

Exhibit B
Lemon Creek Ranch
Public Improvements Budget

Description	Estimated Expenses	
Land	\$	2,274,405
Road Concrete	\$	425,218
Road Electrical	\$	219,000
Earthwork	\$	1,777,205
Bridge Crossing	\$	750,000
Water Quality Basins	\$	750,000
Deceleration Lanes	\$	350,000
Landscaping & Irrigation	\$	2,080,530
Pedestrian Tunnel	\$	225,000
Retaining Wall	\$	225,000
Pavement Markings	\$	31,338
Monuments & Wayfinding	\$	1,500,000
Public Art	\$	1,000,000
Storm Sewer	\$	472,000
Water	\$	711,741
Sanitary Sewer	\$	2,773,249
GC General Requirements & Fees	\$	1,807,667
Low Water Crossing	\$	892,586
Traffic Signals	\$	515,794
Park Land (approx. 34.04 acres)	\$	2,224,174
Park Landscaping Allowance	\$	3,400,000
Creek Improvements Allowance	\$	1,000,000
Engineering Estimate	\$	2,000,000
Architectural Estimate	\$	750,000
Project Management	\$	500,000
Legal & Administrative	\$	250,000
Total	\$	28,904,906