13830239 11/22/2021 3:16:00 PM \$40.00 Book - 11272 Pg - 5357-5380 RASHELLE HOBBS Recorder, Salt Lake County, UT KIRTON & MCCONKIE BY: eCASH, DEPUTY - EF 24 P.

RECORDING REQUESTED BY AND AFTER RECODING RETURN TO:

SLC Port Phase 1A, LLC Attn: John Birkinshaw 1201 E. Wilmington Ave., Ste. 115 Salt Lake City, UT 84106

Tax Parcel Nos.: 07-27-303-001-0000, 07-27-302-001-0000, 07-27-100-006-0000, 07-27-100-007-0000

Space Above for Recorder's use

IMPROVEMENTS AGREEMENT

THIS IMPROVEMENTS AGREEMENT (this "Agreement") is entered into as of the day of NORMORE, 2021 (the "Effective Date"), by and between SLC PORT PHASE 1A, LLC, a Utah limited liability company ("SLC PORT"), XR QUADRANT DEVELOPMENT, LLC, a Utah limited liability company ("XRQD"), and XR QUADRANT I, LLC, a Utah limited liability company ("XRQI" and together with XRQD, "XRQ"). SLC Port and XRQ may be referred to herein each individually as a "Party" and collectively as the "Parties."

RECITALS

- A. SLC Port is the fee simple owner of certain real property located in Salt Lake City, Salt Lake County, Utah, commonly known as tax parcel numbers 07-27-303-001-0000 and 07-27-302-001-0000, as legally described on <u>Exhibit A</u> attached hereto and incorporated herein by reference (the "SLC Port Property").
- B. XRQD owns certain real property located adjacent to the north of the SLC Port Property, commonly known as tax parcel number 07-27-100-006-0000, as legally described on <u>Exhibit B</u> attached hereto and incorporated herein by reference (the "XRQD Property").
- C. XRQI owns certain real property located adjacent to the north of the SLC Port Property, commonly known as tax parcel number 07-27-100-007-0000, as legally described on Exhibit C attached hereto and incorporated herein by reference (the "XRQI Property" and together with the XRQD Property, the "XRQ Property"; each of the SLC Port Property and the XRQ Property may be referred to herein as a "Property" and collectively as the "Properties").
 - D. The Parties intend to develop their respective Properties.
- E. In connection with development of the Properties, Salt Lake City (the "City") is requiring the construction of a certain road to be known as "1000 North" that will commence at 6550 West and then run west along the northern boundary of the SLC Port Property and the southern boundary of the XRQ Property (the "Road").
- F. The Parties desire to enter into this Agreement to govern the construction of and cost-sharing agreement related to the Road Improvements (as defined herein).

AGREEMENT

NOW, THEREFORE, in consideration of the promises and the covenants herein contained, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. <u>Recitals</u>. The recitals above are incorporated herein as though set forth in full.

2. <u>Improvements</u>.

- Construction of Road Improvements. Subject to reimbursement as provided for in this Agreement, SLC Port shall design, install, construct, or cause to be constructed: (a) the Road, including grading, paving, temporary turn-arounds, and all other aspects of road construction as such is required by the City and/or any other applicable governmental authorities or agencies (the governmental entity or entities having authority or jurisdiction to approve specific matters set forth in this Agreement shall hereinafter be referred to as the "Governmental Entity"), and as may be shown on any plans approved by the Governmental Entity; (b) fire hydrants, curbs, street signs, gutters, drainage swales, landscape, berms, and sidewalks along the Road, as required by the Governmental Entity; (c) all necessary underground horizontal improvements including, but not limited to, water lines, secondary water lines, sanitary sewer lines, storm drain lines, and all other utility lines required by the City (including, without limitation, telephone, gas, and power lines, and three-phase power); and (d) any other improvements, facilities, or infrastructure required by the Governmental Entity for the dedication and acceptance of the Road (collectively, the Road and improvements described in subsections (a)-(d) are referred to herein as the "Road Improvements"). The Road Improvements shall be constructed and installed in a good and workmanlike manner, and in accordance with the requirements, approvals, regulations, ordinances, specifications, standards, and other governing documents established by the Governmental Entity.
- 2.2 <u>Construction Coordination</u>. If SLC Port is constructing the Road Improvements at the same time that XRQ is constructing on the XRQ Property any improvements (collectively, the "XRQ Improvements"), including, without limitation, all water and irrigation pipes, lines and ditches, curbs, drainage swales, gutters, asphalt surfaces, signs, lighting, buildings, etc., SLC Port and XRQ will work together in good faith to coordinate such construction in an efficient and cost-effective manner and each Party will diligently complete all construction activities within a commercially reasonable time under the circumstances. Any delays in the construction of the Road Improvements caused by construction of the XRQ Improvements shall extend the date set forth in Section 2.3 for the period equal to the period of such delay.
- 2.3 <u>Completion</u>. Once SLC Port begins construction of the Road Improvements, it agrees to complete the Road Improvements as soon as reasonably practicable. If SLC Port fails to complete the Road Improvements on or before January 1, 2022 (subject to any applicable extension set forth in the last sentence of Section 2.2, and subject to Force Majeure (as defined below)) (as it may be so extended, the "Completion Date"), XRQ may (but is not obligated to), after the Completion Date upon not less than thirty (30) days' written notice to SLC Port, undertake to complete construction of the Road Improvements (the "Self-Help Right"). Effective as of the date, if ever, on which XRQ exercises the Self-Help Right, SLC Port hereby assigns by this Agreement all right, title and interest in and to any plans, specifications, drawings, surveys, engineering work, reports and studies, permits, contracts and other materials relating to the Road Improvements, to the extent assignable, to XRQ in order to enable XRQ to complete the Road Improvements. Should XRQ exercise the Self-Help Right, then within thirty (30) days following completion of the Road Improvements and dedication of the same to the applicable Dedication Entities, and the receipt by SLC Port of all the following for all Construction Costs (as defined

below) actually incurred by XRQ: (1) AIA Documents G-702 Contractors Application for Payment and G-703 Continuation Sheet, properly completed by the general contractor and certified by the architect or civil engineer; (2) reasonable evidence of costs incurred or paid by XRQ, together with such backup information as SLC Port may reasonably require; (3) confirmation by SLC Port of proper installation, and (4) executed lien waivers, SLC Port shall pay to XRQ the following:

- (a) fifty percent (50%) of such Construction Costs;
- (b) an additional five percent (5%) of the actual costs incurred by XRQ in constructing the Road Improvements pursuant to this Section in order to cover XRQ's administrative expenses in exercising the Self-Help Right; and
- (c) any costs incurred by XRQ that would not have been incurred <u>but for</u> SLC Port's failure to complete the Improvements properly and in a timely manner.

Any payment not made by SLC Port to XRQ within such thirty (30)-day period shall be deemed delinquent and shall accrue interest at the rate of eight percent (8%) per annum until paid in full, with interest.

- 2.4 <u>Dedication</u>. Following completion of the Road Improvements, the Parties shall cooperate to dedicate the Road as a public right-of-way to the applicable Governmental Entity and/or other public utility service providers (collectively, the "**Dedication Entities**"). The Parties agree to fully cooperate with each other in the dedication, development, design, installation and construction of the Road Improvements, which cooperation includes, but is not limited to, signing dedication documents (including dedication plats), easements and other instruments necessary for the Road Improvements to be fully functional, installed, dedicated and accepted by the Dedication Entities pursuant to the requirements of the applicable Dedication Entities.
- 2.5 <u>Cost Sharing.</u> The Parties agree that the costs of completing the Road Improvements are as set forth in <u>Exhibit D</u> attached hereto and incorporated herein by reference (the "Construction Costs"), subject to any change orders that may be necessary, which shall be reasonably agreed to by the Parties. Within thirty (30) days following completion of the Road Improvements and dedication of the same to the applicable Dedication Entities, and the receipt by XRQ of all the following for all Construction Costs actually incurred by SLC Port: (a) AIA Documents G-702 Contractors Application for Payment and G-703 Continuation Sheet, properly completed by the general contractor and certified by the architect or civil engineer; (b) reasonable evidence of costs incurred or paid by SLC Port, together with such backup information as XRQ may reasonably require; (c) confirmation by XRQ of proper installation, and (d) executed lien waivers, XRQ agrees to reimburse SLC Port fifty percent (50%) of such Construction Costs. Any payment not made by XRQ to SLC Port within such thirty (30)-day period shall be deemed delinquent and shall accrue interest at the rate of eight percent (8%) per annum until paid in full, with interest.
- 3. Grant of Temporary Easement and Improvements. Each Party hereby conveys to each other Party a temporary, non-exclusive easement (the "Temporary Easement") on, over, and across such Party's Property as reasonably necessary for the Parties to construct the Road Improvements. Upon the completion and dedication of the Road Improvements, the Temporary Easement shall automatically terminate and have no further force or effect whatsoever, and need not thereafter be shown on any commitment for, or policy of, title insurance.
- 4. <u>Access</u>. Each Party and its agents, servants, employees, consultants, contractors, subcontractors and invitees (collectively, "Agents") will have the right to enter upon each other Party's

Property only for the purposes permitted by this Agreement. Such Party's Agents will make such entry at their sole risk and hazard. Each Party shall indemnify, defend and hold harmless each other Party from and against any claims, liabilities, damages, losses, cost and expenses (including, without limitation, reasonable attorneys' fees and costs) arising from such indemnifying Party's entry.

- 5. <u>Restoration</u>. Each Party, at its sole cost and expense and without reimbursement by any other Party, will be responsible for any damage done to another Party's property or to the improvements being constructed by another Party by such responsible Party or its Agents. Such responsible Party will promptly repair any such damage and will restore the property or the improvements concerned to the same or better condition as they existed prior to such damage.
- 6. <u>Liens</u>. Each Party will keep each other Party's Property free from any liens arising out of any work performed, materials furnished, or obligations incurred by, through, for or under such performing Party, and will indemnify, hold harmless and agree to defend each other Party from any liens that may be placed on such other Party's Property pertaining to any work performed, materials furnished or obligations incurred by, through, for, or under such performing Party or any of such performing Party's Agents. Any such liens will be released of record or bonded over within thirty (30) days after the filing thereof.
- 7. <u>Insurance</u>. Each Party will maintain in force (a) a commercial general liability insurance policy or policies with limits of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate, (b) workers compensation/employer's liability insurance in the amounts required under applicable workers' compensation laws, and (c) automobile liability insurance for "any auto" for which such insuring Party may be legally responsible, with not less than a combined single limit coverage of at least \$1,000,000.00, and maintain such policy or policies in full force and effect during the entire term of this Agreement.
- 8. <u>Compliance with Laws</u>. Each Party will comply with all present or future laws, statutes, codes, acts, ordinances, rules, regulations, orders, judgments, decrees, injunctions, rules, regulations, permits, licenses, authorizations, directions and requirements of and agreements with all governments, departments, commissions, boards, courts, authorities, agencies, officials and officers, foreseen or unforeseen, ordinary or extraordinary, including, without limitation, any building, zoning, land use, and environmental law.

9. Reserved.

- 10. <u>Term.</u> The term of this Agreement (the "Term") will commence on the Effective Date and automatically terminate upon (a) dedication of the Road Improvements to the Dedication Entities and (b Party's payment to the Party entitled thereto of such paying Party's proportionate share of the Construction Costs and any other amounts due under this Agreement.
- 11. Effect of Unavoidable Delays. If any Party to this Agreement shall be delayed or hindered in or prevented from the performance required hereunder by reason of (i) strikes, lockouts or labor disputes, (ii) inability to obtain labor or materials or reasonable substitutes therefor, (iii) acts of God, (iv) natural disasters (including floods, earthquakes, fires, hurricanes, windstorms, tornadoes), (v) pandemic, epidemic, outbreak of infectious diseases or other public health crises, including quarantine, governmental restrictions, or other employee restrictions as a result thereof, (vi) any moratorium or other governmental or court-imposed restrictions, (vii) riots, criminal acts, insurrection or war, (viii) vandalism, (ix) defective materials or work by third-party contractors or jobsite accidents, or (x) other reason of like nature beyond the reasonable control of the Party delayed in such performance (collectively, "Force Majeure"), then (a) the period for performance shall be extended by the period of time equivalent to the

delay caused by such Force Majeure, or (b) performance shall be excused during the period of non-performance caused by such Force Majeure, as applicable. Notwithstanding the foregoing, any extension of time for such Force Majeure shall be conditioned upon the Party seeking an extension of time delivering written notice of such Force Majeure to the other Party within ten (10) days of the commencement of the delay caused by the Force Majeure and shall terminate upon cessation of such Force Majeure. This Section regarding Force Majeure shall not apply to any obligation to pay any sums due under this Agreement and the lack of the financial ability of a Party to perform its obligations hereunder shall not constitute Force Majeure.

12. <u>Notices</u>. Any notice required or desired to be given under this Agreement shall be considered given either: (a when delivered in person to the intended Party, or (b) upon delivery by reputable overnight carrier. All notices shall be given at the following addresses:

If to SLC Port:

SLC Port Phase 1A, LLC

Attn: John Birkinshaw

1201 E. Wilmington Ave., Ste. 115

Salt Lake City, UT 84106

With a copy to:

Wadsworth Development Group

Attn: R. Roman Groesbeck 166 E. 14000 S., Ste. 210 Draper, UT 84020

If to XRQ:

XR Quadrant Development, LLC

XR Quadrant I, LLC Attn: Rob Heywood 1245 E. Brickyard Rd. 70 Salt Lake City, UT 84106

Either Party may designate a different individual or address for notices, by giving written notice thereof in the manner described above.

- 13. <u>Interpretation</u>. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Utah. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include the other gender, the term "person" shall include an individual, partnership (general or limited), corporation, limited liability company, trust, or other entity or association or combination thereof. The section headings contained in this Agreement are for purposes of reference only and shall not limit, expand, or otherwise affect the construction of any provision of this Agreement. This Agreement shall bind and inure to the benefit of the Parties and their respective successors and assigns. Time is of the essence.
- 14. <u>No Waiver</u>. Acceptance by any Party of any performance less than required hereby shall not be deemed to be a waiver of the rights of such Party to enforce all of the terms and conditions hereof. Except as otherwise expressly provided herein, no waiver of any such right hereunder shall be binding unless reduced to writing and signed by the Party to be charged therewith.
- 15. <u>Invalidity of Provision</u>. If any provision of this Agreement as applied to any Party or to any circumstance shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way affect (to the maximum extent permitted by applicable law) any other provision of this Agreement, the application of any such provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this Agreement as a whole.

- 16. Attorneys' Fees. If any action is brought because of any breach of, or to enforce or interpret any of the provisions of, this Agreement, the Party prevailing in such action shall be entitled to recover from the other Party reasonable attorneys' fees and court costs incurred in connection with such action, the amount of which shall be fixed by the court and made a part of any judgment rendered.
- 17. <u>Counterparts</u>. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be deemed to be an original, and all of which shall together constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the Effective Date.

[Signatures to follow]

SLC PORT'S SIGNATURE AND ACKNOWLEDGMENT TO IMPROVEMENTS AGREEMENT

SLC PORT PHASE 1A, LLC,

a Utah limited liability company

By: NWQ GP, LLC,

a Utah limited liability company

Its: Manager

John Birkinshaw, President

STATE OF UTAH) ss COUNTY OF SALT LAKE)

This instrument was acknowledged before me on the 22nd day of November, 2021, by John Birkinshaw, President of NWQ GP, LLC, a Utah limited liability company, Manager of SLC PORT PHASE 1A, LLC, a Utah limited liability company.

YVONNE M SCHENK NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 10/29/2022 Commission # 702844 Notary Public

XRQD'S SIGNATURE AND ACKNOWLEDGMENT TO IMPROVEMENTS AGREEMENT

XR QUADRANT DEVELOPMENT, LLC,

a Utah limited liability company, by its two Managers:

QUADRANT MANAGEMENT, LLC,

a Utah limited liability company, by its two Managers:

THE RITCHIE GROUP, L.C., a Utah limited liability company

By				
	Paul W	Ritchie	Manager	

GARN DEVELOPMENT COMPANY, LLC, a Utah limited liability company

By_____Kevijn S. Garn, Manager

ALLIED SOLUTIONS GROUP, INC., a Utah corporation

By______ Joseph Hunt, President

XRQD'S SIGNATURE AND ACKNOWLEDGMENT TO IMPROVEMENTS AGREEMENT

XR QUADRANT DEVELOPMENT, LLC,

a Utah limited liability company, by its two Managers:

QUADRANT MANAGEMENT, LLC,

a Utah limited liability company, by its two Managers:

> THE RITCHIE GROUP, L.C., a Utah limited liability company

GARN DEVELOPMENT COMPANY, LLC,

a Utah limited liability company

Kevin S. Garn, Manager

ALLIED SOLUTIONS GROUP, INC.,

a Utah corporation

State of Utah)		
County of Salt Lake) ss.)		
	nager of The R	Litchie Group,	me this <u>/</u> day of <u>November</u> , 2021 L.C., one of the Managers of Quadrantelopment, LLC.
STEPHANIE ACTON Notary Public - State of Utah Comm. No. 718620 My Commission Expires on Jun 1, 2025		Step	Manu Acton Notary Public
My Commission Expires:	•	Residing at:	
4/1/2025		SLC,	Vtah
State of Utah County of Salt Lake)) ss.)		
The foregoing instrume by Kevin S. Garn, the Manager Management, LLC, one of the Management	of Garn Develo	opment Compa	me this <u>4</u> day of <u>NOVEMBEY</u> , 2021, ny, LLC, one of the Managers of Quadrant elopment, LLC.
GABRIELLE F Notary Public, Stat Commission # 7 My Commission October 26, 2	te of Utah 714298 Expires	Nabu	Notary Public
My Commission Expires:		Residing at:	
10/20/2024		Layton,	ytah

State of Utah)				
County of Salt Lake) ss.)			1	
The foregoing instr Chris D. Webb, Vice Pres	rument was acknowle	dged before me this tions Group, Inc., or	day of ne of the Man	ingers of XR Q)21, by uadran
Development, LLC.		1			
	KIMBERLY ADAMS IOTARY PUBLIC-STATE OF UTAM COMMISSION# 701104	Lime	elle tary Public	Ada	1/0
	OMM. EXP. 07-07-2022		tary rubiic		
My Commission Expires:		Residing at:			
7.7.20	22	<u>U</u> + (Lounty		
			į.		

XRQI'S SIGNATURE AND ACKNOWLEDGMENT TO IMPROVEMENTS AGREEMENT

XR QUADRANT I, LLC,

a Utah limited liability company, by its two Managers:

QUADRANT MANAGEMENT, LLC,

a Utah limited liability company, by its two Managers:

THE RITCHIE GROUP, L.C.,

a Utah limited liability company

Paul W. Ritchie, Manager

GARN DEVELOPMENT COMPANY, LLC,

a Utah limited liability company

By_____ Kevin S. Garn, Manager

, ,

ALLIED SOLUTIONS GROUP, INC., a Utah corporation

Chris D. Webb, Vice President

XRQI'S SIGNATURE AND ACKNOWLEDGMENT TO IMPROVEMENTS AGREEMENT

XR QUADRANT I, LLC,

a Utah limited liability company, by its two Managers:

QUADRANT MANAGEMENT, LLC,

a Utah limited liability company, by its two Managers:

THE RITCHIE GROUP, L.C., a Utah limited liability company

By	
•	Paul W. Ritchie, Manager

GARN DEVELOPMENT COMPANY, LLC, a Utah limited liability company

y_____Kevin \$. Garn, Manager

ALLIED SOLUTIONS GROUP, INC., a Utah corporation

By______ Joseph Hunt, President

State of Utah	
County of Salt Lake) ss.	
The foregoing instrument was ackno by Paul W. Ritchie, the Manager of The Management, LLC, one of the Managers of X	owledged before me this <u>/8</u> day of <u>Nivember</u> , 2021 Ritchie Group, L.C., one of the Managers of Quadran R Quadrant I, LLC.
STEPHANIE ACTON Notary Public - State of Utah Comm. No. 718620 My Commission Expires on Jun 1, 2025	Hephanw Stown Notary Public
My Commission Expires:	Residing at:
6/1/2025	SLC, Vtah
State of Utah) ss. County of Salt Lake)	
by Kevin S. Garn, the Manager of Garn Deve Management, LLC, one of the Managers of X	wledged before me this <u>U</u> day of <u>NOVember</u> , 2021 elopment Company, LLC, one of the Managers of Quadran R Quadrant I, LLC.
GABRIELLE ROSS Notery Public, State of Utah Commission # 714298 My Commission Expires October 26, 2024	Makeyulle Row Notary Public
My Commission Expires:	Residing at:
[0/26/2024	Layton, UT

State of Utah)	
County of Salt Lake) ss	
The foregoing instrument was Chris P. Wehb. Vice President of A	as acknowledged before me this day of ONE Mob., 2021, by allied Solutions Group, Inc., one of the Managers of XR Quadrant
KIMBERLY AD A NOTARY PUBLIC-STATE OF COMMISSION# 70	FUTAH 1104
COMM. EXP. 07-07-	Notary Public
My Commission Expires:	Residing at:
7.7.2072	Ut Counky

EXHIBIT A

(Legal Description of the SLC Port Property)

Real property in the County of Salt Lake, State of Utah, described as follows:

LOT 6 and LOT 9, SLC PORT GLC PLAT "B" SUBDIVISION, AN OFFICIAL PLAT IN SALT LAKE CITY, SALT LAKE COUNTY, UTAH.

Tax Parcel Nos.: 07-27-303-001-0000 and 07-27-302-001-0000

EXHIBIT B

(Legal Description of the XRQD Property)

North half of Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows: The Northwest quarter and the West half of the Northeast quarter of Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian. LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land being a part of those two entire tracts described in that: 1) Special Warranty Deed recorded November 10, 2020 as Entry No. 13455958 in Book 11057 at Page 5287-5288 in the Office of the Salt Lake County Recorder; and 2) Warranty Deed recorded November 10, 2020 as Entry No. 13455959 in Book 11057 at Page 5289-5290 in the Office of the Salt Lake County Recorder, Said parcel of land is located in the North Half of Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian and described as follows: Beginning at a point on the northerly line of SLC Port GLC Plat "A" Subdivision recorded December 11, 2019 as Entry No. 13144584 in Book 2019 of Plats at Page 340 in the Office of said Recorder, which is 428.54 feet S. 89°51'16" E. along said northerly line of SLC Port GLC Plat "A" and Quarter Section line from the Center of Section 27; thence North 60.05 feet; thence N. 20°36'31" W. 149.29 feet; thence West 64.26 feet; thence North 2138.06 feet; thence N. 45°00'00" W. 69.48 feet; thence North 254.43 feet to the northerly line of said Section 27; thence S. 89°53'32" E. 1072.38 feet along said northerly line to the 16th line of the Northeast Quarter of said Section 27; thence S. 00°16'02" W. 2641.69 feet along said 16th line and westerly line of said SLC Port GLC Plat "A" Subdivision; thence N. 89°51'16" W. 894.12 feet along said Subdivision and Quarter Section line to the point of beginning. Basis of bearing: S. 89°51'16" E. along the Quarter Section line between the Center of Section and the East Quarter of said Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian.

Tax Parcel No.: 07-27-100-006-0000

EXHIBIT C

(Legal Description of the XRQI Property)

A parcel of land being a part of those two entire tracts described in that: 1) Special Warranty Deed recorded November 10, 2020 as Entry No. 13455958 in Book 11057 at Page 5287-5288 in the Office of the Salt Lake County Recorder; and 2) Warranty Deed recorded November 10, 2020 as Entry No. 13455959 in Book 11057 at Page 5289-5290 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the North Half of Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian and described as follows: Beginning at a point on the northerly line of SLC Port GLC Plat "A" Subdivision recorded December 11, 2019 as Entry No. 13144584 in Book 2019 of Plats at Page 340 in the Office of said Recorder, which is 428.54 feet S. 89°51'16" E. along said northerly line of SLC Port GLC Plat "A" and Quarter Section line from the Center of Section 27; thence North 60.05 feet; thence N. 20°36'31" W. 149.29 feet; thence West 64.26 feet; thence North 2138.06 feet; thence N. 45°00'00" W. 69.48 feet; thence North 254.43 feet to the northerly line of said Section 27; thence S. 89°53'32" E. 1072.38 feet along said northerly line to the 16th line of the Northeast Quarter of said Section 27; thence S. 00°16'02" W. 2641.69 feet along said 16th line and westerly line of said SLC Port GLC Plat "A" Subdivision; thence N. 89°51'16" W. 894.12 feet along said Subdivision and Quarter Section line to the point of beginning. Basis of bearing: S. 89°51'16" E. along the Quarter Section line between the Center of Section and the East Quarter of said Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian. LESS AND EXCEPTING a parcel of land being a part of an entire tract of land described in that Special Warranty Deed recorded November 10, 2020 as Entry No. 13455958 in Book 11057, at Page 5287-5288 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the North Half of Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the westerly line of SLC Port GLC Plat "A" Subdivision recorded December 11, 2019 as Entry No. 13144584 in Book 2019 of Plats, at Page 340 in the Office of said Recorder, which is 971.23 feet N. 00°16'02" E. from an interior corner of said SLC Port GLC Plat "A". Said point also, being 1322.66 feet N. 89°51'16" W. and 971.23 feet N. 00°16'02" E. from the East Quarter Corner of said Section 27: thence N. 16°01'46" W. 69.95 feet to a point of tangency with a 2104.00 - foot radius curve to the right, concave easterly; thence northerly 301.87 feet along the arc of said curve through a central angle of 08°13'14" to a point of compound curvature with a 455.00 – foot radius curve to the right, concave easterly (Radius point bears N. 82°11'35" E.); thence northerly 72.16 feet along the arc of said curve, through a central angle of 09°05'13"; thence N. 01°16'48" E. 208.39 feet to a point of tangency with a 287.00 foot radius curve to the left, concave westerly; thence northerly 5.07 feet along the arc of said curve, through a central angle of 01°00'45"; thence N. 00°16'02" E. 466.27 feet to a point of tangency with a 329.00 - foot radius curve to the left, concave southwesterly; thence northwesterly 275.30 feet along the arc of said curve, through a central angle of 47°56'40"; thence N. 47°40'38" W. 212.38 feet to a point of tangency with a 329.00 foot radius curve to the left, concave southerly; thence westerly 424.40 feet along the arc of said curve, through a central angle of 42°12'54"; thence N. 89°53'32" W. 561.33 feet; thence N. 00°06'28" E. 84.00 feet to the northerly line of said Section 27; thence S. 89°53'32" E. 561.33 feet along said northerly line of said Section 27 to a point of tangency with a 413.00 – foot radius curve to the right, concave southerly; thence 304.29 feet along the arc of said curve, through a central angle of 42°12'54"; thence S. 47°40'38" E. 212.38 feet to a point of tangency with a 413.00 - foot radius curve to the right, concave southwesterly, thence southeasterly 345.59 feet along the arc of said curve. through a central angle of 47°56'40" to the easterly boundary line of said entire tract;

thence S. 00°16'02" W. 1113.61 feet along said easterly boundary line and westerly line of said SLC Port GLC Plat "A" Subdivision to the Point of Beginning.

Tax Parcel No.: 07-27-100-007-0000

EXHIBIT D

(Construction Costs)

1000 North Cost Shar	ring Budget
General Conditions	66,866
Earthwork	338,702
Storm Drain	30,764
Water	173,669
Fire Hydrants	140,986
Concrete and Asphalt	507,456
Electrical	21,669
RMP / Telecomm	410,555
SIRI Total	1,690,667
TIF	(448,039)
Land	767,867
Total	2,010,495
NWQ.	1,005,247
XRQ	1,005,247



Siri Contracting, LLC 4275 N Thankagiving Way Suite 400 Len, UT 84043 E01-388-3008

BREAKDOWN PRICING

Project Name: 1000 North Location: 1000 North and 6550 West, SLC, UT Submitted To: Jake Greenland and Rob Neywood Company: Wadsworth Development and The Ritchie Group

Date: March 25, 2021 Estimator: Ted Siri

SCOPE OF WORK: 1000 NORTH

SCOPE OF WORK: 1	ITEM.	1000 NORTH ITEMIDESCRIPTION	BID QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT
Michilization 10.00 LDS 5825.00 58,250.00 2 2 General Conditions 1.00 LS 55,000.00 55,000.00 55,000.00 55,000.00 55,000.00 57,500.	The second second					JUNEUUR!
Santer						
Sarvey			10.00	LDS	\$625,00	\$8,250,00
Intel Protection				LS	\$5,000.00	\$5,000.00
Street Skeeping 35.00 HRS \$250.00 \$17,750.00 \$1			1.00	L5	\$7,500.00	\$7,500.00
Fonce Removal Storm Drain	•		8.00	EA	\$150.00	\$1,200.00
### Remove Storm Drain			35,00	HRS	\$250,00	\$9,750,00
Searthwork - Remove Weeds/Top Sol in Road Way and Stockpt 2,402.00 CY \$4,00 \$8,688.00 \$9 \$810 Cut/Fil \$1,695.00 CY \$4,00 \$8,479.00 \$8,479.00 \$10 \$2,500.00 CY \$4,00 \$8,4184.00 \$11 \$10 \$10 \$14,75 \$167,707.50 \$10 \$14,75 \$167,707.50 \$10 \$14,75 \$167,707.50 \$10 \$14,75 \$167,707.50 \$10 \$14,75 \$167,707.50 \$10 \$10 \$14,75 \$167,707.50 \$1			1,808.00		\$2,00	\$3,610.00
### Earthwork - Remove Weeds/Tep Soil in Road Way and Stockpt			2,170.00	LF	\$15.00	\$32,550.00
Sile Cutffile 1,655,00 CY S5,00 S8,475,00 10 Excesses to Subgrade and Stockpile On-Site 15,296,00 CY 34,00 S81,184,00 S81,000 S81,000,00 S81,000,0	_		2,402.00	CY	\$4.00	
10 Excessible for Subgrade and Stockpille On-Site			1,695,00	CY	\$5.00	
11		Excevele to Subgrade and Stockpile On-Site	15,296.00	GY	34.00	
12 Carb and Gutter Grading 3,540,00 SF \$2,50 \$8,650,00 13 Import and Piace Read Base Under Curb and Gatter 570,00 TN \$28,00 \$15,660,00 14 Fire Grade Asphait Roading 934,00 SF \$0,15 \$10,592,28 15 Concrute Approach Grading 934,00 SF \$0,53 \$495,02 16 Import and Place Road Base Under Concrete Approach 35,00 TN \$30,00 \$1,050,00 10,050,00 17 Sidewalk Grading 13,065,00 SF \$0,35 \$4,679,75 16 Import and Place Road Base Under Saternak 315,00 TN \$30,00 39,450,00 19 Landscape Subgrado 122,708,00 SF \$0,12 \$15,445,08 20 Install Hydrosced at Savales 128,708,00 SF \$0,12 \$15,445,08 20 Install Hydrosced at Savales 128,708,00 SF \$0,15 \$19,306,35 21 510m Drain - Install 15° RCP 200,00 LF \$38,50 \$7,700,00 20 Install 15° Flared End Section 8,00 EA \$440,17 \$33,41,36 23 Install 25° Curb Inlat Box 8,50 EA \$460,17 \$33,41,36 23 Install 25° Curb Inlat Box 8,50 EA \$460,17 \$33,41,36 24 12° RCP 95,00 LF \$46,05 \$4,420,89 24 12° RCP 95,00 LF \$46,05 \$4,420,89 24 12° RCP 95,00 LF \$46,05 \$4,420,89 24 12° RCP 95,00 LF \$36,05 34,420,89 24 12° RCP 15° R		Import and Piaco 18" of Subbase Under Asphali	11,370.00	TH	\$14,75	
13			3,540.00	SF	\$2.50	
Firms Grade Asphark Roadhag		Import and Place Road Base Under Curb and Galler	570,00	TN	\$28.00	
15 Controls Approach Grading 934.00 SF \$0.53 \$495.02 16 Import and Place Road Base Under Concrete Approach 35.00 TN \$30.00 \$1,050.00 17 Stderach Sprading 13,055.00 TN \$30.00 \$3,450.00 18 Import and Place Road Base Under Siderach 315.00 TN \$30.00 39,450.00 19 Londespe Subgrado 128,709.00 SF \$0.42 \$15,445.08 20 Install Hydroseed at Sirales 128,709.00 SF \$0.42 \$15,445.08 20 Install Hydroseed at Sirales 128,709.00 SF \$0.42 \$15,445.08 20 Install 15' Placed End Section 200.00 LF \$38.50 \$7,700.00 22 Install 15' Placed End Section 8.00 EA \$480.17 \$3,841.36 23 Install 223' Cusb label Box 86.00 LF \$48.01 \$3,841.36 24 12' PCP 86.00 LF \$46.05 \$4,420.80 24 12' PCP 86.00 LF \$46.05 \$4,420.80 25 18' Flared End Section 2.00 EA \$505.12 \$1,012.42 26 Gravel Becting 15,00 TM \$22.50 \$337.50 27 Waste Trench Spoils On-Site 10.00 CY \$5.00 \$60.00 29 18' HDPE 3.00 EA \$250.00 \$750.00 29 18' HDPE 3.00 EA \$250.00 \$750.00 29 18' HDPE 3.00 EA \$1,471.10 \$20,834.20 31 18' Gate Velve 8.00 EA \$1,471.10 \$20,834.20 31 18' Gate Velve 8.00 EA \$1,471.86 \$91,709.20 32 14' Cap 2.00 EA \$1,463.28 \$11,708.24 31 18' Gate Velve 13.00 EA \$1,713.65 \$91,709.20 32 14' Cap 2.00 EA \$1,463.28 \$11,708.24 31 18' Gate Velve 13.00 EA \$1,729.56 \$22,476.36 35,551.12 32 Fire Hydrants - 14x8 Tee 350.00 EA \$1,729.56 \$22,476.36 35,551.00 37,500.00 3	14		110,615.00	SF		
Import and Place Road Base Under Concrete Apprach 35,00 TN \$30,00 \$1,050,00	15	Controls Approach Grading	934.00	SF		
17 Sidewalk Grading 13,095.00 SF 50.35 34,579.75	16	Import and Place Road Base Under Concrete Apprach	35.00	772		- 0.117.1
Import and Fface Road Base Under Siderraty	17	Sidemaik Gradizig				
19 Landscape Subgrado 128,709.00 SF \$0.12 \$15,445.09 20 Lands Hydroxeed at Swales 128,709.00 SF \$0.15 \$19,306.35 21 Storm Draft - Install 15" RCP 200.00 LF \$38.50 \$7,700.00 22 Install 15" Flared End Section 8.00 EA \$480.17 \$3,841.36 23 Install 2.3" Cush Inlat Box 8.60 EA \$1,076.25 \$13,402.00 24 18" RCP 98.50 LF \$46.05 \$4,420.80 25 18" Flared End Section 2.00 EA \$505.12 \$1,012.24 26 Gravel Bedding 15.00 TN \$22.50 \$337.50 27 Wasto Trench Spoils On-Silo 10.00 CY \$5.00 \$50.00 28 Waster - Connect to Existing 14" HDPE 3.00 EA \$250.00 \$750.00 29 14" Caps 2.00 EA \$10,417.10 \$20,634.20 31 14" Gate Velve 8.00 EA \$17,713.65 \$01,709.20 32 14" Cap 2.00 EA \$17,713.65 \$01,709.20 33 14" Caps 2.00 EA \$1,632.88 \$11,709.20 34 "Cap 350.00 LF \$32.00 \$11,200.00 35" Gate Valve 13.00 EA \$1,728.95 \$22,476.35 36" Five Hydrants - 14x6 Tee 350.00 LF \$32.00 \$11,200.00 36" Gate Valve 13.00 EA \$1,728.95 \$22,476.35 37" Five Hydrant 8.00 EA \$4,250.00 \$34,000.00 38" Gate Valve 13.00 EA \$4,250.00 \$34,000.00 39" Concrete Color Valve 13.00 EA \$4,250.00 \$34,000.00 30" Concrete Color Valve 13.00 EA \$4,250.00 \$34,000.00 30" Colorete Color Valve 13.00 EA \$4,250.00 \$34,000.00 30" Colorete Color Valve 13.00 EA \$4,250.00 \$36,000.00 30" Colorete Color Valve 13.00 EA \$4,250.00 \$36,000.00 31" Colorete and Asphalt - Meditication 1,000 EA \$483.05 \$16,000.00 41" Colorete and Asphalt - Meditication 1,000 EA \$483.05 \$16,000.00 42" Collecte and Asphalt - Meditication 1,000 EA \$483.05 \$16,000.00 43" Colorete and Asphalt - Meditication 1,000 EA \$483.05 \$16,000.00 44" Colorete and Asphalt - Meditication 1,000 EA \$480.00 \$2,500.00 45" Collecte and Asphalt - Meditication 1,000 EA	18	Import and Place Road Base Under Salemak				* *
20	19	Londscape Subgrade				
Storm Drain - Install 16" RCP 200.60		Install Hydroxeed at Smales			* * * * * * * * * * * * * * * * * * * *	
22 Install 15" Flared End Section		Storm Drain - Install 15" RCP				
23 Install 2/3 Curb Inlet Box 8.60 EA \$1,675.25 \$13,402.00 24 18" RCP 95.00 LF \$46.05 \$4,420.80 25 18" Flared End Section 2.00 EA \$505.12 \$1,012.24 26 Gravet Becting 15.00 TM \$22.50 \$337.50 27 Wasto Trench Spoks On-Silio 10.00 CY \$5.00 \$50.00 28 Water - Connect to Existing 14" HDPE 3.00 EA \$250.00 \$750.00 29 14" HDPE DR-11 2.300.60 LF \$38.88 \$84.824.00 20 14" Gass 2.60 EA \$10,417.10 \$20,834.20 31 14" Gate Valve \$8.00 EA \$17,713.65 \$501,709.20 32 14" Cap 2.60 EA \$2,775.50 \$5,551.12 33 Fire Hydrants - 14:6 Tee \$30.00 LF \$22.00 \$11,20.00 35 Gate Valve \$1.00 EA \$1,728.95 \$22,476.35 36 Fire Hydrant \$8.00 EA \$1,728.95 \$22,476.35 37 Cap and Mark 8" Lateral \$8.00 EA \$42,500.00 \$34,000.00 38 Conceile Coller Valve \$13.00 EA \$42,500.00 \$500.00 39 Conceile Coller Valve \$13.00 EA \$42,500.00 \$500.00 40 Waste Trench Spoks On-Site \$600.00 CY \$5.00 \$3,000.00 41 Import and Pince Structural Fill for Trench Backfill \$1,400.00 TM \$312.00 \$18,400.00 42 Cashedic Protection \$1.00 EA \$550.00 \$1,600.00 43 Concerte and Asphall - Makilization \$1.00 EA \$550.00 \$15,000.00 44 Cashedic Protection \$1.00 EA \$550.00 \$1,600.00 45 Cashedic Protection \$1.00 EA \$550.00 \$1,600.00 45 Cashedic Protection \$1.00 EA \$550.00 \$1,600.00 46 Cashedic Protection \$1.00 EA \$550.00 \$1,600.00 47 Cashedic Protection \$1.00 EA \$1,500.00 48 Cashedic Protection \$1.00 EA \$1,500.00 49 Cashedic Protection \$1.00 EA \$1,500.00 40 Cashedic Protection \$1.00 EA \$1,500.00 41 Cashedic Protection \$1.00 EA \$1,500.00 42 Cashedic Protection \$1.00 EA \$1,500.00 43 Concerte and Asphall - Makilization \$1.00 EA \$1,500.00 44 Cashedic Protection \$1.00 EA \$1,500.00 45 Cashedic Protection \$1.00 EA \$1,500.00 46 Cashedic		Install 15' Flaxed End Section	8.00			
24 18" RCP 96.00 LF \$16.05 \$4,420.60 25 18" Flored End Section 2.00 EA \$505.12 \$1,012.24 26 Gravel Bedding 15.00 TM \$22.50 \$337.50 27 Waster Treach Spoils On-Site 10.80 CY \$5.00 \$50.00 28 Waiser - Connect to Existing 14" HDPE 2.00 EA \$250.00 \$50.00 29 14" HDPE DR-11 2.300.60 LF \$36.88 \$34,524.00 30 14" Goss 2.00 EA \$10,171.10 \$20,834.20 31 14" Gost 2.00 EA \$17,713.65 \$01,709.20 31 14" Gap 2.60 EA \$17,713.65 \$01,709.20 32 14" Gap 2.60 EA \$17,713.65 \$01,709.20 34 8" HDPE 3.00 EA \$1,453.28 \$11,708.24 34 8" HDPE 350.50 LF \$32.00 \$11,200.00 35 "Gato Vah	23	Install 2x3' Curb Intel Box	W - 27 W			
25 18" Flored End Section 2.00 EA \$505.12 \$1,012.24 26 Grovel Becting 15.00 TM \$22.50 \$337.50 27 Wasto Trench Spoils On-Site 10.00 CY \$5.00 \$60.00 28 Water - Contract to Existing 14" HDPE 2.00 EA \$250.00 \$750.00 29 16" HDPE DR-11 2.00.00 LF \$36.85 \$4.824.00 30 14" Gross 2.00 EA \$10,417.10 \$20,634.20 31 14" Gate Valve 8.00 EA \$7,713.65 \$61,709.20 32 14" Cap 2.00 EA \$1,775.50 \$5,551.12 33 Fire Hydrants - 14x5 Tee 8.00 EA \$1,453.28 \$11,765.20 34 8" HDPE 350.00 LF \$32.00 \$11,200.00 35 8" Gate Valve 13.00 EA \$1,728.95 \$22,476.35 36 Fire Hydrant 8.00 EA \$1,728.95 \$22,476.35 37 Fire Hydrant 8.00 EA \$1,280.00 \$34,000.00 38 Gate Valve 13.00 EA \$1,500.00 \$36,000.00 39 Concrete Color Valve 13.00 EA \$4250.00 \$5600.00 39 Concrete Color Valve 13.00 EA \$4250.00 \$6,000.00 40 Waste Trench Spoils On-Site 600.00 CY \$5.00 \$3,000.00 41 Import and Place Structural Field Trench Backfill 1,340.00 TM \$12.00 \$16,000.00 42 Colladde Protection 34,000.00 43 Concrete and Asphalt - Masification 1.00 LS \$2,500.00 \$2500.00		to rcp				
25 Grovel Bedding 15.00 TM \$22.50 \$337,50 \$27 Wasto Trench Spoils On-Site 10.00 CY 55.00 \$50.00 \$50.00 \$25.00 \$2	25	10" Flored End Section	2.00	ĒA		
Waste Trench Spoils On-Sile 10.00 CY 55.00 \$50.00 250.00	26	Gravel Bedding				
28 Water - Connect to Existing 14" HDPE 3.60 EA \$250.00 \$750.00 29 10" HDPE DR-11 2.300.60 LF \$36.88 \$84,824.00 20 14" Goss 2.60 EA \$10,417.10 \$20,834.20 31 14" Goss 2.60 EA \$17,713.65 \$61,709.20 32 14" Cop 2.60 EA \$2,775.50 \$5,551.12 33 Fire Hydrants - 14x8 Tee 9.60 EA \$1,463.28 \$11,708.24 24 8" HDPE 350.00 LF \$22.00 \$11,200.00 35 "Gate Valve 13.00 EA \$1,728.95 \$22,476.35 36 Fire Hydrant 8.60 EA \$1,728.95 \$22,476.35 36 Fire Hydrants 1.00 EA \$1,728.95 \$22,476.35 37 Cop and Mark 8" Lateral 1.00 EA \$4,250.00 \$34,000.00 38 Concrete Cotor Valve 13.00 EA \$42,500.0 \$56,020.00		Waste Trench Spoils On-Site				
29 10* HDPE DR-11 2,300,60 LF 536,88 384,824,00 30 14* Goos 2.00 EA 510,117,10 320,834,20 31 14* Goto Valvo 8.00 EA 57,713.65 501,709,20 32 14* Gop 2.00 EA 52,775,50 35,551,12 33 Fire Hydrants - 14:8 Tee 8.00 EA \$1,463,28 \$11,765,24 34 8* HDPE 350,00 LF 532,00 \$11,20,00 35 8* Goto Valvo 13:00 EA \$1,728,95 \$22,476,35 85 Fire Hydrant 8.00 EA \$1,728,95 \$22,476,35 35 Fire Hydrant 8.00 EA \$1,728,95 \$22,476,35 35 Fire Hydrant 8.00 EA \$1,728,95 \$22,476,35 36 Fire Hydrant 8.00 EA \$4,250,00 \$34,000,00 37 Cop and Mark 8* Lateral 1.00 EA \$500,00 \$34,000,00 36 Concrete Color Valvo 13.00 EA \$425,00 \$560,00 39 Concrete Color Valvo 13.00 EA \$425,00 \$560,00 39 Road Base Bedding 1,150,00 TN \$16,00 TN \$16,00 \$18,400,00 40 Waste Tranch Spoils On-Site 600,00 CY \$5,00 \$3,000,00 41 Import and Place Structural Fill for Tranch Backet 1,340,00 TN \$12,00 \$16,000,00 42 Colhodic Protoction 31,00 EA \$450,00 \$16,000,70 44 Concrete and Asphall - Makelianton 1,00 LS \$2,500,00 \$2,500,00	28	Water - Connect to Existing 14" HDPE				
14° Cross 2.00 EA \$10,17.10 \$20,834.20 31 14° Cap 34° Cap 2.00 EA \$7,713.65 501,709.20 32 14° Cap 2.00 EA \$7,713.65 501,709.20 32 14° Cap 2.00 EA \$2,775.60 \$5,551.12 33 116 Hydrants - 14x5 Tee 8.00 EA \$1,463.28 \$11,708.23 311,708.24 359.00 LF \$32.00 \$11,20.00 36 8° Gato Valve 350.00 LF \$32.00 \$11,20.00 36 8° Gato Valve 13.00 EA \$1,728.95 \$22,476.35 52	29	14* HOPE DR-11	2.200.00	12	*	
31	30	14" Gross		-		
32 14° Cap 2.60 EA \$2,775.50 \$5,551.12	31	14" Goto Valvo				
33 Fire Hydrants - 14x8 Tee 8.00 EA \$1,463,28 \$11,705,24 34 SHDPE 350,00 LF \$32,00 \$11,20,00 35 \$7 Gate Valve 13.00 EA \$1,728,95 \$22,476,35 36 Fire Hydrant 8.00 EA \$1,728,95 \$22,476,35 37 Cap and Mark 8" Lateral 1.00 EA \$4,250,00 \$34,000,00 38 Concrete Color Valve 13.00 EA \$500,00 \$500,00 39 Road Base Bedding 1,150,00 Th \$16,00 \$18,400,00 40 Waste Trench Spoit Ch-Site 600,00 CY \$5,00 \$3,000,00 41 Import and Pince Structural Fill for Trench Backer 1,340,00 Th \$12,00 \$18,000,00 42 Colhecte Protection 31,00 EA \$153,03 \$18,000,73 43 Concrete and Asphalt - Makification 1,00 LS \$12,500,00 \$12,500,00 44 Colhecte Of Asphalt - Makification 1,00 LS \$12,500,00 \$12,500,00 45 Colhecte Of Asphalt - Makification 1,00 LS \$12,500,00 \$12,500,00 46 Colhecte Of Asphalt - Makification 1,00 LS \$12,500,00 \$12,500,00 47 Colhecte Of Asphalt - Makification 1,00 LS \$12,500,00 48 Colhecte Of Asphalt - Makification 1,00 LS \$12,500,00 49 Colhecte Of Asphalt - Makification 1,00 LS \$12,500,00 40 Colhecte Of Asphalt - Makification 1,00 LS \$12,500,00 40 Colhecte Of Asphalt - Makification 1,00 LS \$12,500,00 40 Colhecte Of Asphalt - Makification 1,00 LS \$12,500,00 40 Colhecte Of Asphalt - Makification 1,00 LS \$12,500,00 41 Colhecte Of Asphalt - Makification 1,00 LS \$12,500,00 42 Colhecte Of Colh	32	14° Cap	2.00			
34 6" HDPE 350.00 LF \$22.00 \$11,200.00 35 6" Gate Valve 13.00 EA \$1,728.95 \$22,478.36 38 Five Hydrant 8.00 EA \$4,250.00 \$34,000.00 37 Cap and Mark 6" Lateral 1.00 EA \$500.00 \$6,000.00 38 Concrete Color Valve 13.00 EA \$425.00 \$6,000.00 39 Road Base Redding 1,150.00 TH \$10.00 \$18,400.00 40 Waste Trench Spoils On-Site 600.00 CY \$5.00 \$3,000.00 41 Import and Place Structural Fill for Trench Backfill 1,340.00 TH \$12.00 \$16,000.00 42 Colhodic Protection 31.00 EA \$53,00 \$16,000.00 43 Concrete and Asphall - Mathikation 1.00 LS \$2,500.00 \$2,500.00	33	Fire Hydrants - 14x8 Tee				
13.00 EA \$1,728.95 \$22,176.35 \$22,176.35 \$22,176.35 \$25,176.	34	8" HOPE				and the second second
Section Sect	35	8" Gate Valve				
1.00 EA 3500.00 3500	35	Five Hydracit				
38 Concrete Color Volve 13.00 EA 3425.00 56,525.00 39 Road Base Reciding 1,150.00 TH \$16.00 \$18,400.00 40 Waste Trench Spois On-Site 600.00 CY 55.00 \$3,000.00 41 Import and Place Structural Fill for Trench Backfill 1,340.00 TH \$12.00 \$16,000.00 42 Colhecte Protection 31.00 EA \$183,00 \$16,000.00 43 500.00 44 Concrete and Asphall - Mchillication 1.00 LS \$2,500.00 \$12,500	37	Cop and Mark 8" Lateral				
Road Base Bedding	38	Concrete Color Vibyo				
40 Waste Trench Spois On-Site 600.00 CY 55.00 \$3,000.00 41 Import and Piace Structural Filler Trench Backfill 1,340.00 TM \$12.00 \$18,080.00 42 Collecte Protection 31.00 EA \$583.03 \$18,090.73 43 Concrete and Asphalt - Mobilization 1.00 LS \$2,500.00 \$2,500.00	39	Road Basa Bedding				
41 Import and Piace Structural Fill for Trench Backfill 1,340.00 711 \$12.00 \$16,000.00 42 Collecte Protection 31.00 EA \$683.03 \$16,000.73 43 Concrete and Asphalt - Mobilization 1.00 LS \$2,500.00 \$2,500.00	40	Waste Treach Spain On Site			1.11	
42 Colhecte Protection 31.00 EA \$583,03 \$16,099,73 43 Concrete and Asphalt - Madellication 1.00 LS \$2,500.00 \$2,500.00	41					
43 Concrete and Asphall - Maskanton 1.00 LS 12,500.00 12,500.00	42					
All Bearing Till Paring and Projection	43	Concrete and Asphalt - MidsEcotion				
AND	44	install 30" Curb and Guiter	3,540.00	LF	\$17.50	102,250.75

·. '90					
46	Install Curb Inial Tre-ins	7.00	EA	\$475.00	\$3,325.00
40	Install O' Thick Concrete Sidewalk and Approached	13,255.00	SF	\$4.80	\$63.024.00
47	ADA Ranki and Inseits	6,00	EA	\$550.00	\$3,300,00
48	Install 10" Rond Busp	110,615,00	SF	50.85	\$94,022,76
	Install 0.0" of Applicat with 3/4" PG 50-20 Oc. 15% RAP in (2)		4.4	40.00	** *********
40	Litte. Includes Tack Cost Between Litts	110,615,60	SF	\$2.31	3255,841,43
60	Striping (Two Coats of Point	1.02	LS	\$12.834.4B	\$12,834,46
51	Signage	1.00	1.33	\$9,748.66	19,748.66
52	Electrical - Mobilization	1,00	LS	\$1,000.00	\$1,000.00
53	Excavate for (2) 6" RMP Conduits	305.00	CY	\$4,75	\$1,448.75
64	Install Sand Bedding	210.00	TH	\$28.62	\$5,089.20
65	Install (2) B" RMP Conduit	2,360.00	LF	\$3,32	\$7,835.20
56	Install Warning Tape	1,180.00	LF	\$0.15	\$177.00
57	Dacklik Trench with Native Material	175.00	GY	\$10.20	\$1,785.00
58	Stockpile Excess Fill	120.00	CY	\$6.50	\$845.00
50	Install Communication Pull Vaults	1.00	EA	12,588.79	\$2,588.70
		- 125-	100	0 North Total:	\$1,280,112.70

Yotal Project:

EXCLUSIONS: A STATE OF THE STAT

- Survey, layout, construction stoking, grade vunification, angineering
- Testing, Downlering
- **Building Permits and fees**
- Hazardous Material, Dolar's Handling and Disposal

+ Downwan &

SPECIAL PROVISIONS:

- Water required for compaction and dust control will be available on-size at no charge.

- All on-tills excavated material is considered suitable for use as structural bacter.

 Any insurance requirements over \$2 Million will be extra and are not included in the base price.

 This bid proposal excludes winter considers costs and snow! I tost removal or registerment with dry structural fill.
- Light polos, electrical trenches and bollards are by others.
- 6 This bid proposal is based on the acceptance of all items detailed above. This proposal is streny traited to the scope of work outlinabove, and defined by this proposal. If accepted, his proposal will be included in, and become part of any subcontract.

 This bild is based on the cost of fuel and oil prices on bild day. Any increase in all pices will be passed through to the owner. Sin Contracting relains all salvage rights on the demotion at the condition during the hidding process.

- This bid is based on a site visit and plans by
- Earthwork quantities calculated from drawings tisted above. No other survey or measurement were performed. This bild is valid for 30 days from date of bild.
- 10. 11



Siri Confracting, LLC 4275 N Thanksgiving Way Sulte 400 Lohl, UT 84043 801-386-3008

CHANGE ORDER

Project Name: SLC Port GLC Plat B Infrastructure Location: 700 N to 1100 N and 6700 W to 6870 W, SLC, Utah Submitted To: Jake Greenland Company: Wadsworth Development

Date: March 10, 2021 Estimator: Ted Siri

SCOPE OF WORK ELECTRICAL CHANGES

ITEM NO	EARTHWORK TEN DESCRIPTION	BID VATATUC		UNIT PRICE	TOTAL TILUQUIA
Transfer Comment		- HOATTON	HANNE SE	7.0144	
1	Bone Bld Credits, Install (1) #8 and (1) #10 Ground Wire	-4,646.D0	L#	\$8.58	-\$39,862.RB
2 -	Assistan Boxes and Fuses	-1.00	LS	\$14,063,70	-\$14.063.TE
3	Install 30' (Spht Pole and Base	-20.00	EA	\$7,005.04	-\$140,116,80
4	New Drawings 6620 West - Excavate for 4" and 2" Conduit	1,068.00	CY	\$4,76	\$5,073,00
5	Install Sand Bedding	820,00	TIV	\$26.52	\$23,386,40
ð	Install (1) Z* Site Lighting Conduit	2,445.00	LF	\$1.25	\$3,056.25
7	Install Site Lighting Conductor	2,445,00	LF	53.90	\$9,535,50
8	ksstali (4) 4" Communication Conduits	9,780.00	UF.	\$2.20	\$21,516,00
9	kiddall Warring Tape	4,890.00	LF	\$0,15	\$733.50
10	BackSX Trench with Native Material	565.00	CY	\$10.20	\$5,763.00
11	Stockpile Excess Filt	502.00	CY	\$6.50	\$3,263.00
12	Instalt Communication Pull Vaults	3,00	EA	12,588,79	\$7,766.37
13	Install Light Poles	10,00	EA.	38,333,69	00.8EE,E82
14	6715 West - Excevate for 6", 4" and 2" Condust	2,880.00	CY	\$4.75	\$13,680.00
15	Install Sand Bedding	2,325.00	TN	\$28.52	466,309.00
16	Install (1) 2" Site Lighting Conduit	2,485.00	LF	\$1.25	\$3,106,25
17	Install Site Ughting Conductor	2,485.00	LE.	\$3.90	\$9.691.50
18	Install (4) 4" Communication Conduits	20,240.00	l,F	\$2.20	344,528.00
19	Install (1) 6* RMP Conduit	5,085.00	LF	\$3.32	\$18,882.20
20	Install Warring Tape	10,120.00	LF	\$0.15	\$1,518.00
21	Bacidili Trench with Maties Material	1,427.00	CY	\$10.20	\$14,555.40
22	Stockpilo Excess Fill	1,453.00	CY	\$6.50	\$9,444.50
23	histoll Commerciation Pull Visits	8.00	EA	\$2,588.79	320,710,32
24	Inited RUP Put Violi	3.00	EA	\$11,980.00	535,940.00
25	Install RMP Sectional Vault	3.00	EA	\$9,570.90	\$28,712.70
26	Install Light Poles	10,00	EA	\$8,333,60	\$83,336.90
27	6550 West - Example for (Z) 6" RMP Conduits	280,00	CY	14.75	\$1,330.00
28	Install Sand Bedding	191.00	TN	\$28.52	\$5,447.32
29	Install (2) 6" RUP Conduit	2,156,00	LF	\$3,32	\$7,157.92
30	Install Warning Tape	1,078,00	LF.	\$0:15	\$161.70
31	Backfill Trench with Native Malorial	160,00	CY	\$10.20	\$1,632.00
32	Satckpile Excess Fill	120.00	CY	\$6.50	\$780.00
33	Install Communication Pull Vaults	2.00	EA	\$2,588.79	\$5,177.58
34	1000 North - Excavate for (2) 5" HMP Conduits	305.00	CA	\$4,75	\$1,448.75
35	Install Sand Bedding	210.00	TN	\$28.52	\$5,989.20
36	Install (2) 6" RAIP Conduit	2,340,00	LF	\$3,32	\$7,835.20
37	Install Warning Tope	1,180,00	LF	\$0.15	\$177.00
38	BackSill Trench with Native Material	175.00	CY	\$10.20	\$1,785.00
39	Stockpile Excess FIII	130.00	CY	\$6,50	\$845.00
40	Install Communication Pull Vaults	1.00	EA	\$2,588,79	\$2,588.79
41	700 North - Ex for (4) Comm Conduits and (2) 6" RMP Conduits	783.00	CA	34.75	53,719.25
22	Install Sand Bedding	606.00	TN	\$28.52	\$17,340.16
43	Install (4) 4" Communication Conduits	8,444.00	LF	\$1.25	\$10,555.00
44	Install (2) 6" RMP Conduit	1,220.00	LF	\$3,32	\$4,050.40
45	Install Warring Tape	3,612,00	L,F	\$0.15	1541.80

46 47 48 49	Backfill Tranch with Native Material Stockpile Excess Fill Initiall Communication Pull Vasille Initiall RMP Switchpear Vaulis	403.00 360.00 5.00	CY CY EA	\$10.20 \$6.50 \$2,688.79	\$4,110,60 \$2,470,00 \$12,943,95
99	Inglair KVIII. PANCIAGGI, AGAIR	2.00	EA	\$14,437.28	\$28,874.60
		Total Add to Contract	for Elect	ical Changes:	\$444,760.69

EXCLUSIONS:
1 Same as Contact

- SPECIAL PROVISIONS:

 1 Same as Contact
 2 ALL CONDUITS ARE SET TO THE MINIMUM DEPTH AS SHOWN ON THE DETAILS.
 3 THIS CHANGE ORDER DOES NOT INCLUDE BORING ACROSS 6550 WEST.