



The foundation of a successful project.

Real Estate Consulting and Technical Services

621 Seventeenth Street, Suite 2201 Denver, CO 80293

Office 303.295.6670 FAX 303.296.0639

## E-MAIL/FAX TRANSMITTAL

Date: April 8, 2013

To: Mr. Tom Tanner  
(719) 785-3215

Company: Classic Communities

E-MAIL: [ttanner@classichomes.com](mailto:ttanner@classichomes.com)

FAX: 719.457.1023

Subject: **OPINION OF COST OF WORK IN PLACE**  
**Report No. 2-revised**  
**STETSON RIDGE METRO DISTRICT 3**  
**Peterson Road & Dublin Blvd.**  
**Colorado Springs, CO**  
**Project No. 13212002**

From: **RE Tech+, Inc.**

If there is any problem with this transmittal, please call 303.295.6670.

The following items are included:

1. OPINION OF COST OF WORK IN PLACE
2. Record Photographs
3. Work in Progress Comparison (WIPCOM)
4. Exhibit A - Phase Map
5. Invoice

# OPINION OF COST OF WORK IN PLACE

## STETSON RIDGE METRO DISTRICT 3

Peterson Road & Dublin Blvd.  
Colorado Springs, CO

**Site Review Date(s):**  
February 11 and April 1, 2013

**Report Date:**  
April 8, 2013

**Report No.**  
**2-revised**

**Project No.**  
13212002

**Prepared For:**  
Mr. Tom Tanner  
**Classic Communities**



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**DATE: April 8, 2013**

<b>Report to:</b> Mr. Tom Tanner Corporate Controller Classic Communities 6385 Corporate Dr., Suite 200 Colorado Springs, CO. 80919	<b>RE: Opinion of Cost of Work in Place</b> <b>Report No. 2-revised</b> <b>STETSON RIDGE METRO DISTRICT</b> <b>Peterson Road &amp; Dublin Blvd.</b> Colorado Springs, CO Project No. 13212002
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RE Tech+, Inc.'s review is for construction progress estimation and work in place cost recommendation purposes only. Quality control, compliance with Plans and Specifications, and budget and schedule compliance are the responsibility of the Developer, the Engineer of Record, and the General Contractor. This report is prepared solely for the use of the **Metropolitan District No. 3**.

The following is a report of construction status of the subject property based on observations and a review of submitted documentation.

<b>Date of Site Review</b>	February 11 and April 1, 2013	<b>Review Attendees</b>	Jerry L. Kulp Nick Meyer, E.I.T. <b>RE Tech+, Inc.</b>
<b>Date of Previous Review</b>	August 14, 2012		
<b>Time</b>	3:30 p.m.	<b>Conditions</b>	Sun 40's Dry
<b>ACP Number</b>	N/A		
<b>Report Number</b>	2-revised	<b>Period From</b>	Commencement
<b>Draw Request Number</b>	N/A	<b>Period Through</b>	March 1, 2013

**REVIEWED COST OF WORK IN PLACE**

**DUBLIN OFFSITE**

<b>Cost of Work</b>	\$476,710.00		
<b>Cost of Work in Place</b>	\$476,710.00		
<b>Variance</b>	\$0.00		

**ISSAQUAH DR.**

<b>Cost of Work</b>	\$13,109.00		
<b>Cost of Work in Place</b>	\$13,109.00		
<b>Variance</b>	\$0.00		

**DURANGO KID DR.**

<b>Cost of Work</b>	\$16,813.00		
<b>Cost of Work in Place</b>	\$16,813.00		
<b>Variance</b>	\$0.00		



## OPINION OF COST OF WORK IN PLACE

Based on site observations and the review of documentation submitted, the costs of improvements and construction management fees are found to be generally consistent with local market costs as generally evidenced by submitted invoices and cost summaries and are therefore believed to be reasonable.

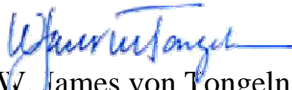
Submitted by **RE Tech+, Inc.** ,



Jerry L. Kulp  
Vice President  
Project Consultant



Dannette Priest  
Senior Project Assistant



W. James von Tongeln  
President



**PURPOSE:** Provide an independent third party review of bond eligible costs, construction management fees and corresponding work in place at the subject land development project.

1. ***RE Tech+, Inc.*** reviewed the "Indigo Ranch North at Stetson Ridge" Development Plan prepared by Classic Consulting Engineers & Surveyors for the subject projects. The plans are believed to be professionally prepared and generally consistent with industry standards. We recommend that the final construction plans be attached to this and future reports. These should be stamped by a professional engineer and are indicated to be approved by the appropriate department of the City of Colorado Springs, Colorado.
2. ***RE Tech+, Inc.*** also reviewed summary "back-up" invoicing and cost data in general support of the costs to date. This data provides unit price, fees, quantity, and cost detail which appears to be generally consistent with the project scopes as we currently understand them, as well as pricing in this market. Therefore, the documented costs of the reviewed improvements and fees charged are believed to be reasonable.
3. ***RE Tech+, Inc.*** reviewed the status of improvements on February 11, 2013. The work in place appeared to be generally consistent with the plans and the costs expended according to submitted documentation. See the "WORK IN PLACE (WIPCOM) COMPARISON" tab in this regard.

**SUMMARY:** The costs and construction management fees are found to be generally consistent with market costs as generally evidenced by submitted invoices, and are therefore believed to be reasonable.



## GENERAL DESCRIPTION OF PROJECT COMPONENTS

The project generally includes land development improvements north of the ROW of Dublin Blvd. from Marksheffel Road on the east to Peterson Road on the west. The land development reportedly includes excavation / grading, sanitary sewer, water, gas, electric, telephone, drainage construction, curb and gutter, paving, sidewalk, and landscaping in and around Dublin Avenue (Offsite), ROW of Issaquah Drive and ROW of Durango Drive. It is indicated that other street ROW work (such as Mustang Rim Drive) will be included in future work.

1. **Dublin North - Offsite Improvements:** Improvements reportedly include excavation / grading, sanitary sewer, water, gas, electric, telephone, drainage construction, curb and gutter, paving, sidewalk, and landscaping. Costs also include in general construction management, engineering, surveying, and soils engineering. The area of improvements in general are north of the ROW of Dublin Blvd. from Marksheffel Road on the east to Peterson Road on the west.
2. **Issaquah Drive:** Improvements reportedly include excavation / grading, sanitary sewer, water, gas, electric, telephone, drainage construction, curb and gutter, paving, sidewalk, and landscaping. Costs also include, in general, construction management, engineering, surveying, and soils engineering. The area of improvements, in general, are within the ROW of Issaquah Dr. from Dublin Blvd. on the south Durango Dr. on the north.
3. **Durango Kid Drive:** Improvements reportedly include excavation / grading, sanitary sewer, water, gas, electric, telephone, drainage construction, curb and gutter, paving, sidewalk, and landscaping. Costs also include, in general, construction management, engineering, surveying, and soils engineering. The area of improvements, in general, are within the ROW of Durango Kid Dr, from Issaquah Dr. on the east to Mustang Rim Drive on the west.



# I. OBSERVATIONS

The project generally includes land development improvements north of the ROW of Dublin Blvd. from Marksheffel Road on the east to Peterson Road on the west. The land development reportedly includes excavation / grading, sanitary sewer, water, gas, electric, telephone, drainage construction, curb and gutter, paving, sidewalk, and landscaping in and around Dublin Avenue (Offsite), ROW of Issaquah Drive and ROW of Durango Drive. It is indicated that other street ROW work (such as Mustang Rim Drive) will be included in future work.

<b>1. Excavation</b>	IP	NC	C	<u>Comments:</u>
a. Clearing and rough grading	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Final grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2. Wet utilities</b>	IP	NC	C	<u>Comments:</u>
a. Sanitary sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Domestic water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Storm drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>3. Dry utilities</b>	IP	NC	C	<u>Comments:</u>
a. Gas utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Electrical utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Communication utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. Street lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>4. Paving &amp; surfacing</b>	IP	NC	C	<u>Comments:</u>
a. Curb & gutter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Paving 1st lift	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. Paving final lift	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>5. Site improvements</b>	IP	NC	C	<u>Comments:</u>
a. Irrigation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c. Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d. Retaining Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>6. Offsite work/Other</b>	IP	NC	C	<u>Comments:</u>
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

IP = In Progress      NC = Near Completion (>90%)      C = Complete (>99%)



## II. QUALITY OF WORK

- YES (1) 1. It appears that the work generally complies with the Plans and Specs.
- YES (1) 2. It appears that the work is generally consistent with Industry Standards.
- N/A 3. The submitted AIA G702/703s appears to be certified by the Engineer.

(1) We rely on our review of surficial evidence of completed work, the Engineer of Record's, construction monitoring by the City of Colorado Springs, test results by independent testing agencies, and information from the Metro Utilities District in this regard.

**Comments:** None.

## III. INVOICE REVIEW

- YES Invoice review required. **See Comments.**
- 100% Percent of invoices submitted for review. **See Comments.**

**Comments:** *RE Tech +, Inc.* reviewed summary cost data from Classic Communities. In addition, we have generally received 100% of the back-up invoices to support the requests of \$476,710 for Dublin North - Offsite improvements, \$13,109 for Issaquah Drive, and \$16,813 for Durango Kid Drive.

## IV. COMMENTS

- 1. Intentionally left blank.







Storm inlet at Dublin Blvd.



Electrical transformer at Dublin Blvd.



Along Dublin Blvd. from Marksheffel Rd.



Evidence of fiber optic line in Dublin Blvd.



Evidence of gas line in Dublin Blvd.



Sanitary sewer manhole in Dublin Blvd.

**RECORD PHOTOS**

*Photos from February 11, 2013 site review*



**Fire hydrant in Dublin Blvd.**



**West along Dublin Blvd. near Peterson Road**



**East along Dublin Blvd. near Peterson Road**



**North along Mustang Rim Drive**



**Mustang Rim Drive**



**East along Mustang Rim Drive**

**RECORD PHOTOS**

*Photos from April 1, 2013 site review*



**Dublin Blvd. looking east**



**Mustang Rim Drive (south end)**



**Mustang Rim Drive (mid-way)**



**Mustang Rim Drive (mid-way)**



**Durango Kid Drive**



**Dublin Blvd. looking east**

**RECORD PHOTOS**

*Photos from April 1, 2013 site review*



Southside of Dublin Blvd.



Dublin Blvd. looking east



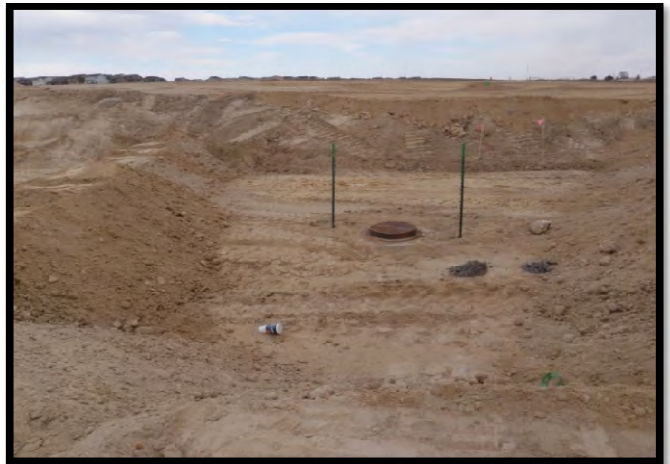
Issaquh Drive



Issaquh Drive



Issaquh Drive



Issaquh Drive



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WORK IN PLACE (WIP) COMPARISON				SUMMARY	
<b>PROJECT:</b> STETSON RIDGE METRO DISTRICT 3				<b>ORIGINAL BUDGET</b> \$894,186.00	
		DUBLIN OFFSITE		<b>ADJUSTMENTS</b> \$0.00 0.00%	
<b>ADDRESS:</b> Peterson Road & Dublin Blvd.		Colorado Springs, CO		<b>REVISED BUDGET</b> \$894,186.00	
<b>Officer:</b> Mr. Tom Tanner		Classic Communities Corporate Controller			
<b>Address:</b> 6385 Corporate Dr., Suite 200		Colorado Springs, CO. 80919			
		Project No. 13212002			
<b>Date of Site Review:</b> February 11 and April 1, 2013		<b>ACP#</b> N/A		<b>COST OF IMPROVEMENTS</b> \$476,710.00	
<b>Date of Previous Review:</b> August 14, 2012		<b>Report#</b> 2-revised		<b>COST OF WORK IN PLACE</b> \$476,710.00	
<b>Review Attendees:</b> Jerry L. Kulp		<b>Report Date:</b> April 8, 2013		<b>DIFFERENCE</b> \$0.00	
Nick Meyer, E.I.T.		<b>Draw #</b> N/A			
RE Tech+, Inc.		<b>Period From:</b> Commencement			
<b>Conditions:</b> Sun		<b>Period Thru:</b> March 1, 2013			
40's					
Dry					
<b>Time:</b> 3:30 p.m.					

WORK IN PLACE (WIP) COMPARISON								
DESCRIPTION OF WORK	ORIGINAL BUDGET	ADJUSTMENT	REVISED BUDGET	COST OF IMPROVEMENTS	BALANCE TO FINISH	% Complete		COMMENTS
						RETECH	CONT	
1	Subdivision Reserve / Cost of Lots		\$0.00		\$0.00		0%	
2	Planning		\$0.00		\$0.00		0%	
3	Misc Financing Costs		\$0.00		\$0.00		0%	
4	Engineering Design	\$47,000.00	\$47,000.00	\$47,893.00	(\$893.00)	100%	102%	Currently covered by Contingency below.
5	Surveying	\$33,200.00	\$33,200.00	\$4,683.00	\$28,517.00	20%	14%	
6	Soils Engineering	\$22,500.00	\$22,500.00	\$1,011.00	\$21,489.00	10%	4%	
7	Land/Closing Costs		\$0.00		\$0.00		0%	
8	Construction Management	\$36,538.00	\$36,538.00		\$36,538.00		0%	
9	Excavation	\$111,540.00	\$111,540.00	\$121,906.00	(\$10,366.00)	100%	109%	Currently covered by Contingency below.
10	Sanitary Sewer	\$88,535.00	\$88,535.00	\$93,600.00	(\$5,065.00)	100%	106%	Currently covered by Contingency below.
11	Water	\$148,300.00	\$148,300.00	\$63,978.00	\$84,322.00	75%	43%	
12	Gas	\$26,000.00	\$26,000.00		\$26,000.00	15%	0%	
13	Electric	\$19,600.00	\$19,600.00		\$19,600.00	15%	0%	
14	Telephone	\$3,900.00	\$3,900.00		\$3,900.00		0%	
15	Drainage Construction	\$108,980.00	\$108,980.00	\$93,989.00	\$14,991.00	86%	86%	
16	Curb & Gutter	\$75,031.00	\$75,031.00	\$5,680.00	\$69,351.00	10%	8%	
17	Paving	\$562,088.00	\$562,088.00		\$562,088.00		0%	
18	Sidewalk	\$13,750.00	\$13,750.00		\$13,750.00		0%	
19	Fence		\$0.00		\$0.00		0%	
20	Landscaping & Offsites	\$161,700.00	\$161,700.00		\$161,700.00		0%	
21	Fees	\$37,817.00	\$37,817.00	\$40,711.00	(\$2,894.00)	100%	108%	Currently covered by Contingency below.
22	Miscellaneous	\$23,000.00	\$23,000.00	\$3,259.00	\$19,741.00	14%	14%	
23	Warranty		\$0.00		\$0.00		0%	
24	Contingency	\$68,172.00	\$68,172.00		\$68,172.00		0%	
25	Water Reimbursements		\$0.00		\$0.00		0%	
26	Gas Reimbursements		\$0.00		\$0.00		0%	
27	Electric Reimbursements		\$0.00		\$0.00		0%	
28	Phone Reimbursements		\$0.00		\$0.00		0%	
29	Drain Fee Reimbursements		\$0.00		\$0.00		0%	
30	Park Fee Reimbursements		\$0.00		\$0.00		0%	
31	School Reimbursements		\$0.00		\$0.00		0%	
32	Swr Recovery Reimbursements		\$0.00		\$0.00		0%	
33	Miscellaneous Reimbursements	(\$693,465.00)	(\$693,465.00)		(\$693,465.00)		0%	
34			\$0.00		\$0.00		0%	
35								
36	<b>Total</b>	<b>\$894,186.00</b>	<b>\$0.00</b>	<b>\$894,186.00</b>	<b>\$476,710.00</b>	<b>\$417,476.00</b>	<b>58%</b>	<b>53%</b>



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WORK IN PLACE (WIP) COMPARISON				SUMMARY	
<b>PROJECT:</b> STETSON RIDGE METRO DISTRICT 3		ISSAQUAH DR.		<b>ORIGINAL BUDGET</b> \$354,014.00	
<b>ADDRESS:</b> Peterson Road & Dublin Blvd.		Colorado Springs, CO		<b>ADJUSTMENTS</b> \$0.00 0.00%	
<b>Officer:</b> Mr. Tom Tanner		Classic Communities Corporate Controller		<b>REVISED BUDGET</b> \$354,014.00	
<b>Address:</b> 6385 Corporate Dr., Suite 200		Colorado Springs, CO. 80919		Project No. 13212002	
<b>Date of Site Review:</b> February 11 and April 1, 2013		<b>ACP#</b> N/A		<b>COST OF IMPROVEMENTS</b> \$13,109.00	
<b>Date of Previous Review:</b> August 14, 2012		<b>Report#</b> 2-revised		<b>COST OF WORK IN PLACE</b> \$13,109.00	
<b>Review Attendees:</b> Jerry L. Kulp		<b>Report Date:</b> April 8, 2013		<b>DIFFERENCE</b> \$0.00	
RE Tech+, Inc.		<b>Draw #</b> N/A			
RE Tech+, Inc.		<b>Period From:</b> Commencement			
<b>Conditions:</b> Sun		<b>Period Thru:</b> March 1, 2013			
40's					
Dry					
<b>Time:</b> 3:30 p.m.					

WORK IN PLACE (WIP) COMPARISON								
DESCRIPTION OF WORK	ORIGINAL BUDGET	ADJUSTMENT	REVISED BUDGET	COST OF IMPROVEMENTS	BALANCE TO FINISH	% Complete		COMMENTS
						RETECH	CONT	
1	Subdivision Reserve / Cost of Lots		\$0.00		\$0.00		0%	
2	Planning	\$10,000.00	\$10,000.00		\$10,000.00		0%	
3	Misc Financing Costs		\$0.00		\$0.00		0%	
4	Engineering Design	\$7,000.00	\$7,000.00		\$7,000.00		0%	
5	Surveying		\$0.00		\$0.00	5%	0%	
6	Soils Engineering	\$3,500.00	\$3,500.00		\$3,500.00	5%	0%	
7	Land/Closing Costs		\$0.00		\$0.00		0%	
8	Construction Management		\$0.00		\$0.00		0%	
9	Excavation	\$13,456.00	\$13,456.00		\$13,456.00	25%	0%	
10	Sanitary Sewer	\$41,886.00	\$41,886.00		\$41,886.00	25%	0%	
11	Water	\$79,300.00	\$79,300.00		\$79,300.00	25%	0%	
12	Gas	\$14,000.00	\$14,000.00		\$14,000.00		0%	
13	Electric	\$7,000.00	\$7,000.00		\$7,000.00		0%	
14	Telephone	\$1,400.00	\$1,400.00		\$1,400.00		0%	
15	Drainage Construction	\$24,620.00	\$24,620.00		\$24,620.00		0%	
16	Curb & Gutter	\$26,100.00	\$26,100.00		\$26,100.00		0%	
17	Paving	\$84,785.00	\$84,785.00		\$84,785.00		0%	
18	Sidewalk		\$0.00		\$0.00		0%	
19	Fence		\$0.00		\$0.00		0%	
20	Landscaping & Offsites	\$3,000.00	\$3,000.00		\$3,000.00		0%	
21	Fees	\$13,109.00	\$13,109.00	\$13,109.00	\$0.00	100%	100%	
22	Miscellaneous	\$8,000.00	\$8,000.00		\$8,000.00		0%	
23	Warranty		\$0.00		\$0.00		0%	
24	Contingency	\$16,858.00	\$16,858.00		\$16,858.00		0%	
25	Water Reimbursements		\$0.00		\$0.00		0%	
26	Gas Reimbursements		\$0.00		\$0.00		0%	
27	Electric Reimbursements		\$0.00		\$0.00		0%	
28	Phone Reimbursements		\$0.00		\$0.00		0%	
29	Drain Fee Reimbursements		\$0.00		\$0.00		0%	
30	Park Fee Reimbursements		\$0.00		\$0.00		0%	
31	School Reimbursements		\$0.00		\$0.00		0%	
32	Swr Recovery Reimbursements		\$0.00		\$0.00		0%	
33	Miscellaneous Reimbursements		\$0.00		\$0.00		0%	
34			\$0.00		\$0.00		0%	
35								
36	<b>Total</b>	<b>\$354,014.00</b>	<b>\$0.00</b>	<b>\$354,014.00</b>	<b>\$13,109.00</b>	<b>\$340,905.00</b>	13%	4%



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WORK IN PLACE (WIP) COMPARISON				SUMMARY	
<b>PROJECT:</b> STETSON RIDGE METRO DISTRICT 3				<b>DURANGO KID DR.</b>	
<b>ADDRESS:</b> Peterson Road & Dublin Blvd.		Colorado Springs, CO		<b>ORIGINAL BUDGET</b> \$423,799.00	
<b>Officer:</b> Mr. Tom Tanner		Classic Communities Corporate Controller		<b>ADJUSTMENTS</b> \$0.00 0.00%	
<b>Address:</b> 6385 Corporate Dr., Suite 200		Colorado Springs, CO. 80919		<b>REVISED BUDGET</b> \$423,799.00	
<b>Date of Site Review:</b> February 11 and April 1, 2013		<b>ACP#</b> N/A		<b>COST OF IMPROVEMENTS</b> \$16,813.00	
<b>Date of Previous Review:</b> August 14, 2012		<b>Report#</b> 2-revised		<b>COST OF WORK IN PLACE</b> \$16,813.00	
<b>Review Attendees:</b> Jerry L. Kulp		<b>Report Date:</b> April 8, 2013		<b>DIFFERENCE</b> \$0.00	
RE Tech+, Inc.		<b>Draw #</b> N/A			
RE Tech+, Inc.		<b>Period From:</b> Commencement			
<b>Conditions:</b> Sun		<b>Period Thru:</b> March 1, 2013			
40's					
Dry					
<b>Time:</b> 3:30 p.m.					

WORK IN PLACE (WIP) COMPARISON								
DESCRIPTION OF WORK	ORIGINAL BUDGET	ADJUSTMENT	REVISED BUDGET	COST OF IMPROVEMENTS	BALANCE TO FINISH	% Complete		COMMENTS
						RETECH	CONT	
1	Subdivision Reserve / Cost of Lots		\$0.00		\$0.00		#DIV/0!	
2	Planning		\$0.00		\$0.00		#DIV/0!	
3	Misc Financing Costs		\$0.00		\$0.00		#DIV/0!	
4	Engineering Design	\$10,000.00	\$10,000.00		\$10,000.00		0%	
5	Surveying	\$7,000.00	\$7,000.00		\$7,000.00	5%	0%	
6	Soils Engineering	\$3,500.00	\$3,500.00		\$3,500.00	5%	0%	
7	Land/Closing Costs		\$0.00		\$0.00		#DIV/0!	
8	Construction Management		\$0.00		\$0.00		#DIV/0!	
9	Excavation		\$0.00		\$0.00		#DIV/0!	
10	Sanitary Sewer	\$15,175.00	\$15,175.00		\$15,175.00	10%	0%	
11	Water	\$44,440.00	\$44,440.00		\$44,440.00		0%	
12	Gas	\$19,000.00	\$19,000.00		\$19,000.00		0%	
13	Electric	\$9,500.00	\$9,500.00		\$9,500.00		0%	
14	Telephone	\$1,900.00	\$1,900.00		\$1,900.00		0%	
15	Drainage Construction	\$126,820.00	\$126,820.00		\$126,820.00		0%	
16	Curb & Gutter	\$26,470.00	\$26,470.00		\$26,470.00		0%	
17	Paving	\$113,000.00	\$113,000.00		\$113,000.00		0%	
18	Sidewalk		\$0.00		\$0.00		#DIV/0!	
19	Fence		\$0.00		\$0.00		#DIV/0!	
20	Landscaping & Offsites	\$2,000.00	\$2,000.00		\$2,000.00		0%	
21	Fees	\$16,813.00	\$16,813.00	\$16,813.00	\$0.00	100%	100%	
22	Miscellaneous	\$8,000.00	\$8,000.00		\$8,000.00		0%	
23	Warranty		\$0.00		\$0.00		#DIV/0!	
24	Contingency	\$20,181.00	\$20,181.00		\$20,181.00		0%	
25	Water Reimbursements		\$0.00		\$0.00		#DIV/0!	
26	Gas Reimbursements		\$0.00		\$0.00		#DIV/0!	
27	Electric Reimbursements		\$0.00		\$0.00		#DIV/0!	
28	Phone Reimbursements		\$0.00		\$0.00		#DIV/0!	
29	Drain Fee Reimbursements		\$0.00		\$0.00		#DIV/0!	
30	Park Fee Reimbursements		\$0.00		\$0.00		#DIV/0!	
31	School Reimbursements		\$0.00		\$0.00		#DIV/0!	
32	Swr Recovery Reimbursements		\$0.00		\$0.00		#DIV/0!	
33	Miscellaneous Reimbursements		\$0.00		\$0.00		#DIV/0!	
34			\$0.00		\$0.00		#DIV/0!	
35								
36	<b>Total</b>	<b>\$423,799.00</b>	<b>\$0.00</b>	<b>\$423,799.00</b>	<b>\$16,813.00</b>	<b>\$406,986.00</b>	4%	4%

## **Exhibit A - Indigo Ranch Phase Map**

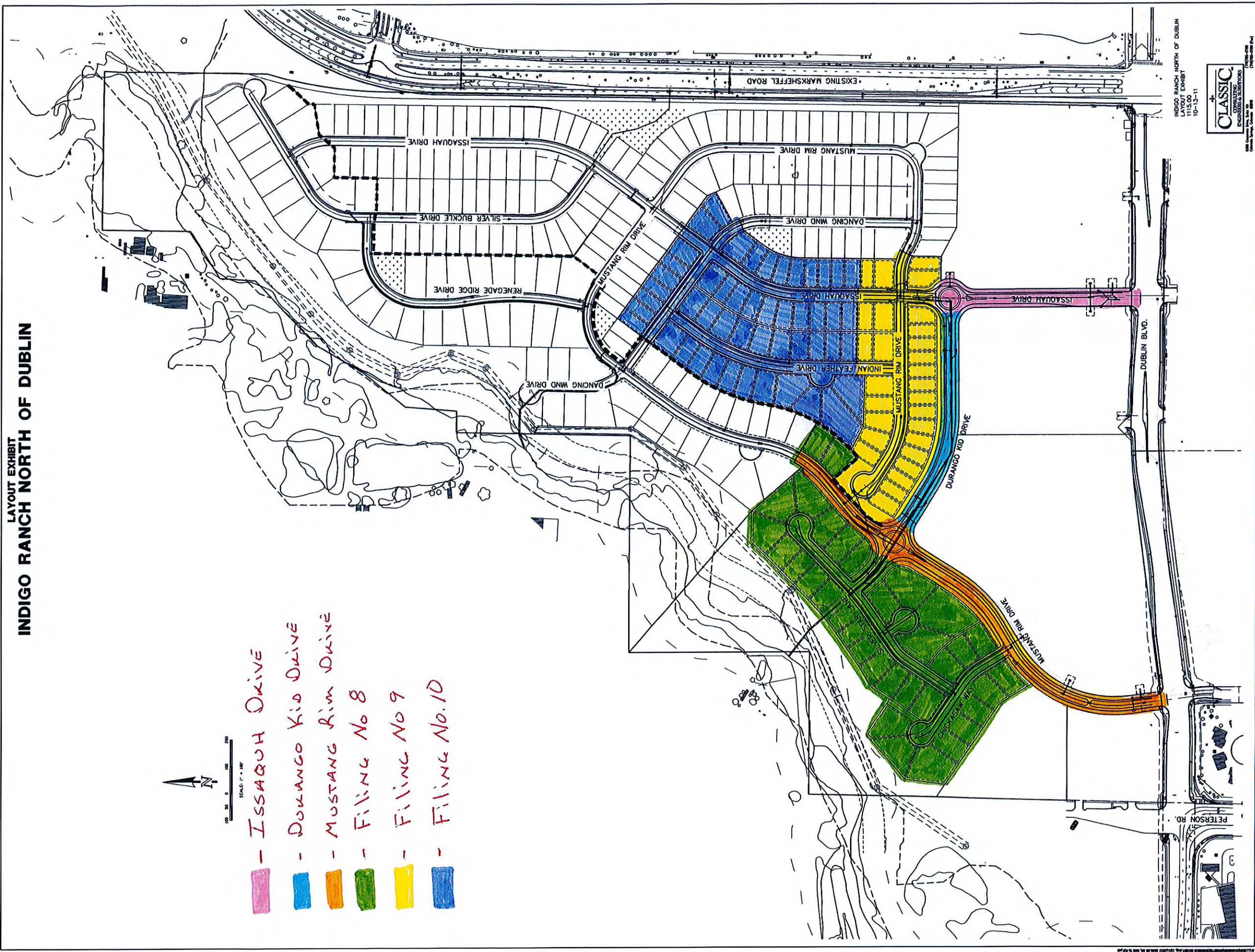
(see following page)



LAYOUT EXHIBIT  
INDIGO RANCH NORTH OF DUBLIN



- ISSAQUH DRIVE
- DURANGO KID DRIVE
- MUSTANG RIM DRIVE
- Filing No 8
- Filing No 9
- Filing No.10



INDIGO RANCH, NORTH OF DUBLIN  
LAYOUT EXHIBIT  
1115.00  
10-13-11



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