

IVYWILD DEVELOPMENT I, LLC

1. Power lines—\$360,000: as determined by Ivywild Development and CSU, relocation, undergrounding, vaults, re-connect as appropriate and where we have “rights of way”.
2. Sidewalks—\$210,000: street fronts, trails connections, etc.
3. Curb and gutter—\$325,000: asphalt repair and matching c/g.
4. Landscaping—\$155,000: street scene, entry features, signage.
5. Utilities—\$295,000: water, sewer, fire, internet, electric, gas, phone, cable, etc.
6. Demolition--\$400,000: abatement, disconnects, tree repair and removal.
7. Lighting—\$650,000: Street scene, park and trail (?), conduit, etc.
8. Creek improvements—\$620,000: repairs to existing walls and crossings, contour, drop structures and other enhancements. “Pump-back” system.
9. Pedestrian Bridges—\$270,000: pedestrian crossings over creek.
10. Road Bridges--\$150,000: Navajo and Ramona bridge enhancements?
11. Trails—\$410,000: bike and pedestrian concrete trails along creek and street crossings, throughout park, etc.
12. Park—\$1,200,000: landscaping, tree repair and removal, contouring, amphitheater, gazeebos, utilities, etc.
13. Excess land acquisition costs (above \$6/s.f.)--\$3,300,000.
14. Contingencies--\$750,000.

Total Costs: \$9,095,000

Note: Ivywild Development I, LLC will make improvements per the above items on its various properties and on some neighboring properties, where the property owners grant unconditional access without any monetary compensation or where they commit to participate (now or in the future as agreeable). Each line item includes; Architectural, Engineering, other Consultants and Management.

**Includes all “property tax” increment from Ivywild Development as well as \$.02 sales tax.

***Includes Canyon Creek Metro District Mil levy of 30-40 mils (10 mils are for operations).