

## KERR-TAR HUB - VANCE COUNTY

Opinion of Probable Cost - Site Development Date - December 22, 2004

	Units	Cost/Unit	Total
CLEARING	195 AC	\$6,000	\$1,170,000
EARTHWORK	1573000 CY	\$5	\$7,078,500
Rock allowance	5,000 CY	\$30	\$150,000
INFRASTRUCTURE			
Bridges	1 EA	\$500,000	\$500,000
Roadways	68,000 SY	\$15	\$1,020,000
Storm drainage	22,500 LF	\$25	\$562,500
Water	18,900 LF	\$50	\$945,000
Sewer	13,050 LF	\$60	\$783,000
Lighting	170 EA	\$3,000	\$510,000
Telecom	19,000 LF	\$15	\$285,000
AMENITIES			
Water Features/Lakes			\$0
Paths	12,000 LF	\$25	\$300,000
Signs	2 EA	\$10,000	\$20,000
Landscaping	1020 EA	\$600	\$612,000
BUILDINGS			
Parking	150,040 SY	\$15	\$2,250,600
<b>Total</b>			<b>\$16,186,600</b>
Contingency		15%	\$2,427,990
General Conditions		10%	\$1,618,660
Overhead and Profit		8%	\$1,294,928
<b>Total</b>			<b>\$21,528,178</b>

The above cost do not include any building cost, development / impact fees, meter fees, or taxes. Preparation of building pads are included in EARTHWORK.