

**Exhibit B - Landco Investments of Spring Lake Park, LLC - 525 Osborne Road**

Acres:	<b>3</b>	*Number of SAC units to be determined b
WAC/SAC Units:	<b>16</b>	
Park Dedication Units:	<b>16</b>	
Lots:	<b>1</b>	

I. <b>Platting and Related Costs/Fees Owed:</b>		<b>Cost Per Acre/Unit/Lot</b>	<b>Cash</b>	<b>Notes</b>
A. WAC fee	\$	1,260.00	\$ 20,160.00	per unit
B. SAC fee (MCES)	\$	2,485.00	\$ 39,760.00	per unit
C. SAC fee (City)	\$	250.00	\$ 4,000.00	per unit
E. Park Dedication	\$	2,200.00	\$ 35,200.00	per unit
Total Fees:	\$	6,195.00	\$ <b>99,120.00</b>	

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

II.		<b>Letter of Credit (LOC)</b>	<b>Cash Escrow</b>	<b>Notes</b>
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		<b>N/A</b>		
2 Site - grading	\$	<b>6,000.00</b>		<b>\$2,000/acre</b>
3 Landscaping		\$25,000		
4 Erosion Control	\$	10,000.00		
5 Lighting	\$	25,000.00		
6 Sidewalk		N/A		<b>public improvement</b>
7 Stormwater Pond Installation		\$50,000		
8 Site Restoration		\$25,000		
9 Trail Improvements - patching/replacement		\$10,000		<b>public improvement</b>
10 Utility Improvements - storm sewer (off site)		\$75,000	To be determined	<b>public improvement</b>
11 Utility Improvements - storm sewer (on site)		\$25,000		<b>public improvement</b>
12 Utility Improvements - water main		\$10,000		<b>public improvement</b>
13 Utility Improvements - sanitary sewer		\$5,000		<b>public improvement</b>

Improvement Subtotals: **\$ 266,000.00 \$ 14,000.00**

III. <b>LOC/Escrow/Fees required:</b>		<b>LOC*</b>	<b>Cash</b>	
A. Letter of Credit (LOC )	\$	<b>292,600.00</b>		110% of LOC Subtotal
B. Cash Escrow			\$ <b>15,400.00</b>	110% of Cash Escrow Subtotal
C. Fees			\$ <b>99,120.00</b>	
D. Administrative			\$ <b>2,500.00</b>	
<b>Total LOC and Cash required</b>	<b>\$</b>	<b>292,600.00</b>	<b>\$ 117,020.00</b>	

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

