00</u>	<u>0.00</u>
	<u>SEWER 1950 W</u>							
620	Tie into Existing SSMH	1 EA	4,500.00	4,500.00	1	4,500.00	4,500.00	0.00
630	Tie into Existing with PIP MH	1 EA	14,500.00	14,500.00	1	14,500.00	14,500.00	0.00
640	21" Sewer Main	140 LF	185.00	25,900.00	140	25,900.00	25,900.00	0.00
650	8" Sewer Main	70 LF	85.00	5,950.00	70	5,950.00	5,950.00	0.00
660	SSMH	1 EA	15,300.00	15,300.00	1	15,300.00	15,300.00	0.00
670	Raise and Collar Existing SSMH	1 EA	2,500.00	2,500.00	1	2,500.00	2,500.00	0.00
680	Sewer Trench Import	465 CY	25.00	11,625.00	465	11,625.00	11,625.00	0.00
				<u>80,275.00</u>		<u>80,275.00</u>	<u>80,275.00</u>	<u>0.00</u>
	<u>STORM 1950 W</u>							
690	Tie into Existing	2 EA	3,500.00	7,000.00	2	7,000.00	7,000.00	0.00
700	15" RCP	120 LF	85.00	10,200.00	120	10,200.00	10,200.00	0.00
710	SDCB	1 EA	5,400.00	5,400.00	1	5,400.00	5,400.00	0.00
720	SDMH	1 EA	6,900.00	6,900.00	1	6,900.00	6,900.00	0.00
730	SD Trench Import	25 CY	25.00	625.00	25	625.00	625.00	0.00
				<u>30,125.00</u>		<u>30,125.00</u>	<u>30,125.00</u>	<u>0.00</u>

To(OWNER): White Horse Land - Hiatt
 42 E 1100 S
 Suite 1A
 American Fork, UT 84003
 From: RED PINE CONSTRUCTION
 42 E 1100 S
 Suite 1A
 American Fork, UT 84003
 (801) 331-8039

Project: Hiatt Creek B2

Via(Architect/
 Engineer)

Application No: 6
 Invoice No: 245-06
 Invoice Date: 6/30/2026
 Terms: Net 30
 Due Date: 7/30/2026
 Period To: 6/30/2026
 Project No:
 Contract Date:

Page 5

For:

<u>No.</u>	<u>Description</u>	<u>Total Quantity</u>	<u>Unit</u>	<u>Total Cost</u>	<u>Completed Units</u>	<u>Current Value</u>	<u>Prior Value</u>	<u>Due This Request</u>
<u>WATER 1950 W</u>								
740	Tie into Existing Stubs	1 EA	4,000.00	4,000.00	1	4,000.00	4,000.00	0.00
750	Tie into Existing with Hot Tap	1 EA	10,500.00	10,500.00	1	10,500.00	10,500.00	0.00
760	12" Water	150 LF	80.00	12,000.00	150	12,000.00	12,000.00	0.00
770	Blow Off	1 EA	3,500.00	3,500.00	1	3,500.00	3,500.00	0.00
780	Fire Hydrant	1 EA	10,750.00	10,750.00	1	10,750.00	10,750.00	0.00
790	Extend Existing FH to Planter	1 EA	4,500.00	4,500.00	1	4,500.00	4,500.00	0.00
800	Pothole Existing Fire and Water Lines	2 EA	400.00	800.00	2	800.00	800.00	0.00
810	Collar Existing Valve	1 EA	600.00	600.00	1	600.00	600.00	0.00
820	Water Trench Import	30 CY	25.00	750.00	30	750.00	750.00	0.00
				<u>47,400.00</u>		<u>47,400.00</u>	<u>47,400.00</u>	<u>0.00</u>
<u>SECONDARY 1950 W</u>								
830	Connect to Existing Stub	1 EA	4,500.00	4,500.00	1	4,500.00	4,500.00	0.00
840	12" Secondary	265 LF	85.00	22,525.00	265	22,525.00	22,525.00	0.00
850	12" Valves	2 EA	5,500.00	11,000.00	2	11,000.00	11,000.00	0.00
860	12" Tee	1 EA	3,200.00	3,200.00	1	3,200.00	3,200.00	0.00
870	Air Vac	1 EA	11,500.00	11,500.00	1	11,500.00	11,500.00	0.00
880	Blow Off	1 EA	2,000.00	2,000.00	1	2,000.00	2,000.00	0.00
890	2" Irrigation Service	1 EA	11,000.00	11,000.00	1	11,000.00	11,000.00	0.00
				<u>65,725.00</u>		<u>65,725.00</u>	<u>65,725.00</u>	<u>0.00</u>
<u>HARDSCAPES 1950 W</u>								
900	Curb and Gutter	545 LF	32.00	17,440.00	545	17,440.00	17,440.00	0.00
910	Sidewalks	875 SF	9.00	7,875.00	875	7,875.00	7,875.00	0.00
920	ADA Ramps	2 EA	3,500.00	7,000.00	2	7,000.00	7,000.00	0.00
930	Tie Ins	1 EA	600.00	600.00	1	600.00	600.00	0.00
940	Approaches	3 EA	4,500.00	13,500.00	3	13,500.00	13,500.00	0.00
950	Imprt and place subbase	420 CY	35.00	14,700.00	420	14,700.00	14,700.00	0.00
960	Import and place roadbase	420 CY	42.00	17,640.00	420	17,640.00	17,640.00	0.00
970	Asphalt Final Grade	15,395 SF	0.20	3,079.00	15,395	3,079.00	3,079.00	0.00
980	5" Asphalt	15,395 SF	3.20	49,264.00	15,395	49,264.00	49,264.00	0.00
990	3" AC Over 8" RB Trail	3,830 SF	5.50	21,065.00	3,830	21,065.00	21,065.00	0.00

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Page 6

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1000	<u>HARDSCAPES 1950 W</u> Monuments	1 EA		1,000.00	1,000.00	1	1,000.00	0.00	1,000.00
					153,163.00		153,163.00	152,163.00	1,000.00
	<u>CO PIP SSMH</u>								
1010	Remove Existing SSMH	1 EA		1,950.00	1,950.00	1	1,950.00	1,950.00	0.00
1020	Tie into Existing with PIP MH	1 EA		14,500.00	14,500.00	1	14,500.00	14,500.00	0.00
1030	Tie Into Existing SSMH	-2 EA		4,500.00	-9,000.00	-2	-9,000.00	-9,000.00	0.00
1040	Raise and Collar Existing SSMH	-1 EA		2,500.00	-2,500.00	-1	-2,500.00	-2,500.00	0.00
					4,950.00		4,950.00	4,950.00	0.00
	<u>CO Credit Back Air Vac</u>								
1050	Air Vac	-1 EA		11,500.00	-11,500.00	-1	-11,500.00	-11,500.00	0.00
					-11,500.00		-11,500.00	-11,500.00	0.00
	<u>CO GAS AND IRRIGATION SLEEVES</u>								
1060	Gas and Irrigation Sleeves	1 LS		2,920.00	2,920.00	1	2,920.00	0.00	2,920.00
					2,920.00		2,920.00	0.00	2,920.00
	<u>CO PI DRAIN LINES</u>								
1070	Install PI Drain Per City	2 EA		3,780.00	7,560.00	2	7,560.00	0.00	7,560.00
					7,560.00		7,560.00	0.00	7,560.00
					1,795,312.00		1,795,312.00	1,777,332.00	17,980.00