

Exhibit A

Cedar River Dahlgren Property - Plat Bill of Sale
10/21/2020

ITEM

Surfacing and Concrete - Onsite
Surfacing and Concrete - Onsite

DESCRIPTION	ROAD J/NBW	UNIT	RATE	TOTAL
Asphalt Treated Base - 4" Deep - Roadway	1,713	SY	\$ 18.50	\$31,690.50
Asphalt Treated Base - 4" Deep - Parking Areas Behind	622	SY	\$ 23.15	\$14,399.30
HMA - 3" Deep - Roadway	1,713	SY	\$ 17.00	\$29,121.00
HMA - 3" Deep - Parking Areas Behind Walk	622	SY	\$ 17.80	\$11,071.60
Building Driveway HMA - 3" Deep	0	SY	\$ 18.00	\$0.00
Sidewalk - 4" Deep	0	SY	\$ 50.00	\$0.00
Sidewalk - 6" Deep	470	SY	\$ 75.00	\$35,250.00
5' Wide Concrete Crosswalk	297	SY	\$ 150.00	\$44,550.00
Decorative Concrete Crossing	15	SY	\$ 153.00	\$2,295.00
Concrete Roundabout Curb	135	LF	\$ 34.00	\$4,590.00
Concrete Curb & Gutter	999	LF	\$ 36.00	\$35,964.00
Splitter Island Curb - Road K	88	LF	\$ 32.00	\$2,816.00
Trash Enclosure - Pad Only	0	SY	\$ 67.00	\$0.00
Onsite Traffic Markings	1	LS	\$ 6,000.00	\$6,000.00
Wheel Stops	0	EA	\$ 95.00	\$0.00
Bollards	3	EA	\$ 350.00	\$1,050.00
SUBTOTAL				\$218,797.40

ITEM

Sewer - Onsite
Sewer - Onsite

DESCRIPTION	QTY	UNIT	RATE	TOTAL
Sewer - Onsite Tie-In	1	EA	\$ 7,300.00	\$7,300.00
Sewer - Onsite Manholes	13	EA	\$ 4,075.00	\$52,975.00
Sewer - Onsite Mainline - 8" Dia - Native Trench Backfill	2,494	LF	\$ 46.50	\$115,971.00
Side Sewer - Onsite - Native Trench Backfill	1,517	LF	\$ 34.00	\$51,578.00
Sewer - Onsite Cleanouts	36	EA	\$ 303.00	\$10,908.00
Sewer - Onsite Casing	30	LF	\$ 185.00	\$5,550.00
Sewer - Onsite Area Drains	2	EA	\$ 415.00	\$830.00
Sewer - Onsite Service - Commercial Pad	1	LS	\$ 2,418.00	\$2,418.00
SUBTOTAL				\$247,530.00

ITEM

Storm Drain - Onsite
Storm Drain - Onsite

DESCRIPTION	ROAD J/NBW	UNIT	RATE	TOTAL
Storm Drain - Onsite 12" DI - Native Trench Backfill		LF	\$ 61.00	
Storm Drain - Onsite 12" PVC - Native Trench Backfill	272	LF	\$ 44.25	\$12,036.00
Storm Drain - Onsite 18" DI - Native Trench Backfill		LF	\$ 82.75	
Storm Drain - Onsite 18" PVC - Native Trench Backfill		LF	\$ 54.00	
Type 1 Catch Basin	5	EA	\$ 1,500.00	\$7,500.00
Type 2 Catch Basin		EA	\$ 3,750.00	
Biofiltration Swale - Excavate, Place Fabric, Rock Only	1,120	SF	\$ 7.00	\$7,840.00
Treatment Liner in Biofiltration Swales - Native Screened	239	CY	\$ 16.00	\$3,825.33
Spall Pads	1	EA	\$ 375.00	\$375.00

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Storm Drain - Onsite	Emergency Overflow Ditch	25	LF	\$ 50.00	\$1,250.00
Storm Drain - Onsite	Storm Service - Commercial Pad		LS	\$ 2,440.00	\$2,440.00
				SUBTOTAL	\$35,266.33
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Water Line - Onsite	Water Line - 12" Dia Ductile Iron - Native Trench Backfill	1,534	LF	\$ 90.00	\$138,060.00
Water Line - Onsite	Water Line - 8" Dia Ductile Iron - Native Trench Backfill	2,209	LF	\$ 60.00	\$132,540.00
Water Line - Onsite	Water Line - 6" Dia Ductile Iron - Native Trench Backfill	812	LF	\$ 55.00	\$44,660.00
Water Line - Onsite	Fire Hydrant Assy	5	EA	\$ 6,000.00	\$30,000.00
Water Line - Onsite	12" Butterfly Valve	12	EA	\$ 2,900.00	\$34,800.00
Water Line - Onsite	8" Gate Valve	15	EA	\$ 1,850.00	\$27,750.00
Water Line - Onsite	6" Gate Valve	7	EA	\$ 1,300.00	\$9,100.00
Water Line - Onsite	14" Ductile Iron Sleeve	14	LF	\$ 240.00	\$3,360.00
Water Line - Onsite	20" Ductile Iron Sleeve	14	LF	\$ 280.00	\$3,920.00
Water Line - Onsite	Air-Vac Assembly	3	EA	\$ 2,750.00	\$8,250.00
Water Line - Onsite	Blow-Off Assembly	11	EA	\$ 3,500.00	\$38,500.00
Water Line - Onsite	Temp Blow-Off Assembly	1	EA	\$ 3,200.00	\$3,200.00
Water Line - Onsite	Water Service - 1-1/2" Service	133	EA	\$ 2,100.00	\$279,300.00
Water Line - Onsite	Water Service - 2" Domestic	8	EA	\$ 7,775.00	\$62,200.00
Water Line - Onsite	Irrigation Service - 2" Service	2	EA	\$ 9,500.00	\$19,000.00
Water Line - Onsite	Water Service - Commercial Pad	1	EA	\$ 7,775.00	\$7,775.00
				SUBTOTAL	\$842,415.00
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Asphalt Treated Base - 4" Deep - North Bend Way	1,700	TON	\$ 90.00	\$153,000.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	HMA Base Lift - 2" Deep - North Bend Way	850	TON	\$ 110.00	\$93,500.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Asphalt Grinding - North Bend Way	7,350	SY	\$ 5.75	\$42,262.50
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	HMA Overlay - 2" Deep - North Bend Way	1,696	TON	\$ 98.50	\$167,056.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Shoulder Rock - North Bend Way	140	TON	\$ 80.00	\$11,200.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Curb and Gutter - North Bend Way	3,120	LF	\$ 25.00	\$78,000.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Splitter Island Curb - North Bend Way	623	LF	\$ 50.00	\$31,150.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Roundabout Curb - Outside - North Bend Way	333	LF	\$ 40.00	\$13,320.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Roundabout Curb - Inside - North Bend Way	208	LF	\$ 70.00	\$14,560.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Sidewalk - 4" Deep - North Bend Way	3,536	SY	\$ 59.00	\$208,624.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Bus Shelter Conc Pad - Pad Only	61	SY	\$ 59.00	\$3,599.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Stamped Conc. Roundabout - North Bend Way	550	SY	\$ 195.00	\$107,250.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Concrete Driveway - Private Driveway at 13201 436th Ave	229	SY	\$ 55.00	\$12,595.00
Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	Offsite Traffic Markings	1	LS	\$ 45,000.00	\$45,000.00
Surfacing and Concrete - Waterline Road Restoration - Offsite	Asphalt Grinding Temp Waterline Trench	3,325	SY	\$ 4.00	\$13,300.00
Surfacing and Concrete - Waterline Road Restoration - Offsite	6" CSTC Waterline Trench Restoration	1,880	TON	\$ 39.50	\$74,260.00
Surfacing and Concrete - Waterline Road Restoration - Offsite	4" ATB Base Lift Waterline Trench	760	TON	\$ 92.00	\$69,920.00
Surfacing and Concrete - Waterline Road Restoration - Offsite	4" HMA Inlay Waterline Trench	760	TON	\$ 93.00	\$70,680.00
Illumination System	Off-Site Illumination MB Elec. - MB to self perform	1	LS	\$ 98,000.00	\$98,000.00

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Surfacing and Concrete - Round-a-Bout and Site Frontage - Offsite	RAB Traffic Control	35	Day	\$ 1,470.17	\$51,456.00
Surfacing and Concrete - Waterline Road Restoration - Offsite	Shoulder Rock For Waterline Restoration	170	TON	\$ 80.00	\$13,600.00
					<u>SUBTOTAL</u> <u>\$1,372,332.50</u>
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Storm Drain - Offsite	Storm Drain 18" DI - Native Trench Backfill	2	LF	\$ 900.00	\$1,800.00
Storm Drain - Offsite	Storm Drain 12" DI - Native Trench Backfill	2,069	LF	\$ 78.00	\$161,382.00
Storm Drain - Offsite	Storm Drain 12" PVC - Native Trench Backfill	527	LF	\$ 54.00	\$28,458.00
Storm Drain - Offsite	Type 1 Catch Basin	34	EA	\$ 1,500.00	\$51,000.00
Storm Drain - Offsite	Biofiltration Swale	7,886	SF	\$ 7.00	\$55,202.00
Storm Drain - Offsite	Re-Grade Existing Ditch	1,570	LF	\$ 6.00	\$9,420.00
Storm Drain - Offsite	Spall Pads	24	EA	\$ 375.00	\$9,000.00
Storm Drain - Offsite	Treatment Liner in Biofiltration Swales - Native Screened	1,750	CY	\$ 16.00	\$28,000.00
					<u>SUBTOTAL</u> <u>\$344,262.00</u>
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Water Line - Offsite	Sawcut Existing Pavement for Waterline	6,788	LF	\$ 2.75	\$18,667.00
Water Line - Offsite	Trench Patch Temp Restoration	2,822	SY	\$ 28.00	\$79,016.00
Water Line - Offsite	Extruded Curb Restoration - Public Works Dept.	176	LF	\$ 23.00	\$4,048.00
Water Line - Offsite	Connect to Existing Water Line - Native Trench Backfill	1	EA	\$ 10,500.00	\$10,500.00
Water Line - Offsite	Water Line - 16" Dia Ductile Iron - Native Trench Backfill	6,458	LF	\$ 135.50	\$875,059.00
Water Line - Offsite	Water Line - 12" Dia Ductile Iron - Native Trench Backfill	65	LF	\$ 90.00	\$5,850.00
Water Line - Offsite	Water Line - 8" Dia Ductile Iron - Native Trench Backfill	58	LF	\$ 61.00	\$3,538.00
Water Line - Offsite	16" Butterfly Valves	13	EA	\$ 4,200.00	\$54,600.00
Water Line - Offsite	12" Butterfly Valves	1	EA	\$ 2,900.00	\$2,900.00
Water Line - Offsite	8" Gate Valves	3	EA	\$ 2,100.00	\$6,300.00
Water Line - Offsite	Fire Hydrant Assembly	6	EA	\$ 6,000.00	\$36,000.00
Water Line - Offsite	Blow-Off Assembly	1	EA	\$ 3,500.00	\$3,500.00
Water Line - Offsite	Water Line Shoulder Restoration - Restore Grass Strip	5,300	SY	\$ 2.50	\$13,250.00
Water Line - Offsite	Relocate Water Meter - Round-a-Bout Neighbor	1	EA	\$ 2,100.00	\$2,100.00
					<u>SUBTOTAL</u> <u>\$1,115,328.00</u>
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>RATE</u>	<u>TOTAL</u>
Surfacing and Concrete - Offsite	Flashing Beacon X-Walks	1	LS	\$ 62,000.00	\$62,000.00
Illumination System	Off-Site Illumination MB Elec. - MB to self perform	1	LS	\$ 92,000.00	\$92,000.00
Landscaping Fixtures	RAB Landscape Logs	1	LS	\$ 7,800.00	\$7,800.00
Landscaping & Irrigation	Road J Landscaping / RAB Landscaping / Dahlgren	1	LS	\$ 65,000.00	\$65,000.00
Irrigation Booster	RAB / Dahlgren Park Irrigation Booster	2	EACH	\$ 14,863.33	\$29,726.67
					<u>SUBTOTAL</u> <u>\$256,526.67</u>
					<u>TOTAL</u> <u>\$4,432,457.90</u>