

DEVELOPMENT IMPROVEMENTS AGREEMENT
FOR
HOME SAVINGS BANK SPECIALLY PLANED AREA (SPA) PLAN
SNYDERVILLE BASIN, SUMMIT COUNTY, UTAH

THIS AGREEMENT is made this 24 day of January, 2002, by and between Summit County, a political subdivision of the State of Utah ("the County"), and Home Credit Corporation, a Utah Corporation ("Developer").

RECITALS:

A. Developer is the owner of certain property situated in the County of Summit, State of Utah, more particularly described in Exhibit A hereto and known as "Project".

B. The Developer desires to develop "Project", hereinafter referred to as the ("Property") according to the recorded plat thereof (the "Plat") showing a proposed layout for said property.

C. Developer has further submitted to the County the final site improvements plan and will continue to submit plans ("Construction Drawings") for those improvements and landscaping plans as described in the Development Agreement being constructed by the Developer in connection with the Property, (collectively the "Site Improvements Plan").

D. The Summit County Board of County Commissioners has approved the Specially Planned Area submitted by the Developer subject to certain requirements and conditions which involve the installation and construction of utilities and the improvements shown on the Site Improvements Plan for the Property.

NOW, THEREFORE, in consideration of the premises and the terms and conditions herein stated and for other valuable consideration, the adequacy of which is acknowledged by the parties hereto, it is agreed as follows:

1. Developer's Guarantee and Warranty

Developer hereby guarantees the installation, as hereafter provided and as necessary to serve the Property, and payment therefor, of all road improvements, all utility lines, storm drainage improvements, and any other improvements described in the Site Improvements Plan. Developer hereby warrants all road improvements and utility improvements constructed or installed by Developer against defects in materials and workmanship for a period of two full year's normal operation after acceptance by the County Engineer or the utility companies of such improvements.

The County shall either retain ten (10) percent or require a bond or escrow equal to ten (10) percent of the required total improvement costs until twenty four months from the date of completion of the improvements and acceptance thereof by the County, as a guarantee should the improvements prove to be defective during said 24-month period. Developer agrees to promptly correct any deficiencies in installation in order to meet the requirements of the plans and specifications applicable to such installation. In the event such installation is not completed according to the specific plans set forth in the Site Improvements Plan, the County shall have the right to cause such work to be done as is necessary to complete the installation in such manner and Developer shall be liable for the cost of such additional work.

2. Water Lines and Sanitary Sewer Collection Lines

(a) At the request of developer, The Snyderville Basin Sewer Improvement District (the "District") has entered into a agreement to provide for the installation of a sanitary sewer lateral, whether such lateral and other improvements are actually on the Property, bordering the Property or on other lands connecting the Property to the existing sewage collection system, in accordance with the standard specification of the District.

(b) Developer shall provide for the installation of all waterlines for the Property, whether such lines and other improvements are actually on the Property or bordering the property, and such other improvements, in accordance with the standard specifications of the Mountain Regional Water District ("MRWD").

(c) It is anticipated that the installation of said sanitary sewer lines and waterlines shall be completed within two years from the date hereof.

(d) The cost of all said sanitary sewer lines shall be borne by Developer pursuant to an agreement between Developer and the District, and Developer shall enter into a separate guarantee and warranty to the District for such facilities.

(e) The Developer has agreed to construct and pay for culinary and fire protection waterlines to serve the Property, and to transfer maintenance and ownership of said waterlines and other water improvements to MRWD, after acceptance and approval of said improvements by MRWD. The cost of all said waterlines and water improvements shall be borne and guaranteed by the Developer, pursuant to this Development Improvements Agreement.

3. Electric, Gas, Telephone and Cable TV Facilities

(a) At the request of the Developer, Utah Power shall engineer and provide for the installation of all electric distribution lines and facilities required for the Property, and Developer shall pay for such work in accordance with the established charges of Utah Power.

(b) At the request of Developer, Questar Gas Company shall engineer and provide for the installation of all required gas lines and facilities required, and Developer shall pay for such work in accordance with the established charges of Questar Gas Company.

(c) At the request of Developer, Qwest Communications shall engineer and provide for the installation of all required telephone lines and facilities and Developer shall pay for such work in accordance with the established charges of U.S. West Communications.

(d) At the request of Developer, A,T,& T. Cablevision of Utah shall engineer and provide for the installation of all cable television lines and facilities required for the Property and Developer shall pay for such work in accordance with established charges of T.C.I. Cablevision of Utah.

(e) The installation of the electric, gas, telephone and cable television facilities is anticipated to be completed within two years from the date hereof.

4. Storm Drainage Improvements

(a) The Developer shall install all storm drainage facilities described in the Site Improvements Plan.

5. Trail Easements

The Developer shall dedicate the public trail easement shown on the Plat for the purpose of public access to the adjacent neighborhood.

6. Road Construction

Developer agrees to construct, at Developer's cost, all road improvements construction within two years from the date hereof. Developer agrees to re-vegetate all cuts and fills resulting from construction in a manner which will prevent erosion. The construction of such roads shall be subject to inspection and approval by the County Engineer and the cost of such inspection shall be paid by the Developer.

7. Landscaping

Developer shall install landscaping in accordance with the Site Improvements Plan, at Developer's expense, and within one year from the date hereof. All such landscaping is subject to approval by the Community Development Director.

8. Traffic Control

During the construction of any utilities or improvements described herein, Developer shall be responsible for controlling and expediting the movement of vehicular and pedestrian traffic through and around all construction sites and activity.

9. Maintenance and Repair

(a) Developer agrees that it shall repair or pay for any damage to any existing public improvements damaged during the construction of new improvements. The County shall notify Developer within a reasonable time after discovery of any claim hereunder, and Developer shall have a reasonable period of time within which to repair said damage.

10. Financial Assurances

To insure developer's performance under this Agreement, (except for the installation of the Sanitary Sewer Collection Lines described in Paragraph 2 above which are to be directly guaranteed to the District with separate financial assurances from Developer), the Developer shall, prior to the commencement of construction of any improvements, provide the County with sufficient security, to ensure completion of the required improvements, in the amount of 120% of the cost of construction determined in accordance with the schedule in Exhibit B. The security shall be in the form of either: 1) a letter of Credit drawn upon a state or national bank- said Letter of Credit shall: (1) be irrevocable, (2) be of a term sufficient to cover the completion and warranty periods, and, (3) require only that the County present the issuer with a signed draft and a certificate signed by an authorized representative of the County certifying to the County's right to draw funds under the Letter of Credit; or 2) Establishment of an Escrow Account or Completion Bond with the guarantee that all improvements shall be installed within two (2) years or the account or bond will be called by the County to complete the improvements. Acceptable escrow agents shall be the Summit County Treasurer's Office, or banks or savings institutions which are federally insured. This two (2) year deadline may be extended by the County upon showing of sufficient cause.

As portions of the improvements are completed in accordance with this Development Improvements Agreement, County regulations, and the approved Site Improvements Plan, the Developer may make application to the County Engineer to reduce the amount of the original letter of credit, cash escrow or completion bond. If the Board of County Commissioners is satisfied that such portion of the improvements has been completed in accordance with County standards, they may cause the amount of the letter of credit, cash escrow or completion bond to be reduced by such amount that they deem appropriate, so that the remaining amount of the letter of credit, cash escrow or completion bond adequately insures the completion of the remaining improvements.

11. Default

If Developer shall default in the performance of Developer's obligation hereunder and shall fail to cure such default within thirty (30) days after receipt of written notice from the County

specifying the nature of such default (or if such default cannot be cured within the aforesaid period of time, if the Developer shall fail to promptly commence to cure the same and to thereafter diligently proceed with such cure), then the County shall be entitled to undertake such work as may be necessary and appropriate to cure such default and the County shall be reimbursed for the reasonable costs thereof either by payment of such costs to cure the default within 30 days of delivery of an invoice to Developer or by obtaining funds under the security.

12. Limitation of Liability

No recourse shall be had for any obligation of or default by Developer under this Agreement or for any claim with respect to this Agreement against any partner or joint venturer of Developer or seller of the Property or any other creditor or lender of Developer under any rule of law (including, without limitation, the rule of law that general partners and joint ventures are jointly and severally liable for the indebtedness of a partnership or joint venture, as applicable), contractual provision, statute or constitution or otherwise, it being understood that all such liabilities of the partners or joint ventures of Developer are to be, by the execution of this Agreement by the County, expressly waived and released as a condition of, and in consideration for, the execution and delivery of this Agreement. Nothing contained herein shall constitute a waiver of any obligation of Developer to the County under this Agreement or shall be taken to prevent recourse to or of the enforcement of any rights of the County as against the security posted by the Developer pursuant to this Development Improvements Agreement.

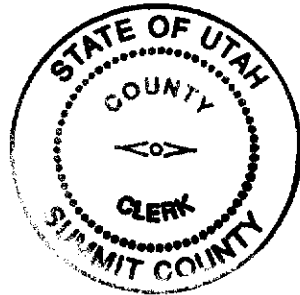
13. Amendment

This Agreement and the Site Improvements Plan referred to herein, may only be amended by written instrument signed by the County and the Developer.

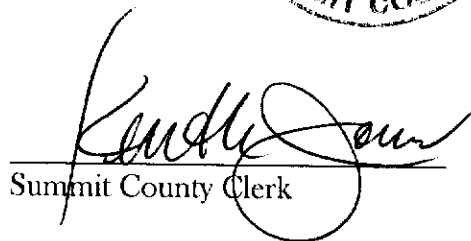
14. Binding Effect

This Agreement and the covenants contained herein shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto and their successors, heirs and assigns of the property owners; provided that, except as provided in Paragraph 10 (b) above, purchasers of residential lots within the Property or any homeowner's association that receives title to any portion of the Property shall not incur any liability hereunder and no person or entity, including any homeowner's association that receives title to any portion of the Property, may claim to be a third party beneficiary of the terms, conditions, or covenants of this Agreement. This Agreement shall be recorded in the Office of the Summit County Recorder and on file with the Department of Community Development. All existing lien holders shall be required to subordinate their liens to the covenants contained in the Development Improvements Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed the date and year first written above.



ATTEST:

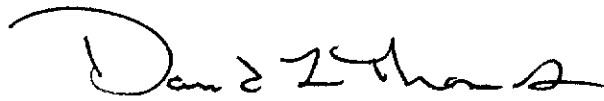

Summit County Clerk

APPROVED:

COUNTY OF SUMMIT, UTAH

By: 
Chairman, Board of Summit
County Commissioners

APPROVED AS TO FORM:


Dave Thomas, Deputy County Attorney

ACCEPTED:

Home Credit Corporation,
A Utah Corporation

By: 
Don C. Ballard
Executive Vice President

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF SNYDER'S MILL SUBDIVISION AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT BEING SOUTH $00^{\circ}25'39''$ EAST 440.00 FEET AND SOUTH $89^{\circ}15'54''$ WEST 805.49 FEET FROM THE NORTH ONE QUARTER CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH $89^{\circ}15'54''$ WEST 363.16 FEET ALONG SAID NORTH BOUNDARY TO THE EAST RIGHT OF WAY LINE OF UTAH STATE HIGHWAY U-224; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO COURSES NORTH $00^{\circ}14'42''$ WEST (NORTH $00^{\circ}12'03''$ WEST BY UDOT PROJECT NO. F-060(2)) 19.65 FEET AND NORTH $44^{\circ}50'56''$ EAST 18.99 FEET TO THE SOUTH RIGHT OF WAY LINE OF SILVER SPRINGS DRIVE; THENCE EAST 1.28 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT OF TANGENCY OF A 350.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE 384.85 FEET THROUGH A CENTRAL ANGLE OF $63^{\circ}00'00''$; THENCE NORTH $27^{\circ}00'00''$ EAST 55.57 FEET; TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL DESCRIBED IN BOOK 137, AT PAGE 248, OF SAID RECORDS; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH $72^{\circ}02'00''$ EAST 12.05 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE SOUTH 265.36 FEET TO THE POINT OF BEGINNING.

Home Savings Bank
Park City, Utah
December 21, 2001

ENGINEER'S ESTIMATE

Description	Quantity	Unit	Price/ Unit	Total Price
Site Work:				
Asphalt	7661	SF	1.04	7,957.04
Concrete	485	SF	3.22	1,497.30
6" Curb Wall	344	LF	9.78	3,364.32
30" Curb & Gutter	310	LF	11.20	3,472.00
4' Wide Sidewalk	542	LF	14.80	8,021.60
Utilities:				
Sewer				
4" PVC Sewer Pipe	390	LF	22.50	8,775.00
Sewer Cleanout	4	EA.	75.00	300.00
Core into existing SSMH	1	EA.	500.00	500.00
Storm				
12" ADS Storm Pipe	34	LF	27.00	918.00
Curb Inlet Box w/ Bicycle safe Grate	1	EA.	750.00	750.00
12" Flared End Section	1	EA.	450.00	450.00
Water				
2" PVC Water Line	109	LF	12.25	
2" Water Meter w/ Vault	1	EA.	2500/750	3,250.00
Erosion Control				
Silt Fence	661	LF	4.25	2,766.75
Straw Bales	8	EA.	30.00	240.00
Gravel Construction Entrance	930	SF	0.75	697.50
TOTAL				\$42,959.51

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RECORDER'S NOTE

LEGIBILITY OF WRITING, TYPING OR
PRINTING UNSATISFACTORY IN THIS
DOCUMENT WHEN RECEIVED.

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001-755-1334

P. 2

Home Credit Bank - Summit County**Cost Estimate - Construction Document Phase**

E. A. Lyman, Landscape Architect

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Grading and Soil Materials					
1	Imported fill material		c.y.	7.00	-
2	Export cut material		c.y.	5.00	-
3	Rough Grading	27,450	s.f.	0.05	1,372.50
4	Fine Grading	27,450	s.f.	0.10	2,745.00
5	Topsoil from stockpile (4" depth)		c.y.	9.00	-
6	Topsoil from offsite (4" depth)	260	c.y.	14.00	3,640.00
7	Topsoil from stockpile (6" depth)		c.y.	9.00	-
8	Topsoil from offsite (6" depth)	119	c.y.	14.00	1,666.00
10	Nutri-mulch	84	c.y.	25.00	2,100.00
Sub-Total					11,808.50

Landscape and Irrigation

1	Large evergreen trees (6' - 8' ht.)	16	ea.	275.00	4,400.00
2	Large evergreen trees (8' - 10' ht.)	15	ea.	300.00	4,500.00
3	Large evergreen trees (10'-12' ht.)		ea.	640.00	-
4	Large deciduous trees (15 gal.)		ea.	150.00	-
5	Large deciduous trees (1 1/2" cal.)		ea.	180.00	-
6	Large deciduous trees (2" cal.)	18	ea.	180.00	3,240.00
7	Large deciduous trees (2 1/2" cal.)	18	ea.	250.00	4,500.00
8	Small flowering trees (10 gal.)		ea.	100.00	-
9	Small flowering trees (15 gal.)		ea.	120.00	-
10	Small flowering trees (2" cal.)	17	ea.	300.00	5,100.00
11	Small flowering trees (2 1/2" cal.)	17	ea.	320.00	5,440.00
12	Shrubs (5 gallon)	350	ea.	30.00	10,500.00
13	Shrubs (1 gallon)		ea.	15.00	-
14	Groundcover (1 gallon)		ea.	10.00	-
15	Perennials (1 gallon)	30	ea.	50.00	1,500.00
17	Annuala		s.f.	3.00	-
18	Bark mulch	60	c.y.	35.00	2,100.00
19	Concrete mowstrip (extruded)		s.f.	3.00	-
20	6"x6" Concrete mowstrip (cast in place)		s.f.	5.00	-
21	Sod	21,000	s.f.	0.16	3,400.00
22	Hydroseeding		s.f.	0.14	-
23	Irrigation (spray heads)	21,000	s.f.	0.75	15,750.00
24	Irrigation (rotors heads)		s.f.	0.55	-
25	Irrigation (drip - shrubs)	6,450	s.f.	1.00	6,450.00
26	Irrigation - Water Meter		ea.	2,000.00	-
27	Irrigation - Computerized Control System		ea.	12,000.00	-

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ITEM #	DESCRIPTION	QUANTITY	UM	UNIT COST	TOTAL
28	Irrigation (drip - trees)		ea.	35.00	-
29	Tree Grates		ea.		-
30	Weed Barrier	5,251	s.f.	0.12	630.12
31	Rock Mulch		s.f.	0.14	-
32	Wildflower Blend Seed Mix (Hydroseeding)		s.f.	0.25	-
33	Marsh Plantings		s.f.	2.00	-
34	Slope Stabilization		s.f.	1.00	-
35	Boulders	49	ea.	80.00	3,920.00

Sub-Total 78,860.12

Landscape Lighting

ea. 300.00

Sub-Total

Total

90,788.62

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RECORDER'S NOTE

LEGIBILITY OF WRITING, TYPING OR
PRINTING UNSATISFACTORY IN THIS
DOCUMENT WHEN RECEIVED.

LETTER OF TRANSMITTAL

TO: Derrick Radke, Summit County Engineering Department

FROM: STEVE CALL

Summit County Planning Division

DATE: 1/7/02

SUBJECT: HOME SAVING'S BANK - LANDSCAPE COST EST. FOR D.

Please review the following items indicated and return to the Planning Division:

- ☐ Flood Plain
- ☐ Road Access / Encroachment
- ☐ Road Grade / Alignment
- ☐ Storm Water / Drainage
- ☐ Boundary Description Closure
- ☒ Other _____

Comments:

Derrick, the attached landscape cost estimate for Home Savings Bank seems reasonable. Could this simply be attached to the estimate for the other site improvements and combined with that total for purposes of the Development Improvements Agreement? Please let me know if it needs to be in some other format.

THANKS, Steve

BONDBond No. 183 90 75

KNOW ALL MEN BY THESE PRESENTS: That Home Savings Bank, as Principal, and the Insurance Company of the West, a corporation organized and existing under the laws of the state of California and authorized to transact surety business in the State of Utah, as Surety, are held and firmly bound unto Summit County, State of Utah, in the sum of One hundred sixty thousand four hundred ninety seven and 76/100 Dollars (\$160,497.76), for the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors, and assigns, jointly and severally, firmly by these present.

The condition of the foregoing obligation is such that the above-bounden Principal has entered into a Development Improvements Agreement dated 2002, with Summit County to do and perform the work required under said Agreement, more specifically described in Exhibit A attached hereto.

NOW, THEREFORE, if the above-bounden Principal shall well and truly perform the work contracted to be performed under said agreement, then this obligation shall be void: otherwise to remain in full force and effect.

SIGNED AND SEALED this 18th day of January, 2002.

Witness:

BY: Jill Turner

Home Savings Bank

BY: [Signature]

Principal

Vice President

BY: Sharon Ruelth

Insurance Company of the West

BY: [Signature]

Gary W. Manville, Attorney-in-Fact

**AFFIDAVIT OF QUALIFICATION
FOR SURETY COMPANIES**

STATE OF UTAH) SS
COUNTY OF SALT LAKE)

GARY W. MANVILLE, BEING FIRST AND DULY SWORN, ON OATH DEPOSES AND SAYS THAT HE IS THE ATTORNEY-IN-FACT (OFFICER OR AGENT) OF SAID COMPANY, AND THAT HE IS DULY AUTHORIZED TO EXECUTE THE SAME AND HAS COMPLIED IN ALL RESPECTS WITH THE LAWS OF THE STATE OF UTAH, IN REFERENCE TO BECOMING SOLE SURETY UPON BONDS, UNDERTAKINGS AND OBLIGATIONS.

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 18th DAY OF January A.D.
2002.


(SIGNATURE OF NOTARY PUBLIC)


(SIGNATURE OF OFFICER OR AGENT)

P.O. Box 58139
709 East South Temple
Salt Lake City, UT 84158-0139
(RESIDENCE)

(SEAL)
MY COMMISSION EXPIRES:
5-1-2004

709 East South Temple
Salt Lake City, Utah 84102

(SURETY SEAL)
(THIS FORM REQUIRED TO
BE FILLED OUT BY SECTION
31-24-3, UCA 1953)



Insurance Company of the West

HOME OFFICE: SAN DIEGO, CALIFORNIA

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That INSURANCE COMPANY OF THE WEST, a California Corporation, does hereby appoint:

WILLIAM R. MORETON, GARY W. MANVILLE, JONATHON M. JEPSEN, SHARRON RUSHTON, PHILIP S. WALTER, MARILYN L. ALLRED

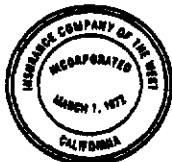
its true and lawful Attorney(s)-in-Fact, with full power and authority, to execute, on behalf of the Company, fidelity and surety bonds, undertakings, and other contracts of suretyship of a similar nature.

This Power of Attorney is granted and is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors on the 23rd day of February, 1998, which said Resolution has not been amended or rescinded and of which the following is a true copy:

"RESOLVED, that the Chairman of the Board, the President, an Executive Vice President or a Senior Vice President of the Company, and each of them, is hereby authorized to execute Powers of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company, fidelity and surety bonds, undertakings, or other contracts of suretyship of a similar nature; and to attach thereto the seal of the Company; provided however, that the absence of the seal shall not affect the validity of the instrument.

FURTHER RESOLVED, that the signatures of such officers and the seal of the Company, and the signatures of any witnesses, the signatures and seal of any notary, and the signatures of any officers certifying the validity of the Power of Attorney, may be affixed by facsimile."

IN WITNESS WHEREOF, INSURANCE COMPANY OF THE WEST has caused these presents to be signed by its duly authorized officers this 10TH day of DECEMBER 1999.



INSURANCE COMPANY OF THE WEST

[Signature]
John L. Hannum, Executive Vice President

STATE OF CALIFORNIA

SS.

COUNTY OF SAN DIEGO

IN WITNESS WHEREOF, the undersigned certify that they are adults, and have witnessed the signing of this instrument by the principal or have witnessed the principal's acknowledgment of the signature on the power of attorney, pursuant to California Probate Code §4121 and 4122.

[Signature]
Nancy Ruby

[Signature]
Shirley Boscia

CERTIFICATE:

I, J. Douglas Browne, Vice President of INSURANCE COMPANY OF THE WEST, do hereby certify that the original POWER OF ATTORNEY, of which the foregoing is a true copy, is still in full force and effect, and that this certificate may be signed by facsimile under the authority of the above quoted resolution.

IN WITNESS WHEREOF, I have subscribed my name as Vice President, on this 18th day of January 2002.



INSURANCE COMPANY OF THE WEST

[Signature]
J. Douglas Browne, Vice President

ICW 37

00609641 Bk01431 Pg01142

EXHIBIT A

Home Savings Bank
Park City, Utah
December 21, 2001

ENGINEER'S ESTIMATE

Description	Quantity	Unit	Price/Unit	Total Price
Site Work:				
Asphalt	7851	SF	1.04	7957.04
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6" Curb Wall	344	LF	9.78	3,364.32
30" Curb & Gutter	310	LF	11.20	3,472.00
4' Wide Sidewalk	542	LF	14.80	8,021.60
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12" Flared End Section	1	EA.	450.00	450.00
Water				
2" PVC Water Line	109	LF	12.25	
2" Water Meter w/ Vault	1	EA.	2500.00	3,250.00
Erosion Control				
Silt Fence	651	LF	4.25	2,766.75
Straw Bales	8	EA.	30.00	240.00
Gravel Construction Entrance	930	SF	0.75	697.50
TOTAL				542,959.51

EXHIBIT A

Home Credit Bank - Summit County

Cost Estimate - Construction Document Phase

E. A. Lyman, Landscape Architect

1/3/02

ITEM #	DESCRIPTION	QUANTITY	UM	UNIT COST	TOTAL
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4	Fine Grading	27,450	s.f.	0.10	2,745.00
5	Topsoil from stockpile (4" depth)		c.y.	9.00	-
6	Topsoil from offsite (4" depth)	260	c.y.	14.00	3,640.00
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8	Topsoil from offsite (6" depth)	119	c.y.	14.00	1,666.00
9	Soil Pep	11	c.y.	35.00	385.00
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Landscape and Irrigation

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5	Large deciduous trees (1 1/2" cal.)		ea.	180.00	-
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13	Shrubs (1 gallon)		ea.	15.00	-
14	Groundcover (1 gallon)		ea.	10.00	-
15	Groundcover (Flats)	30	flats	50.00	1,500.00
16	Perennials (1 gallon)	350	ea.	7.00	2,450.00
17	Annials		s.f.	3.00	-
18	Bark mulch	60	c.y.	35.00	2,100.00
19	Concrete mowstrip (extruded)		l.f.	3.00	-
20	6"x6" Concrete mowstrip (cast in place)		l.f.	5.00	-
21	Sod	21,000	s.f.	0.40	8,400.00
22	Hydroseeding		s.f.	0.14	-
23	Irrigation (spray heads)	21,000	s.f.	0.75	15,750.00
24	Irrigation (rotors heads)		s.f.	0.55	-
25	Irrigation (drip - shrubs)	6,450	s.f.	1.00	6,450.00
26	Irrigation - Water Meter		ea.	2,000.00	-
27	Irrigation - Computerized Control System		ea.	12,000.00	-

EXHIBIT A

ITEM #	DESCRIPTION	QUANTITY	UM	UNIT COST	TOTAL
			ea.	35.00	
28	Irrigation (drip - trees)		ea.		
(29	Tree Grates	5,251	s.f.	0.12	630.12
30	Weed Barrier		s.f.	0.14	
31	Rock Mulch		s.f.	0.25	
32	Willowflower Blend Seed Mtx (Hydroseeding)		s.f.	2.00	
33	Marsh Plantings		s.f.	1.00	
34	Slope Stabilization	40	ea.	90.00	3,920.00
35	Boulders				
					78,860.12
	Sub-Total				
<u>Landscape Lighting</u>					
			ea.	300.00	
1	Uplighting of trees				
	Sub-Total				
					90,768.62
	Total				

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