



May 28, 2020

Project Name: Ziggi's Coffee-Evans

Please find this letter to serve as **Exhibit B** in the Site Development Agreement for the above referenced project.

The proposed development is the construction of Type V-B, wood framed commercial drive-thru coffee kiosk called Ziggi's Coffee. It is a 624 square foot, single story building serving only as a drive-thru and walk-up coffee shop. There is no dining room or indoor areas meant for customers to consume their beverages.

Along with the construction of the building will be the development of the site, which as it currently sits is a completely undeveloped parcel of land placed between a Walgreens pharmacy and some residential neighborhoods. The proposed site development will consist of the modification of existing curbs to tie into existing transportation infrastructure and the creation of new drive-thru lanes, parking areas, sidewalks, landscaping and a patio for walk-up orders. Access to the developed site will utilize the existing shared access road serving the Walgreens off of 37th Street as well as the access road from 35th Avenue. No additional access ways off of 35th Avenue or 37th Street will be constructed.

An itemized record of site improvements with cost estimates can be found in a table on the sheet that follows.

Please let me know if there are any questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Nick Brewka'. The signature is fluid and cursive, with a large initial 'N'.

Nick Brewka
MAH Architectural Group

EXHIBIT B

LINE ITEM	IMPROVEMENT	COST ESTIMATE
1	CURB AND GUTTER (\$14.80 PER LF; ASPHALT \$32.45 PER SY)	\$1,888.00
2	LANDSCAPING	\$27,345.00
3	IRRIGATION	\$7,655.00
4	SEWER SERVICE TIE-IN	\$8,500
5	WATER SERVICE TIE-IN	\$1,000.00
6	RIGHT-OF-WAY	N/A
TOTAL		\$46,388.00