

**Chairman**  
JOE L. PICCOLO

**Executive Director**  
NICK TATTON

**Financial Consultant**  
LISA RICHENS

**Board Members**  
WAYNE CLAUSING  
RICK DAVIS  
KATHY HANNA-SMITH  
LAYNE MILLER  
MILES NELSON



## PUBLIC NOTICE OF MEETING

Public notice is hereby given that the Community Development and Urban Renewal Agency of Price City, Utah, will hold a Regular Meeting in the Council Chambers, 185 East Main, Price, Utah, at 5:30 PM on 10/28/2015. The Mayor reserves the right to modify the sequence of agenda items in order to facilitate special needs.

1. MINUTES of August 12, 2015
2. FINAL PROJECT REIMBURSEMENT - Consideration and possible final approval of final project participation and reimbursement to Baseline Development, LLC. in the amount of \$80,008 related to public infrastructure improvements associated with Tractor Supply development at 1277 East main Street within the East Price CFDA Project Area.

The undersigned, duly appointed City Recorder does hereby certify that a copy of the above agenda was posted at the Price City Hall, given to the governing body and e-mailed to the local newspaper and radio stations on . This meeting may be held electronically via telephone to permit one or more of the council members to participate. Sherrie Gordon, City Recorder

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact Sherrie Gordon at 185 E. Main Price, Utah, telephone 435-636-3183 at least 24 hours prior to the meeting.

Minutes of the Price Community Development and Urban Renewal Agency Meeting  
City Hall: Price, Utah  
August 12, 2015 at 5:30 p.m.

Present:

Mayor Piccolo, Chair

Boardmembers:

Rick Davis

Miles Nelson

Kathy Hanna-Smith

Wayne Clausing

Layne Miller

Kevin Drolic-Police Chief

Sherrie Gordon-Deputy Executive Director

Nick Sampinos-City Attorney

Bret Cammans-Customer Service Director

Gary Sonntag-Public Works Director

John Daniels-Human Resource Director

Nick Tatton-Executive Director

Lisa Richens-Finance Director

Excused: Lisa Richens-Finance Director

Others Present: Maegan Butterfield and Rick Sherman

**MOTION.** Boardmember Nelson moved to open the meeting at 6:47 p.m. Motion seconded by Boardmember Clausing and carried.

1. MINUTES - June 24, 2015 Community Development and Renewal Agency Meeting

**MOTION.** Boardmember Hanna-Smith moved to approve the minutes of June 24, 2015. Motion seconded by Boardmember Miller and carried.

2. DEVELOPMENT AGREEMENT TIME EXTENSION-TRACTOR SUPPLY.

Consideration and possible approval of a time extension, with conditions, of the development agreement between the agency and Price Development Group, LLC. (Tractor Supply).

Nick Tatton, Community Director, presented a request received from Price Development Group, LLC., the Tractor Supply store developer, requesting an extension of the deadline from August 1, 2015 to August 11, 2015 for completion of the development agreement requirements that are related to the CDA incentive. Prior to this date, the developer already received one extension without penalty, from June 30, 2015 to August 1, 2015 for completion of the development requirements. It is staff's recommendation to approve the extension as requested and impose a 3% per day reduction as a financial penalty since they did not meet the terms of the agreement.

**MOTION.** Boardmember Miller moved to accept staff's recommendations to approve the time extension, with the conditions of the 3% per day reduction from August 1, 2015 to August 11, 2015, a 33% financial commitment reduction. Motion seconded by Boardmember Clausing and carried.

**MOTION.** Boardmember Clausing moved to close the meeting at 6:56: P.M. Motion seconded by Boardmember Nelson and carried.

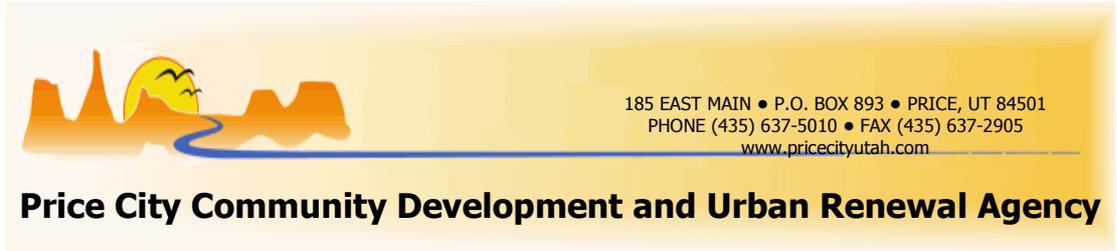
APPROVED:

ATTEST:

\_\_\_\_\_  
Joe L. Piccolo, Chairman

\_\_\_\_\_  
Sherrie Gordon, Deputy Executive Director

**Chairman**  
JOE L PICCOLO  
**Executive Director**  
NICK TATTON  
**Project Consultant**  
GARY SONNTAG  
**Board Members**  
KATHY HANNA-SMITH  
RICK DAVIS  
WAYNE CLAUSING  
LAYNE MILLER



**DATE:** OCTOBER 22, 2015  
**TO:** CDA BOARD OF DIRECTORS  
**FROM:** NICK TATTON  
**RE:** TRACTOR SUPPLY INCENTIVE-REIMBURSEMENT

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Please find attached information and correspondence from Price Development Group, the developer that constructed the Tractor Supply Store at 1277 East Main Street.

- The original approval and development agreement contemplated the completion of certain work components at the development by 6-30-15 and a potential reimbursement amount of up to \$90,849.
- An extension of time was granted by Price City at the request of Price Development Group to complete the requirements. That extension expired on 8-1-15. The necessary improvements were not completed as agreed.
- An updated agreement was offered to the developer on 8-12-15 and accepted by the developer on 8-31-15. This update reduced the reimbursement amount to \$60,868.83 based on the delays and non-compliance. The developer was made aware that the amount had gone to zero, but was reinstated to \$60,868.

The project is now completed and the developer has submitted the requisite information for CDA reimbursement. Attached are documents submitted.

It is the recommendation of staff to authorize reimbursement from the CDA to the developer in the amount of \$80,008. This is in excess of the revised approval, but consistent with the original intent of the incentive, consistent with the CDA project area plan. Funds are available.

**RECOMMENDED MOTION(S):**

1. Move to authorize reimbursement of no more than \$80,008 to Price Development Group, LLC., for infrastructure and site development completed at 1277 East Main Street within the East Price Redevelopment Project Area, consistent with the Project Area Plan and based on the documentation received from the developer indicating all costs are paid and final and all lien waivers are received.

(PRICE)

**AGREEMENT REGARDING SITE PREPARATION AND INSTALLATION OF INFRASTRUCTURE IN THE PUBLIC RIGHT-OF-WAY BY PRICE DEVELOPMENT GROUP, LLC. AT APPROXIMATELY 1250 EAST MAIN STREET ON PARCEL # 01-2502-0000 TO ACCOMMODATE DEVELOPMENT OF A "TRACTOR SUPPLY" BUSINESS AND STORE.**

**Purpose:** The purpose of this agreement is to solidify negotiations between the Price City Community Development Agency and Price Development Group, LLC regarding (1) imminent preparation of the site at approximately 1250 East Main Street for development; and, (2) installation of infrastructure in the public right-of-way fronting the proposed development on Airport Road on property parcel #01-2502-0000. See map in Exhibit A.

**Parties:** This agreement is made and entered into by and between the Price City Community Development Agency (CDA), 185 East Main Street, Price, Utah 84501 and Price Development Group, LLC (Developer), 155W New York Avenue, Suite 200, Southern Pines, NC 28387.

**Term:** The term of this agreement commences on December 10<sup>th</sup>, 2014 and will terminate upon successful completion of the development requirements described below or June 30<sup>th</sup>, 2015, whichever event occurs first.

The parties identified above hereby agree to the following:

Developer Shall:

- At its own cost complete all required public infrastructure improvements and roadway restoration fronting the development area along Airport Road, including curb, gutter, sidewalk, planter/parking strip, storm water drainage and roadway restoration to existing edge of road.
- At its own cost remove all blighted structures, conditions and debris from the development site and immediately adjoining locations.
- At its own cost improve the adjoining parcel, owned by Mary Angotti, parcel #01-2505-0000, by removing vegetation, weeds and growth and installing maintenance free landscape thereon. See map in Exhibit A.
- Commence all site work contemplated herein no later than April 1, 2015.
- Complete all site work consistent with final site plan approval by the Price City Planning and Zoning Commission.
- Complete all site work consistent with the proposed improvement plan. Attached as Exhibit B and the approval of the CDA Board of Directors provided on December 10, 2014.
- ~~Employ at the Price City, Utah location no less than twelve (12) Full Time Equivalent (FTE) positions that are paid a minimum of one-hundred twenty percent (120%) of the per position wage, as reported by the Utah State Department of Workforce Services for the respective employment position on or before December 31, 2015.~~

*[Handwritten signature]*  
RRR

CDA Shall:

- Authorize up to \$90,849.00 in reimbursement based funding to developer for development activities that result in the development and construction of a Tractor Supply store at approximately 1250 East Main Street on property parcel #01-2502-0000, as listed above.
- Pay to Developer, within thirty (30) days all verified project element reimbursement requests for eligible project costs, not to exceed thirty-three percent (33%) of the cost.

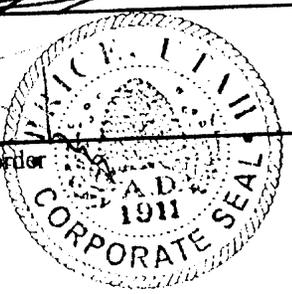
**SIGNED THIS 10<sup>th</sup> DAY OF DECEMBER, 2014.**

Price City Community Development Agency

By Joe L. Piccolo, Chair

ATTEST:

Laurie Tryon, City Recorder



*[Handwritten signature: Ralph R. Rohalter]*  
Ralph Rohalter, Manager

*[Handwritten signature: Linda Sugden]*  
Linda Sugden, Managing VP

**Chairman**  
JOE L PICCOLO  
**Executive Director**  
NICK TATTON  
**Project Consultant**  
GARY SONNTAG  
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RICK DAVIS  
WAYNE CLAUSING  
LAYNE MILLER  
MILES NELSON



185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501  
PHONE (435) 637-5010 • FAX (435) 637-2905  
[www.pricacityutah.com](http://www.pricacityutah.com)

## Price City Community Development and Urban Renewal Agency

August 12, 2015

SENT VIA E-MAIL AND USPS

Mr. Gavin Melia, VP Project Management  
Price Development Group, LLC.  
155 West New York Avenue, Suite 200  
Southern Pines, NC 28387

RE: Development Agreement Extension Request #2

Mr. Melia,

Thank you for submitting your request for an extension of time for completion of the development agreement requirements for the Price, Utah Tractor Supply Location. The CDA Board received your request and considered it during their regularly scheduled meeting. Before this meeting the development agreement was considered incomplete as the requirements were not met by the 8-1-15 expiration.

Prior to the CDA Board meeting completion of the development agreement requirements was verified on -site.

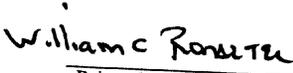
The Board has approved the time extension through August 11, 2015 as you have requested with the following conditions of approval:

1. Offer and acceptance of time extension to be in writing. Per this letter is acceptable.
2. Deduction of three percent (3%) per day in eligible reimbursement funds originally indicated in the development agreement, from August 1, 2015 through August 11, 2015, total of 33% reduction in funds available, total of up to \$60,868.83, or 1/3 of verified eligible project expenses.
3. Development agreement elements to be completed, verified and inspected by Price City for compliance with development agreement terms and minimum Price City standards.
4. No further time extensions to be considered.

Please print and sign at the bottom of this page to indicate your receipt and acceptance of the approved time extension terms and conditions. Return the signed acceptance to my attention. Please also call with any questions. Thanks.

Sincerely,

  
Nick Tatton, Executive Director  
Price City CDA

  
Printed Name

  
Signed

8/31/2015  
Date

Price  
Track up with  
costs

# W.R. NEWMAN GENERAL CONTRACTORS

WR Newman & Associates, INC  
TSC - Price, Utah  
Road Improvements

GC broke out expenses  
for Road from full  
contract

waiver - per in full -  
for complete project  
Attached

**Airport Road**

|                                    |              |
|------------------------------------|--------------|
| Mobilization                       | \$ 18,000.00 |
| Clear and Grub                     | \$ 1,325.00  |
| Traffic Control                    | \$ 3,500.00  |
| Airport Road Excavation            | \$ 1,977.00  |
| Airport Road Granular Borrow       | \$ 7,796.00  |
| Airport Road Untreated Base Course | \$ 7,500.00  |
| TX5 Geogrid                        | \$ 3,060.00  |
| Airport Road Hot Mix Asphalt       | \$ 18,070.00 |
| Asphalt Saw Cutting (Existing)     | \$ 718.00    |

**Storm Drainage/ Utilities**

|                              |              |
|------------------------------|--------------|
| 4' Diameter Man Hole         | \$ 6,870.00  |
| 15" CPE Storm Drain (467')   | \$ 12,142.00 |
| Fire Line Service Connection | \$ 3,300.00  |
| 8" Sewer Line                | \$ 4,312.00  |
| 6" PVC Fire Line             | \$ 4,200.00  |
| Fire Hydrant                 | \$ 6,300.00  |
| 2x3 Storm Drain Boxes        | \$ 3,570.00  |

**Concrete Work**

|                                       |              |
|---------------------------------------|--------------|
| Concrete Sidewalk Prep                | \$ 4,500.00  |
| Concrete Curb and Gutter Prep         | \$ 4,456.00  |
| Curb and Gutter                       | \$ 10,800.00 |
| Remove Existing Building and Haul off | \$ 30,650.00 |
| Remove Retaining Wall                 | \$ 500.00    |
| Remove Existing Culvert               | \$ 700.00    |
| Remove Fire Hydrant                   | \$ 500.00    |
| Removal of Airport Road Striping      | \$ 1,000.00  |
| WRN General Conditions                | \$ 25,000.00 |
| WRN Overhead/Profit                   | \$ 20,500.00 |

Asbestos Abatement \$ 41,736.00

Total \$ 223,657.00

**Work not completed by 8.1.15**

|                                   |              |
|-----------------------------------|--------------|
| Concrete Sidewalk Prep            | \$ 4,456.00  |
| Concrete Sidewalk Poured          | \$ 9,960.00  |
| Road Striping for Airport Road    | \$ 3,245.00  |
| Total Work not complete by 8.1.15 | \$ 17,661.00 |

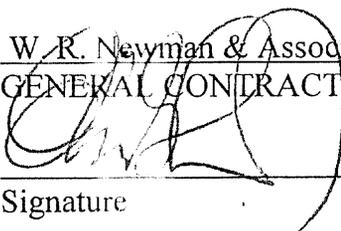


**CONTRACTOR'S FINAL WAIVER AND RELEASE OF LIEN**

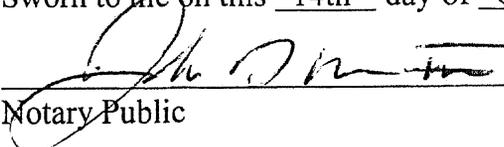
City of Project: Price  
County of Project: Carbon  
State of Project: Utah

Whereas we, W. R. Newman & Associates, Inc., the undersigned furnished labor, material, equipment, and services related to General Construction for the project known as Tractor Supply Company - Price, UT located at 1277 East Main Street in the city and state of Price, Utah hereby waive and release any and all claims or liens or right to claim or lien, on said above referenced building and premises, upon final payment of contract amount for materials furnished or work performed for the time period through October 30, 2015.

The undersigned also certifies that all persons and companies used by him in connection with this project have been paid in full and that all claims or sums due, for any reason, have been paid and that there are no outstanding invoices, excluding retainage, due on this project.

W. R. Newman & Associates, Inc.  
GENERAL CONTRACTOR  
  
Signature \_\_\_\_\_ Date October 14, 2015  
Vice President  
Title \_\_\_\_\_

Sworn to me on this 14th day of October, 2015

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/10/2018





**Jones & DeMille  
Engineering**

800.748.5275  
www.jonesanddemille.com

Eva Newton  
Price Development Group, LLC  
155 West New York Ave, Suite 200  
Southern Pines, NC 28387

SEE PAGE 2, TASK 6

all see note page 2

**Professional Services Invoice**

Date: September 17, 2014  
Project No: 1407-293.00  
Tractor Supply Company, Price Site  
Project Manager: John Spendlove  
Invoice No: 0111914

**Total this Invoice: \$ 6,675.00**

Please remit payment to 1535 South 100 West, Richfield, UT 84701.

Credit card payments accepted over the phone (transactions over \$2,000 will be subject to a 3% processing fee).

**Professional Services from August 16, 2014 to August 31, 2014**

| Phase            | 50    | Design                                  |                        |                   |
|------------------|-------|---|------------------------|-------------------|
| Task             | 1     | Due Diligence                           |                        |                   |
| Fee              |       |   |                        |                   |
| Total Fee        |       | 3,200.00                                |                        |                   |
| Percent Complete | 50.00 |   | Total Earned           | 1,600.00          |
|                  |       |   | Previous Fee Billing   | 800.00            |
|                  |       |   | Current Fee Billing    | 800.00            |
|                  |       |   | <b>Total Fee</b>       | <b>800.00</b>     |
|                  |       |   | <b>Total this Task</b> | <b>\$800.00</b>   |
| Task             | 2     | Pre-design ALTA/ACSM/Topographic Survey |                        |                   |
| Fee              |       |   |                        |                   |
| Total Fee        |       | 5,200.00                                |                        |                   |
| Percent Complete | 80.00 |   | Total Earned           | 4,160.00          |
|                  |       |   | Previous Fee Billing   | 3,120.00          |
|                  |       |   | Current Fee Billing    | 1,040.00          |
|                  |       |   | <b>Total Fee</b>       | <b>1,040.00</b>   |
|                  |       |   | <b>Total this Task</b> | <b>\$1,040.00</b> |
| Task             | 3     | Site Plan Development                   |                        |                   |
| Fee              |       |   |                        |                   |
| Total Fee        |       | 3,300.00                                |                        |                   |
| Percent Complete | 95.00 |   | Total Earned           | 3,135.00          |
|                  |       |   | Previous Fee Billing   | 2,475.00          |
|                  |       |   | Current Fee Billing    | 660.00            |
|                  |       |   | <b>Total Fee</b>       | <b>660.00</b>     |
|                  |       |   | <b>Total this Task</b> | <b>\$660.00</b>   |
| Task             | 4     | Drainage Report                         |                        |                   |
| Fee              |       |   |                        |                   |
| Total Fee        |       | 2,100.00                                |                        |                   |
| Percent Complete | 10.00 |   | Total Earned           | 210.00            |
|                  |       |   | Previous Fee Billing   | 0.00              |

Ent 10/10

|         |             |                                    |         |                   |
|---------|-------------|------------------------------------|---------|-------------------|
| Project | 1407-293.00 | Tractor Supply Company, Price Site | Invoice | 0111914           |
|         |             | Current Fee Billing                | 210.00  |                   |
|         |             | <b>Total Fee</b>                   |         | <b>210.00</b>     |
|         |             | <b>Total this Task</b>             |         | <b>\$210.00</b> ✓ |

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|                  |       |                            |          |                   |
|------------------|-------|----------------------------|----------|-------------------|
| Task             | 5     | Civil Improvement Drawings |          |                   |
| Fee              |       |                            |          |                   |
| Total Fee        |       | 7,500.00                   |          |                   |
| Percent Complete | 25.00 | Total Earned               | 1,875.00 |                   |
|                  |       | Previous Fee Billing       | 0.00     |                   |
|                  |       | Current Fee Billing        | 1,875.00 |                   |
|                  |       | <b>Total Fee</b>           |          | <b>1,875.00</b> ✓ |
|                  |       | <b>Total this Task</b>     |          | <b>\$1,875.00</b> |

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|                  |       |                           |          |                   |
|------------------|-------|---------------------------|----------|-------------------|
| Task             | 6     | Road Improvement Drawings |          |                   |
| Fee              |       |                           |          |                   |
| Total Fee        |       | 4,400.00                  |          |                   |
| Percent Complete | 25.00 | Total Earned              | 1,100.00 |                   |
|                  |       | Previous Fee Billing      | 0.00     |                   |
|                  |       | Current Fee Billing       | 1,100.00 |                   |
|                  |       | <b>Total Fee</b>          |          | <b>1,100.00</b> ✓ |
|                  |       | <b>Total this Task</b>    |          | <b>\$1,100.00</b> |

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|                  |       |                           |        |                   |
|------------------|-------|---------------------------|--------|-------------------|
| Task             | 8     | Subdivision Plat          |        |                   |
| Fee              |       |                           |        |                   |
| Total Fee        |       | 1,100.00                  |        |                   |
| Percent Complete | 90.00 | Total Earned              | 990.00 |                   |
|                  |       | Previous Fee Billing      | 0.00   |                   |
|                  |       | Current Fee Billing       | 990.00 |                   |
|                  |       | <b>Total Fee</b>          |        | <b>990.00</b>     |
|                  |       | <b>Total this Task</b>    |        | <b>\$990.00</b>   |
|                  |       | <b>Total this Phase</b>   |        | <b>\$6,675.00</b> |
|                  |       | <b>Total this Invoice</b> |        | <b>\$6,675.00</b> |

①  
 1,100.00 ✓  
 \$1,100.00  
 Ask EVA  
 OKEM

**Outstanding Invoices**

| Number       | Date      | Balance         |
|--------------|-----------|-----------------|
| 0111800      | 8/21/2014 | 6,395.00        |
| <b>Total</b> |           | <b>6,395.00</b> |

**Total Now Due** \$13,070.00

**Billings to Date**

| Fee           | Current         | Prior           | Total            | Received    | A/R Balance      |
|---------------|-----------------|-----------------|------------------|-------------|------------------|
|               | 6,675.00        | 6,395.00        | 13,070.00        |             |                  |
| <b>Totals</b> | <b>6,675.00</b> | <b>6,395.00</b> | <b>13,070.00</b> | <b>0.00</b> | <b>13,070.00</b> |

Thank you - we appreciate your business!  
 TERMS: NET 30 DAYS, 1.5% Finance Charge per Month on Past Due Invoices.

Jones & DeMille Engineering, Inc.

| Date         | Type | Reference | Original Amt. | Balance Due | 10/17/2014<br>Discount | Payment   |
|--------------|------|-----------|---------------|-------------|------------------------|-----------|
| 9/17/2014    | Bill | 111913    | 6,500.00      | 6,500.00    |                        | 6,500.00  |
| 9/17/2014    | Bill | 111914    | 6,675.00      | 6,675.00    |                        | 6,675.00  |
| Check Amount |      |           |               |             |                        | 13,175.00 |

PAYMENT RECORD

Baseline Const, Inc. C

13,175.00

Ent  
12/11



800.748.5275  
www.jonesanddemille.com

Trudy Blake  
Price Development Group, LLC  
155 West New York Ave, Suite 200  
Southern Pines, NC 28387

OK to pay  
12/11/14

### Professional Services Invoice

Date: November 13, 2014  
Project No: 1407-293.00  
Tractor Supply Company, Price Site  
Project Manager: John Spendlove  
Invoice No: 0112169

See page 2  
TAB 6

**Total this Invoice: \$ 3,770.00**

Please remit payment to 1535 South 100 West, Richfield, UT 84701.

Credit card payments accepted over the phone (transactions over \$2,000 will be subject to a 3% processing fee).

**Professional Services from October 01, 2014 to October 31, 2014**

Phase 50 Design

Task 1 Due Diligence

|                  |          |                        |          |                 |
|------------------|----------|------------------------|----------|-----------------|
| Fee              |          |                        |          |                 |
| Total Fee        | 3,200.00 |                        |          |                 |
| Percent Complete | 70.00    | Total Earned           | 2,240.00 |                 |
|                  |          | Previous Fee Billing   | 1,920.00 |                 |
|                  |          | Current Fee Billing    | 320.00   |                 |
|                  |          | <b>Total Fee</b>       |          | <b>320.00</b>   |
|                  |          | <b>Total this Task</b> |          | <b>\$320.00</b> |

Task 2 Pre-design ALTA/ACSM/Topographic Survey

|                  |          |                        |          |                 |
|------------------|----------|------------------------|----------|-----------------|
| Fee              |          |                        |          |                 |
| Total Fee        | 5,200.00 |                        |          |                 |
| Percent Complete | 90.00    | Total Earned           | 4,680.00 |                 |
|                  |          | Previous Fee Billing   | 4,420.00 |                 |
|                  |          | Current Fee Billing    | 260.00   |                 |
|                  |          | <b>Total Fee</b>       |          | <b>260.00</b>   |
|                  |          | <b>Total this Task</b> |          | <b>\$260.00</b> |

Task 4 Drainage Report

|                  |          |                        |        |                 |
|------------------|----------|------------------------|--------|-----------------|
| Fee              |          |                        |        |                 |
| Total Fee        | 2,100.00 |                        |        |                 |
| Percent Complete | 30.00    | Total Earned           | 630.00 |                 |
|                  |          | Previous Fee Billing   | 210.00 |                 |
|                  |          | Current Fee Billing    | 420.00 |                 |
|                  |          | <b>Total Fee</b>       |        | <b>420.00</b>   |
|                  |          | <b>Total this Task</b> |        | <b>\$420.00</b> |

Task 5 Civil Improvement Drawings

|                  |          |                      |          |  |
|------------------|----------|----------------------|----------|--|
| Fee              |          |                      |          |  |
| Total Fee        | 7,500.00 |                      |          |  |
| Percent Complete | 60.00    | Total Earned         | 4,500.00 |  |
|                  |          | Previous Fee Billing | 3,000.00 |  |

|         |             |                                    |          |                   |
|---------|-------------|------------------------------------|----------|-------------------|
| Project | 1407-293.00 | Tractor Supply Company, Price Site | Invoice  | 0112169           |
|         |             | Current Fee Billing                | 1,500.00 |                   |
|         |             | <b>Total Fee</b>                   |          | <b>1,500.00</b>   |
|         |             | <b>Total this Task</b>             |          | <b>\$1,500.00</b> |

|                  |       |                           |          |                   |
|------------------|-------|---------------------------|----------|-------------------|
| Task             | 6     | Road Improvement Drawings |          |                   |
| Fee              |       |                           |          |                   |
| Total Fee        |       | 4,400.00                  |          |                   |
| Percent Complete | 30.00 | Total Earned              | 1,320.00 |                   |
|                  |       | Previous Fee Billing      | 1,100.00 |                   |
|                  |       | Current Fee Billing       | 220.00   |                   |
|                  |       | <b>Total Fee</b>          |          | <b>220.00</b>     |
|                  |       | <b>Total this Task</b>    |          | <b>\$220.00</b>   |
|                  |       | <b>Total this Phase</b>   |          | <b>\$2,720.00</b> |

Road

|                            |    |   |          |                   |
|----------------------------|----|---|----------|-------------------|
| Phase                      | 91 | Additional Engineering Services - Predesign ALTA Changes & Boundary Line Adjustment |          |                   |
| Professional Personnel     |    |   |          |                   |
|                            |    | Hours   | Rate     | Amount            |
| Professional Land Surveyor |    | 10.50   | 100.00 ✓ | 1,050.00          |
| Totals                     |    | 10.50   |          | 1,050.00          |
| Total Labor                |    |   |          | 1,050.00          |
|                            |    | <b>Total this Phase</b>   |          | <b>\$1,050.00</b> |
|                            |    | <b>Total this Invoice</b>   |          | <b>\$3,770.00</b> |

|                             |            |                      |                   |
|-----------------------------|------------|----------------------|-------------------|
| <b>Outstanding Invoices</b> |            |                      |                   |
| Number                      | Date       | Balance              |                   |
| 0112100                     | 10/17/2014 | 1,705.00             |                   |
| Total                       |            | 1,705.00             |                   |
|                             |            | <b>Total Now Due</b> | <b>\$5,475.00</b> |

|                         |          |           |           |           |             |
|-------------------------|----------|-----------|-----------|-----------|-------------|
| <b>Billings to Date</b> |          |           |           |           |             |
|                         | Current  | Prior     | Total     | Received  | A/R Balance |
| Fee                     | 2,720.00 | 14,775.00 | 17,495.00 |           |             |
| Labor                   | 1,050.00 | 0.00      | 1,050.00  |           |             |
| Totals                  | 3,770.00 | 14,775.00 | 18,545.00 | 13,070.00 | 5,475.00    |

Thank you - we appreciate your business! TERMS: NET 30 DAYS, 1.5% Finance Charge per Month on Past Due Invoices.

Jones & DeMille Engineering, Inc.

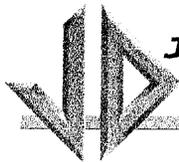
12/19/2014

| Date         | Type | Reference | Original Amt. | Balance Due | Discount | Payment  |
|--------------|------|-----------|---------------|-------------|----------|----------|
| 11/13/2014   | Bill | 112169 x  | 3,770.00      | 3,770.00    |          | 3,770.00 |
| 12/18/2014   | Bill | 112100    | 1,705.00      | 1,705.00    |          | 1,705.00 |
| Check Amount |      |           |               |             |          | 5,475.00 |

PAYMENT RECORD

Baseline Const, Inc. C

5,475.00



**Jones & DeMille  
Engineering**

800.748.5275  
www.jonesanddemille.com

Trudy Blake  
Price Development Group, LLC  
155 West New York Ave, Suite 200  
Southern Pines, NC 28387

*OK to pay  
12/16/15*

**Professional Services Invoice**

Date: December 29, 2014  
Project No: 1407-293.00  
**Tractor Supply Company, Price Site**  
Project Manager: John Spendlove  
Invoice No: 0112390

**SEE PAGE 2**

**Total this Invoice: \$ 5,620.00**

Please remit payment to 1535 South 100 West, Richfield, UT 84701.

Credit card payments accepted over the phone (transactions over \$2,000 will be subject to a 3% processing fee).

**Professional Services from November 01, 2014 to December 15, 2014**

| Phase            | 50 | Design                     |                        |                 |
|------------------|----|----------------------------|------------------------|-----------------|
| Task             | 1  | Due Diligence              |                        |                 |
| Fee              |    |                            |                        |                 |
| Total Fee        |    | 3,200.00                   |                        |                 |
| Percent Complete |    | 75.00                      | Total Earned           | 2,400.00        |
|                  |    |                            | Previous Fee Billing   | 2,240.00        |
|                  |    |                            | Current Fee Billing    | 160.00          |
|                  |    |                            | <b>Total Fee</b>       | <b>160.00</b>   |
|                  |    |                            | <b>Total this Task</b> | <b>\$160.00</b> |
| Task             | 4  | Drainage Report            |                        |                 |
| Fee              |    |                            |                        |                 |
| Total Fee        |    | 2,100.00                   |                        |                 |
| Percent Complete |    | 40.00                      | Total Earned           | 840.00          |
|                  |    |                            | Previous Fee Billing   | 630.00          |
|                  |    |                            | Current Fee Billing    | 210.00          |
|                  |    |                            | <b>Total Fee</b>       | <b>210.00</b>   |
|                  |    |                            | <b>Total this Task</b> | <b>\$210.00</b> |
| Task             | 5  | Civil Improvement Drawings |                        |                 |
| Fee              |    |                            |                        |                 |
| Total Fee        |    | 7,500.00                   |                        |                 |
| Percent Complete |    | 65.00                      | Total Earned           | 4,875.00        |
|                  |    |                            | Previous Fee Billing   | 4,500.00        |
|                  |    |                            | Current Fee Billing    | 375.00          |
|                  |    |                            | <b>Total Fee</b>       | <b>375.00</b>   |
|                  |    |                            | <b>Total this Task</b> | <b>\$375.00</b> |
| Task             | 6  | Road Improvement Drawings  |                        |                 |
| Fee              |    |                            |                        |                 |
| Total Fee        |    | 4,400.00                   |                        |                 |
| Percent Complete |    | 40.00                      | Total Earned           | 1,760.00        |
|                  |    |                            | Previous Fee Billing   | 1,320.00        |

|         |             |                                    |                         |                   |
|---------|-------------|------------------------------------|-------------------------|-------------------|
| Project | 1407-293.00 | Tractor Supply Company, Price Site | Invoice                 | 0112390           |
|         |             | Current Fee Billing                | 440.00                  |                   |
|         |             | <b>Total Fee</b>                   |                         | <b>440.00</b>     |
|         |             |                                    | <b>Total this Task</b>  | <b>\$440.00</b>   |
|         |             |                                    | <b>Total this Phase</b> | <b>\$1,185.00</b> |

*orig. Road Design*

Phase 52 Additional Engineering Services - Airport Road Alternatives & Funding  
 Conference calls and prepare exhibits for airport road alternative.

*Airport Rd ALTERNATIVES*

**Professional Personnel**

|                              | Hours | Rate   | Amount                  |                   |
|------------------------------|-------|--------|-------------------------|-------------------|
| Senior Professional Engineer | 18.00 | 125.00 | 2,250.00                |                   |
| CAD                          | 20.50 | 70.00  | 1,435.00                |                   |
| Professional Land Surveyor   | 7.50  | 100.00 | 750.00                  |                   |
| Totals                       | 46.00 |        | 4,435.00                |                   |
| <b>Total Labor</b>           |       |        |                         | <b>4,435.00</b>   |
|                              |       |        | <b>Total this Phase</b> | <b>\$4,435.00</b> |

**Total this Invoice** **\$5,620.00**

**Billings to Date**

|               | Current         | Prior            | Total            | Received         | A/R Balance     |
|---------------|-----------------|------------------|------------------|------------------|-----------------|
| Fee           | 1,185.00        | 17,495.00        | 18,680.00        |                  |                 |
| Labor         | 4,435.00        | 1,050.00         | 5,485.00         |                  |                 |
| <b>Totals</b> | <b>5,620.00</b> | <b>18,545.00</b> | <b>24,165.00</b> | <b>18,545.00</b> | <b>5,620.00</b> |

Thank you - we appreciate your business!  
 TERMS: NET 30 DAYS, 1.5% Finance Charge per Month on Past Due Invoices.

Jones & DeMille Engineering, Inc.

| Date     | Type | Reference |
|----------|------|-----------|
| 1/1/2015 | Bill | 112390    |

| Original Amt. |
|---------------|
| 5,620.00      |

| Balance Due |
|-------------|
| 5,620.00    |

1/9/2015

Discount

Payment

5,620.00

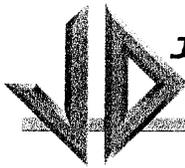
Check Amount

5,620.00

PAYMENT RECORD

Baseline Const, Inc. C Price: Engineering Services

5,620.00



**Jones & DeMille  
Engineering**

800.748.5275  
www.jonesanddemille.com

Trudy Blake  
Price Development Group, LLC  
155 West New York Ave, Suite 200  
Southern Pines, NC 28387

*OK to pay  
1/15/15*

**Professional Services Invoice**

Date: January 14, 2015  
Project No: 1407-293.00  
**Tractor Supply Company, Price Site**  
Project Manager: John Spendlove  
Invoice No: 0112474

*see page 2  
VOL 6*

**Total this Invoice: \$ 7,735.75**

Please remit payment to 1535 South 100 West, Richfield, UT 84701.

Credit card payments accepted over the phone (transactions over \$2,000 will be subject to a 3% processing fee).

**Professional Services from December 01, 2014 to December 31, 2014**

| Phase            | 50 | Design                                  |                        |                 |
|------------------|----|---|------------------------|-----------------|
| Task             | 1  | Due Diligence                           |                        |                 |
| Fee              |    |   |                        |                 |
| Total Fee        |    | 3,200.00                                |                        |                 |
| Percent Complete |    | 80.00                                   | Total Earned           | 2,560.00        |
|                  |    |   | Previous Fee Billing   | 2,400.00        |
|                  |    |   | Current Fee Billing    | 160.00          |
|                  |    |   | <b>Total Fee</b>       | <b>160.00</b>   |
|                  |    |   | <b>Total this Task</b> | <b>\$160.00</b> |
| Task             | 2  | Pre-design ALTA/ACSM/Topographic Survey |                        |                 |
| Fee              |    |   |                        |                 |
| Total Fee        |    | 5,200.00                                |                        |                 |
| Percent Complete |    | 95.00                                   | Total Earned           | 4,940.00        |
|                  |    |   | Previous Fee Billing   | 4,680.00        |
|                  |    |   | Current Fee Billing    | 260.00          |
|                  |    |   | <b>Total Fee</b>       | <b>260.00</b>   |
|                  |    |   | <b>Total this Task</b> | <b>\$260.00</b> |
| Task             | 4  | Drainage Report                         |                        |                 |
| Fee              |    |   |                        |                 |
| Total Fee        |    | 2,100.00                                |                        |                 |
| Percent Complete |    | 75.00                                   | Total Earned           | 1,575.00        |
|                  |    |   | Previous Fee Billing   | 840.00          |
|                  |    |   | Current Fee Billing    | 735.00          |
|                  |    |   | <b>Total Fee</b>       | <b>735.00</b>   |
|                  |    |   | <b>Total this Task</b> | <b>\$735.00</b> |
| Task             | 5  | Civil Improvement Drawings              |                        |                 |
| Fee              |    |   |                        |                 |
| Total Fee        |    | 7,500.00                                |                        |                 |
| Percent Complete |    | 80.00                                   | Total Earned           | 6,000.00        |
|                  |    |   | Previous Fee Billing   | 4,875.00        |

Project 1407-293.00 Tractor Supply Company, Price Site Invoice 0112474

Current Fee Billing 1,125.00  
**Total Fee 1,125.00**  
**Total this Task \$1,125.00**

Task 6 Road Improvement Drawings  
**Fee**  
 Total Fee 4,400.00  
 Percent Complete 80.00  
 Total Earned 3,520.00  
 Previous Fee Billing 1,760.00  
 Current Fee Billing 1,760.00  
**Total Fee 1,760.00**  
**Total this Task \$1,760.00**

*Road*

1,760.00

Task 7 Storm Water Pollution Prevention Plan (SWPPP)  
**Fee**  
 Total Fee 1,700.00  
 Percent Complete 25.00  
 Total Earned 425.00  
 Previous Fee Billing 0.00  
 Current Fee Billing 425.00  
**Total Fee 425.00**  
**Total this Task \$425.00**

Task 8 Subdivision Plat  
**Fee**  
 Total Fee 1,100.00  
 Percent Complete 95.00  
 Total Earned 1,045.00  
 Previous Fee Billing 990.00  
 Current Fee Billing 55.00  
**Total Fee 55.00**  
**Total this Task \$55.00**  
**Total this Phase \$4,520.00**

Phase *Not in 91 contract* Additional Engineering Services - Predesign ALTA Changes & Boundary Line Adjustment  
Revise plat, boundary and descriptions to remove parcel 3 from ALTA survey.

**Professional Personnel**

|                              | Hours | Rate                    | Amount          |
|------------------------------|-------|-------------------------|-----------------|
| Senior Professional Engineer | .75   | 125.00                  | 93.75           |
| Professional Land Surveyor   | 6.50  | 100.00                  | 650.00          |
| Survey Technician            | 1.50  | 68.00                   | 102.00          |
| Totals                       | 8.75  |                         | 845.75          |
| <b>Total Labor</b>           |       |                         | <b>845.75</b>   |
|                              |       | <b>Total this Phase</b> | <b>\$845.75</b> |

Phase *Not in 92 contract* Additional Engineering Services - Subdivision Plat Changes  
Stake parcel 3 and review with reator, add parcel 3 to subdivision plat, revise descriptions and add easements.

**Professional Personnel**

|  | Hours | Rate   | Amount   |                 |
|--|-------|--------|----------|-----------------|
| Professional Land Surveyor               | 13.50 | 100.00 | 1,350.00 |                 |
| Survey Technician                        | 2.00  | 68.00  | 136.00   |                 |
| Survey Crew Member Drive Time            | 4.00  | 68.00  | 272.00   |                 |
| Survey Crew Member (billed by crew unit) | 4.00  |        | 0.00     |                 |
| Totals                                   | 23.50 |        | 1,758.00 |                 |
| <b>Total Labor</b>                       |       |        |          | <b>1,758.00</b> |

**Unit Billing**

|                          |                    |               |               |
|--------------------------|--------------------|---------------|---------------|
| 1 Person GPS Survey Crew | 4.0 Hours @ 125.00 | 500.00        |               |
| Company Vehicle Mileage  | 200.0 Miles @ 0.56 | 112.00        |               |
| <b>Total Units</b>       |                    | <b>612.00</b> | <b>612.00</b> |

**Total this Phase** **\$2,370.00** ✓

**Total this Invoice** **\$7,735.75**

**Outstanding Invoices**

| Number       | Date       | Balance         |
|--------------|------------|-----------------|
| 0112390      | 12/29/2014 | 5,620.00        |
| <b>Total</b> |            | <b>5,620.00</b> |

**Total Now Due** **\$13,355.75**

**Billings to Date**

|               | Current         | Prior            | Total            | Received         | A/R Balance      |
|---------------|-----------------|------------------|------------------|------------------|------------------|
| Fee           | 4,520.00        | 18,680.00        | 23,200.00        |                  |                  |
| Labor         | 2,603.75        | 5,485.00         | 8,088.75         |                  |                  |
| Unit          | 612.00          | 0.00             | 612.00           |                  |                  |
| <b>Totals</b> | <b>7,735.75</b> | <b>24,165.00</b> | <b>31,900.75</b> | <b>18,545.00</b> | <b>13,355.75</b> |

Thank you - we appreciate your business!

TERMS: NET 30 DAYS, 1.5% Finance Charge per Month on Past Due Invoices.

Jones & DeMille Engineering, Inc.

| Date      | Type | Reference |
|-----------|------|-----------|
| 1/14/2015 | Bill | 112474    |

| Original Amt. |
|---------------|
| 7,735.75      |

| Balance Due |
|-------------|
| 7,735.75    |

1/16/2015

Discount

Check Amount

Payment

7,735.75

7,735.75

PAYMENT RECORD

Baseline Const, Inc. C Price: Engineering Services

7,735.75



**Jones & DeMille  
Engineering**

800.748.5275  
www.jonesanddemille.com

Trudy Blake  
Price Development Group, LLC  
155 West New York Ave, Suite 200  
Southern Pines, NC 28387

SEE PAGE 2  
TABLE 6

**Professional Services Invoice**

Date: February 16, 2015  
Project No: 1407-293.00  
**Tractor Supply Company, Price Site**  
Project Manager: John Spendlove  
Invoice No: 0112620

**Total this Invoice: \$ 8,080.00**

Please remit payment to 1535 South 100 West, Richfield, UT 84701.

Credit card payments accepted over the phone (transactions over \$2,000 will be subject to a 3% processing fee).

Change location and profile of irrigation pipeline.

Professional Services from January 01, 2015 to January 31, 2015

Phase 50 Design

Task 1 Due Diligence

|                  |          |                        |          |                 |
|------------------|----------|------------------------|----------|-----------------|
| Fee              |          |                        |          |                 |
| Total Fee        | 3,200.00 |                        |          |                 |
| Percent Complete | 100.00   | Total Earned           | 3,200.00 |                 |
|                  |          | Previous Fee Billing   | 2,560.00 |                 |
|                  |          | Current Fee Billing    | 640.00   |                 |
|                  |          | <b>Total Fee</b>       |          | <b>640.00</b>   |
|                  |          | <b>Total this Task</b> |          | <b>\$640.00</b> |

Task 2 Pre-design ALTA/ACSM/Topographic Survey

|                  |          |                        |          |                 |
|------------------|----------|------------------------|----------|-----------------|
| Fee              |          |                        |          |                 |
| Total Fee        | 5,200.00 |                        |          |                 |
| Percent Complete | 100.00   | Total Earned           | 5,200.00 |                 |
|                  |          | Previous Fee Billing   | 4,940.00 |                 |
|                  |          | Current Fee Billing    | 260.00   |                 |
|                  |          | <b>Total Fee</b>       |          | <b>260.00</b>   |
|                  |          | <b>Total this Task</b> |          | <b>\$260.00</b> |

Task 3 Site Plan Development

|                  |          |                        |          |                 |
|------------------|----------|------------------------|----------|-----------------|
| Fee              |          |                        |          |                 |
| Total Fee        | 3,300.00 |                        |          |                 |
| Percent Complete | 100.00   | Total Earned           | 3,300.00 |                 |
|                  |          | Previous Fee Billing   | 3,135.00 |                 |
|                  |          | Current Fee Billing    | 165.00   |                 |
|                  |          | <b>Total Fee</b>       |          | <b>165.00</b>   |
|                  |          | <b>Total this Task</b> |          | <b>\$165.00</b> |

Task 4 Drainage Report

|           |          |  |  |  |
|-----------|----------|--|--|--|
| Fee       |          |  |  |  |
| Total Fee | 2,100.00 |  |  |  |

|                  |        |                        |          |                 |
|------------------|--------|------------------------|----------|-----------------|
| Percent Complete | 100.00 | Total Earned           | 2,100.00 |                 |
|                  |        | Previous Fee Billing   | 1,575.00 |                 |
|                  |        | Current Fee Billing    | 525.00   |                 |
|                  |        | <b>Total Fee</b>       |          | <b>525.00</b>   |
|                  |        | <b>Total this Task</b> |          | <b>\$525.00</b> |

-----

|                  |        |                            |          |                   |
|------------------|--------|----------------------------|----------|-------------------|
| Task             | 5      | Civil Improvement Drawings |          |                   |
| Fee              |        |                            |          |                   |
| Total Fee        |        | 7,500.00                   |          |                   |
| Percent Complete | 100.00 | Total Earned               | 7,500.00 |                   |
|                  |        | Previous Fee Billing       | 6,000.00 |                   |
|                  |        | Current Fee Billing        | 1,500.00 |                   |
|                  |        | <b>Total Fee</b>           |          | <b>1,500.00</b>   |
|                  |        | <b>Total this Task</b>     |          | <b>\$1,500.00</b> |

-----

|                  |        |                           |          |                 |
|------------------|--------|---------------------------|----------|-----------------|
| Task             | 6      | Road Improvement Drawings |          |                 |
| Fee              |        |                           |          |                 |
| Total Fee        |        | 4,400.00                  |          |                 |
| Percent Complete | 100.00 | Total Earned              | 4,400.00 |                 |
|                  |        | Previous Fee Billing      | 3,520.00 |                 |
|                  |        | Current Fee Billing       | 880.00   |                 |
|                  |        | <b>Total Fee</b>          |          | <b>880.00</b>   |
|                  |        | <b>Total this Task</b>    |          | <b>\$880.00</b> |

*Road*

-----

|                  |       |   |          |                   |
|------------------|-------|---|----------|-------------------|
| Task             | 7     | Storm Water Pollution Prevention Plan (SWPPP) |          |                   |
| Fee              |       |   |          |                   |
| Total Fee        |       | 1,700.00                                      |          |                   |
| Percent Complete | 90.00 | Total Earned                                  | 1,530.00 |                   |
|                  |       | Previous Fee Billing                          | 425.00   |                   |
|                  |       | Current Fee Billing                           | 1,105.00 |                   |
|                  |       | <b>Total Fee</b>                              |          | <b>1,105.00</b>   |
|                  |       | <b>Total this Task</b>                        |          | <b>\$1,105.00</b> |

-----

|                  |        |                        |          |                |
|------------------|--------|------------------------|----------|----------------|
| Task             | 8      | Subdivision Plat       |          |                |
| Fee              |        |                        |          |                |
| Total Fee        |        | 1,100.00               |          |                |
| Percent Complete | 100.00 | Total Earned           | 1,100.00 |                |
|                  |        | Previous Fee Billing   | 1,045.00 |                |
|                  |        | Current Fee Billing    | 55.00    |                |
|                  |        | <b>Total Fee</b>       |          | <b>55.00</b>   |
|                  |        | <b>Total this Task</b> |          | <b>\$55.00</b> |

**Total this Phase** **\$5,130.00**

-----

|       |    |   |  |  |
|-------|----|---|--|--|
| Phase | 91 | Additional Engineering Services - Predesign ALTA Changes & Boundary Line Adjustment |  |  |
|-------|----|---|--|--|

Revise plat for title commitments H & I.      *2 ALTA revision*

*exhibit & Boundary Line Adjustment Agreement for the 60' access to ~~to exclude the~~*

*wash area he retained by the Moristeks*

**Professional Personnel**

|                            | Hours | Rate   | Amount                  |                               |
|----------------------------|-------|--------|-------------------------|-------------------------------|
| Professional Land Surveyor | 15.00 | 100.00 | 1,500.00                |                               |
| Totals                     | 15.00 |        | 1,500.00                |                               |
| <b>Total Labor</b>         |       |        |                         | <b>1,500.00</b> <i>OK EDW</i> |
|                            |       |        | <b>Total this Phase</b> | <b>\$1,500.00</b>             |

Phase 92 Additional Engineering Services - Subdivision Plat Changes  
Add sewer and irrigation easements and P&E notes to plat. Prepare separate irrigation easement description and exhibit.  
Coordinate revision with Tom Runge.

**Professional Personnel**

|                            | Hours | Rate   | Amount                  |   |
|----------------------------|-------|--------|-------------------------|---|
| Professional Land Surveyor | 6.50  | 100.00 | 650.00                  |   |
| Totals                     | 6.50  |        | 650.00                  |   |
| <b>Total Labor</b>         |       |        |                         | <b>650.00</b> <i>OK per Galpin 2/26</i> |
|                            |       |        | <b>Total this Phase</b> | <b>\$650.00</b>                         |

Phase 93 Additional Engineering Services - Changes to Civil Improvement Drawings

*Change location + profile of the irrigation pipeline.*

|                            | Hours | Rate   | Amount                    |   |
|----------------------------|-------|--------|---------------------------|---|
| Professional Land Surveyor | 8.00  | 100.00 | 800.00                    |   |
| Totals                     | 8.00  |        | 800.00                    |   |
| <b>Total Labor</b>         |       |        |                           | <b>800.00</b>                             |
|                            |       |        | <b>Total this Phase</b>   | <b>\$800.00</b> <i>OK per Galpin 2/26</i> |
|                            |       |        | <b>Total this Invoice</b> | <b>\$8,080.00</b>                         |

**Billings to Date**

|               | Current         | Prior            | Total            | Received         | A/R Balance     |
|---------------|-----------------|------------------|------------------|------------------|-----------------|
| Fee           | 5,130.00        | 23,200.00        | 28,330.00        |                  |                 |
| Labor         | 2,950.00        | 8,088.75         | 11,038.75        |                  |                 |
| Unit          | 0.00            | 612.00           | 612.00           |                  |                 |
| <b>Totals</b> | <b>8,080.00</b> | <b>31,900.75</b> | <b>39,980.75</b> | <b>31,900.75</b> | <b>8,080.00</b> |

Thank you - we appreciate your business!  
 TERMS: NET 30 DAYS, 1.5% Finance Charge per Month on Past Due Invoices.

Jones & DeMille Engineering, Inc.

| Date      | Type | Reference |
|-----------|------|-----------|
| 2/16/2015 | Bill | 112620    |

| Original Amt. |
|---------------|
| 8,080.00      |

| Balance Due |
|-------------|
| 8,080.00    |

3/6/2015

Discount

Payment

8,080.00

Check Amount

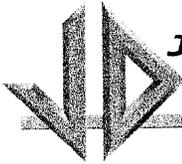
8,080.00

PAYMENT RECORD

Baseline Const, Inc. C Price: Engineering Services

8,080.00

Ent  
4/23



# Jones & DeMille Engineering

800.748.5275  
www.jonesanddemille.com

Trudy Blake  
Accounts Payable  
Price Development Group, LLC  
155 West New York Ave, Suite 200  
Southern Pines, NC 28387

## Professional Services Invoice

Date: April 14, 2015  
Project No: 1407-293.00  
Tractor Supply Company, Price Site  
Project Manager: John Spendlove  
Invoice No: 0112870

Page 2  
Phase 71

**Total this Invoice: \$ 9,657.75**

Please remit payment to 1535 South 100 West, Richfield, UT 84701.

Credit card payments accepted over the phone (transactions over \$2,000 will be subject to a 3% processing fee).

**Professional Services from March 01, 2015 to March 31, 2015**

Phase 51 Additional Engineering Services - Corner (Angotti) Parcel Coordination  
Coordinate easement & prepare exhibit.

**Professional Personnel**

|                              | Hours | Rate     | Amount         |
|------------------------------|-------|----------|----------------|
| Senior Professional Engineer | .25   | 125.00 ✓ | 31.25          |
| Professional Land Surveyor   | .50   | 100.00 ✓ | 50.00          |
| Totals                       | .75   |          | 81.25          |
| <b>Total Labor</b>           |       |          | <b>81.25</b>   |
| <b>Total this Phase</b>      |       |          | <b>\$81.25</b> |

OK

Phase 53 Additional Engineering Services - Irrigation Ditch Coordination  
Coordination with Gust, Gavin, and property owners to relocate irrigation pipe. Update cost estimate and prepare exhibit drawing.

**Professional Personnel**

|                              | Hours | Rate     | Amount            |
|------------------------------|-------|----------|-------------------|
| Senior Professional Engineer | 1.50  | 125.00 ✓ | 187.50            |
| Professional Engineer        | 4.00  | 110.00 ✓ | 440.00            |
| Professional Land Surveyor   | 5.00  | 100.00 ✓ | 500.00            |
| Totals                       | 10.50 |          | 1,127.50          |
| <b>Total Labor</b>           |       |          | <b>1,127.50</b>   |
| <b>Total this Phase</b>      |       |          | <b>\$1,127.50</b> |

Inv #  
112733  
14775

looks like  
duplicate billing

\$940  
duplicate

OK

Phase 54 Additional Engineering Services - Infrastructure & Water Line Agreements  
Coordinate with City and Gavin. Revise exhibit drawings and cost estimate.

**Professional Personnel**

|                              | Hours | Rate     | Amount        |
|------------------------------|-------|----------|---------------|
| Senior Professional Engineer | 3.75  | 125.00 ✓ | 468.75        |
| Professional Land Surveyor   | 5.00  | 100.00 ✓ | 500.00        |
| Totals                       | 8.75  |          | 968.75        |
| <b>Total Labor</b>           |       |          | <b>968.75</b> |

OK

Project 1407-293.00 Tractor Supply Company, Price Site Invoice 0112870

Total this Phase \$968.75

Phase 55 Additional Engineering Services - Building Plan Submittal  
 Download and plot drawings. Submit drawings and coordinate with City. Meeting with fire chief.

Professional Personnel

|                              | Hours | Rate     | Amount                  |                   |
|------------------------------|-------|----------|-------------------------|-------------------|
| Senior Professional Engineer | 1.75  | 125.00 ✓ | 218.75                  |                   |
| Professional Engineer        | 5.00  | 110.00 ✓ | 550.00                  |                   |
| Office Technician            | 8.75  | 55.00 ✓  | 481.25                  |                   |
| Totals                       | 15.50 |          | 1,250.00                | ok                |
| <b>Total Labor</b>           |       |          |                         | <b>1,250.00</b>   |
|                              |       |          | <b>Total this Phase</b> | <b>\$1,250.00</b> |

Phase 56 AES-Wetlands Delineation  
 Conference call regarding wetlands and give recommendations, coordinate wetlands delineation. Provide shapefiles and exhibits.

Professional Personnel

|                              | Hours | Rate     | Amount                  |                   |
|------------------------------|-------|----------|-------------------------|-------------------|
| Senior Professional Engineer | 8.50  | 125.00 ✓ | 1,062.50                | seems ok<br>A.S.  |
| GIS Technician               | 2.50  | 80.00 ✓  | 200.00                  |                   |
| Professional Land Surveyor   | 3.50  | 100.00 ✓ | 350.00                  |                   |
| Environmental Scientist      | 1.75  | 100.00 ✓ | 175.00                  |                   |
| Totals                       | 16.25 |          | 1,787.50                |                   |
| <b>Total Labor</b>           |       |          |                         | <b>1,787.50</b>   |
|                              |       |          | <b>Total this Phase</b> | <b>\$1,787.50</b> |

Phase 71 Additional Engineering Services - Preliminary Site Demolition & Coordination  
 Contact and coordinate preliminary demolition with contractor.

Professional Personnel

|                       | Hours | Rate     | Amount |           |
|-----------------------|-------|----------|--------|-----------|
| Professional Engineer | 3.00  | 110.00 ✓ | 330.00 | 330.00 ok |
| Totals                | 3.00  |          | 330.00 |           |
| <b>Total Labor</b>    |       |          |        |           |

Consultants

|                          |           |           |                         |                   |
|--------------------------|-----------|-----------|-------------------------|-------------------|
| Nelco Inc                |           |           |                         | Start of work.    |
| 4/1/2015                 | Nelco Inc | Excavator | 2,081.50                |                   |
| <b>Total Consultants</b> |           |           | <b>2,081.50</b>         |                   |
|                          |           |           | <b>Total this Phase</b> | <b>\$2,411.50</b> |

Phase 91 Additional Engineering Services - Predesign ALTA Changes & Boundary Line Adjustment  
 Answer question and coordinate changes on ALTA survey for wetlands.

Professional Personnel

|                              | Hours | Rate     | Amount |    |
|------------------------------|-------|----------|--------|----|
| Senior Professional Engineer | 1.25  | 125.00 ✓ | 156.25 | ok |
| Totals                       | 1.25  |          | 156.25 |    |
| <b>Total Labor</b>           |       |          |        |    |

Total this Phase \$156.25

Phase 93 Additional Engineering Services - Changes to Civil Improvement Drawings  
 Coordinate revisions with City and Architect. Change civil drawings per building plan review and additional comments from fire chief and city engineer.

*Want this part of contract*

Professional Personnel

|                              | Hours | Rate     | Amount   |
|------------------------------|-------|----------|----------|
| Senior Professional Engineer | 9.00  | 125.00 ✓ | 1,125.00 |
| Professional Land Surveyor   | 7.50  | 100.00 ✓ | 750.00   |
| Totals                       | 16.50 |          | 1,875.00 |

*Add'l work striping modification and add. hydrant*

*Included in 425 - scope of work in proposal*

Total Labor 1,875.00

*we get a 6pg landscape plan w/ restards for \$1900 we will pay \$300*

Total this Phase \$1,875.00

Total this Invoice \$9,657.75

Outstanding Invoices

| Number  | Date      | Balance  |
|---------|-----------|----------|
| 0112733 | 3/16/2015 | 2,102.50 |
| Total   |           | 2,102.50 |

*← 1575 do not pay*  
8082.75  
\$11,760.25

Total Now Due

Billings to Date

|            | Current  | Prior     | Total     | Received  | A/R Balance      |
|------------|----------|-----------|-----------|-----------|------------------|
| Fee        | 0.00     | 28,330.00 | 28,330.00 |           |                  |
| Labor      | 7,576.25 | 13,141.25 | 20,717.50 |           |                  |
| Consultant | 2,081.50 | 0.00      | 2,081.50  |           |                  |
| Unit       | 0.00     | 612.00    | 612.00    |           |                  |
| Totals     | 9,657.75 | 42,083.25 | 51,741.00 | 39,980.75 | <u>11,760.25</u> |

Thank you - we appreciate your business!  
 TERMS: NET 30 DAYS, 1.5% Finance Charge per Month on Past Due Invoices.

*OK to pay*  
*\$ 8082.75*  
*4/23/15*  
*Proposal 330*

*Please send copy of this page with check so they can see the explanation.*

Jones & DeMille Engineering Inc.

4/24/2015

| Date      | Type | Reference |
|-----------|------|-----------|
| 4/14/2015 | Bill | 112870    |

| Original Amt. |
|---------------|
| 8,082.75      |

| Balance Due |
|-------------|
| 8,082.75    |

| Discount |
|----------|
|          |

| Payment  |
|----------|
| 8,082.75 |
| 8,082.75 |

| Check Amount |
|--------------|
|              |

PAYMENT  
RECORD

Price Checking

Engineering Services

8,082.75

13272PR

www.checksforless.com 800-245-5775 Order # 1631442-3

# PRICE DEVELOPMENT GROUP

155 WEST NEW YORK AVENUE, SUITE 200  
SOUTHERN PINES, NC 28387

Price Development Group, LLC (PDG) has completed our development of our beautiful new Tractor Supply Store in Price, Utah. We are very proud of the results of our efforts and investment (nearly \$3.5 million all inclusive) and believe that Price will benefit from this asset for 30+ years. We want to thank the City of Price for all of your assistance and cooperation throughout the entire process of this development and specifically thank the Price City Community Agency (CDA) for the extra financial push that we needed to take on this property with all of its pre-existing challenges. As we close our books on the development and construction phase of this project we would like to respectfully ask CDA to reconsider the reduction of reimbursable funds for this project that was communicated to us in your August 12, 2015 letter and email to Gavin Melia. Please consider the following information that we feel bears on our request for more of the CDA funds originally earmarked for this project.

- PDG has successfully completed all of our promised work on the improvements (both public and private) to this blighted property that were required to bring the TSC asset into existence in Price, Utah.
  - Along the way and with Price City's assistance we were able to overcome obstacles such as:
    - Existing buildings contaminated with asbestos (removed and disposed of by PDG by permitted procedures).
    - Phase II Environmental Site Assessment identified dumped debris on the site (removed and disposed of by PDG by permitted procedures).
    - Unrecorded Irrigation pipe and ditch easements on and across the property (rerouted and constructed by PDG with approval of all effected parties).
    - Widening of Airport Road and construction of sidewalk beyond what was initially budgeted for in our pre-project due diligence.
    - Preservation of the wetlands and wash area on the west side of the property through working with the seller to exclude the area from our purchase at no discount to our purchase price. In effect we paid for the land to remain with the seller and be used by all parties for drainage.
    - Working around issues with the corner property owned by Angotti.
- Price City will benefit from the TSC Store at this location for many years to come both by the improvement in the appearance and usefulness of the property as well as the tax revenues that will flow from it. TSC's lease has an initial term of 15 years which stretches to 35 years with planned optional extensions.
- Price City was not negatively impacted, financially or otherwise, by the brief delay of the completion of the public improvements related to the TSC project. There were no expenses to CDA related to the delay nor were there any losses of potential or real income to CDA or Price City. The TSC store opened on time on the 3<sup>rd</sup> of October.
- PGD completed all of the improvements detailed in the December 10, 2014 agreement with CDA significantly under budget. The budget attached to this agreement as Exhibit B anticipated a total cost of \$275,300 with a maximum reimbursement from CDA to PDG of \$90,849 (33% of the total). Our actual cost of the improvements came in at \$250,483 which would result in a maximum reimbursable amount of \$82,659. This is a savings of \$8,190 in the reimbursable expenses to the CDA.

In light of the above information, and in the spirit of mutual cooperation between Price City and Price Development Group that has resulted in this successful development, we would ask that any penalty assessed to PDG for the brief delay in the completion of the Exhibit B improvements by reassessed and conditioned as follows:

- PDG believes that the most fair outcome would be to reestablish the maximum reimbursable amount to \$82,659 and to allow PDG to reapply for the \$21,790 balance in addition to the \$60,868 that has already been approved by CDA.
- In the event that this the CDA is not agreeable to the above outcome, we ask that you factor these figures in the recalculation of the penalty:
  - All of the Exhibit B improvements were complete by the 7/31/2015 agreement date except for the concrete paving of the sidewalk and the road striping on Airport Road. These items totaled \$17,661.00 and it seems more logical that any penalty calculation should be made on the outstanding work value and not on the entire work detailed on Exhibit B. Most of this work was completed weeks if not months before 7/31/2015. A penalty of 3% per day on the outstanding work would be \$530 per day.
  - The balance of the improvements were completed by Friday, August 7<sup>th</sup> and were seen by Nick Tatton on that day. The City Engineer did not inspect the property the following Monday or Tuesday (the 11<sup>th</sup> of August) and that is date that has been used to calculate the penalty. In fact, the work was done by Friday the 7<sup>th</sup>.
  - August the 1<sup>st</sup> was a Saturday and August the 2<sup>nd</sup> was a Sunday. We believe that weekend (non-business) days should not be included in the calculation of any penalty.
  - Using the 5 work days (Monday, August 3 through Friday, August 7) and the penalty of 3% per day of the outstanding balance (\$530 per day) the total penalty would be \$2,650. This would result in an additional reimbursement of \$19,140 to PDG for a total of \$80,008. Please note that this total reimbursement is \$10,841 less than what was approved by CDA for the project.

PDG is hopeful that the CDA and the City of Price can agree that the mutual goals of the TSC project and its accompanying improvements to a blighted property and to public and private infrastructure were met faithfully during this development. PDG was and is depending on the CDA reimbursement funds to make our project budget and used the knowledge of their existence in our decision to undertake this project. We ask that you agree to our request for the additional funds that were set aside for this project and that we can each move forward from a job well done.

Sincerely,



Ralph J. Ronalter, Jr.

Baseline Development, LLC  
155 West New York Avenue  
Suite 200  
Southern Pines, NC 28387  
(o) 910.695.3694  
(f) 910.695.3603  
(c) 910.528.6781

[ralph@baselinedevelopment.com](mailto:ralph@baselinedevelopment.com)