SUBDIVISION AGREEMENT
Fountain Ridge West (Lot 1 and Outlots "A" thru "C")

THIS AGREEMENT, made and entered into this _____ day of ______________, 2018, among FOUNTAIN II, LLC, an Iowa limited liability company (hereinafter referred to as "Subdivider"), SANITARY AND IMPROVEMENT DISTRICT NO ___ of DOUGLAS COUNTY, NEBRASKA (hereinafter referred to as "District"), and the CITY OF OMAHA, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City").

WITNESSETH

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A", which parcel of land (hereinafter referred to as the "Area to be Developed") is outside the corporate limits of the City and within the City's zoning and platting jurisdiction; and,

WHEREAS, the Subdivider proposes that the District will build public improvements in the area to be developed; and,

WHEREAS, the Subdivider and the District wish to connect the system of sanitary sewers to be constructed by the District, within the area to be developed, to the sewer system of the City; and,

WHEREAS, the parties wish to agree upon the manner and the extent to which public funds may be expended in connection with public improvements to be constructed within the area to be developed or serving the area to be developed and the extent to which the contemplated public improvements specially benefit property in the area to be developed and to what extent the cost of same shall be specially assessed.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For the purpose of this Agreement, the following words and phrases shall have the following meanings:

A. The "cost" or "entire cost" of a type of improvement shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs, financing costs and miscellaneous costs. In this connection, financing costs shall include all fiscal agent's warrant fees and bond fees, and interest on warrants to date of levy of special assessments. The date of levy of special assessments shall mean within six (6) months after acceptance of the improvement by the Board of Trustees of the District.

B. "Property benefited" shall mean property within the Subdivider's subdivision (Exhibit "A") which constitutes building sites. Outlot "A" is an open space lot to be used as green space. Outlot 'A' shall be owned and maintained by the
District. Outlot "B" shall be used for the construction of a private road, built to public road standards. Outlot "B" shall be owned and maintained by the Subdivider until such time as the Outlot is dedicated as right-of-way and shall be owned and maintained by the District.

C. "Street intersections" shall be construed to mean the area shown on the attached street intersection drawings (Exhibit "B").

D. "General obligation" shall mean unassessable capital costs.

SECTION I

Subdivider and District covenant that Subdivider shall, and the District covenants that the District will contemporaneously with the filing of the final plat, present to the City Clerk for the benefit of the City binding contracts in full force and effect calling for the timely and orderly installation of the following public improvements, according to the terms of those contracts. That the District shall also provide and deliver to the City written confirmation of a binding agreement between the District and its fiscal agent calling for the placement of the warrants or bonds of the District for the installation of the improvements set forth herein:

A. Concrete paving of all streets dedicated, per the plat (Exhibit "A"), all of said paving to be twenty-five (25) feet in width, except for those streets with a width greater than twenty-five (25) feet, which streets shall be extra-width paving, if any (approved by the Public Works Department), as shown on paving plans prepared by E & A Consulting Group, Inc., copies of which are attached hereto as Exhibit "B".

B. All sanitary sewer mains, manholes and related appurtenances constructed in dedicated street rights-of-way and easements, per plat (Exhibit "A"), same to be located as shown on sanitary sewer layouts prepared by E & A Consulting Group, Inc., copies of which are attached hereto as Exhibit "C".

C. Storm sewers, inlets, manholes and related appurtenances constructed in streets right-of-way and easements, per plat (Exhibit "A"), plans and specifications for said sewer improvements to be approved by City prior to starting construction of said improvements to be located as shown on storm sewer plans to be prepared by E & A Consulting Group, Inc., copies of which are attached hereto as Exhibit "B".

D. Water and gas distribution mains located within dedicated street rights-of-way dedicated per plat (Exhibit "A") to be installed by the Metropolitan Utilities District. A contract with MUD will be provided to the City as soon as available, but in no event longer than four months from the date of execution of this agreement.
E. Street lighting for public streets dedicated per plat (Exhibit "A") to be installed by the Omaha Public Power District. A contract with OPPD will be provided to the City as soon as available, but in no event longer than four months from the date of execution of this agreement.

F. Underground electrical service to each of the lots in the area to be developed to be installed by the Omaha Public Power District. A contract with OPPD will be provided to the City as soon as available, but in no event longer than four months from the date of execution of this agreement.

G. Sidewalks and street trees along both sides of all public streets within the area to be developed shall be constructed by the Subdivider or District in conformance with Section 53-9 (9) according to the following schedule:

1. Curb ramps shall be constructed per City standards at all public street intersections. Construction of these ramps shall be included in the street paving project, but shall not take place until after all conflicting utilities have been installed. The cost for these ramps may be a general obligation expense.

2. Sidewalks shall be constructed along all street frontage for all outlots as part of the street paving project. The cost for these sidewalks shall be specially assessed or paid for privately, except for sidewalks fronting outlots to be owned by the District, the cost for which may be a general obligation expense.

3. Sidewalks and street trees shall be constructed immediately abutting vacant lots as soon as the lots comprising sixty-five percent (65%) of the abutting footage on such side have been built upon.

4. Sidewalks and street trees shall be constructed immediately abutting built-upon lots as soon as weather permits.

5. In any event, all sidewalks and street trees shall be constructed upon any public streets adjacent to the plat within three (3) years of the recording of the subdivision plat.

H. Post-construction stormwater management features and related appurtenances shall be constructed in right-of-way and outlots, per plat (Exhibit "A"). The plans and specifications for said stormwater management improvements shall be submitted to and must be accepted by the City prior to starting construction of said improvements. Said improvements shall be located as shown on the post-construction stormwater management plans to be prepared by E & A Consulting Group, Inc., copies of which are attached hereto as Exhibit "F" and are subject to the approval of the City. The City has assigned a project number of OMA-____ to these plans.

I. Post-construction stormwater maintenance agreement shall be submitted to and reviewed by the City prior to the commencement of construction of said improvements, and shall comply with the requirements attached hereto as
Exhibit "G". The maintenance agreement shall delineate the responsibilities of the District and of the Association and shall be subject to the approval of the City. The maintenance agreement must include language to control when post-construction stormwater features are constructed, and differentiate between the requirements of construction site stormwater runoff controls and post-construction controls. The post-construction stormwater features shall not be installed until such time as they will not be negatively impacted by construction site runoff. Maintenance actions identified as private, to be performed by the association, property owner, or other private entity shall run with the land and become the responsibility of any successors, assigns or future owners, as appropriate.

SECTION II

The parties agree that the entire cost of all public improvements paid for by the District and set out in Section I herein shall be defrayed as follows:

A. One hundred percent (100%) of the entire cost of all street, sidewalk and street tree construction shall be paid by special assessment against the property benefited within the area to be developed, except for street intersections and certain extra-width and major street paving, either of which may be a general obligation, as indicated in Exhibit "B".

B. One hundred percent (100%) of the entire cost of all sanitary sewers, including manholes and other appurtenances, shall be paid by special assessment against property benefited within the area to be developed, provided,

1. Connection charges paid to other sanitary and improvement districts shall be specially assessed to the extent of special benefit to properties in the District, and the remainder may be general obligation of the District.
2. The District's total cost of any outfall sanitary sewer line to be constructed by the District, within the boundaries of the District, shall be specially assessed except that portion of the sanitary outfall sewer which the pipe size is greater than 8" diameter may be a general obligation.
3. The total cost of any outfall sanitary sewer serving the entire District constructed outside the District boundary by the District may be a general obligation of the District.
4. The total cost of any easement acquisition for outfall sanitary sewers serving the entire District constructed outside the District boundary by the District may be a general obligation of the District, as indicated in Exhibit "C".
5. The cost of storm sewers and appurtenances may be a general obligation of the District.

C. One hundred percent (100%) of the entire cost of water distribution system serving the area to be developed shall be specially assessed against the
property benefited within the area to be developed. One hundred percent (100%) of the entire cost of water and gas approach mains may be a general obligation of the District. All refunds from MUD shall be credited to the Bond Construction Account of the District.

D. One hundred percent (100%) of the entire cost of monthly contract charges paid to the Omaha Public Power District for furnishing lighting of public streets shall be paid from the operating fund of the District.

E. The entire cost of the installation of electrical power service and gas distribution system shall be specially assessed against the property within the area to be so developed. The refunded charge from the Omaha Public Power District and MUD shall be credited in accordance with law, and if so credited to the District, it shall be credited to the Bond Construction Account of the District.

F. Any payments to other sanitary and improvement districts, sanitary districts or municipalities for any fees or charges will not be a general obligation of the District, except as otherwise provided in this agreement.

G. No funds of the District are to be used for the installation or maintenance of telephone equipment.

H. One hundred percent (100%) of the entire cost of concrete sidewalks along major streets may be a general obligation of the District except that portion adjacent to non-single family or duplex residential lots which shall be specially assessed or paid for privately.

I. Street identification signs may be a general obligation, provided the signs are in compliance with the Manual on Uniform Traffic Control Devices. All signs shall be approved, in writing, by the Traffic Engineer of the City of Omaha prior to installation.

J. The Sediment and Erosion Control Plan to be submitted the City of Omaha for compliance with NPDES regulations is attached hereto and incorporated herein as Exhibit "E." The City of Omaha must approve said plan prior to City Engineer's second signature on the final plat. The initial construction cost of grading and piping for temporary sediment and erosion control facilities shall be paid for privately by the Subdivider. Removal of said sediment and erosion control measures may be a general obligation of the District. All silt basins are to remain in place until seventy-five percent (75%) of the drainage sub-basin serviced by these erosion control measures are fully developed, and with the written permission of the City Public Works Department authorizing their removal. Sediment removal shall be paid as follows:

1. During the initial construction of public streets and sewers, the District may pay for the removal as a general obligation of the District; a separate
bid item shall be included in the public improvements contract for this work.

2. For all subsequent sediment removal, the District shall pay for the work from its operating fund.

3. Basin closure or removal may be a general obligation of the District.

K. Park fees shall be paid as follows:

1. Neighborhood Park Fee. Neighborhood Park Fees are determined on a case-by-case basis. The City Parks Department shall review the inter-local agreements entered into by contributing SID's for the costs of land acquisition and construction of the neighborhood parks. The Neighborhood Park Fee should contribute to land acquisition and development of Neighborhood Park ___, and may be a general obligation of the District.

2. Trails / Boulevard Fee. There will be no S.I.D. platting fees for trails and boulevards. A Trail and Boulevard Fee will be assessed at the time of building permit.

3. Community Parks. Approximately fifty percent (50%) of the Community Park (CP) Fee will be paid by the S.I.D. at the time of final platting and will qualify to be a general obligation of the District. This portion of the CP Fee is calculated on a per-acre basis as follows:

   Lot 1, Commercial,
   11.248 Acres @ $400.00 per acre $4,499.20

   TOTAL: $4,499.20

   The remaining portion of the CP Fee will be assessed at the time of building permits on a per-lot basis.

L. It is mutually agreed that the District shall pay one percent (1%) of the public construction costs, estimated to be $9,357.00, to the City to facilitate the review and processing of developments to include engineering, planning, legal and other miscellaneous expenses incurred by the City. The fee may be a general obligation of the District. The fee shall be paid prior to the City Engineer's second signature based on the estimated costs shown on the Source and Use of Funds form, Exhibit "D", attached, unless contracts exist for said improvements. If contracts for improvements exist, the fee shall be based on actual contract amounts. Once the projects have been completed and the costs certified by the District's engineer, then the District shall pay any additional monies which are due within thirty (30) days of the engineer's cost certification. The District may receive a refund from the City if the improvement costs, as certified by the District's engineer are less than shown on the Source and Use of Funds form.

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The District must request a refund from the City with the engineers' certified costs and letter submitted to the Public Works Department. Such refund shall be paid within thirty (30) days. The fee shall be paid for all District contracts issued for public improvements.

M. One hundred percent (100%) of the entire cost of all post-construction stormwater management features, and related appurtenances, may be a general obligation of the District, provided,

1. Land acquisition for the construction of permanent post-construction stormwater management features may be a general obligation of the District. The District shall own and maintain these properties in accordance with the maintenance agreement contained herein. All necessary easements to the City and the District shall be granted at the time of platting. The District may expend up to 20% soft costs to consummate the transaction.

2. Construction of post-construction stormwater management features or "BMPs" (Best Management Practices) may be a general obligation of the District, provided they are in conformance with the "Omaha Regional Stormwater Design Manual", and are able to be publicly maintained.

3. Maintenance of post-construction stormwater management features may be paid from the operating fund of the district provided the maintenance activities are required to maintain the water quality benefits as designed. Routine mowing, landscaping, screening or other amenities that do not contribute to water quality shall be paid for by the subdivider and maintained by the Association.

4. Street, sewers and sidewalks adjacent to land acquired for post-construction stormwater management features shall be specially assessed or paid for privately.

N. A west outfall sewer will be constructed by the District along the west property line and extending to an existing manhole to the northwest. The District is also authorized to enter into interlocal agreements with future Avenue One developments, and/or other sanitary and improvement districts in connection with such cost sharing arrangement. Construction of the outfall may be a general obligation cost of the District.

SECTION III

Credit or funds of the District may be used to pay for any public improvements specified in this Agreement, but not for any other purpose. PROVIDED, HOWEVER, the District may issue warrants for the purpose of paying for repairs, maintenance and operating costs of the District, such warrants to be paid out of funds obtained by the District through its general fund tax levy, or where allowed by law, may be paid from special assessments or fees or charges. Maintenance, repair and reconstruction of a public improvement shall not be a general obligation of the District nor shall construction
warrants be issued therefor without the prior written approval of the City Engineer. Storm warning sirens purchase or installation may be a general obligation. The District shall not acquire any interest in real property without the prior approval of the City of Omaha.

The estimated general obligation of the District for Lot 1 is estimated to be $735,860 when including reimbursable costs ($2,388,438 for entire project), as shown on the Source & Use of Funds, Exhibit “D”. The District 90% valuation for Lot 1 is estimated to be $21,240,000.00 as shown on Exhibit “D”, for a debt ratio of 3.46% when including reimbursable costs ($35,640,000.00 valuation and 6.70% debt ratio for the entire project with future expense for 192nd Street included). The combined debt ratio for Phases 1 & 2 does exceed 4% when 192nd Street is included. This is an improvement that is not triggered by the development of this SID alone and without it, the debt ratio is 3.26% for the District’s General Obligation debt and reimbursable General Obligation. The General Obligation of the District shall be incurred only for costs identified as General Obligation-eligible costs in this Agreement, and shall not exceed the District engineer’s estimate of probable cost of $735,860.00 for Lot 1, as shown on Exhibit “D,” by more than 10%, except either i) the City Engineer or their designee may administratively approve a corresponding increase in the General Obligation of the District, or ii) by amendment of this Agreement and approval by the Omaha City Council. Any General Obligation costs in excess of the approved amount shall be specially assessed or paid for privately. In no event shall public improvements financed by General Obligation debt be in excess of 4% of estimated valuations.

SECTION IV

A. City covenants and agrees that should the City, by reason of its annexation of the District, or any area thereof, prior to District’s levy of special assessments for the improvements authorized in this Agreement thereby succeed to said District’s power to levy special assessments, that City will levy same in accordance with this Agreement.

B. All parties covenant and agree that nothing in this Agreement shall be construed so as to oblige the City to annex the area to be developed or any part thereof.

C. The District shall not sue nor fund any lawsuit to prevent any annexation of property within the District by the City except in the event the City annexes only a part of the District, the District does not waive its right to contest a proper division of assets and liabilities.

D. Post-construction stormwater management maintenance identified as the responsibility of the Association shall continue to be performed and funded by the Association after annexation by the City. Maintenance responsibilities of the District shall become that of the City upon annexation.
SECTION V

Subdivider and District covenant and agree that the District created by the Subdivider will:

A. Abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction of public improvements in subdivisions and testing procedures therefor.

B. Except as may otherwise be agreed to by City, all of said District's levy of special assessments shall be made in such a manner so as to assure that the entire burden of the levy is borne, on an equitable basis, by lots or parcels which are truly building sites. If any lot, parcel or other area within the area to be developed is not a building site by reason of insufficient size or dimensions, or by reason of easements or similar burdens, or for any other reason, then no portion of the total amount shall be levied against said unbuildable lot, parcel or other area.

C. The District shall provide the following information to the City Engineer at least twenty (20) days prior to the meeting of the Board of Trustees of the District held to propose the levy of special assessments:

1. A detailed schedule of the proposed special assessment and/or the amount of general obligation costs of any improvement or acquisition.
2. A plat of the area to be assessed.
3. A full and detailed statement of the entire cost of each type of improvement, which statement or statements shall separately show:
   i. The amount paid to the contractor.
   ii. A special itemization of all other costs of the project, including, but not limited to, all engineering fees, attorneys' fees, testing expenses, publication costs, financing costs, including, but not limited to, interest on all warrants to date of levy of special assessments, estimated fiscal agent's warrant fees, bond fees and other items shown as "soft costs".
   iii. A special itemization of all costs of the District not itemized in (i) and (ii) above.

D. The District agrees that it will not unreasonably delay acceptance of an improvement and that District shall levy special assessments within six (6) months after acceptance of the improvement. In addition to the above notice requirement, the District shall also, twenty (20) days prior to the Board of Equalization hearing of the District, give notice in writing to the City that the Board of Equalization will be convened on that date for the consideration of the levying of special assessments and equalization and apportionment of debt.
SECTION VI

A. The District agrees to annually levy a total combined ad valorem property tax of at least 88 cents per $100 taxable valuation until all construction fund debt is converted to bonds, and in no event shall the District’s total levy, excluding ASIP described below, be less than the total City of Omaha levy.

B. As the total levy (Bond and General) necessary to support the other debt and obligations of the SID for all projects (including deferred Community Park Fees) decreases below 88 cents per $100 of taxable valuation, the District shall collect the difference (not to exceed 5 cents per $100 of taxable valuation) between the new rate and the original 88 cents. All such tax proceeds shall be paid to the City upon collection and credited to the Arterial Street Improvement Program (ASIP) fund.

C. After written notice from the City to the District of the City’s intention to annex all of the territory of the District, the District shall not, until the earlier of (i) final annexation, or (ii) nine (9) months from the District’s receipt of written notice of intent of annexation, enter into any contract that is in excess of $20,000 of budgeted expenditures or that exceeds one year in duration, unless and until such contract is first approved by the City Engineer or their designee. Any such contract that is not first approved by the City Engineer or their designee shall be voidable by the City after the annexation becomes effective. Notwithstanding anything to the contrary herein, nothing in this paragraph shall be deemed to restrict the District from complying with statutory budgeting requirements or from approving contracts that are in the reasonable judgment of the Board of Trustees necessary to address an emergency situation within the District or to comply with their statutory obligations as Trustees.

SECTION VII

In the performance of this Agreement, the District shall not discriminate against any parties on account of race, color, creed, political or religious affiliation, sex, marital status, sexual orientation, gender identity, national origin, age, or disability in violation of federal or state laws or local ordinances.

SECTION VIII

A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the District to connect its sewer system to the sewer system of the City for a period not to exceed ten (10) years, in such manner and at such place or places designated on plans submitted by the District and approved by the City.

B. Upon the completion of any sanitary outfall sewer, if any, built by the District, the City shall be granted and they shall accept control and operation of the facility.
The District shall convey by proper legal instrument all its rights, easements, title, and interest in such Sanitary Outfall Sewer to the City. The form of acquisition shall be upon approved City forms.

C. Without prior written approval by the City, the District shall not permit any sewer lines outside the presently described boundaries to be connected to: The sewer or sewer lines of the District, any sewer from the District's boundaries to the sewers of the City, any outfall sewer of the City, or any sewage treatment plant of the City. The City shall have exclusive control over connections to its sewers whether inside or outside the District's boundaries. The District shall not collect charges for such connections.

D. At all times, all sewage from and through said District into the City sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and sewage within the City as now existing and as from time to time may be amended.

E. Before any connection from any premises to the sewer system of the District may be made, a permit shall be obtained for said premises and its connection from the proper department of the City, which permit shall be obtainable on the same terms, conditions, and requirements of the City and for the same permit fee of the City applicable from time to time to permit property outside the City to connect to the sewer system of the City; it being expressly understood that the City reserves the right to collect all connection charges and fees as required by City ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.

F. Notwithstanding any other provisions of this Agreement, City retains the right to disconnect the sewer of any industry, or other sewer user within the area to be developed, which is discharging into the sewer system in violation of any applicable ordinance, statute, rule or regulation.

G. The District warrants that it has not employed or retained any company or person, other than a bona fide employee working for the District, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working for the District, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the City shall have the right to annul this Agreement without liability. The District shall require the same warranty from each contractor with whom it contracts in any way pertaining to its sewage system. The prohibition provided for herein shall not apply to the retention of an attorney or other agent for the purpose of negotiating the provisions of this Agreement where the existence of such agency has been disclosed to the City.
H. Subletting, assignment or transfer of all or part of any interest of the District hereunder is prohibited without prior written approval of the City of Omaha.

I. The District expressly agrees that it is and shall be:

1. Bound by and to any provisions of any ordinances, rules and regulations hereafter made and adopted by the City of Omaha applicable to sanitary and improvement districts whose sewers connect directly or indirectly with or into sewers or sewage systems of the City of Omaha; and,

2. Bound by any terms and provisions which by ordinance, resolution or rule of the City of Omaha shall hereafter adopt or provide as being applicable to or required in contracts with sanitary and improvement districts or in order to permit or continue the discharge of any sewage from a sanitary and improvement district to flow into or through any part of the sewer or sewage system of the City of Omaha.

J. The District agrees to collect an "equivalent front footage charge" where the property with which sewer connection is sought to be made is not within the bounds of a regular sanitary sewer district or private sewer district or where such property has not been assessed or has not paid for the construction of the sewer to which connection is sought to be made, then in such case the Chief Plumbing Inspector of the Permits and Inspections Division shall not issue a permit for such sewer connection until the property owner shall have paid to the improvement district an equivalent front footage charge for the number of front feet of the entire property with which such connection is sought to be made. The equivalent front footage charge shall be the current charge in conformance with the requirements of the Omaha Municipal Code. The front footage charge collected shall be used to defray the general obligation of the sanitary and improvement district.

SECTION IX

A. The owner of each lot shall make payment to the City of Omaha for the construction of interceptor sewers. This fee is computed as follows for the lots shown on the plats (Exhibit "A"). Payment shall be made to the City Permits and Inspections Division prior to receiving a building permit to construct improvements on any lot. Payment shall be based on the then-current fee on the date of the building permit application, as adopted by the Omaha City Council. For example, for 2018, the fee would be as follows:

Lot 1, Commercial, 11.248 @ $7,048.00 $79,275.90

TOTAL: $79,275.90
B. In the event the Subdivider shall plat additional lots which will be in the District which it wishes to connect to the Omaha sewer system, this Agreement shall be amended by the parties to provide payment of the current fee for the additional lots before any sewer permits are issued by the City.

C. The District and the City agree that payment made under Section IX-A of this Agreement shall constitute a Special Sewer Connection Fee for the area described in Section IX-A and shall be collected by the City as a Special Sewer Connection Fee or shall be levied as a Special Assessment against the real estate described in Section IX-A as follows:

1. The real estate shall be charged the special sewer fee amount as set forth in Section IX-A for each lot or parcel.

2. The Special Sewer Connection fee shall be collected by the City from the owner of each lot or parcel of real estate or levied as a Special Assessment in the amount as shown in Section IX-A prior to the time any such lot or parcel is built upon and before the building sewer is connected to the sanitary system of the District.

3. In the event of annexation by the City, the Special Sewer Connection Fee shall continue to remain as a special assessment or charge against each lot which has not previously paid said Special Sewer Connection Fee. The Special Sewer Connection Fee shall be collected and retained by the City from each such lot owner before the building sewer is connected to the sanitary system.

B. The City may collect, within the area to be developed, the City's sewer connection and permit fees, as provided by existing City ordinances and its sewer use and connection fees as now or hereafter existing. Such fees shall be in addition to the payments provided for in Section IX-A herein.

C. No sewer permit will be issued by the City for any construction on any lot in the area described in Section IX-A until payment to the City of the Special Sewer Connection Fee or levy of the Special Assessment for that particular lot as called for in Section IX-A.

D. The owner of each lot shall make payment to the City of Omaha for Watershed Management Fees. This fee is computed as follows for the lots shown on the plat (Exhibit "A"). Payment shall be made to the City Permits and Inspections Division prior to receiving a building permit to construct improvements on any lot. Payment shall be based on the then-current fee on the date of the building permit application, as adopted by the Omaha City Council. For example, for FY2018, the fee would be as follows:

Lot 1, Commercial,
E. In the event the Subdivider shall plat additional lots which will be in the District, this Agreement shall be amended by the parties to provide payment of the current fee for the additional lots before any building permits are issued by the City.

F. The District and the City agree that payment made under Section IX-F of this Agreement shall constitute a Watershed Management Fee for the area described in Section IX-F and shall be collected by the City as a Watershed Management Fee or shall be levied as a Special Assessment against the real estate described in Section IX-F as follows:

1. The real estate shall be charged the Watershed Management Fee amount as set forth in Section IX-F for each lot or parcel.

2. The Watershed Management Fee shall be collected by the City from the owner of each lot or parcel of real estate or levied as a Special Assessment in the amount as shown in Section IX-F prior to the time any such lot or parcel is built upon.

3. In the event of annexation by the City, the Watershed Management Fee shall continue to remain as a special assessment or charge against each lot which has not previously paid said Watershed Management Fee. The Watershed Management Fee shall be collected and retained by the City from each such lot owner before the building permit is issued.

SECTION X

A. Installation of entrance signs or related fixtures and any median landscaping and related fixtures shall be paid for by the Subdivider. Plans for such proposed improvements that are to be located in public right-of-way and a proposed maintenance agreement for the improvements must be submitted to the City for review and approval prior to the installation of improvements.

B. Outlot "A" is an open space lot to be used as green space. Outlot "A' shall be owned and maintained by the District. Outlot "B" shall be used for the construction of a private road, built to public road standards. Outlot "B' shall be owned and maintained by the Subdivider until such time as the Outlot is dedicated as right-of-way and shall be owned and maintained by the District.

C. No separate administrative entity nor joint venture, among the parties, is deemed created by virtue of the Subdivision Agreement.
D. The administration of this Subdivision Agreement shall be through the offices of the undersigned officers for their respective entities.

E. This Subdivision Agreement shall be binding upon the parties, their respective successors and assigns and runs with the land shown on Exhibit "A".
IN WITNESS WHEREOF, we the executing parties, by our respective duly authorized agents, hereby enter into this Agreement, effective on the day and year first above written.

ATTEST:

CITY OF OMAHA

_________________________  _________________________
CITY CLERK                  Date                        MAYOR                  Date

ATTEST:
SANITARY AND IMPROVEMENT
DISTRICT NO. ___ OF DOUGLAS
CO., NEBRASKA

_________________________  _________________________
CLERK                     Date                        CHAIRMAN                Date

ATTEST:

_________________________

FOUNTAIN II, LLC

_________________________  _________________________
Subdivider                Date                        APPROVED AS TO FORM
                                          CITY ATTORNEY    Date
On this ___th day of __________, 2018, before me, a Notary Public in and for said County and State, personally appeared __________, Managing Member of FOUNTAIN II, LLC, who executed the above and acknowledged the execution thereof to be her voluntary act and deed.

________________________
NOTARY PUBLIC
My Commission expires ____________________
SUBDIVISION AGREEMENT EXHIBIT

EXHIBIT A  FINAL PLAT
EXHIBIT B  PAVING & STORM SEWER
EXHIBIT C  SANITARY SEWER
EXHIBIT D-1 SOURCE & USE OF FUNDS PHASE 1
EXHIBIT D-2 SOURCE & USE OF FUNDS PHASE 2
EXHIBIT D-3 SOURCE & USE OF FUNDS TOTAL DEVELOPMENT
EXHIBIT E  GRADING & EROSION CONTROL PLAN
EXHIBIT F  POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
EXHIBIT G  POST-CONSTRUCTION STORMWATER MAINTENANCE AGREEMENT
EXHIBIT H  TREE MITIGATION
**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

**PROJECT:** Fountain Ridge West  
**ZONE:** PHASE 1 COMM  
**DEVELOPER:** R & R  
**AREA (ACRES) PHASE 1:** 11.248  
**PHASE 2:** 7.679  
**JURISDICTION:** Omaha  
**DATE:** 12/10/18  
**ESTIMATED BY:** Zetterman  
**PROJECT NO.:** P2016.574.001

---

**Exhibit D-1 - Fountain Ridge West - Commercial Phase 1**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONSTRUCT.</th>
<th>TOTAL</th>
<th>PRIVATE BY OTHERS</th>
<th>SPECIAL ASSESS.</th>
<th>G.O. REIMBURS.</th>
<th>G.O. NON-REMB</th>
</tr>
</thead>
<tbody>
<tr>
<td>SANITARY SEWER</td>
<td>$300,460</td>
<td>$420,644</td>
<td>$121,960</td>
<td>$192,374</td>
<td>$106,310</td>
<td></td>
</tr>
<tr>
<td>PAVING (HWS CLEVELAND BLVD- SHARED)</td>
<td>$921,800</td>
<td>$1,290,520</td>
<td>$85,936</td>
<td>$942,070</td>
<td>$262,514</td>
<td></td>
</tr>
<tr>
<td>PAVING (193RD STREET INTERIOR - OUTLOT 'B' - SHARED)</td>
<td>$156,560</td>
<td>$191,003</td>
<td>$95,502</td>
<td>$95,502</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PAVING (195TH STREET - SHARED)</td>
<td>$137,090</td>
<td>$167,250</td>
<td>$24,903</td>
<td>$83,625</td>
<td>$58,722</td>
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<td>PAVING (192ND STREET - PHASE 1 COSTS)</td>
<td>$3,277,563</td>
<td>$3,984,175</td>
<td>$2,795,387</td>
<td>$1,168,778</td>
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<tr>
<td>WATER (SHARED)</td>
<td>$116,560</td>
<td>$184,642</td>
<td>$85,759</td>
<td>$98,883</td>
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<tr>
<td>WATER (EXTERIOR)</td>
<td></td>
<td></td>
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<tr>
<td>UNDERGROUND ELECTRICAL (PHASE 1)</td>
<td>$30,960</td>
<td>$40,870</td>
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<td></td>
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<tr>
<td>STORM SEWER</td>
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<td>$506,576</td>
<td></td>
<td>$184,860</td>
<td>$321,716</td>
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<tr>
<td>PARK FEES (PHASE 1)</td>
<td>$3,459</td>
<td>$4,151</td>
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<td></td>
<td>$4,151</td>
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<tr>
<td>ADMINISTRATIVE FEE (1%)</td>
<td>$18,778</td>
<td>$22,533</td>
<td></td>
<td>$11,266.50</td>
<td>$11,267</td>
<td></td>
</tr>
</tbody>
</table>

**TOTALS**  
$5,325,070 | $6,792,363 | $2,890,898 | $370,694 | $1,597,313 | $1,933,458

**SPECIALS COMMERCIAL PER SF**  
$3.93  
$4.94

**VALUE:**  
PHASE 1 COMMERCIAL: $94,400 SF  
PHASE 2 COMMERCIAL: $64,000 SF  
**TOTAL:** $39,600,000

**G.O. DEBT RATIO (90% VALUATION):**  
- PHASE 1: $754,680 / $21,240,000 = 3.60% (WITHOUT 192ND STREET AND REIMBURSABLE G.O.)  
- PHASE 2: $2,361,993 / $21,240,000 = 11.12% (WITHOUT 192ND, WITH REIMBURSABLE G.O.)  
- PHASE 1 & 2: $1,933,468 / $21,240,000 = 9.10% (WITH 192ND STREET)  
- PHASE 1 & 2: $3,530,771 / $21,240,000 = 16.62% (WITH 192ND ST, WITH REIMBURSABLE G.O.)

**NOTES:**  
1. INTERIOR STREET IN OUTLOT 'B' IS PAID PRIVATELY  
2. COST SPLITS WITH FUTURE DEVELOPMENT ARE ESTIMATED AND MAY CHANGE OVER TIME  
3. REVISION LOG:  
12/10/2018 Updated costs per updated numbers and percentages agreed to with Olsson Associates.
<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONSTRCT.</th>
<th>TOTAL</th>
<th>PRIVATE BY OTHERS</th>
<th>SPECIAL ASSESS.</th>
<th>G.O. REIMBURS.</th>
<th>G.O. NON-REIMB</th>
</tr>
</thead>
<tbody>
<tr>
<td>SANITARY SEWER (CONSTRUCTED WITH PHASE 1)</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>PAVING (HWAd CLEVELAND BLVD CONSTRUCTED WITH PHASE 1)</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
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<tr>
<td>PAVING (193RD STREET INTERIOR CONSTRUCTED WITH PHASE 1)</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>PAVING (195TH STREET - CONSTRUCTED WITH PHASE 1)</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
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<tr>
<td>PAVING (192ND STREET - PHASE 2 FUTURE COST)</td>
<td>$3,122,437</td>
<td>$3,801,389</td>
<td>$2,680,606</td>
<td>$</td>
<td>$</td>
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<tr>
<td>WATER (SHARED - CONSTRUCTED WITH PHASE 1)</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>WATER (EXTERIOR)</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>UNDERGROUND ELECTRICAL (PHASE 2)</td>
<td>$17,286</td>
<td>$22,820</td>
<td>$22,820</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>STORM SEWER (CONSTRUCTED WITH PHASE 1)</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
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<tr>
<td>PARK FEES (PHASE 2)</td>
<td>$1,932</td>
<td>$2,318</td>
<td>$2,318</td>
<td>$</td>
<td>$</td>
<td>$</td>
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<tr>
<td>ADMINISTRATIVE FEE (1%)</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>TOTALS</td>
<td>$3,141,657</td>
<td>$3,826,526</td>
<td>$2,680,606</td>
<td>$22,820</td>
<td>$</td>
<td>$1,123,101</td>
</tr>
</tbody>
</table>

SPECIALS COMMERCIAL PER SF: $0.36
SPECIALS + PRIVATE COST COMMERCIAL PER SF: $42.24

90% Valuation

VALUATION: PHASE 1 COMMERCIAL 94,400 SF
$250.00 = $23,600,000
$16,000,000

PHASE 2 COMMERCIAL 04,000 SF
$250.00 = $14,000,000
$14,400,000

TOTAL $39,600,000
$35,640,000

PHASE 1:
G.O. DEBT RATIO (90% VALUATION) = $2,318 / $14,400,000 = 0.02% (WITHOUT 192ND STREET AND REIMBURSABLE G.O.)
G.O. DEBT RATIO (90% VALUATION) = $2,318 / $14,400,000 = 0.02% (WITHOUT 192ND STREET, WITH REIMBURSABLE G.O.)
G.O. DEBT RATIO (90% VALUATION) = $1,123,101 / $14,400,000 = 7.80% (WITH 192ND STREET)
G.O. DEBT RATIO (90% VALUATION) = $1,123,101 / $14,400,000 = 7.80% (WITH 192ND ST. WITH REIMBURSABLE G.O.)

NOTES:
1. HWS CLEVELAND BLVD COSTS REPRESENT ADDITIONAL IMPROVEMENTS OF HWS & 194TH STREET NORTH AROUND PHASE 2
2. THOUGH SHOWN IN G.O. NON-REIMBURSABLE COLUMN, 192ND STREET IS A FUTURE COST NOT TRIGGERED BY PHASE 2
3. COST SPLIT WITH FUTURE DEVELOPMENT ARE ESTIMATED AND MAY CHANGE OVER TIME
4. 192ND STREET IS SHOWN

REVISION LOG:
12/10/2018 Updated costs per updated numbers and percentages agreed to with Olson Associates
# SUMMARY OF ESTIMATED CONSTRUCTION COSTS

**PROJECT:** FOUNTAIN RIDGE WEST  
**DEVELOPER:** R & R  
**AREA (ACRES) PHASE 1:** 11.248  
**ZONE:** PHASE 1 COMM  
**AREA (ACRES) PHASE 2:** 7.679  
**ZONE:** PHASE 2 COMM  
**JURISDICTION:** OMAHA  
**DATE:** 12/10/18  
**ESTIMATED BY:** ZETTERMAN  
**PROJECT NO.:** P2016.574.001

## Exhibit D-3 - Fountain Ridge West - Commercial Total

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONSTRCT.</th>
<th>TOTAL</th>
<th>PRIVATE BY OTHERS</th>
<th>SPECIAL ASSESS.</th>
<th>G.O. REIMBURSE.</th>
<th>G.O. NON-REIMB.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SANITARY SEWER (CONSTRUCTED WITH PHASE 1)</td>
<td>$300,460</td>
<td>$420,644</td>
<td>$ -</td>
<td>$121,960</td>
<td>$192,374</td>
<td>$106,310</td>
</tr>
<tr>
<td>PAVING (HWS CLEVELAND BLVD &amp; 194TH - SHARED)</td>
<td>$921,800</td>
<td>$1,290,520</td>
<td>$ -</td>
<td>$85,936</td>
<td>$942,070</td>
<td>$262,514</td>
</tr>
<tr>
<td>PAVING (INTERIOR - OUTLOT 'B' WITH PHASE 1)</td>
<td>$156,560</td>
<td>$191,003</td>
<td>$95,502</td>
<td>$ -</td>
<td>$95,502</td>
<td>$ -</td>
</tr>
<tr>
<td>PAVING (195TH STREET - SHARED)</td>
<td>$137,090</td>
<td>$167,250</td>
<td>$ -</td>
<td>$24,903</td>
<td>$83,625</td>
<td>$58,722</td>
</tr>
<tr>
<td>PAVING (192ND STREET - PHASE 2 FUTURE COST)</td>
<td>$6,400,000</td>
<td>$7,765,583</td>
<td>$5,476,002</td>
<td>$ -</td>
<td>$ -</td>
<td>$2,289,561</td>
</tr>
<tr>
<td>WATER (SHARED - PHASE 1)</td>
<td>$116,560</td>
<td>$184,642</td>
<td>$ -</td>
<td>$95,759</td>
<td>$98,883</td>
<td>$ -</td>
</tr>
<tr>
<td>WATER (EXTERIOR)</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>UNDERGROUND ELECTRICAL (PHASE 2)</td>
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<td>$63,690</td>
<td>$ -</td>
<td>$63,690</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>STORM SEWER (WITH PHASE 1)</td>
<td>$361,840</td>
<td>$506,576</td>
<td>$ -</td>
<td>$ -</td>
<td>$184,860</td>
<td>$321,716</td>
</tr>
<tr>
<td>PARK FEES (PHASE 2)</td>
<td>$5,391</td>
<td>$6,469</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$6,469</td>
</tr>
<tr>
<td>ADMINISTRATIVE FEE (1%)</td>
<td>$18,778</td>
<td>$22,533</td>
<td>$ -</td>
<td>$11,267</td>
<td>$ -</td>
<td>$11,267</td>
</tr>
</tbody>
</table>

**TOTALS:**  $8,466,726  
$10,618,890  
$5,571,504  
$393,514  
$1,579,313  
$3,056,559

**SPECIALS COMMERCIAL PER SF:**  
$2.48  
**SPECIALS + PRIVATE COST COMMERCIAL PER SF:**  
$3.09

**VALUATION:**  
PHASE 1 COMMERCIAL  
94,400 SF  
$250.00  
= $23,500,000  
PHASE 2 COMMERCIAL  
64,000 SF  
$250.00  
= $16,000,000  
TOTAL  
$39,600,000  
$35,640,000

**PHASE 1:**  
G.O. DEBT RATIO (90% VALUATION) =  
$766,998 / $35,640,000 = 2.15% (WITHOUT 192ND STREET AND REIMBURSABLE G.O.)  
G.O. DEBT RATIO (90% VALUATION) =  
$2,364,311 / $35,640,000 = 6.63% (WITHOUT 192ND, WITH REIMBURSABLE G.O.)  
G.O. DEBT RATIO (90% VALUATION) =  
$3,066,559 / $35,640,000 = 8.58% (WITH 192ND STREET)  
G.O. DEBT RATIO (90% VALUATION) =  
$4,653,872 / $35,640,000 = 13.06% (WITH 192ND ST, WITH REIMBURSABLE G.O.)

**NOTES:**  
2. THOUGH SHOWN IN G.O. NON-REIMBURSABLE COLUMN, 192ND STREET IS A FUTURE COST NOT TRIGGERED BY PHASE 2  
3. INTERIOR STREET IN OUTLOT 'B' IS PAID PRIVATELY  
4. COST SLETS WITH FUTURE DEVELOPMENT ARE ESTIMATED AND MAY CHANGE OVER TIME

**REVISION LOG:**  
12/10/2018 Updated costs per updated numbers and percentages agreed to with Olson Associates
Exhibit G

Post-construction stormwater maintenance agreement

1. Construction site stormwater runoff controls
   This section should define the controls used to manage stormwater runoff during construction. It should also contain information defining when the controls are installed, when they are taken out and how/when they are converted to a permanent post-construction feature (if applicable)

2. Post-construction stormwater management features
   Define the features to be used as permanent post-construction stormwater management controls.

3. Timing of installation of post-construction stormwater management features
   Provide a schedule (either a timeline, or percentage of buildout) defining when the permanent post-construction stormwater features will be installed. They should not be installed at such a time to treat or control construction site runoff, or to become impaired by construction site runoff. Some features may not be built until developments are significantly built out.

4. Maintenance responsibilities of the District
   Define what the maintenance requirements of the post-construction stormwater management features are to provide the required treatment. Maintenance responsibilities of the District will be limited to activities that preserve the ability of the feature to retain, detain, convey or treat stormwater runoff, as designed. Maintenance responsibilities of the District will become that of the City upon annexation.

5. Maintenance responsibilities of the Association
   Define what maintenance activities will be the responsibility of the Association (or other private entity). These include routine mowing, landscaping, vegetation removal or control, private amenities and other features not specifically necessary to retain, detain, convey or treat stormwater runoff. Maintenance of adjacent sidewalks will also be the responsibility of the Association.

6. Transfer of Maintenance Responsibilities
   This maintenance Agreement shall be binding upon the parties, their respective successors and assigns and runs with the land shown on Exhibit "A".
EXHIBIT “G”
BMP Maintenance Requirements

OFFICE DEVELOPMENT AT AVENUE ONE
Douglas County
192nd St and HWS Cleveland Boulevard

I. Site Data:  Total Site Area 18.93 Ac.
      Disturbed Area 18.93 Ac.  Undisturbed Area 18.93 Ac.
      Impervious Area Before Construction 3 %
      Impervious Area After Construction 85 %

II. General BMP Information

<table>
<thead>
<tr>
<th>BMP ID Name</th>
<th>BMP Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCSMP Basin #1</td>
<td>N 41° 15' 38.5582&quot;, W 96° 13' 12.6945&quot;</td>
</tr>
</tbody>
</table>

III. BMP Site Location Map (attached)

IV. Routine Maintenance Tasks and Schedule for typical BMPs

<table>
<thead>
<tr>
<th>Bioretention Maintenance Tasks and Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Task</td>
</tr>
<tr>
<td>Remove trash and debris</td>
</tr>
<tr>
<td>Check and repair any eroded areas</td>
</tr>
<tr>
<td>Inspect for erosion and vegetative failure,</td>
</tr>
<tr>
<td>including overflow path areas and basin</td>
</tr>
<tr>
<td>backslope. Replace any damaged plant</td>
</tr>
<tr>
<td>materials and reseed as necessary.</td>
</tr>
<tr>
<td>Inspect for ponding, washed out areas, soil</td>
</tr>
<tr>
<td>conditions</td>
</tr>
<tr>
<td>Inspect for ponding, washed out areas and</td>
</tr>
<tr>
<td>soil condition</td>
</tr>
<tr>
<td>Perimeter mowing</td>
</tr>
<tr>
<td>Inspect collection system for proper</td>
</tr>
<tr>
<td>functioning</td>
</tr>
<tr>
<td>Pruning</td>
</tr>
<tr>
<td>Perform soil test and replace soil if needed</td>
</tr>
<tr>
<td>Repair broken pipes and flared end sections</td>
</tr>
<tr>
<td>Replace rip rap that is chocked with sediment</td>
</tr>
<tr>
<td>Remove sediment</td>
</tr>
</tbody>
</table>

V. The Property Owner shall perform maintenance and inspection in accordance with
the above table. A written report of all maintenance and inspections shall be
prepared annually and kept on file by the Owner for a period covering the last 3
years at all times. The first report shall be prepared within one year of As-Built
Certification. Upon request of the City, the Owner shall provide copies of the
annual maintenance inspection reports within three (3) business days.
INTRODUCTION

This property is located South of West Dodge Road and South of 192nd Street in Douglas County, NE. The proposed development is bound by agricultural land on the North-West and South-East. There is also a Little League baseball complex located directly to the South-East. The project also impacts the existing canopy on the site occupying 159,311 SF.

This depends on the amount of available soil and native species to the surrounding area ranging from small to large. Species include Elm, Mulberry, Oak, Maple, Ash, and others. Per Section 7.04 of the Douglas County "Conservation Design Guidelines" up to 25% of the existing tree canopy may be removed from the project. All planting trees must be installed at a 2:1 ratio with each tree's existing tree being measured at 300 SF of canopy.

The total area of combined tree canopy being removed is 159,311 SF.

MITIGATION CALCULATION TABLE

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Quantity</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>11</td>
<td>Dogwood Tataria</td>
<td>Hornbush</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>D</td>
<td>16</td>
<td>Acer Lationum</td>
<td>Hackberry</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>F</td>
<td>51</td>
<td>Ulmus (carpinifolia) 'Frontier'</td>
<td>Frontier Maple</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>H</td>
<td>11</td>
<td>Acer Lationum</td>
<td>Hackberry</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>I</td>
<td>44</td>
<td>Carpa carnea</td>
<td>Redbud</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
</tbody>
</table>

1. Coordination will continue with the City of Omaha on an acceptable location and plan for the remaining 20% trees.

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>SYM</th>
<th>QTY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>11</td>
<td>Dogwood Tataria</td>
<td>Hornbush</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>B</td>
<td>22</td>
<td>Quercus Ilionum</td>
<td>Northern Red Oak</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>C</td>
<td>22</td>
<td>Quercus Illionum</td>
<td>Red Oak</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>D</td>
<td>16</td>
<td>Acer Lationum</td>
<td>Hackberry</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>H</td>
<td>11</td>
<td>Acer Lationum</td>
<td>Hackberry</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>F</td>
<td>51</td>
<td>Ulmus (carpinifolia) 'Frontier'</td>
<td>Frontier Maple</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>G</td>
<td>49</td>
<td>Acer Lationum</td>
<td>Hackberry</td>
<td>2&quot;</td>
<td>B&amp;B</td>
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<tr>
<td>H</td>
<td>35</td>
<td>Acer Lationum</td>
<td>Hackberry</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>I</td>
<td>44</td>
<td>Carpa carnea</td>
<td>Redbud</td>
<td>2&quot;</td>
<td>B&amp;B</td>
</tr>
</tbody>
</table>

LANDSCAPE NOTES

1. Coords shall mark the location of an underground utility prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.

2. All tree materials shall be of good quality and shall meet required size specifications.

3. All trees to be planted immediately after planting and tree work is complete within six months from the date of planting.

4. All plant materials shall be protected in a live and healthy growing condition for at least the growing season following the project acceptance. Trees and shrub materials requiring other than project protection shall be protected by the Contractor using materials and methods approved by the Owner.

5.除非事先书面通知,否则不接受任何变更。项目保护措施应与计划描述内容一致。

6. All trees shall be protected from sun light between 10 feet minimum depth unless otherwise stated.

7. Private property allowed shall be landscaped with materials and labour required to plant growth from planting pit and trees prior to locating with planting tree. All planting materials shall be removed and disposed of prior to any work.

8. All trees are to be filled for a period of not less than one year from time of planting.

9. Contractor to coordinate work with other amenity contractors.
FOUNTAIN RIDGE WEST
LOT 1 & OUTLOTS "A" THRU "C" INCLUSIVE


**Rev 1/20/18**

**Designed By:**
Jeff Stoll

**REVISED PER AVENUE ONE**

THIS PLAT OF FOUNTAIN RIDGE WEST (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY SHERIFF.

**MAYOR**

**DATE**

**COUNTY TREASURER'S CERTIFICATE**

**ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.**

**ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).**

**ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.**

**DESCRIPTION**

THIS PLAT OF FOUNTAIN RIDGE WEST (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY OF OMHA CITY COUNCIL ACCEPTANCE

**OMAHA CITY COUNCIL ACCEPTANCE**

------------------------------

**SIGN HERE, SIGN HERE**

---

**S86°59'01"W   139.87'**

**CH=S35°20'31"E  139.43'**

**S02°59'43"E    212.37'**

**RADIUS CURVE**

**CH=N00°19'10"E  34.91'**

**S03°00'59"W    223.46'**

**N02°59'09"W    78.01'**

**98.83'**

**38°46'48"**

**4°20'27"**

**9.64'**

**12°41'00"**

---

**THIS PLAT OF FOUNTAIN RIDGE WEST (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY OF OMHA CITY COUNCIL ACCEPTANCE**

---

**WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.**

---

**NOTE:**

1. ALL MEASUREMENTS SHOWN ARE IN FEET AND ARE TO BE CONSIDERED AS CENTERLINE UNLESS OTHERWISE SHOWN.
2. ALL PERPENDICULAR DISTANCES ARE TO BE MEASURED AT THEIR CENTER.
3. ALL LOTS ARE TO BE LINED ON STRAIGHT STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL GRAPHS SHOWN ON CIVIC PLANNING BOARD ARE FOR THE LOCATION AND Orientation.
5. ALL DIMENSIONS THAT ARE NOT CENTERLINE ARE RECORDED TO THE CENTERLINE AND ARE NOT FOR THE LOCATION OF CENTERLINE.
LEGAL DESCRIPTION


SAID TRACT OF LAND CONTAINS 824,444 SQUARE FEET OR 18.927 ACRES, MORE OR LESS.

DEVELOPER / OWNER

FOUNTAIN II, LLC

129 JORDAN CREEK PARKWAY, SUITE 200
WEST DES MOINES, IA 50266

ZONING:

EXISTING

AG

PROPOSED:

MU, LOTS 1 & 2
DR, OUTLOTS "A" THRU "D"

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO N 192ND STREET FROM ANY LOTS ABUTTING SAID STREETS.

2. TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.

3. OUTLOTS "A" & "D" SHALL BE DESIGNATED AS A GREEN SPACE BUFFER

4. OUTLOT "B" SHALL BE DESIGNATED AS A BLANKET PUBLIC ACCESS EASEMENT

5. A STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOT "C".

REVISIONS

Date

Description

12/10/2018

REVISED PER AVERAGE ONE

12/10/18

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10805 I-680 Parkway, Suite 100 • Omaha, NE 68164
Phone: 402.885.4700 • Fax: 402.885.3599
www.eag.com

E & A CONSULTING GROUP, INC.
Engineering Answers

LEGAL DESCRIPTION


SAID TRACT OF LAND CONTAINS 824,444 SQUARE FEET OR 18.927 ACRES, MORE OR LESS.

DEVELOPER / OWNER

FOUNTAIN II, LLC

129 JORDAN CREEK PARKWAY, SUITE 200
WEST DES MOINES, IA 50266

ZONING:

EXISTING

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DEVELOPER / OWNER

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129 JORDAN CREEK PARKWAY, SUITE 200
WEST DES MOINES, IA 50266

ZONING:

EXISTING

AG

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DEVELOPER / OWNER

FOUNTAIN II, LLC

129 JORDAN CREEK PARKWAY, SUITE 200
WEST DES MOINES, IA 50266

ZONING:

EXISTING

AG

PROPOSED:

MU, LOTS 1 & 2
DR, OUTLOTS "A" THRU "D"

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5. A STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOT "C".
OFFICE DEVELOPMENT AT AVENUE ONE
LOTS 1 & 2 & OUTLOTS "A" THROUGH "D"
DOUGLAS COUNTY, NEBRASKA

PAVING EXHIBIT

**LEGEND**

- 9" P.C.C. SPECIALLY ASSESSED PAVEMENT
- 9" P.C.C. GENERAL OBLIGATION PAVEMENT
- CONTRIBUTION WILL BE MADE PER THE INTERLOCAL FUTURE BY OTHERS
- 9" P.C.C. PRIVATE ROAD BUILT TO PUBLIC STANDARDS
- 9" P.C.C. BY OTHERS
**DRY DETENTION BASIN INLET DETAIL**

*NOT TO SCALE*

**BASIN MAINTENANCE TASKS AND SCHEDULE**

<table>
<thead>
<tr>
<th>Task</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove Trash and Debris</td>
<td>Monthly</td>
</tr>
<tr>
<td>Check and Repair any Eroded Areas</td>
<td>Monthly</td>
</tr>
<tr>
<td>Perform Soil Test and Replace Soil if Needed</td>
<td>Annually</td>
</tr>
<tr>
<td>Pruning</td>
<td>Annually</td>
</tr>
<tr>
<td>Perform Collection System for Proper Functioning</td>
<td>Annually</td>
</tr>
<tr>
<td>Inspect outlet aprons for scour and degradation</td>
<td>Monthly</td>
</tr>
<tr>
<td>Perimeter Mowing</td>
<td>Monthly</td>
</tr>
<tr>
<td>Pruning</td>
<td>Annually</td>
</tr>
<tr>
<td>Core Drill Hole</td>
<td>As Needed</td>
</tr>
<tr>
<td>Remove Sediment</td>
<td>As Needed</td>
</tr>
<tr>
<td>Perform Soil Test and Replace Soil if Needed</td>
<td>As Needed</td>
</tr>
<tr>
<td>Repair Broken Pipes and Snapped End Sections</td>
<td>As Needed</td>
</tr>
<tr>
<td>Replace Ramps that is Blocked with Sediment</td>
<td>As Needed</td>
</tr>
<tr>
<td>Replace Sediment</td>
<td>As Needed</td>
</tr>
</tbody>
</table>

**DRY DETENTION BASIN GENERAL NOTES**

1. The Contractor shall not remove temporary sediment basins or inlet structures until a Grading Permit Modification has been approved by the City of Papillion and authorized by the Engineer.

2. The Contractor shall not convert the temporary sediment basins to permanent detention basins until the entire site has been built out and stabilized with vegetation.

3. The contractor shall work to minimize compaction by limiting construction traffic and equipment size within the limits of the basins.

4. Bottom of outlet water shall be limited with Gravel Grade 850 from United Seeds, Inc. Planting method for seeding shall be: 1st, 2nd, 3rd, and 4th. April - June, dormant seeding dates. December - March. Seed to be covered w/ sodding, North American Green S75, or approved equal, installed per manufacturer's recommendation.

5. All remaining disturbed area will be sodded to Super turf NO 210 (not grown) bare root spread to issue 4188 Briggs Mixture from United Seeds, Inc. Planting method and seeding rate shall be 10 lbs per 1,000 sq. ft. Seeding dates: December - March. Seed to be covered w/ sodding, North American Green S75, or approved equal, installed per manufacturer's recommendation.

6. Contractor to protect from overland silt and runoff during and after construction until fully stabilized (30% vegetative cover). (Subsidiary)

**Core Drill Hole**

- Diameter: 4”
- Depth: 1216.08 ft.
- Elev.: 1216.00 ft.
- Top of Hole: 1223.50 ft.
- Throat Elev.: 1222.50 ft.

**Outlet 42” RCP**

- Elev.: 1216.00 ft.
- Rim Elev.: 1223.50 ft.
- Throat Elev.: 1222.50 ft.

---

**EXTENDED DRY DETENTION BASIN NOTES**

<table>
<thead>
<tr>
<th>Task</th>
<th>Schedule</th>
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<tbody>
<tr>
<td>Remove Trash and Debris</td>
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<tr>
<td>Remove Sediment</td>
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</tr>
</tbody>
</table>

---

**Extended Dry Detention Basin**

- Area: 16.91 Ac.
- Dev 1: 1.12 Ac.
- Untreated: 15.79 Ac.
- UIC: 0.740 Ac.
- Outlot "A": 0.162 Ac.
- Outlot "B": 0.916 Ac.
- Bounded by:
  - 192nd Street
  - HWS Cleveland Boulevard

**BASIN BOTTOM**

- Elev. = 1216.00 ft.

**TOP OF BASIN**

- Elev. = 1224.00 ft.

---

**DRY DETENTION BASIN GENERAL NOTES**

1. The Contractor shall not remove temporary sediment basins or inlet structures until a Grading Permit Modification has been approved by the City of Papillion and authorized by the Engineer.

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### SUMMARY OF ESTIMATED CONSTRUCTION COSTS

**PROJECT:** FOUNTAIN RIDGE WEST  
**ZONE:** PHASE 1 COMM  
**8.648 ACRES**  
**94,400 SF**  

**DEVELOPER:**  
**R & R**  
**PHASE 2 COMM**  
**4.829 ACRES**  
**64,000 SF**  

**AREA (ACRES):**  
**PHASE 1**:  
**11.248**  
**PHASE 1 OUTLOTS**:  
**1.819**  
**OUTLOTS A - C**  
**PHASE 2**:  
**7.679**  
**PHASE 2 OUTLOTS**:  
**1.594**  
**OUTLOT D**

**JURISDICTION:** OMAHA  
**DATE:** 12/10/18  
**ESTIMATED BY:** ZETTERMAN  
**PROJECT NO.:** P2016.574.001

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONSTRCT.</th>
<th>TOTAL</th>
<th>PRIVATE BY OTHERS</th>
<th>SPECIALS ASSESS.</th>
<th>G.O. REIMBURS. AVENUE ONE</th>
<th>G.O. NON-REIMB</th>
</tr>
</thead>
<tbody>
<tr>
<td>SANITARY SEWER</td>
<td>$300,460</td>
<td>$420,644</td>
<td>$121,960</td>
<td>$192,374</td>
<td>$106,310</td>
<td></td>
</tr>
<tr>
<td>PAVING (HWS CLEVELAND BLVD- SHARED)</td>
<td>$921,800</td>
<td>$1,290,520</td>
<td>$85,936</td>
<td>$942,070</td>
<td>$262,514</td>
<td></td>
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<tr>
<td>PAVING (193RD STREET INTERIOR - OUTLOT 'B' - SHARED)</td>
<td>$156,560</td>
<td>$191,003</td>
<td>$95,502</td>
<td>$95,502</td>
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<tr>
<td>PAVING (195TH STREET - SHARED)</td>
<td>$137,090</td>
<td>$167,250</td>
<td>$24,903</td>
<td>$83,625</td>
<td>$58,722</td>
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<tr>
<td>PAVING (192ND STREET - PHASE 1 COSTS)</td>
<td>$3,277,563</td>
<td>$3,964,175</td>
<td>$85,759</td>
<td>$98,883</td>
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<tr>
<td>WATER (SHARED)</td>
<td>$116,560</td>
<td>$184,642</td>
<td>$85,759</td>
<td>$98,883</td>
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<tr>
<td>WATER (EXTERIOR)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>UNDERGROUND ELECTRICAL (PHASE 1)</td>
<td>$30,960</td>
<td>$40,870</td>
<td>$40,870</td>
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<tr>
<td>STORM SEWER</td>
<td>$361,840</td>
<td>$506,576</td>
<td>$184,860</td>
<td>$321,716</td>
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<td>PARK FEES (PHASE 1)</td>
<td>$3,459</td>
<td>$4,151</td>
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<td>$4,151</td>
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<tr>
<td>ADMINISTRATIVE FEE (1%)</td>
<td>$18,778</td>
<td>$22,533</td>
<td>$11,266.50</td>
<td>$11,267</td>
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</table>

**TOTALS** | $5,325,070 | $6,792,363 | $2,890,898 | $370,694 | $1,597,313 | $1,933,458 |

**SPECIALS COMMERCIAL PER SF** | $3.93 |
**SPECIALS + PRIVATE COST COMMERCIAL PER SF** | $4.94 |

**VALUATION:**  
**PHASE 1 COMMERCIAL 94,400 SF $250.00 =** $23,600,000 $21,240,000  
**PHASE 2 COMMERCIAL 64,000 SF $250.00 =** $16,000,000 $14,400,000  
**TOTAL $39,600,000 $35,640,000**

**PHASE 1:**  
**G.O. DEBT RATIO (90% VALUATION)** =  
| **$764,680** | / | **$21,240,000** = | **3.60%** (WITHOUT 192ND STREET AND REIMBURSABLE G.O.) |
| **$2,361,993** | / | **$21,240,000** = | **11.12%** (WITHOUT 192ND, WITH REIMBURSABLE G.O.) |
| **$1,933,458** | / | **$21,240,000** = | **9.10%** (WITH 192ND STREET) |
| **$3,530,771** | / | **$21,240,000** = | **16.62%** (WITH 192ND ST, WITH REIMBURSABLE G.O.) |

**NOTES:**  
2. INTERIOR STREET IN OUTLOT 'B' IS PAID PRIVATELY  
3. COST SPLIT WITH FUTURE DEVELOPMENT ARE ESTIMATED AND MAY CHANGE OVER TIME

**REVISION LOG:**  
12/10/2018 Updated costs per updated numbers and percentages agreed to with Olsson Associates
### SUMMARY OF ESTIMATED CONSTRUCTION COSTS

**PROJECT:** FOUNTAIN RIDGE WEST  
**ZONING:** PHASE 1 COMM  
**AREA (ACRES) PHASE 1:** 11.248  
**PHASE 2:** 7.679  
**DEVELOPER:** R & R  
**OUTLOTS A - C:** 1.819 ACRES  
**OUTLOT D:** 1.594 ACRES  
**JURISDICTION:** OMAHA  
**DATE:** 12/10/18  
**ESTIMATED BY:** ZETTERMAN  
**PROJECT NO.:** P2016.574.001

<table>
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<th>SPECIAL ASSESS.</th>
<th>G.O. REIMBURS.</th>
<th>G.O. NON-REIMB</th>
</tr>
</thead>
<tbody>
<tr>
<td>SANITARY SEWER (CONSTRUCTED WITH PHASE 1)</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
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<tr>
<td>PAVING (HWS CLEVELAND BLVD CONSTRUCTED WITH PHASE 1)</td>
<td>$ 17,288</td>
<td>$ 22,820</td>
<td>$ 22,820</td>
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<tr>
<td>PAVING (193RD STREET INTERIOR CONSTRUCTED WITH PHASE 1)</td>
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<tr>
<td>PAVING (195TH STREET - CONSTRUCTED WITH PHASE 1)</td>
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<tr>
<td>PAVING (192ND STREET - PHASE 2 FUTURE COST)</td>
<td>$ 3,122,437</td>
<td>$ 3,801,389</td>
<td>$ 2,680,606</td>
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<td>$ 1,120,783</td>
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<tr>
<td>WATER (SHARED - CONSTRUCTED WITH PHASE 1)</td>
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<tr>
<td>WATER (EXTERIOR)</td>
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<td>UNDERGROUND ELECTRICAL (PHASE 2)</td>
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<td>STORM SEWER (CONSTRUCTED WITH PHASE 1)</td>
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<td>PARK FEES (PHASE 2)</td>
<td>$ 1,932</td>
<td>$ 2,318</td>
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<tr>
<td>ADMINISTRATIVE FEE (1%)</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTALS**  
$ 3,141,657 | $ 3,826,526 | $ 2,680,606 | $ 22,820 | $ - | $ 1,123,101 |

**SPECIALS COMMERCIAL PER SF**  
$ 0.36  

**SPECIALS + PRIVATE COST COMMERCIAL PER SF**  
$ 42.24

**VALUATION**  
**PHASE 1 COMMERCIAL**  
94,400 SF  
$ 250.00  
$ 23,600,000  
$ 21,240,000  
**PHASE 2 COMMERCIAL**  
64,000 SF  
$ 250.00  
$ 16,000,000  
$ 14,400,000  
**TOTAL**  
$ 39,600,000  
$ 35,640,000

**G.O. DEBT RATIO (90% VALUATION)**  
$ 2,318 / $ 14,400,000 = 0.02% (WITHOUT 192ND STREET AND REIMBURSABLE G.O.)  
$ 1,123,101 / $ 14,400,000 = 7.80% (WITH 192ND ST, WITH REIMBURSABLE G.O.)

**NOTES:**  
1. HWS CLEVELAND BLVD COSTS REPRESENT ADDITIONAL IMPROVEMENTS OF HWS & 194TH STREET NORTH AROUND PHASE 2  
2. THROUGH SHOWN IN G.O. NON-REIMBURSABLE COLUMN, 192ND STREET IS A FUTURE COST NOT TRIGGERED BY PHASE 2  
3. COST SPLIT WITH FUTURE DEVELOPMENT ARE ESTIMATED AND MAY CHANGE OVER TIME  
4. 192ND STREET IS SHOWN

**REVISION LOG:**  
12/10/2018 Updated costs per updated numbers and percentages agreed to with Olsson Associates
## SUMMARY OF ESTIMATED CONSTRUCTION COSTS

**PROJECT:** FOUNTAIN RIDGE WEST  
**ZONING:** PHASE 1 COMM  
**AREA (ACRES) PHASE 1:** 8.648  
**OUTLOTS A - C:** 1.819  
**DEVELOPER:** R & R  
**PHASE 2 COMM:** 4.829  
**PHASE 2 OUTLOTS:** 1.594  
**JURISDICTION:** OMAHA  
**DATE:** 12/10/18  
**ESTIMATED BY:** ZETTERMAN  
**PROJECT NO.:** P2016.574.001

### Exhibit D-3 - Fountain Ridge West - Commercial Total

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CONSTRCT.</th>
<th>TOTAL</th>
<th>PRIVATE</th>
<th>SPECIAL</th>
<th>G.O. REIMBRS.</th>
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<td>$156,560</td>
<td>$191,003</td>
<td>95,502</td>
<td>-</td>
<td>$95,502</td>
<td></td>
</tr>
<tr>
<td>PAVING (195TH STREET - SHARED)</td>
<td>$137,909</td>
<td>$167,250</td>
<td>-</td>
<td>$24,903</td>
<td>$83,625</td>
<td></td>
</tr>
<tr>
<td>PAVING (192ND STREET - PHASE 2 FUTURE COST)</td>
<td>$6,400,000</td>
<td>$7,765,563</td>
<td>5,476,002</td>
<td>-</td>
<td>$2,289,561</td>
<td></td>
</tr>
<tr>
<td>WATER (SHARED - PHASE I)</td>
<td>$116,560</td>
<td>$184,642</td>
<td>$85,759</td>
<td>$98,883</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>WATER (EXTERIOR)</td>
<td>$191,003</td>
<td>$250,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>UNDERGROUND ELECTRICAL (PHASE 2)</td>
<td>$48,248</td>
<td>$63,690</td>
<td>-</td>
<td>$63,690</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>STORM SEWER (WITH PHASE I)</td>
<td>$361,840</td>
<td>$506,576</td>
<td>-</td>
<td>-</td>
<td>$184,860</td>
<td></td>
</tr>
<tr>
<td>PARK FEES (PHASE 2)</td>
<td>$5,391</td>
<td>$6,469</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>ADMINISTRATIVE FEE (1%)</td>
<td>$18,778</td>
<td>$22,533</td>
<td>-</td>
<td>$11,267</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>$8,466,726</td>
<td>$10,618,890</td>
<td>$5,571,504</td>
<td>$393,514</td>
<td>$3,056,559</td>
<td></td>
</tr>
</tbody>
</table>

**SPECIALS COMMERCIAL PER SF**  
$2.48  
**SPECIALS + PRIVATE COST COMMERCIAL PER SF**  
$3.09

**VALUATION:**  
**PHASE 1 COMMERCIAL**  
94,400 SF  
$250.00  
= $23,600,000  
$21,240,000

**PHASE 2 COMMERCIAL**  
64,000 SF  
$250.00  
= $16,000,000  
$14,400,000

**TOTAL**  
$39,600,000  
$35,640,000

**G.O. DEBT RATIO (90% VALUATION) =**  
$766,998 / $35,640,000 = 2.15%  
(WITHOUT 192ND STREET AND REIMBURSABLE G.O.)

**G.O. DEBT RATIO (90% VALUATION) =**  
$2,364,311 / $35,640,000 = 6.63%  
(WITHOUT 192ND, WITH REIMBURSABLE G.O.)

**G.O. DEBT RATIO (90% VALUATION) =**  
$3,056,559 / $35,640,000 = 8.58%  
(WITH 192ND STREET)

**G.O. DEBT RATIO (90% VALUATION) =**  
$4,653,872 / $35,640,000 = 13.06%  
(WITH 192ND ST, WITH REIMBURSABLE G.O.)

**NOTES:**  
1. THOUGH SHOWN IN G.O. NON-REIMBURSABLE COLUMN, 192ND STREET IS A FUTURE COST NOT TRIGGERED BY PHASE 2
2. INTERIOR STREET IN OUTLOT 'B' IS PAID PRIVATELY
3. COST SPLITS WITH FUTURE DEVELOPMENT ARE ESTIMATED AND MAY CHANGE OVER TIME

**REVISION LOG:**  
12/10/2018 Updated costs per updated numbers and percentages agreed to with Olsson Associates