

EXHIBIT A
Phase 1 Improvements

Cedar Landing - Plat Bill of Sale

4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - ONSITE	6" HDPE FORCEMAIN	1349	LF	\$30.90	\$41,684.10
SANITARY SEWER - ONSITE	FORCEMAIN PIG LAUNCH	4	EA	\$4,820.00	\$19,280.00
SANITARY SEWER - ONSITE	FORCEMAIN LOCATE BOX	3	EA	\$350.00	\$1,050.00
SANITARY SEWER - ONSITE	DI CASING	2	EA	\$3,750.00	\$7,500.00
SANITARY SEWER - ONSITE	8" PVC SEWER	1472	LF	\$35.10	\$51,667.20
SANITARY SEWER - ONSITE	CLEANOUTS	3	EA	\$675.00	\$2,025.00
SANITARY SEWER - ONSITE	10" PVC SEWER	706	LF	\$37.40	\$26,404.40
SANITARY SEWER - ONSITE	12" PVC SEWER	970	LF	\$39.95	\$38,751.50
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	15	EA	\$3,805.00	\$57,075.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	25	EA	\$510.00	\$12,750.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	25	EA	\$510.00	\$12,750.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	7189	LF	\$2.50	\$17,972.50
SUBTOTAL					\$288,909.70

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	CONNECT TO EXISTING SEWER	1	EA	\$7,500.00	\$7,500.00
SANITARY SEWER - OFFSITE	6" HDPE FORCEMAIN	996	LF	\$54.70	\$54,481.20
SANITARY SEWER - OFFSITE	FORCEMAIN CLEANOUTS	3	EA	\$675.00	\$2,025.00
SANITARY SEWER - OFFSITE	FORCEMAIN PIG LAUNCH	2	EA	\$4,820.00	\$9,640.00
SANITARY SEWER - OFFSITE	FORCEMAIN LOCATE BOX	3	EA	\$350.00	\$1,050.00
SANITARY SEWER - OFFSITE	DI CASING	4	EA	\$3,750.00	\$15,000.00
SANITARY SEWER - OFFSITE	8" PVC SEWER	599	LF	\$69.75	\$41,780.25
SANITARY SEWER - OFFSITE	10" PVC SEWER	601	LF	\$47.20	\$28,367.20
SANITARY SEWER - OFFSITE	IMPORT SELECT BACKFILL	4730	TON	\$19.80	\$93,654.00
SANITARY SEWER - OFFSITE	ASPHALT REMOVAL AND RESTORATION	10100	SF	\$11.30	\$114,130.00
SANITARY SEWER - OFFSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	5	EA	\$5,500.00	\$27,500.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS ATB GRADE	14	EA	\$510.00	\$7,140.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS FINAL GRADE	14	EA	\$510.00	\$7,140.00
SANITARY SEWER - OFFSITE	CLEAN TEST TV SEWER	2431	LF	\$2.50	\$6,077.50
SUBTOTAL					\$409,407.65

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Phase 1 Improvements

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Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Concrete Vertical Curb	1330.00	LF	\$13.80	\$18,354.00
ROADWAY - OFFSITE	Concrete Curb Cuts w/ Rock Outfall	25.00	EA	\$500.00	\$12,500.00
ROADWAY - OFFSITE	MISC D/W, MAILBOX AND YARD RESTORATION	1.00	LS	\$17,500.00	\$17,500.00
ROADWAY - OFFSITE	ADA CURB RAMP WITH T-DOME	13.00	EA	\$850.00	\$11,050.00
ROADWAY - OFFSITE	Fine Grade and Place 6" Gravel Base	830.00	TON	\$27.90	\$23,157.00
ROADWAY - OFFSITE	Fine Grade and Place 4" CSBC	620.00	TON	\$32.30	\$20,026.00
ROADWAY - OFFSITE	Fine Grade and Place 2" CSTC	295.00	TON	\$38.90	\$11,475.50
ROADWAY - OFFSITE	4" HMA CI 1/2	2440.00	SY	\$22.00	\$53,680.00
ROADWAY - OFFSITE	6" HMA CI 1/2	390.00	SY	\$37.00	\$14,430.00
ROADWAY - OFFSITE	Asphalt Grind and Overlay - 2" HMA CI 1/2	5875.00	SY	\$18.00	\$105,750.00
ROADWAY - OFFSITE	Asphalt Pathway (Porous)	395.00	SY	\$82.50	\$32,587.50
ROADWAY - OFFSITE	Concrete Sidewalk	235.00	SY	\$31.00	\$7,285.00
ROADWAY - OFFSITE	Concrete Driveways	255.00	SY	\$39.00	\$9,945.00
SUBTOTAL					\$337,740.00
Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	12" PERF PIPE INFILTRATION GALLERY	498.00	LF	\$65.00	\$32,370.00
STORM SYSTEM - OFFSITE	BIOCHANNEL CONSTRUCTION	1700.00	SF	\$6.00	\$10,200.00
STORM SYSTEM - OFFSITE	8" LCPE STORM PIPE	30.00	LF	\$0.00	\$0.00
STORM SYSTEM - OFFSITE	48" TYPE 2 CATCH BASIN	6.00	EA	\$2,500.00	\$15,000.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	498.00	LF	\$3.00	\$1,494.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	\$1,500.00	\$1,500.00
SUBTOTAL					\$60,564.00

EXHIBIT A
Phase 1 Improvements

Cedar Landing - Plat Bill of Sale
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Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	18650.00	TON	\$32.10	\$598,665.00
ROADWAY - ONSITE	4" HMA CI 1/2	5600.00	SY	\$24.50	\$137,200.00
ROADWAY - ONSITE	Fine Grade and Place Choker Course	1180.00	TON	\$43.85	\$51,743.00
ROADWAY - ONSITE	4" Porous Asphalt	3930.00	SY	\$39.80	\$156,414.00
ROADWAY - ONSITE	2" Crushed Rock for Crosswalks	145.00	TON	\$32.30	\$4,683.50
ROADWAY - ONSITE	Concrete Crosswalks	1925.00	SF	\$15.00	\$28,875.00
ROADWAY - ONSITE	Asphalt Intersections Pavement	2110.00	SY	\$24.50	\$51,695.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	5760.00	LF	\$12.75	\$73,440.00
ROADWAY - ONSITE	Concrete Flush Shiner Curb	4005.00	LF	\$11.95	\$47,859.75
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	33.00	EA	\$500.00	\$16,500.00
ROADWAY - ONSITE	Street Signs	7.00	EA	\$650.00	\$4,550.00
ROADWAY - ONSITE	No Parking Signs	30.00	EA	\$350.00	\$10,500.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	\$8,500.00	\$8,500.00
ROADWAY - ONSITE	Survey Monuments	23.00	EA	\$495.00	\$11,385.00
SUBTOTAL					\$1,202,010.25

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" LCPE STORM PIPE	61.00	LF	\$32.05	\$1,955.05
STORM SYSTEM - ONSITE	12" DI STORM PIPE	161.00	LF	\$59.70	\$9,611.70
STORM SYSTEM - ONSITE	18" DI STORM PIPE	126.00	LF	\$110.00	\$13,860.00
STORM SYSTEM - ONSITE	48" TYPE 2 CATCH BASIN	4.00	EA	\$2,380.00	\$9,520.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	4.00	EA	\$1,210.00	\$4,840.00
SUBTOTAL					\$39,786.75

PHASE 1 TOTAL \$2,338,418.35

EXHIBIT A
Phase 2 Improvements

Cedar Landing - Plat Bill of Sale

4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	CONNECT TO EXISTING SEWER	1	EA	\$3,250.00	\$3,250.00
SANITARY SEWER - ONSITE	8" PVC SEWER	1990	LF	\$35.10	\$69,849.00
SANITARY SEWER - ONSITE	10" PVC SEWER	917	LF	\$37.40	\$34,295.80
SANITARY SEWER - ONSITE	12" PVC SEWER	203	LF	\$39.95	\$8,109.85
SANITARY SEWER - ONSITE	CONCRETE COLLORS	1	EA	\$325.00	\$325.00
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE	14	EA	\$3,805.00	\$53,270.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	13	EA	\$510.00	\$6,630.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	13	EA	\$510.00	\$6,630.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	4701	LF	\$2.50	\$11,752.50
SUBTOTAL					\$194,112.15
Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	8" PVC SEWER	953	LF	\$69.75	\$66,471.75
SANITARY SEWER - OFFSITE	10" PVC SEWER	24	LF	\$47.20	\$1,132.80
SANITARY SEWER - OFFSITE	IMPORT SELECT BACKFILL	3650	TON	\$19.80	\$72,270.00
SANITARY SEWER - OFFSITE	48" TYPE 1 SEWER MANHOLE	5	EA	\$5,500.00	\$27,500.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS ATB GRADE	5	EA	\$510.00	\$2,550.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS FINAL GRADE	5	EA	\$510.00	\$2,550.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	1466	LF	\$2.50	\$3,665.00
SUBTOTAL					\$172,474.55

EXHIBIT A
Phase 2 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Fine Grade Curb and Gutter	960.00	LF	\$3.50	\$3,360.00
ROADWAY - OFFSITE	Fine Grade Roadway	1285.00	SY	\$2.70	\$3,469.50
ROADWAY - OFFSITE	Fine Grade Driveways	480.00	SY	\$11.85	\$5,688.00
ROADWAY - OFFSITE	Fine Grade Sidewalks	430.00	SY	\$11.85	\$5,095.50
ROADWAY - OFFSITE	Concrete Vertical Curb	960.00	LF	\$15.10	\$14,496.00
ROADWAY - OFFSITE	Concrete Curb Cuts w/ Rock Outfall	27.00	EA	\$500.00	\$13,500.00
ROADWAY - OFFSITE	MISC D/W, MAILBOX AND YARD RESTORATION	1.00	LS	\$5,000.00	\$5,000.00
ROADWAY - OFFSITE	ADA CURB RAMP WITH T-DOME	2.00	EA	\$850.00	\$1,700.00
ROADWAY - OFFSITE	Fine Grade and Place 6" Gravel Base	860.00	TON	\$27.90	\$23,994.00
ROADWAY - OFFSITE	Fine Grade and Place 4" CSBC	575.00	TON	\$32.30	\$18,572.50
ROADWAY - OFFSITE	Fine Grade and Place 2" CSTC	260.00	TON	\$38.90	\$10,114.00
ROADWAY - OFFSITE	4" HMA CI 1/2	2680.00	SY	\$22.00	\$58,960.00
ROADWAY - OFFSITE	Asphalt Grind and Overlay - 2" HMA CI 1/2	2410.00	SY	\$18.00	\$43,380.00
ROADWAY - OFFSITE	Concrete Sidewalk	430.00	SY	\$32.80	\$14,104.00
ROADWAY - OFFSITE	Concrete Driveways	480.00	SY	\$40.80	\$19,584.00
SUBTOTAL					\$241,017.50

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	12" ADS CPE Storm Pipe	1.00	LS	\$26,296.00	\$26,296.00
STORM SYSTEM - OFFSITE	BIOCHANNEL CONSTRUCTION	4265.00	SF	\$6.00	\$25,590.00
STORM SYSTEM - OFFSITE	8" DI STORM PIPE	1.00	LS	\$4,767.60	\$4,767.60
STORM SYSTEM - OFFSITE	48" TYPE 2 CATCH BASIN	1.00	EA	\$2,380.00	\$2,380.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	9.00	EA	\$1,550.00	\$13,950.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	848.00	LF	\$3.00	\$2,544.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	\$1,500.00	\$1,500.00
SUBTOTAL					\$77,027.60

EXHIBIT A
Phase 2 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade Curb and Gutter	8100.00	LF	\$3.00	\$24,300.00
ROADWAY - ONSITE	Fine Grade Roadway	2385.00	SY	\$11.85	\$28,262.25
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	14840.00	TON	\$32.10	\$476,364.00
ROADWAY - ONSITE	4" HMA Cl 1/2	5335.00	SY	\$24.50	\$130,707.50
ROADWAY - ONSITE	Fine Grade and Place Choker Course	895.00	TON	\$43.85	\$39,245.75
ROADWAY - ONSITE	4" Porous Asphalt	2230.00	SY	\$39.80	\$88,754.00
ROADWAY - ONSITE	Concrete Crosswalks	1.00	LS	\$12,600.00	\$12,600.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	5425.00	LF	\$14.20	\$77,035.00
ROADWAY - ONSITE	Concrete Flush Shiner Curb	2675.00	LF	\$13.80	\$36,915.00
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	39.00	EA	\$500.00	\$19,500.00
ROADWAY - ONSITE	Street Signs	7.00	EA	\$650.00	\$4,550.00
ROADWAY - ONSITE	No Parking Signs	33.00	EA	\$350.00	\$11,550.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	\$9,890.00	\$9,890.00
ROADWAY - ONSITE	Survey Monuments	19.00	EA	\$495.00	\$9,405.00
SUBTOTAL					\$969,078.50

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" LCPE STORM PIPE	70.00	LF	\$59.70	\$4,179.00
STORM SYSTEM - ONSITE	12" DI STORM PIPE	260.00	LF	\$43.25	\$11,245.00
STORM SYSTEM - ONSITE	18" LCPE STORM PIPE	1.00	LS	\$48,780.80	\$48,780.80
STORM SYSTEM - ONSITE	18" DI STORM PIPE	23.00	LF	\$110.00	\$2,530.00
STORM SYSTEM - ONSITE	INTERCEPTOR/INFILTRATION TRENCH	655.00	LF	\$36.40	\$23,842.00
STORM SYSTEM - ONSITE	48" TYPE 2 CATCH BASIN	6.00	EA	\$2,380.00	\$14,280.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	1.00	EA	\$1,210.00	\$1,210.00
STORM SYSTEM - ONSITE	RAISE CASTINGS TO GRADE (ATB)	3.00	EA	\$510.00	\$1,530.00
STORM SYSTEM - ONSITE	RAISE CASTINGS TO GRADE (FINAL)	3.00	EA	\$510.00	\$1,530.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	1171.00	LF	\$3.00	\$3,513.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	\$200.00	\$200.00
SUBTOTAL					\$112,839.80

PHASE 2 TOTAL **\$1,766,550.10**

EXHIBIT A
Phase 3 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - ONSITE	8" PVC SEWER	794	LF	\$35.10	\$27,869.40
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	2	EA	\$3,805.00	\$7,610.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	2	EA	\$510.00	\$1,020.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	2	EA	\$510.00	\$1,020.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	794	LF	\$2.50	\$1,985.00
SUBTOTAL					\$39,504.40

EXHIBIT A
Phase 3 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	3410.00	TON	\$32.10	\$109,461.00
ROADWAY - ONSITE	4" HMA CI 1/2	1310.00	SY	\$24.50	\$32,095.00
ROADWAY - ONSITE	Fine Grade and Place Choker Course	180.00	TON	\$43.85	\$7,893.00
ROADWAY - ONSITE	4" Porous Asphalt	540.00	SY	\$39.80	\$21,492.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	1230.00	LF	\$12.75	\$15,682.50
ROADWAY - ONSITE	Concrete Flush Shiner Curb	625.00	LF	\$11.95	\$7,468.75
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	9.00	EA	\$500.00	\$4,500.00
ROADWAY - ONSITE	Street Signs	1.00	EA	\$650.00	\$650.00
ROADWAY - ONSITE	No Parking Signs	4.00	EA	\$350.00	\$1,400.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	\$1,000.00	\$1,000.00
SUBTOTAL					\$201,642.25

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" PVC STORM PIPE	17.00	LF	\$46.25	\$786.25
STORM SYSTEM - ONSITE	12" DI STORM PIPE	381.00	LF	\$59.70	\$22,745.70
STORM SYSTEM - ONSITE	CLEAN AND FLUSH STORM SYSTEM	381.00	LF	\$3.00	\$1,143.00
STORM SYSTEM - ONSITE	INTERCEPTOR DITCH	225.00	LF	\$4.50	\$1,012.50
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	4.00	EA	\$985.00	\$3,940.00
SUBTOTAL					\$29,627.45

PHASE 3 TOTAL **\$270,774.10**

EXHIBIT A
Offsite Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Rip Rap in Ditches	10.00	TON	\$51.34	\$513.40
ROADWAY - OFFSITE	Regrade Existing Ditch	13664.00	SF	\$0.41	\$5,602.24
ROADWAY - OFFSITE	Regrade Ditch Above New Pipe	13190.00	SF	\$0.45	\$5,935.50
ROADWAY - OFFSITE	Convey Ditch Regrading at Outfall	130.00	LF	\$14.04	\$1,825.20
ROADWAY - OFFSITE	2' W x 4" Gravel Shoulder	1256.00	LF	\$3.11	\$3,906.16
ROADWAY - OFFSITE	1-1/2" Grind and Overlay Stilson	701.00	SY	\$21.51	\$15,078.51
ROADWAY - OFFSITE	Temp Patch Asphalt	16.00	EA	\$255.94	\$4,095.04
ROADWAY - OFFSITE	Striping and Stop Bar Repl.	1.00	LS	\$3,719.79	\$3,719.79
ROADWAY - OFFSITE	Pavement Restoration	1.00	LS	\$30,321.49	\$30,321.49
ROADWAY - OFFSITE	Roadway Overexcavation	144.00	CY	\$34.84	\$5,016.96
ROADWAY - OFFSITE	CSBC Subgrade	139.44	TON	\$38.22	\$5,329.40
SUBTOTAL					\$81,343.69

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	Type 2-54" CB	1.00	EA	\$6,188.20	\$6,188.20
STORM SYSTEM - OFFSITE	Type 2-54" CB w/ Debris Cage	1.00	EA	\$4,743.58	\$4,743.58
STORM SYSTEM - OFFSITE	Type 2-48" CB	7.00	EA	\$3,216.15	\$22,513.05
STORM SYSTEM - OFFSITE	Type 1 CB	1.00	EA	\$1,071.85	\$1,071.85
STORM SYSTEM - OFFSITE	24" Storm Pipe in ROW	324.00	LF	\$153.27	\$49,659.48
STORM SYSTEM - OFFSITE	24" Perf Storm/Washed Rock	862.00	LF	\$79.59	\$68,606.58
STORM SYSTEM - OFFSITE	24" Squashed Pipe	170.00	LF	\$89.27	\$15,175.90
STORM SYSTEM - OFFSITE	12" DIP Storm Drain Pipe	25.00	LF	\$29.15	\$728.75
STORM SYSTEM - OFFSITE	Debris Barriers (Trash Racks)	4.00	EA	\$502.99	\$2,011.96
STORM SYSTEM - OFFSITE	Fabric	2.00	EA	\$450.00	\$900.00
SUBTOTAL					\$171,599.35

OFFSITE IMPROVEMENTS TOTAL **\$252,943.04**

GRAND TOTAL **\$4,628,685.59**