

KERR-TAR HUB - GRANVILLE COUNTY

Opinion of Probable Cost - Site Development

Date - December 22, 2004

	Units		Cost/Unit	Total
CLEARING	243	AC	\$6,000	\$1,458,000
EARTHWORK	1960200	CY	\$5	\$8,820,900
Rock allowance	4,000	CY	\$30	\$120,000
INFRASTRUCTURE				
Bridges	5	EA	\$500,000	\$2,500,000
Roadways	72,600	SY	\$15	\$1,089,000
Storm drainage	28,400	LF	\$25	\$710,000
Water	23,800	LF	\$50	\$1,190,000
Sewer	20,400	LF	\$60	\$1,224,000
Lighting	193	EA	\$3,000	\$579,000
Telecom	23,800	LF	\$15	\$357,000
AMENITIES				
Water Features/Lakes				\$0
Paths	11,600	LF	\$25	\$290,000
Signs	3	EA	\$10,000	\$30,000
Landscaping	1089	EA	\$600	\$653,400
BUILDINGS				
Parking	158,249	SY	\$15	\$2,373,735
Total				\$21,395,035
Contingency			15%	\$3,209,255
General Conditions			10%	\$2,139,504
Overhead and Profit			8%	\$1,711,603
Total				\$28,455,397

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