

Exhibit B - JP Brooks Builders Development

Acres:	<u>2</u>	
WAC/SAC Units:	<u>6</u>	Number of SAC units to be determined by
Park Dedication Units	<u>6</u>	
Lots:	<u>6</u>	

I. Platting and Related Costs/Fees Owed:		Cost Per Acre/Unit/Lot	Cash	Notes
A. WAC fee	\$	1,260.00	\$ 7,560.00	per unit
B. SAC fee (MCES)	\$	2,485.00	\$ 14,910.00	per unit
C. SAC fee (City)	\$	250.00	\$ 1,500.00	per unit
E. Park Dedication	\$	2,200.00	\$ 13,200.00	per unit
Total Fees:	\$	6,195.00	<u>\$ 37,170.00</u>	

Improvement Related Costs:	Cash	Notes
A. Administrative	<u>\$ 2,500.00</u>	

II.		Letter of Credit (LOC)	Cash Escrow	Notes
B. Engineering				
Stantec - Onsite Field Inspection			\$ 5,000.00	City Engineer - contract
Stantec - Plan Review			\$ 5,000.00	City Engineer - contract
Watershed Permit Fee			\$ -	Developers Cost - Direct to CCWD
C. Environmental				
D. Legal			\$ 3,000.00	City Attorney - contract
E. Planning			\$ 1,000.00	City Planner
F. Finance			\$ -	City not financing
G. Site cleanup escrow			\$ -	
H. Construction				
1 WCA/Mitigation - credits		N/A		
2 Site - grading	\$	4,000.00		\$2,000/acre
3 Landscaping	\$	10,000.00		
4 Erosion Control	\$	10,000.00		
5 Lighting		N/A		
6 Sidewalk Maintenance	\$	10,000.00		public improvement
7 Grading - Stormwater Pond	\$	50,000.00		
8 Site Restoration	\$	25,000.00		
9 Street Improvements - patching	\$	20,000.00		public improvement
10 Utility Improvements - storm sewer	\$	20,000.00		public improvement
11 Utility Improvements - water main	\$	20,000.00		public improvement
12 Sanitary Sewer	\$	20,000.00		public improvement
Improvement Subtotals:	\$	189,000.00	\$ 14,000.00	

	LOC/Escrow/Fees required:	LOC and Guaranty*	Cash	
A. Letter of Credit (LOC)	\$	207,900.00		110% of LOC Subtotal
B. Cash Escrow			\$ 15,400.00	110% of Cash Escrow Subtotal
C. Fees			\$ 37,170.00	
D. Administrative			\$ 2,500.00	
Total LOC, Guaranty and Cash required	\$	207,900.00	\$ 55,070.00	

*additional 2 yr maintenance bond will also be required for landscaping (begins after construction on public improvements completed)