

WHEN RECORDED, MAIL TO:

IHC HEALTH SERVICES, INC.
36 South State Street, 21st Floor
Salt Lake City, Utah 84111
Attn: Corporate Real Estate Director

RECIPROCAL EASEMENT AGREEMENT
(Erda, Tooele County, Utah)

IHC HEALTH SERVICES, INC., a Utah nonprofit corporation (“Intermountain”) and EHD INVESTMENT, LLC, a Utah limited liability company (“EHD”), with an address of 13 Pier Place Stansbury Park, Utah 84074, enter into this RECIPROCAL EASEMENT AGREEMENT (this “Agreement”) on April 1, 2025. Intermountain and EHD may be referred to collectively as the “Parties” or individually as a “Party.”

Background

- A. Intermountain owns real property located in Erda, Tooele County, Utah (the “Intermountain Property”).
- B. EHD owns real property located adjacent to the Intermountain Property (the “EHD Property,” and collectively with the Intermountain Property, the “Properties”).
- C. The Parties now wish to obtain right-in right-out access to and from Erda Way and all associated approvals from the Utah Department of Transportation (“UDOT”) and, to that end, have agreed to grant each other shared and reciprocal access rights over the Intermountain Property and EHD Property, as the case may be, to allow for construction of a shared access roadway along the common boundary of the Properties along the east boundary of the Intermountain Property and the west boundary of the EHD Property, subject to the following terms.

Terms

1. **Reciprocal Grant of Easements.** Each Party, as “Grantor,” hereby grants to the other Party, as “Grantee,” a perpetual, non-exclusive easement and right-of-way (the “Easement”) for vehicular and pedestrian ingress and egress over, upon and across a portion of each Grantor’s Property as more particularly described and depicted on attached Exhibit A (collectively, the “Easement Areas”), and to and from Erda Way. The Parties hereby acknowledge and agree that the access to and from Erda Way is limited to “right in” and “right out” access.
2. **Reservation.** Grantor reserves the right to use the Easement Areas in common with Grantee and to grant permits, licenses and easements over, across, through and under the Easement Areas for any other lawful purpose, subject to this Agreement and so long as Grantor’s use or any other use permitted by Grantor does not unreasonably interfere with Grantee’s use of the Easements. In addition and subject to the foregoing, Grantor may permit improvements and

facilities related to other uses of the Grantor Property, may use and improve the Easement Areas to provide access to the Grantor Property, and may install and maintain landscaping (excluding trees), hardscaping, sidewalks, driveways, drainage and other improvements on the Easement Areas (collectively, the "Permitted Improvements") as permitted by UDOT and any other applicable laws, codes, or regulations. Other than the Permitted Improvements and as otherwise set forth in this Agreement, Grantor will not construct any improvements, buildings or structures on the Easement Areas.

3. **Construction.** The Parties agree to construct, within the Easement Areas a shared access roadway extending from Erda Way along the common east-west boundary between the Properties as shown as "EHD Roads" and "IHC Roads" in Exhibit B (the "Joint Access Road"). EHD will construct, install and complete, or cause to be constructed, installed and completed, the Joint Access Road. The Parties will share in the costs of constructing the Joint Access Road equally at a rate of 50% (collectively, the "Construction Costs"). An estimate of the Construction Costs for the Joint Access Road as well as Intermountain's estimated portion of the Construction Costs is attached hereto as Exhibit C (the "Construction Costs Estimate"). EHD agrees to provide Intermountain with bids, cost estimates, or other such information as Intermountain requests to allow Intermountain to determine whether the Construction Costs are reasonable. If Intermountain does not provide notice of objection within 10 business days after receipt of such information, the Construction Costs will be deemed reasonable. Any request made by EHD to Intermountain for reimbursement of Intermountain's portion of the Construction Costs shall include reasonable and appropriate evidence of completion of, and payment for, the Joint Access Road. Initial construction will be completed within the time frame required by UDOT in connection with its approval of the right-in right-out access. In any event, any construction work related to the Joint Access Road will be performed in accordance with any and all applicable ordinances, laws, rules and regulations, and the requirements of any governmental authorities having jurisdiction over the Easement Areas. Intermountain hereby grants a temporary, non-exclusive easement to EHD and its agents, employees, and contractors over and across the portions of the Intermountain Property as is reasonably necessary to install the Joint Access Road. Upon the completion of the Joint Access Road, the temporary easement will automatically terminate.
4. **Extension; Dedication.** The Parties will work together in good faith to mutually agree on the terms and conditions, including the sharing of costs, for any further extension and development of the Joint Access Road along the common boundaries between the Parties' Properties. The Parties will, in concert with all applicable municipal planning authorities, also cause the Joint Access Road and the applicable portion of their Properties to be dedicated for public use following completion of the Joint Access Road, whether in phases or in a single dedication, also as determined in concert with applicable municipal planning authorities.
5. **Maintenance.** The Parties acknowledge that: (i) a Party may desire or be required to maintain, repair, replace, or further develop the Joint Access Road (separately from the obligations set forth in Section 6 below), and (ii) such maintenance, repair, replacement, or development (together, "maintenance") by either Party will directly benefit the other Party. The Party completing the maintenance of the Joint Access Road is the "Constructing Party," and the Party not performing the maintenance is the "Reimbursing Party." The Parties will share equally in the reasonable costs of maintaining, repairing, replacing, or developing the

Joint Access Road (the "Maintenance Costs") under this section and will work together in good faith to mutually agree on which Party will be the Constructing Party and which will be the Reimbursing Party. The Constructing Party agrees to provide the Reimbursing Party with bids, cost estimates, or other such information to allow the Reimbursing Party to determine whether the Maintenance Costs are reasonable. If the Reimbursing Party does not provide notice of objection within 10 business days after receipt of such information, the Maintenance Costs will be deemed reasonable. All maintenance will be performed in a good and workmanlike manner and in accordance with any and all applicable ordinances, laws, rules and regulations, and the requirements of any applicable governmental authorities. The Reimbursing Party will pay its portion of the Construction Costs within 30 days of receiving the Constructing Party's written request for reimbursement. Such request will include reasonable and appropriate evidence of completion of, and payment for, the maintenance of the Joint Access Road. If the Reimbursing Party fails to pay all undisputed amounts due to the Constructing Party within 60 days of the due date, then, without limiting any other rights or remedies available at law or equity, the Constructing Party will have the right to record notice of interest in the Reimbursing Party's Property.

6. Repairs. If a Party or its agents damages the Easement Areas in connection with the rights set forth in this Agreement, such Party will, at its sole expense, repair the damage and restore the damaged property as near to the original condition as is reasonably possible. Such Party will complete all repair work within 30 days of receiving written notice from the other Party describing the damage. If such Party cannot complete the repair work within 30 days due to a force majeure event as described below, it may take additional time as may be necessary under the circumstances to complete the work so long as it begins such work within the 30-day period (or, in the case of a weather-related force majeure event, within 30 days of the date when it can begin the work under the circumstances) and diligently pursues it to completion.
7. Temporary License. During construction or maintenance of the Joint Access Road, each Party hereby grants to the other, its agents, employees and contractors, a temporary, non-exclusive license over and across the Easement Areas and immediately surrounding areas, as reasonably necessary to complete the construction or maintenance work. Upon the completion of the Joint Access Road or applicable maintenance, such temporary license will automatically terminate.
8. Limitations on Use. Each Party's use of the Easements and the Easement Areas will be limited to the uses described in this Agreement. Each Party will exercise the rights granted under this Agreement in a manner that least interferes with the use of the Easement Areas and the Grantor Property by Grantor and any other permitted user. Grantee may not construct any barriers or obstacles within the portion of the Easement Areas located on the Grantor Property or otherwise alter or modify the Easement Areas or the Grantor Property without Grantor's written consent. Grantee may not park any vehicles within the Grantor's portion of the Easement Areas.
9. Compliance with Laws. The Parties will comply with all applicable federal, state and local laws, rules and regulations when entering upon the Easement Areas and exercising their respective rights under this Agreement.
10. Environmental Matters. Grantee will not permit any contamination, dumping or other environmental waste to be left, disposed on or contaminate the Easement Areas or the

Grantor Property. Grantee will not create, exacerbate or cause any "Environmental Condition" (as defined below) on or about the Grantor Property. For purposes of this Agreement, "Environmental Condition" means (a) contamination or pollution of soil, air, surface or groundwater, (b) the disposal, placement, existence, presence or release or threat of release of a "Hazardous Material" (as defined below) and the affects thereof, or (c) noncompliance with or violation of "Applicable Law" (as defined below) including, without limitation, any lack of required governmental permits or approvals. "Hazardous Material" means (x) any substance, the presence of which requires investigation, remediation, or other response or corrective action under Applicable Law, or (y) any substance which is defined as a hazardous waste, hazardous substance, extremely hazardous substance, hazardous material, hazardous matter, hazardous chemical, toxic substance, toxic chemical, pollutant or contaminant, or other similar term, in or pursuant to Applicable Law, or (z) any asbestos or asbestos-containing material, PCBs or equipment or articles containing PCBs, petroleum, diesel fuel, gasoline or other petroleum hydrocarbons. "Applicable Law" means all existing federal, state or local laws, common law, statutes or regulations, including, without limitation, those relating to the protection of human health and safety, protection of the environment, or prevention of pollution.

11. **No Liens.** No Party will permit any lien or claim of mechanics, laborers or materialmen to be filed against the Easement Areas or the Properties for any work, labor or materials furnished, alleged to have been furnished or to be furnished pursuant to any agreement by such Party. In the event that a lien or claim is filed, the responsible Party will cause the lien or claim to be paid and discharged within thirty (30) days after the date of the filing or recording of the lien or claim.
12. **Indemnification.** Except to the extent due to the negligence or willful misconduct of the other Party, each Party hereby agrees to indemnify and hold the other Party harmless from and against any and all claims, suits, causes of action, damages, liens, losses, death, injuries, expenses, costs or liabilities of any kind, including without limitation attorneys' fees and court costs, to the extent arising out of or in connection with any use of the Easement Areas or any other portion of the Grantor Property by such Party or their agents, contractors, employees, or invitees, and any negligent or willful non-performance or other breach by such Party of any terms, conditions, provisions, duties, obligations or representations under this Agreement. The indemnities set forth in this section are in addition to, and not in limitation of, any indemnification or other rights or remedies available to the Parties at law or in equity. The provisions of this section will survive any termination of the Easements or this Agreement.
13. **Notice.** All communications, consents, and other notices provided for in this Agreement will be in writing and effective on the date hand-delivered (received), on the date following the date sent by nationally-recognized, overnight courier, or three business days following the date mailed by registered or certified mail, return receipt requested, postage prepaid, in any event to the applicable address specified above (i.e., in the recording return address or the introductory paragraph) or to any other address designated by the applicable party in writing.
14. **Term: Termination.** The Easements and this Agreement will expire and automatically terminate if and when, and to the extent, all or any portion of the Easement Areas is dedicated

to or acquired for public use. No additional documentation is required to give effect to the automatic termination, but the parties will, if needed, execute reasonable documentation of the termination.

15. **No Public Dedication.** The Easement Areas and the Properties are and shall at all times remain the private property of Intermountain and EHD, respectively, until such time as the Parties agree to dedicate all or some portion of the Easement Areas as contemplated in Section 4 above. Nothing in this Agreement will be deemed or considered to be a dedication of all or any part of the Easement Areas or the Properties to the general public or for any other public purpose whatsoever.
16. **Covenant Running with the Land.** The Easements constitute a covenant running with the land (i.e., burdening the Grantor Property and appurtenant to the Grantee Property) and will be binding upon and inure to the benefit of successors and assigns of the Parties.
17. **Purpose and Confirmation.** This Agreement is made for the purposes set forth in this Agreement and no more, and is intended to be subject to and made in compliance with any and all applicable zoning ordinances, laws, rules and regulations.
18. **Miscellaneous.**
 - (a) This Agreement contains the entire agreement and understanding between the Parties relating to the subject matter of this Agreement. The Parties may amend this Agreement only in a written document signed by the Parties. No failure by either Party to enforce or exercise any right under this Agreement will constitute a waiver. This Agreement will be construed as a whole and not strictly for or against any party.
 - (b) In any litigation or other proceeding relating to the breach of this Agreement, the prevailing Party will be entitled to recover its out-of-pocket costs and reasonable attorneys' fees.
 - (c) Each Party has the right, power, legal capacity, authority, and means to enter into and perform this Agreement and, further, any individual(s) signing on behalf of such Party has been duly authorized to do so.
 - (d) The Parties may sign this Agreement in any number of counterparts, each of which when signed and delivered will be deemed an original, and all of which together will constitute one and the same instrument. The recitals above and attached exhibits are incorporated in this Agreement by this reference.
 - (e) If a provision of this Agreement is invalid or unenforceable, then the remainder of this Agreement will remain in full force and effect.
 - (f) Utah laws govern this Agreement, and the Parties submit to the exclusive jurisdiction of state and federal courts in Utah. This Agreement will be recorded in the official real estate records of Tooele County, Utah.
 - (g) This Agreement does not constitute-and must not be construed to create-a partnership, agency, joint venture, or employment relationship. Nothing in this Agreement gives one

Party the right, power, or authority to bind the other.

(h) If any Party to this Agreement is delayed or prevented from the performance of any required act by reason of a strike, labor trouble, acts of ten-or, acts of nature and the elements, or any other cause beyond the reasonable control of the delayed Party (financial inability excepted), i.e., "force majeure," and the delayed Party is otherwise without fault, then performance of the applicable act is excused for the period of the delay, provided the delayed Party will take all commercially reasonable efforts to mitigate the force majeure.

[Signatures and acknowledgements on following page]

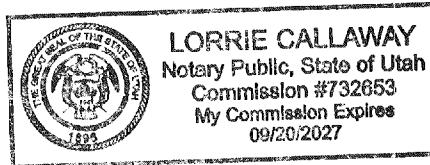
IN WITNESS WHEREOF, Intermountain has executed the foregoing Agreement to be effective as of the date first written above.

IHC HEALTH SERVICES, INC.,
a Utah nonprofit corporation

By: Bentley Peay
Name: Bentley Peay
Its: AVP Real Estate

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

Acknowledged before me on the 8th day of April, 2025, by
Bentley Peay as VP Real Estate of IHC Health Services,
 Inc., a Utah nonprofit corporation.



Lorrie Callaway
Notary Public

EHD INVESTMENT, LLC
a Utah limited liability company

By: Joseph White
Name: Joseph White
Its: manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

Acknowledged before me on the 9 day of April, 2025, by
Joseph White as Manager of EHD Investment, LLC,
a Utah limited liability company.

Staci Malone
Notary Public

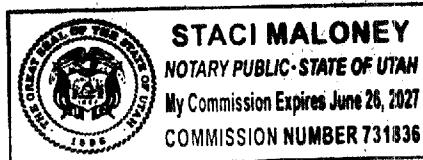


EXHIBIT A

Descriptions and Depiction of the Easement Areas

EXHIBIT A**Descriptions and Depiction of the Easement Areas****IHC ROAD DESCRIPTION**

A parcel of land, situate in the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the South Right of Way line of Erda Way, said point located North 89°39'31" East 1320.86 feet and South 0°20'29" East 49.54 feet from the West Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian (The Basis of Bearing being North 89°39'31" East 2614.22 feet, which is the measured line between the Witness Corner to the West Quarter Corner and the calculated position of the Center of Section, Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running:

thence South 0°19'31" East 1,275.28 feet along Boundary Line Agreement #495810 as recorded in the Tooele County Recorder's Office;

thence South 89°39'31" West 1,192.08 feet along said Boundary Line Agreement to the Easterly Right of Way line of State Route 36;

thence North 0°24'53" West 44.98 feet along said Easterly line;

thence Southeasterly 23.54 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 89°35'07" East and the long chord bears South 45°22'41" East 21.20 feet through a central angle of 89°55'36");

thence North 89°39'31" East 1,120.15 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 0°20'29" West and the long chord bears North 44°40'00" East 21.21 feet through a central angle of 89°59'02");

thence North 0°19'31" West 1,215.60 feet;

thence Northwesterly 22.99 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 89°40'29" West and the long chord bears North 44°13'30" West 20.80 feet through a central angle of 87°47'58");

thence North 89°58'25" East 56.42 feet to the Point of Beginning.

Contains 88,214 square feet or 2.03 acres.

EHD ROAD DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the South Right of Way line of Erda Way, said point located North 89°39'31" East 1320.86 feet and South 0°20'29" East 49.54 feet from the West Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian (The Basis of Bearing being North 89°39'31" East 2614.22 feet, which is the measured line between the Witness Corner to the West Quarter Corner and the calculated position of the Center of Section, Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running:

thence North 89°58'55" East 57.08 feet along said South Right of Way line of Erda Way;

thence Southwesterly 23.64 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°01'05" East and the long chord bears South 44°49'42" West 21.27 feet through a central angle of 90°18'26");

thence South 0°19'31" East 160.00 feet;

thence Southeasterly 23.48 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°10'18" East 21.16 feet through a central angle of 89°41'34");

thence South 0°01'05" East 30.00 feet;

thence North 89°58'55" East 0.48 feet;

thence South 0°01'05" East 30.00 feet;

thence Southwesterly 23.64 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°01'05" East and the long chord bears South 44°49'42" West 21.27 feet through a central angle of 90°18'26");

thence South 0°19'31" East 409.90 feet;

thence Southeasterly 23.46 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°07'36" East 21.14 feet through a central angle of 89°36'10");

thence South 0°04'19" West 30.00 feet;

thence South 89°55'41" East 0.62 feet;

thence South 0°04'19" West 30.00 feet;

thence Southwesterly 23.31 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°05'20" West and the long chord bears South 45°34'33" West 21.03 feet through a central angle of 89°01'33");

thence South 0°19'31" East 465.41 feet;

thence Southeasterly 23.57 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°20'00" East 21.22 feet through a central angle of 90°00'58");

thence South 0°20'29" East 30.00 feet;

thence North 89°39'31" East 1.35 feet;

thence South 0°20'29" East 30.00 feet;

thence Southwesterly 24.74 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 42°24'28" West 22.03 feet through a central angle of 94°30'05");

thence South 85°09'26" West 42.00 feet;

thence Northerly 8.05 feet along the arc of a 500.00 feet radius non-tangent curve to the right (center bears North 85°09'26" East and the long chord bears North 4°22'53" West 8.05 feet through a central angle of 0°55'22");

thence South 86°04'47" West 42.00 feet;

thence Northwesterly 22.63 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 86°04'47" West and the long chord bears North 47°07'51" West 20.54 feet through a central angle of 86°25'17");

thence South 89°39'31" West 101.65 feet;

thence Southwesterly 24.30 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 43°14'36" West 21.73 feet through a central angle of 92°49'49");

thence South 86°49'42" West 30.00 feet;

thence Northerly 4.18 feet along the arc of a 707.00 feet radius non-tangent curve to the right (center bears North 86°49'42" East and the long chord bears North 3°00'08" West 4.18 feet through a central angle of 0°20'20");

thence South 87°10'02" West 30.00 feet;

thence Northwesterly 22.91 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 87°10'02" West and the long chord bears North 46°35'14" West 20.75 feet through a central angle of 87°30'31");

thence South 89°39'31" West 929.36 feet;

thence Southwesterly 23.58 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 44°37'19" West 21.23 feet through a central angle of 90°04'24") to the Easterly Right of Way line of State Route 36;

thence North 0°24'53" West 45.02 feet along said Easterly line to Boundary Line Agreement #495810 as recorded in the Tooele County Recorder's Office;

thence North 89°39'31" East 1,192.08 feet along said Boundary Line Agreement;

thence North 0°19'31" West 1,275.28 feet along said Boundary Line Agreement to the Point of Beginning.

Contains 96,047 square feet or 2.20 acres.

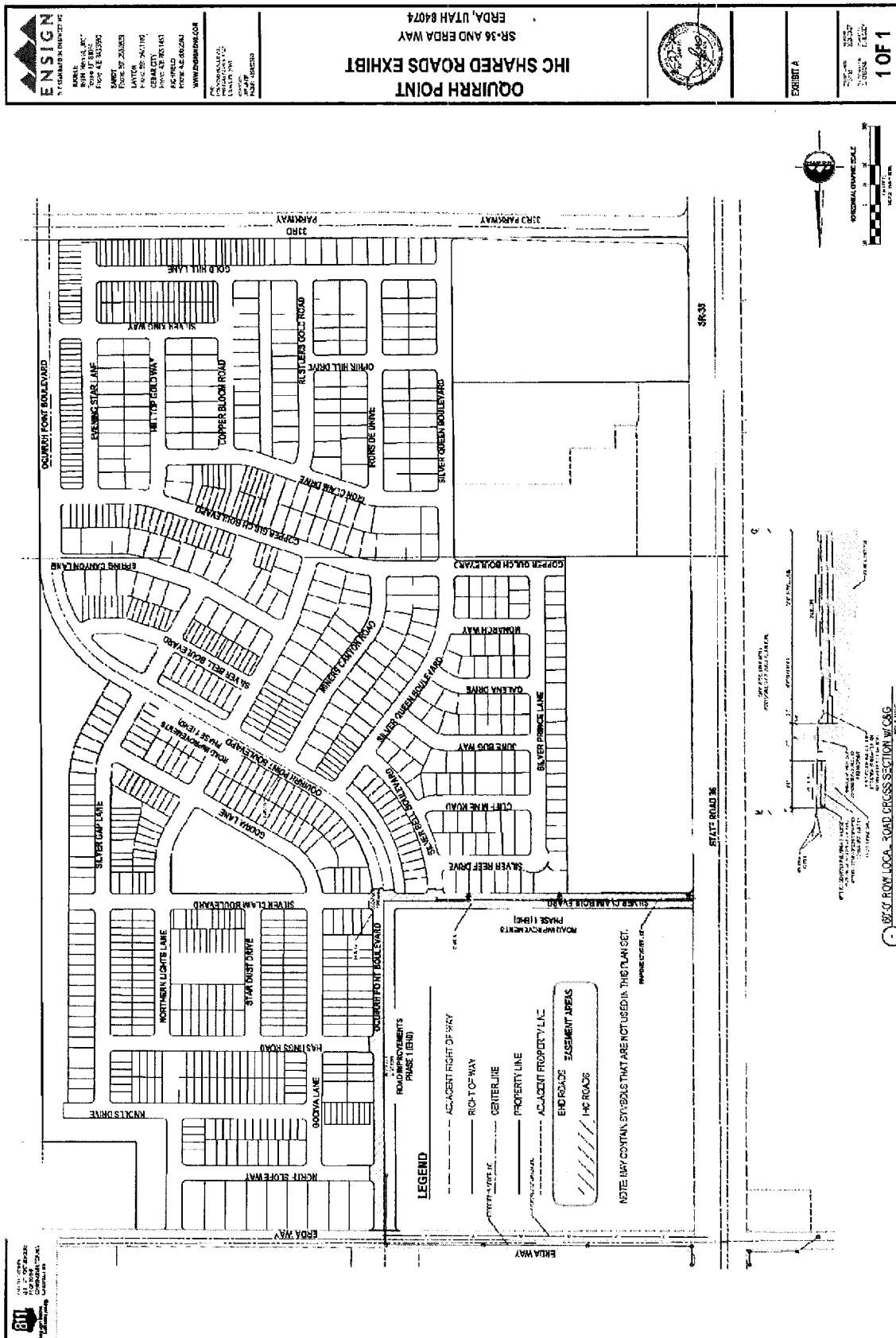


EXHIBIT B

Depiction of the Joint Access Road

IHC ROAD DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

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thence South 89°39'31" West 1,192.08 feet along said Boundary Line Agreement to the Easterly Right of Way line of State Route 36;

thence North 0°24'53" West 44.98 feet along said Easterly line;

thence Southeasterly 23.54 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 89°35'07" East and the long chord bears South 45°22'41" East 21.20 feet through a central angle of 89°55'36");

thence North 89°39'31" East 1,120.15 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 0°20'29" West and the long chord bears North 44°40'00" East 21.21 feet through a central angle of 89°59'02");

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thence Southwesterly 24.30 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 43°14'36" West 21.73 feet through a central angle of 92°49'49");

thence South 86°49'42" West 30.00 feet;

thence Northerly 4.18 feet along the arc of a 707.00 feet radius non-tangent curve to the right (center bears North 86°49'42" East and the long chord bears North 3°00'08" West 4.18 feet through a central angle of 0°20'20");

thence South 87°10'02" West 30.00 feet;

thence Northwesterly 22.91 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 87°10'02" West and the long chord bears North 46°35'14" West 20.75 feet through a central angle of 87°30'31");

thence South 89°39'31" West 929.36 feet;

thence Southwesterly 23.58 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 44°37'19" West 21.23 feet through a central angle of 90°04'24") to the Easterly Right of Way line of State Route 36;

thence North 0°24'53" West 45.02 feet along said Easterly line to Boundary Line Agreement #495810 as recorded in the Tooele County Recorder's Office;

thence North 89°39'31" East 1,192.08 feet along said Boundary Line Agreement;

thence North 0°19'31" West 1,275.28 feet along said Boundary Line Agreement to the Point of Beginning.

Contains 96,047 square feet or 2.20 acres.

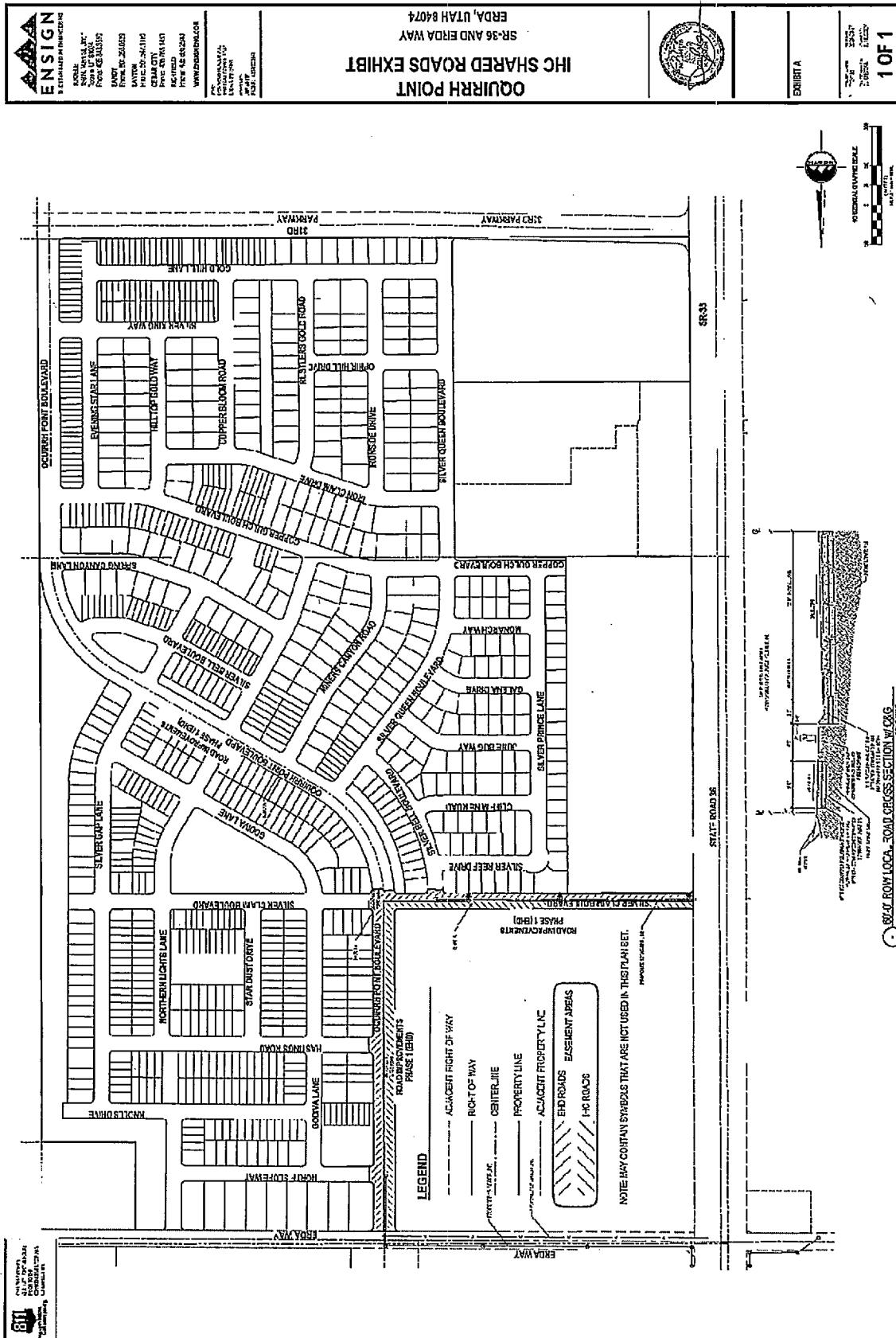


EXHIBIT C

Construction Costs Estimate

ROADWAY	TRADE	UNIT	COST PER UNIT	TOTAL	UNITS	EST COST
IHC			SILVER CLAIM			
ROAD CONSTRUCTION	Blended Start Up Costs	Lump Sum	7500.00	1.00		7500.00
	Clear and Grub	SF	0.05	7500.00		3750.00
	Mass Excavation- dig and waste	Cubic Yards	4.45			
	7' Road Base Place and Grade	SF	1.33	9975.00		132667.50
	3' Asphalt Pave	SF	2.25	3090.00		69525.00
	6' Sidewalk - Prep and Pour	11.65	SF	12500.00		145625.00
	30" Curb - Prep and Pour	30.05	LNFT	2500.00		75125.00
	ADA Ramps	1500.00	Each	2.00		3000.00
	Contingency 10%					43719.00
SUB COST						480911.50
SEWER CONSTRUCTION						
	15' Erds Way	LF	91.00	1250.00		113750.00
	Erds Road Repair	SF	2.25	22500.00		50625.00
	10% Contingency					16437.50
Sub Cost						180812.50
WATER CONSTRUCTION						
	12' C900	LF	82	1220		10040
	Valves	each	5000.0	3		15000
	Contingency 10%					11504
SUB COST						126544
			IHC EAST OP BLVD			
ROAD CONSTRUCTION	Blended Start Up Costs	Lump Sum	7500.00	1.00		7500.00
	Clear and Grub	SF	0.05	11080.00		5544.00
	Mass Excavation- dig and waste	Cubic Yards	4.45			
	7' Road Base Place and Grade	SF	1.33	11080.00		147470.40
	3' Asphalt Pave	SF	2.25	84216.00		189486.00
	6' Sidewalk - Prep and Pour	11.65	SF	13200.00		153780.00
	30" Curb - Prep and Pour	30.05	LNFT	2500.00		75125.00
	ADA Ramps	1500.00	Each	10.00		15000.00
	Contingency 10%					60000.00
SUB COST						6653905.40
Storm Drain	24" Storm Drain FCP	1250.00	LNFT	29.87		\$25,837.50
	Contingency 10%					\$2,583.75
TOTAL EST COST						\$1,470,594.00

IHC Shared Cost not to exceed \$735,297.33