

PROPERTY ADDRESS:
25013 & 25035 W. 111TH STREET
NAPERVILLE, IL 60564

P.I.N.
07-01-20-200-006-0000

RETURN TO/PREPARED BY:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE/
COMMUNITY SERVICES DEPARTMENT
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

**OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT
FOR THE EVERLY TRACE SUBDIVISION**

This Owner's Acknowledgement and Acceptance Agreement for Everly Trace Subdivision ("Agreement") located at 25013 & 25035 W. 111th Street, Naperville, IL 60564, is entered into by and between the City of Naperville, a home rule unit of local government under the Constitution and laws of the State of Illinois ("City" or "City of Naperville"), with an address of 400 South Eagle Street, Naperville, Illinois 60540, and JMRV Naperville LLC, an Illinois limited liability company ("OWNER AND DEVELOPER"), with offices at 445 Jackson Avenue, Suite 200, Naperville, IL 60540. The City and the OWNER AND DEVELOPER are together hereinafter referred to as the "Parties" and sometimes individually as "Party".

RECITALS

- A. This Agreement pertains to the development of approximately ten (10) acres of real property located within the corporate limits of the City of Naperville with a common address of 25013 & 25035 W. 111th Street, Naperville, IL 60564, having a parcel identification number of 07-01-20-200-006-0000, and legally described on Exhibit A and depicted on Exhibit B (hereinafter referred as the "SUBJECT PROPERTY") to be known as Everly Trace ("Everly Trace"). OWNER AND DEVELOPER is the owner of the SUBJECT PROPERTY.
- B. On _____, the SUBJECT PROPERTY was annexed to the City of Naperville as approved by Ordinance No. _____ and an annexation agreement ("Annexation Agreement") for the SUBJECT PROPERTY was approved by Ordinance No. 25-116. The Annexation Agreement was recorded with the Will County Recorder on _____ and recorded as Document No. _____.

B. The SUBJECT PROPERTY is subject to the terms and conditions set forth in the following ordinances ("**Everly Trace Preliminary Subdivision Ordinances**"), approved for the SUBJECT PROPERTY by the Naperville City Council on October 7, 2025:

- Ordinance 25-116 An ordinance authorizing the execution of the Annexation Agreement for Everly Trace ("**Annexation Agreement**");
- Ordinance 25-117 An ordinance annexing 25013 & 20535 West 111th Street for Everly Trace;
- Ordinance 25-118 An ordinance rezoning 25013 & 20535 West 111th Street for Everly Trace to OCI upon annexation;
- Ordinance 25-119 An ordinance approving a Preliminary Plat of Subdivision for Everly Trace; and
- Ordinance 25-120 An ordinance approving conditional use and a variance for Everly Trace.

C. OWNER AND DEVELOPER has petitioned the City for approval of a Final Plat of Subdivision for the Everly Trace Subdivision ("**Final Subdivision Plat**") in order to subdivide the SUBJECT PROPERTY into sixty-eight (68) lots for townhome dwelling units and three (3) outlots to be utilized for stormwater management, public utilities and drainage easements, and shared open space purposes.

D. By entering into this Agreement, the City is acting pursuant to its home rule authority under the Constitution and laws of the State of Illinois.

NOW THEREFORE, in consideration of the mutual promises and agreements set forth herein, the parties agree as follows:

1. **Recitals Incorporated.** The foregoing Recitals are incorporated herein as though fully set forth in this Section 1.
2. **Ongoing Compliance.** In the development and operation of the SUBJECT PROPERTY, the OWNER AND DEVELOPER shall be subject to and shall fulfill all conditions set forth or referenced herein associated with the SUBJECT PROPERTY, including but not limited to: (i) the terms of this Agreement; (ii) the terms of the Annexation Agreement; (iii) the provisions of the Naperville Municipal Code, as amended from time to time; (iv) all ordinances and resolutions passed or adopted by the Naperville City Council related to the SUBJECT PROPERTY, including but not limited to the Everly Trace Preliminary Subdivision Ordinances; (v) the Final Subdivision Plat of Everly Trace Subdivision and (vi) all applicable laws and regulations.

3. **Terms and Conditions of Annexation Agreement Affirmed.** The Annexation Agreement for the SUBJECT PROPERTY was approved by the Naperville City Council on October 7, 2025 by Ordinance No. 25-116 and recorded with the Will County Recorder on _____ (Will County Recording No. R2026 - _____). The terms, conditions, and provisions of the Annexation Agreement, including all exhibits thereto, are affirmed by this Agreement, including but not limited to provisions set forth in Sections S1.0 (Annexation and Zoning), S5.0 (Applicable Regulations), S6.0 (Emergency Access), S7.0 (Existing Structures), S9.0 (Watermain), S10.0 (Sanitary Sewer), S11.0 (Acceptance of Watermain and Sanitary Sewer), S13.0 (Capping of the Existing Well), S14.0 (Termination of the Existing Septic), S15.0 (Financial Surety), S16.0 (Park District Annexation), and S17.0 (Required Landscaping).
4. **Development of SUBJECT PROPERTY.** OWNER AND DEVELOPER shall construct all improvements related to the development of the SUBJECT PROPERTY in compliance with final engineering plans prepared by Cemcon, Ltd. dated December 12, 2025, last revised April 2, 2026 (“**Final Engineering Plans**”) at its sole cost unless otherwise provided herein. Final landscape plans for the SUBJECT PROPERTY have been submitted by OWNER AND DEVELOPER and approved by the Zoning Administrator and are attached hereto as **Exhibit C**.
5. **School Donation:** A school donation shall be made as set forth in Section S8 of the Annexation Agreement.
6. **Park Donation:** A park donation shall be made as set forth in Section S8 of the Annexation Agreement.
7. **Fees Due.** OWNER AND DEVELOPER shall pay all fees (which fees shall not be paid under protest or otherwise objected to) set forth herein and required by the Naperville Municipal Code as amended from time to time, including but not limited to the following:
 - 7.1 **Site Permit Review Fee:** \$30,571.06 (1.5% of the approved engineer’s cost estimate). This fee is due prior to issuance of the site permit.
 - 7.2 **Infrastructure Availability Charges and User Fees.** Upon a request for connection and service to the City’s water or sanitary system, OWNER AND DEVELOPER shall pay for all infrastructure availability charges and user fees in accordance with Title 8 of the Naperville Municipal Code as amended from time to time, as are applicable to that portion of the SUBJECT PROPERTY for which connection and service is requested.
 - 7.3 **Facility Installation Charges and User Fees.** Upon a request for connection and service to the City of Naperville electric system, the OWNER AND DEVELOPER shall pay for all Facility Installation Charges (FIC) and user fees in accordance with Title 8 of the Naperville Municipal

Code as amended from time to time, as are applicable to that portion of the SUBJECT PROPERTY for which connection and service is requested.

- 7.4 Other Fees.** Any resubmission fees, or other applicable fees not listed in 7.1 through 7.4 above, shall be charged in accordance with the provisions of the Naperville Municipal Code or applicable policies and regulations then in effect, including but not limited to the fee schedule in Section 1-9F (Municipal Finances: Development, Entitlement and Other Required Application Process Fees) and Section 1-9H (Municipal Finances: Fees for Construction and New Development).
- 8. Financial Surety.** As set forth in the Annexation Agreement, financial surety in a form and from a source acceptable to the City Attorney shall be provided and maintained in the amount of (\$2,241,877.41) 110% of the approved engineer's estimate of probable construction cost ("EOPCC") attached hereto as **Exhibit D**, which guarantees the completion of those improvements set forth in the EOPCC (including but not limited to the Watermain Improvement and the Sanitary Sewer Improvement described in Sections S10.1 and S11.1 of the Annexation Agreement). Financial surety shall be received and approved by the CITY prior to issuance of a site development permit for the SUBJECT PROPERTY. Notwithstanding provision of said surety, until said improvements have been completed by OWNER AND DEVELOPER and inspected and approved by the CITY, the OWNER AND DEVELOPER shall remain obligated for completion of said improvements subject to the CITY's inspection and approval and/or (at the City's sole discretion) to pay any costs for said improvements to the extent that the surety is not sufficient to pay for the costs of said improvements, or in the event of any denial, or partial denial of coverage by the surety, or failure of the surety to timely respond to a demand for payment.

Prior to acceptance of those improvements to be accepted by the CITY, the OWNER AND DEVELOPER shall provide the CITY with a maintenance surety as provided in Section 5-9-8 of the Naperville Municipal Code, as amended from time to time, in a form approved by the City Attorney.

As to any surety, or maintenance surety, provided by the OWNER AND DEVELOPER to the CITY hereunder, the OWNER AND DEVELOPER agrees that: (1) at no time shall the CITY be liable for attorneys' fees with respect thereto; (2) OWNER AND DEVELOPER shall be liable to pay the CITY's reasonable attorneys' fees and costs (in-house or outside counsel) in enforcement thereof; and (3) the list of circumstances set forth in such surety (including any exhibit thereto) as bases for default thereunder shall entitle the CITY to draw on said surety.

- 9. Building Permits.** No building permits shall be issued for the SUBJECT PROPERTY, or any portion thereof, until the Final Subdivision Plat has been

recorded and until the CITY has determined that sufficient improvements have been installed and are functioning to protect the health, safety, and welfare of the public.

10. General Conditions.

- 10.1 **Binding Effect.** CITY and OWNER AND DEVELOPER acknowledge and agree that the terms contained herein shall be binding upon and inure to the benefit of the CITY and the OWNER AND DEVELOPER and their respective successors, assigns, and transferees, and any subsidiary, affiliate or parent of the OWNER AND DEVELOPER (whether their interest is in the SUBJECT PROPERTY as a whole or in any portion or aspect thereof).
- 10.2 **Severability.** It is mutually understood and agreed that all agreements and covenants herein are severable and that in the event any of them shall be held to be invalid by any court of competent jurisdiction, this Agreement shall be interpreted as if such invalid agreement or covenant were not contained herein.
- 10.3 **Amendment.** The agreements, covenants, terms and conditions herein may be modified only through the written mutual consent of the parties hereto. If a modification of this Agreement would result in an amendment of the Annexation Agreement, the Annexation Agreement shall also be amended.
- 10.4 **Choice of Law and Venue.** This Agreement shall in all respects be subject to and construed in accordance with and governed by the laws of the State of Illinois. Venue for any action arising out of the terms or conditions of this Agreement shall be proper only in the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.
- 10.5 **Ambiguity.** If any term of this Agreement is ambiguous, it shall not be construed for or against any Party on the basis that the Party did or did not write it.
- 10.6 **Recordation.** This Agreement will be recorded by the CITY, or by the OWNER AND DEVELOPER with permission of the CITY, with the Office of the Will County Recorder.
- 10.7 **Term.** This Agreement shall be effective upon the Effective Date set forth in Section 10.14 hereof and shall terminate, without further action by either Party, upon the later of twenty (20) years from the Effective Date or issuance of all final certificates of occupancy for the SUBJECT PROPERTY.
- 10.8 **Automatic Expiration.** If the final plat of subdivision for the SUBJECT PROPERTY is not recorded within five (5) years of the date of approval of the ordinance approving the final plat of subdivision and this Agreement by

the City Council, the final plat of subdivision and this Agreement shall automatically lapse and become null and void without further action by the CITY.

- 10.9 **Survival.** The terms and conditions set forth in the following paragraphs of this Agreement shall survive the expiration or termination of this Agreement: 1 through 8 and 10.1, 10.2, 10.4, 10.5, 10.9, and 10.12.
- 10.10 **Authority to Execute/OWNER AND DEVELOPER.** The undersigned warrants that he/she is the OWNER AND DEVELOPER of the SUBJECT PROPERTY, or is the duly authorized representative of the OWNER AND DEVELOPER of the SUBJECT PROPERTY in the case of a corporation, partnership, trust, or similar ownership form which owns the SUBJECT PROPERTY and that the undersigned has full power and authority to sign this document and voluntarily agrees to the provisions set forth herein.
- 10.11 **Authority to Execute/CITY.** The undersigned City Manager warrants that he has been directed to, and has the authority to, execute this Agreement. The undersigned City Clerk warrants that she has been directed to, and has the authority to, attest the signature of the City Manager on this Agreement.
- 10.12 **Exhibits.** All exhibits attached hereto or referenced herein, and all exhibits attached or referenced in the Annexation Agreement, are incorporated herein by reference and made part hereof.
- 10.13 **Counterparts.** For convenience, this Agreement may be executed in counterparts, each of which shall be deemed to be an original and both such counterparts when taken together shall constitute but one and the same document which shall be sufficiently evidenced by any such counterpart.
- 10.14 **Effective Date.** The effective date of this Agreement (“Effective Date”) shall be the date upon which it is fully executed by both Parties hereto.

/SIGNATURES ON FOLLOWING PAGES/

OWNER AND DEVELOPER/JMRV NAPERVILLE LLC

John McHale
[Signature]

John McHale
[Printed name]

Manager
[Title]

State of Illinois)
) ss
County of DuPage)


The foregoing instrument was acknowledged before me by
this 24th day of April 2026.

Joellen M. Leavy
Notary Public

Joellen M. Leavy
Print Name

Given under my hand and official seal this 24th day of April, 2026.

Joellen M. Leavy
Notary Public
My Commission Expires: 3/10/2028

-Seal-


CITY OF NAPERVILLE

By: _____
Douglas A. Krieger
City Manager

ATTEST:

By: _____
Dawn C. Portner
City Clerk

Date: _____

State of Illinois)
)SS
County of DuPage)

The foregoing instrument was acknowledged before me by Douglas A. Krieger, City Manager, and Dawn C. Portner, City Clerk this ____ day of _____, 2026.

Notary Public

Print Name

-seal-

PARCEL DESCRIPTION

THE NORTH 871.21 FEET (MEASURED ALONG THE EAST LINE) OF THE EAST 500.00 FEET (MEASURED ALONG THE NORTH LINE) OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN: 07-01-20-200-006-0000

Commonly Known As: 25013 and 25035 West 111th Street, Naperville, Illinois 60564

PLAT OF ANNEXATION FOR 25013 W. 111TH STREET

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
 NAME: NAPERVILLE CITY CLERK
 ADDRESS: 400 S. GALE STREET
 NAPERVILLE, IL 60540



VICINITY MAP

SITE LOCATION

- LEGEND**
- ANNEXATION LIMITS (Heavy Solid Line)
 - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
 - - - - ASSUMED RIGHT-OF-WAY LINE (Double Dashed Lines)
 - - - - SECTION LINE (Triple Dashed Lines)
 - EXISTING NAPERVILLE CORPORATE LIMITS
 - R.O.W. — RIGHT OF WAY
 - DOC. — DOCUMENT
 - SEC. — SECTION
 - P.I.N. — PERMANENT INDEX NUMBER

PARCEL DESCRIPTION

THE NORTH 871.21 FEET (MEASURED ALONG THE EAST LINE) OF THE EAST 500.00 FEET (MEASURED ALONG THE NORTH LINE) OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

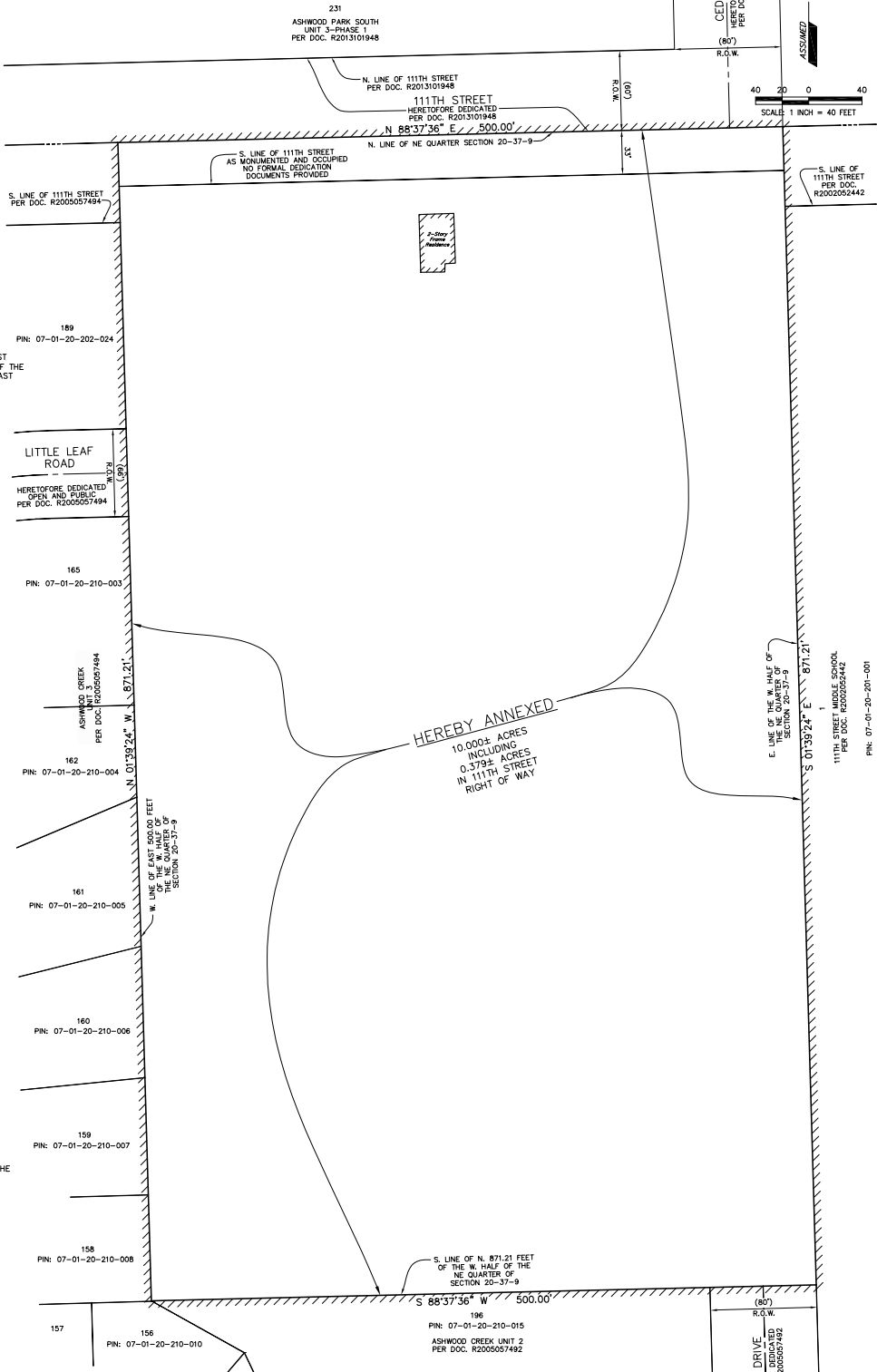
ADDRESS: 25013 W. 111TH STREET, NAPERVILLE
 PERMANENT INDEX NUMBER: 07-01-20-200-006

SURVEYOR'S NOTES

1. DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED, OR MEASURED EQUAL RECORD.
2. THERE ARE HABITABLE STRUCTURES WITH ELECTORS ON THE PROPERTY.
3. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NE QUARTER SECTION 20-37-9 BEING N 88°37'36" E, MEASURED BETWEEN 2 MONUMENTS AS ESTABLISHED BY RECORD DOCUMENTS REFERENCED HEREON. MEASUREMENTS WERE DERIVED FROM OBSERVATIONS UTILIZING THE CITY OF NAPERVILLE SURVEY CONTROL NETWORK MONUMENTS.

AREA SUMMARY TABLE	
MAIN PARCEL	419,100
SOUTH 33' 111TH STREET R.O.W.	16,500
TOTAL	435,600

NOTE: PARCEL AREA INCLUSIVE OF THAT PART FALLING WITHIN 111TH STREET RIGHT OF WAY



WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF WILL)
 THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS
 ON THE _____ DAY OF _____ A.D., 20____
 AT _____ O'CLOCK _____ M.
 BOOK _____ OF PLATS ON PAGE _____
 RECORDER OF DEEDS _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD
 THE _____ DAY OF _____ A.D., 20____
 BY: _____ MAYOR ATTEST: _____ CITY CLERK

PREPARED FOR:
 BRIDGE STREET PROPERTIES
 P.O. BOX 5726
 NAPERVILLE, IL 60567
 (630) 281-4085

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXATION TO THE CITY OF NAPERVILLE.
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D., 20____
 JEFFREY R. PANKOW
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
 PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
 EXPIRES APRIL 30, 2027

NAPERVILLE PARK DISTRICT CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE INCORPORATED INTO AND MADE A PART OF THE NAPERVILLE PARK DISTRICT OF WILL AND DU PAGE COUNTIES
 BY ORDINANCE NO. _____ ADOPTED BY THE BOARD OF PARK DISTRICT COMMISSIONERS.
 AT A MEETING HELD ON THE _____ DAY OF _____ A.D., 20____
 BY: _____ PRESIDENT ATTEST: _____ SECRETARY



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100, Aurora, Illinois
 60502-9675 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com
 DISC NO.: 847020 FILE NAME: ANNEX
 DRAWN BY: AJB FLD. BK: / PG. NO.: E3434-36
 COMPLETION DATE: 12-23-24 JOB NO.: 847.020
 CHECKED BY: JRP 01-07-25
 REVISED 02-25-25_AJB PER CITY REVIEW COMMENTS DATED 02-19-25
 REVISED 04-30-25_AJB PER COUNCIL REVIEW
 REVISED 05-20-25_AJB PER CITY REVIEW COMMENTS

EVERETT TRACE - PLAT OF ANNEXATION
 CITY PROJECT NUMBER IS DEV-0016-2025
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Final Landscape Plan EVERLY TRACE

Naperville, Illinois

April 08, 2026

CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
CEMCON, Ltd.
CONSULTING ENGINEER, LAND SURVEYORS & PLANNERS
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502-9675



LOCATION MAP
SCALE: 1"=400'
NORTH

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L1.3	MONUMENT DETAILS
L1.4	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.5	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.6	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.7	LANDSCAPE SPECIFICATIONS

JMRV

NAPERVILLE LLC

445 JACKSON AVENUE

SUITE 200

NAPERVILLE, ILLINOIS 60540

CEMCON, Ltd.
ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

PROJECT: EVERLY TRACE

JOB NO.: 847.020

DATE: 12/17/2025
 REVISED: 4/9/2026

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
I. <u>EROSION CONTROL IMPROVEMENTS</u>					
1	Silt Fence w/Maintenance	2,850	L.F.	\$ 1.60	\$ 4,560.00
2	Construction Entrance	1	EA.	2,000.00	2,000.00
3	Sediment Basin Dewatering Device	1	EA.	2,000.00	2,000.00
5	Drop-in Inlet Protector w/Maintenance	36	EA.	250.00	9,000.00
6	Concrete Washout Containment w/ Maintenance	1	EA.	1,250.00	1,250.00
Sub-Total Erosion Control Improvements					\$ 18,810.00
II. <u>MASS EARTHWORK IMPROVEMENTS</u>					
1	Topsoil Cut to Misc. Fills & Pile	13,555	CY.	\$ 5.50	\$ 74,552.50
2	Topsoil Respread Basin/Open Space	1,800	CY.	3.50	6,300.00
3	Clay Cut	22,000	CY.	4.00	88,000.00
4	Retaining Wall	1,350	SF.	30.00	40,500.00
Sub-Total Mass Earthwork Improvements					\$ 209,352.50
III. <u>WATERMAIN IMPROVEMENTS</u>					
1	DIWM 8", Cl. 52	2,240	L.F.	\$ 70.00	\$ 156,800.00
2	8" Valve in 4' Dia. Vault	6	EA.	4,300.00	25,800.00
3	Hydrant w/Aux. Valve	6	EA.	6,600.00	39,600.00
4	Water Service 1.5", Ty. K w/ Box (Long) w/ Trench Backfill	36	EA.	2,500.00	90,000.00
5	Water Service 1.5", Ty. K w/ Box (Short)	32	EA.	1,600.00	51,200.00
6	Connect to Existing Watermain w/ Pressure Connection	3	EA.	2,500.00	7,500.00
7	Trench Backfill	275	L.F.	20.50	5,637.50
Sub-Total Watermain Improvements					\$ 376,537.50

CEMCON, Ltd.
ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

PROJECT: EVERLY TRACE

JOB NO.: 847.020

DATE: 12/17/2025
 REVISED: 4/9/2026

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
IV. SANITARY SEWER IMPROVEMENTS					
1	Sanitary Sewer, 8" PVC SDR 26, 8 - 15' Deep	1,892	L.F.	36.00	68,112.00
2	Sanitary M.H., 4' Dia Ty. A w/Ty. 1 Fr. & SS Lid, 4 - 15' Deep	12	EA.	3,700.00	44,400.00
3	Drop Sanitary Sanitary Manhole Connection	1	EA.	5,000.00	5,000.00
4	Sanitary Service, 6" PVC SDR 26 (Long) w/ Trench Backfill	20	EA.	3,750.00	75,000.00
5	Sanitary Service, 6" PVC SDR 26 (Short)	48	EA.	1,100.00	52,800.00
6	Televise Mains	1,892	L.F.	2.00	3,784.00
7	Connect to Existing Sewer	1	EA.	5,000.00	5,000.00
8	Trench Backfill	500	L.F.	60.00	30,000.00
Sub-Total Sanitary Sewer Improvements				\$	284,096.00
V. STORM SEWER IMPROVEMENTS					
1	Storm Sewer, 12" RCP, Ty. 1	1,063	L.F.	38.00	40,394.00
1	Storm Sewer, 15" RCP, Ty. 1	324	L.F.	40.00	12,960.00
2	Storm Sewer, 18" RCP, Ty. 1	673	L.F.	44.00	29,612.00
3	Storm Sewer, 21" RCP, Ty. 1	584	L.F.	56.00	32,704.00
4	Storm Sewer, 30" RCP, Ty. 1	99	L.F.	78.00	7,722.00
5	Storm Sewer, 36" RCP, Ty. 1	50	L.F.	100.00	5,000.00
8	Inlet Ty. A, 2' Dia. w/Ty. 8 GR.	7	EA.	1,350.00	9,450.00
9	Inlet Ty. A, 2' Dia. w/R-3278-A FR. & GR.	5	EA.	1,350.00	6,750.00
10	Storm Manhole, Ty. A, 4' Dia. w/FR. & O.L.	10	EA.	2,700.00	27,000.00
11	Storm Manhole, Ty. A, 4' Dia. w/FR. & C.L.	5	EA.	2,700.00	13,500.00
12	Storm Manhole, Ty. A, 4' Dia. w/R-3278-A FR. & GR.	1	EA.	2,700.00	2,700.00
13	Storm Manhole, Ty. A, 5' Dia. w/FR. & O.L.	1	EA.	3,500.00	3,500.00
14	Storm Manhole, Ty. A, 5' Dia. w/FR. & C.L.	2	EA.	3,500.00	7,000.00
15	Storm Manhole, Ty. A, 5' Dia. w/R-3278-A FR. & GR.	1	EA.	3,500.00	3,500.00
16	Catch Basin, Ty. C, 2' Dia. w/TY. 1 FR. & O.L.	2	EA.	1,350.00	2,700.00
17	Catch Basin, Ty. C, 2' Dia. w/R-3278-A FR. & GR.	2	EA.	1,350.00	2,700.00
18	Catch Basin, Ty. A, 4' Dia. w/TY. 1 FR. & O.L.	4	EA.	3,000.00	12,000.00
19	Catch Basin, Ty. A, 4' Dia. w/R-3278-A FR. & GR.	2	EA.	3,000.00	6,000.00
20	Catch Basin, Ty. A, 4' Dia. w/R-3275-L	1	EA.	3,000.00	3,000.00
21	Catch Basin, Ty. A, 5' Dia. w/R-3278-A FR. & GR.	1	EA.	3,500.00	3,500.00
22	Catch Basin, Special, 6' Dia. w/ TY. 1 FR. & C.L.	2	EA.	5,000.00	10,000.00
23	Flared End Section, 12" R.C.P. w/ Gr.	4	EA.	2,000.00	8,000.00
24	Flared End Section, 21" R.C.P. w/ Gr.	1	EA.	3,000.00	3,000.00
25	Flared End Section, 36" R.C.P. w/ Gr.	1	EA.	4,500.00	4,500.00
26	Trench Backfill	875	L.F.	20.00	17,500.00
Sub-Total Storm Sewer Improvements				\$	274,692.00

CEMCON, Ltd.
ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

PROJECT: EVERLY TRACE

JOB NO.: 847.020

DATE: 12/17/2025
 REVISED: 4/9/2026

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
VI. STANDARD PAVEMENT IMPROVEMENTS					
1	Fine Grading	6,035	S.Y.	\$ 1.00	\$ 6,035.00
2	Agg. Base Cse. Ty. B (CA-6) 4" Beneath Curb	1,080	S.Y.	5.00	5,400.00
3	Agg. Base Cse. Ty. B (CA-6) 12"	4,955	S.Y.	8.00	39,640.00
4	Bit. Binder Cse., 2.5"	4,955	S.Y.	13.00	64,415.00
5	Bit. Surface Cse., 1.5"	4,955	S.Y.	11.00	54,505.00
6	Bit. Material. Prime Coat @ .3 Gal/S.Y.	1,487	GAL.	3.75	5,574.38
7	Bit. Material Tack Coat @ .1 Gal/S.Y.	496	GAL.	6.00	2,973.00
8	PCC Sidewalk 4' w/3" Agg. Base	22,748	S.F.	6.00	136,488.00
9	Backfill Curb	3,140	L.F.	1.00	3,140.00
10	PCC Curb & Gutter, B-6.12	3,140	L.F.	18.00	56,520.00
Sub-Total Standard Pavement Improvements					\$ 374,690.38
VII. PRIVATE DRIVE PAVEMENT IMPROVEMENTS					
1	Fine Grading	2,785	S.Y.	\$ 1.00	\$ 2,785.00
2	Agg. Base Cse. Ty. B (CA-6) 8"	2,195	S.Y.	8.00	17,560.00
3	Bit. Binder Cse., 2.5"	2,195	S.Y.	13.00	28,535.00
4	Bit. Surface Cse., 1.5"	2,195	S.Y.	11.00	24,145.00
5	Bit. Material. Prime Coat @ .3 Gal/S.Y.	659	GAL.	3.75	2,469.38
6	Bit. Material Tack Coat @ .1 Gal/S.Y.	220	GAL.	6.00	1,317.00
Sub-Total Standard Pavement Improvements					\$ 76,811.38
VIII. LIGHTING & STRIPING IMPROVEMENTS					
1	Street Lights	7	EA.	\$ 6,250.00	\$ 43,750.00
2	Striping & Signage	1	L.S.	25,000.00	25,000.00
Sub-Total Lighting & Striping Improvements					\$ 68,750.00
VIII. LANDSCAPING IMPROVEMENTS					
1	Land Develeopment Landscape Materials	1	EA.	194,869.00	\$ 194,869.00
2	Naturalized Areas	1	EA.	12,815.00	12,815.00
3	Landscape Maintenance	1	EA.	42,050.00	42,050.00
4	Entrance Monuments	1	EA.	15,000.00	15,000.00
5	4-Unit Front-Load Townhouse Landscape Materials List	1	EA.	15,778.00	15,778.00
6	5-Unit Front-Load Townhouse Landscape Materials List A	1	EA.	18,171.00	18,171.00
7	5-Unit Front-Load Townhouse Landscape Materials List B	1	EA.	18,381.00	18,381.00
8	6-Unit Front-Load Townhouse Landscape Materials List A	1	EA.	21,599.00	21,599.00
9	6-Unit Front-Load Townhouse Landscape Materials List B	1	EA.	21,809.00	21,809.00
10	4-Unit Rear-Load Townhouse Landscape Materials List A	1	EA.	34,450.00	34,450.00
11	4-Unit Rear-Load Townhouse Landscape Materials List B	1	EA.	20,850.00	20,850.00
12	5-Unit Rear-Load Townhouse Landscape Materials List	1	EA.	15,370.00	15,370.00
Sub-Total Landscaping Improvements					\$ 431,142.00

CEMCON, Ltd.
ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

PROJECT: EVERLY TRACE

JOB NO.: 847.020

DATE: 12/17/2025
 REVISED: 4/9/2026

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
SUMMARY					
I.	EROSION CONTROL IMPROVEMENTS			\$	18,810.00
II.	MASS EARTHWORK IMPROVEMENTS			\$	209,352.50
III.	WATERMAIN IMPROVEMENTS			\$	376,537.50
IV.	SANITARY SEWER IMPROVEMENTS			\$	284,096.00
V.	STORM SEWER IMPROVEMENTS			\$	274,692.00
VI.	STANDARD PAVEMENT IMPROVEMENTS			\$	374,690.38
VII.	LIGHTING & STRIPING IMPROVEMENTS			\$	68,750.00
VIII.	LANDSCAPING IMPROVEMENTS			\$	431,142.00
	TOTAL IMPROVEMENT			\$	2,038,070.38
	10 PERCENT CONTINGENCY			\$	203,807.04
	FINANCIAL SECURITY			\$	2,241,877.41



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

SUMMARY

EVERLY TRACE LAND DEVELOPMENT LANDSCAPING

LAND DEVELOPMENT LANDSCAPE MATERIALS **\$194,869.00**

NATURALIZED AREAS **\$12,815.00**

LANDSCAPE MAINTENANCE **\$42,050.00**

TOTAL - LAND DEVELOPMENT LANDSCAPING \$249,734.00

EVERLY TRACE AMENITIES

ENTRANCE MONUMENTS **\$15,000.00**

TOTAL - AMENITIES \$15,000.00

EVERLY TRACE TOWNHOME FOUNDATION LANDSCAPING

4-UNIT FRONT-LOAD TOWNHOME LANDSCAPE MATERIALS LIST *(1 BUILDING TOTAL)* **\$15,778.00**

5-UNIT FRONT-LOAD TOWNHOME LANDSCAPE MATERIALS LIST A *(1 BUILDING TOTAL)* **\$18,171.00**

5-UNIT FRONT-LOAD TOWNHOME LANDSCAPE MATERIALS LIST B *(1 BUILDING TOTAL)* **\$18,381.00**

6-UNIT FRONT-LOAD TOWNHOME LANDSCAPE MATERIALS LIST A *(1 BUILDING TOTAL)* **\$21,599.00**

6-UNIT FRONT-LOAD TOWNHOME LANDSCAPE MATERIALS LIST B *(1 BUILDING TOTAL)* **\$21,809.00**

4-UNIT REAR-LOAD TOWNHOME LANDSCAPE MATERIALS LIST A *(5 BUILDINGS TOTAL)* **\$34,450.00**

4-UNIT REAR-LOAD TOWNHOME LANDSCAPE MATERIALS LIST B *(3 BUILDINGS TOTAL)* **\$20,850.00**

5-UNIT REAR-LOAD TOWNHOME LANDSCAPE MATERIALS LIST *(2 BUILDINGS TOTAL)* **\$15,370.00**

TOTAL - TOWNHOME FOUNDATION LANDSCAPING \$166,408.00

GRAND TOTAL - EVERLY TRACE LANDSCAPING \$431,142.00



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

LAND DEVELOPMENT LANDSCAPE MATERIALS

<u>Key</u>	<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>
SHADE TREES							
AM	15	Acer miyabei 'Morton'	STATE STREET MAPLE	2/1/2" Cal.		\$550.00	\$8,250.00
AR	16	Acer rubrum 'Frank Jr.'	REDPOINTE MAPLE	2/1/2" Cal.		\$550.00	\$8,800.00
AS	11	Acer saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	2/1/2" Cal.		\$550.00	\$6,050.00
CO	19	Celtis occidentalis	COMMON HACKBERRY	2/1/2" Cal.		\$550.00	\$10,450.00
QB	6	Quercus bicolor	SWAMP WHITE OAK	2/1/2" Cal.		\$550.00	\$3,300.00
QM	7	Quercus macrocarpa	BUR OAK	2/1/2" Cal.		\$550.00	\$3,850.00
TA	12	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2/1/2" Cal.		\$550.00	\$6,600.00
TC	12	Tilia cordata 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	2/1/2" Cal.		\$550.00	\$6,600.00
UM	14	Ulmus 'Morton Glossy'	TRIUMPH ELM	2/1/2" Cal.		\$550.00	\$7,700.00
ORNAMENTAL TREES							
BN	5	Betula nigra 'Cully'	HERITAGE RIVER BIRCH	8' Tall	Multi-Stem	\$550.00	\$2,750.00
CA	9	Carpinus caroliniana	AMERICAN HORNBEAM	6' Tall	Single Stem	\$450.00	\$4,050.00
CM	4	Cornus mas	CORNELIANCHERRY DOGWOOD	6' Tall	Clump Form	\$450.00	\$1,800.00
CM8	6	Cornus mas	CORNELIANCHERRY DOGWOOD	8' Tall	Clump Form	\$550.00	\$3,300.00
MP	12	Malus x 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	6' Tall	Multi-Stem	\$450.00	\$5,400.00
EVERGREEN TREES							
PA	18	Picea abies	NORWAY SPRUCE	8' Tall		\$650.00	\$11,700.00
PG	9	Picea glauca var. densata	BLACK HILLS SPRUCE	8' Tall		\$650.00	\$5,850.00
PG12	3	Picea glauca var. densata	BLACK HILLS SPRUCE	12' Tall		\$950.00	\$2,850.00
PO	13	Picea omorika	SERBIAN SPRUCE	8' Tall		\$650.00	\$8,450.00
PS	10	Pinus strobus	EASTERN WHITE PINE	8' Tall		\$650.00	\$6,500.00
DECIDUOUS SHRUBS							
VJ	8	Viburnum x juddii	JUDD VIBURNUM	36" Tall	4' O.C.	\$100.00	\$800.00
WB	10	Weigela florida 'Bramwell'	FINE WINE WEIGELA	24" Tall	3' O.C.	\$65.00	\$650.00
ORNAMENTAL GRASSES							
SH	8	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	24" O.C.	\$20.00	\$160.00
PERENNIALS							
AB	18	Allium 'Summer Beauty'	SUMMER BEAUTY ONION	#1	18" O.C.	\$20.00	\$360.00
HH	64	Hemerocalis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1	18" O.C.	\$20.00	\$1,280.00
PR	51	Perovskia atriplicifolia	RUSSIAN SAGE	#1	24" O.C.	\$20.00	\$1,020.00

EXHIBIT D



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

LAND DEVELOPMENT LANDSCAPE MATERIALS (cont.)

<u>Key</u>	<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>
MISC. MATERIALS							
	54	Shredded Hardwood Mulch		C.Y.		\$90.00	\$4,860.00
	10,598	Sod		S.Y.		\$5.50	\$58,289.00
	1.1	Turf Seed & Erosion Control Blanket		AC.		\$12,000.00	\$13,200.00
TOTAL - LAND DEVELOPMENT LANDSCAPE MATERIALS							\$194,869.00

NATURALIZED AREAS

<u>Quantity</u>	<u>Item</u>	<u>Description</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>	
0.37	Emergent Seed Mix		AC.		\$4,500.00	\$1,665.00	
0.24	Wet Prairie Seed Mix & Erosion Control Blanket		AC.		\$12,500.00	\$3,000.00	
	Low Profile Prairie Seed Mix & Erosion						
0.50	Control Blanket		AC.		\$12,500.00	\$6,250.00	
	Naturalized Stormwater Management Area						
4	(N.S.M.A.) Sign		EA.		\$475.00	\$1,900.00	
TOTAL - NATURALIZED AREAS							\$12,815.00

LANDSCAPE MAINTENANCE

<u>Quantity</u>	<u>Item</u>	<u>Description</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>	
1	Traditional Landscape Maintenance	Cost to Maintain lawn & mulch beds	Year		\$25,000.00	\$20,000.00	
3	Native Area Maintenance	Cost to maintain native areas	Year		\$4,500.00	\$13,500.00	
3	Native Vegetated BMP Monitoring	Cost to observe and report native areas	EA.		\$2,850.00	\$8,550.00	
TOTAL - LANDSCAPE MAINTENANCE							\$42,050.00



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

ENTRANCE MONUMENTS

<u>Quantity</u>	<u>Item</u>	<u>Description</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>
1	Entrance Pier		Allow		\$15,000.00	\$15,000.00
TOTAL - ENTRANCE MONUMENTS						<u>\$15,000.00</u>



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

TYPICAL 4-UNIT FRONT-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST (BLDG. 3)

<u>Key</u>	<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>
ORNAMENTAL TREES							
OT1	2	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem	\$450.00	\$900.00
OT2	3	Amelanchier x grandiflora	APPLE SERVICEBERRY	6' Tall	Multi-Stem	\$450.00	\$1,350.00
EVERGREEN TREES							
ET	9	Thuja occidentalis 'Smagrad'	EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.	\$550.00	\$4,950.00
DECIDUOUS SHRUBS							
DS1	14	Hydrangea arborescens 'NCHA2'	INVINCIBELLE SPIRIT II HYDRANGEA	24" Tall	3' O.C.	\$65.00	\$910.00
DS2	5	Itea virginica 'Sprich'	LITTLE HENRY VIRIGINIA SWEETSPIRE	24" Tall	3' O.C.	\$65.00	\$325.00
DS3	7	Cornus sericea 'Bailey'	BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.	\$70.00	\$490.00
EVERGREEN SHRUBS							
ES1	8	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	24" Wide	4' O.C.	\$75.00	\$600.00
ES2	5	Thuja occidentalis 'Woodwardii'	GLOBE ARBORVITAE	24" Wide	4' O.C.	\$75.00	\$375.00
ORNAMENTAL GRASSES							
OG1	15	Schizachyrium scoparium 'Carousel'	CAROUSEL LITTLE BLUESTEM	#1	24" O.C.	\$20.00	\$300.00
OG2	6	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	24" O.C.	\$20.00	\$120.00
PERENNIALS							
P2	83	Allium 'Summer Beauty'	SUMMER BEAUTY ONION	#1	18" O.C.	\$20.00	\$1,660.00
P1	60	Hemerocalis 'Rosy Returns'	ROSY RETURNS DAYLILY	#1	18" O.C.	\$20.00	\$1,200.00
GROUNDCOVERS							
GC	84	Antennaria plantaginifolia	PUSSYTOES	#SP4	12" O.C.	\$20.00	\$1,680.00
MISC. MATERIALS							
	10.2	Shredded Hardwood Mulch		C.Y.		\$90.00	\$918.00

TOTAL - TYPICAL 4-UNIT FRONT-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST **\$15,778.00**

1 BUILDING TOTAL **\$15,778.00**



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

TYPICAL 5-UNIT FRONT-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST A (BLDG. 1)

<u>Key</u>	<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>
ORNAMENTAL TREES							
OT1	2	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem	\$450.00	\$900.00
OT2	3	Amelanchier x grandiflora	APPLE SERVICEBERRY	6' Tall	Clump Form	\$450.00	\$1,350.00
EVERGREEN TREES							
ET	12	Thuja occidentalis 'Smagrad'	EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.	\$550.00	\$6,600.00
DECIDUOUS SHRUBS							
DS1	15	Hydrangea arborescens 'NCHA2'	INVINCIBELLE SPIRIT II HYDRANGEA	24" Tall	3' O.C.	\$65.00	\$975.00
DS2	5	Itea virginica 'Sprich'	LITTLE HENRY VIRIGINIA SWEETSPIRE	24" Tall	3' O.C.	\$65.00	\$325.00
DS3	7	Cornus sericea 'Baileyi'	BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.	\$70.00	\$490.00
EVERGREEN SHRUBS							
ES1	10	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	24" Wide	4' O.C.	\$75.00	\$750.00
ES2	5	Thuja occidentalis 'Woodwardii'	GLOBE ARBORVITAE	24" Wide	4' O.C.	\$75.00	\$375.00
ORNAMENTAL GRASSES							
OG1	15	Schizachyrium scoparium 'Carousel'	CAROUSEL LITTLE BLUESTEM	#1	24" O.C.	\$20.00	\$300.00
OG2	3	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	24" O.C.	\$20.00	\$60.00
PERENNIALS							
P1	68	Hemerocalis 'Rosy Returns'	ROSY RETURNS DAYLILY	#1	18" O.C.	\$20.00	\$1,360.00
P2	83	Allium 'Summer Beauty'	SUMMER BEAUTY ONION	#1	18" O.C.	\$20.00	\$1,660.00
GROUNDCOVERS							
GC	100	Antennaria plantaginifolia	PUSSYTOES	#SP4	12" O.C.	\$20.00	\$2,000.00
MISC. MATERIALS							
	11.4	Shredded Hardwood Mulch		C.Y.		\$90.00	\$1,026.00

TOTAL - TYPICAL 5-UNIT FRONT-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST A **\$18,171.00**

1 BUILDING TOTAL **\$18,171.00**



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

TYPICAL 5-UNIT FRONT-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST B (BLDG. 2)

<u>Key</u>	<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>
ORNAMENTAL TREES							
OT1	2	Malus x 'Jewelcole'	RED JEWEL CRABAPPLE	2" Cal.	Single Stem	\$450.00	\$900.00
OT2	3	Syringa pekinensis 'Morton'	CHINA SNOW PEKING LILAC	6' Tall	Multi-Stem	\$450.00	\$1,350.00
EVERGREEN TREES							
ET	12	Thuja occidentalis 'Smagrad'	EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.	\$550.00	\$6,600.00
DECIDUOUS SHRUBS							
DS1	15	Rosa 'Radrazz'	RED KNOCKOUT ROSE	24" Tall	3' O.C.	\$65.00	\$975.00
DS2	5	Itea virginica 'Sprich'	LITTLE HENRY VIRIGINIA SWEETSPIRE	24" Tall	3' O.C.	\$65.00	\$325.00
DS3	7	Viburnum x juddii	JUDD VIBURNUM	36" Tall	5' O.C.	\$100.00	\$700.00
EVERGREEN SHRUBS							
ES1	10	Buxus 'Glencoe'	CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.	\$75.00	\$750.00
ES2	5	Thuja occidentalis 'Woodwardii'	GLOBE ARBORVITAE	24" Wide	4' O.C.	\$75.00	\$375.00
ORNAMENTAL GRASSES							
OG1	15	Helictrotrichon sempervirens 'Saphirsprudel'	BLUE OATS GRASS	#1	24" O.C.	\$20.00	\$300.00
OG2	3	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	#1	24" O.C.	\$20.00	\$60.00
PERENNIALS							
P1	68	Hemerocalis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1	18" O.C.	\$20.00	\$1,360.00
P2	83	Allium 'Summer Beauty'	SUMMER BEAUTY ONION	#1	18" O.C.	\$20.00	\$1,660.00
GROUNDCOVERS							
GC	100	Iris cristata	DWARF CRESTED IRIS	#SP4	12" O.C.	\$20.00	\$2,000.00
MISC. MATERIALS							
	11.4	Shredded Hardwood Mulch		C.Y.		\$90.00	\$1,026.00
TOTAL - TYPICAL 5-UNIT FRONT-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST B							\$18,381.00
1 BUILDING TOTAL							\$18,381.00



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

TYPICAL 6-UNIT FRONT-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST A (BLDG. 5)

<u>Key</u>	<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>
ORNAMENTAL TREES							
OT1	2	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem	\$450.00	\$900.00
OT2	4	Amelanchier x grandiflora	APPLE SERVICEBERRY	6' Tall	Clump Form	\$450.00	\$1,800.00
EVERGREEN TREES							
ET	15	Thuja occidentalis 'Smagrad'	EMERALD GREEN ARBORVITAE	5' Ht.	4 O.C.	\$550.00	\$8,250.00
DECIDUOUS SHRUBS							
DS1	16	Hydrangea arborescens 'NCHA2'	INVINCIBELLE SPIRIT II HYDRANGEA	24" Tall	3' O.C.	\$65.00	\$1,040.00
DS2	10	Itea virginica 'Sprich'	LITTLE HENRY VIRIGINIA SWEETSPIRE	24" Tall	3' O.C.	\$65.00	\$650.00
DS3	7	Cornus sericea 'Bailey'	BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.	\$70.00	\$490.00
EVERGREEN SHRUBS							
ES1	8	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	24" Wide	4' O.C.	\$75.00	\$600.00
ES2	5	Thuja occidentalis 'Woodwardii'	GLOBE ARBORVITAE	24" Wide	4' O.C.	\$75.00	\$375.00
ORNAMENTAL GRASSES							
OG1	15	Schizachyrium scoparium 'Carousel'	CAROUSEL LITTLE BLUESTEM	#1	24" O.C.	\$20.00	\$300.00
OG2	6	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	24" O.C.	\$20.00	\$120.00
PERENNIALS							
P1	88	Hemerocalis 'Rosy Returns'	ROSY RETURNS DAYLILY	#1	18" O.C.	\$20.00	\$1,760.00
P2	83	Allium 'Summer Beauty'	SUMMER BEAUTY ONION	#1	18" O.C.	\$20.00	\$1,660.00
GROUNDCOVERS							
GC	126	Antennaria plantaginifolia	PUSSYTOES	#SP4	12" O.C.	\$20.00	\$2,520.00
MISC. MATERIALS							
	12.6	Shredded Hardwood Mulch		C.Y.		\$90.00	\$1,134.00
TOTAL - TYPICAL 6-UNIT FRONT-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST A							\$21,599.00
1 BUILDING TOTAL							\$21,599.00



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

TYPICAL 6-UNIT FRONT-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST B (BLDG. 4)

<u>Key</u>	<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>
ORNAMENTAL TREES							
OT1	2	Malus 'Jewelcole'	RED JEWEL CRABAPPLE	2" Cal.	Single Stem	\$450.00	\$900.00
OT2	4	Syringa pekinensis 'Morton'	CHINA SNOW PEKING LILAC	6' Tall	Clump Form	\$450.00	\$1,800.00
EVERGREEN TREES							
ET	15	Thuja occidentalis 'Smagrad'	EMERALD GREEN ARBORVITAE	5' Ht.	4 O.C.	\$550.00	\$8,250.00
DECIDUOUS SHRUBS							
DS1	16	Rosa 'Radrazz'	RED KNOCKOUT ROSE	24" Tall	3' O.C.	\$65.00	\$1,040.00
DS2	10	Itea virginica 'Sprich'	LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.	\$65.00	\$650.00
DS3	7	Viburnum x juddii	JUDD VIBURNUM	36" Tall	5' O.C.	\$100.00	\$700.00
EVERGREEN SHRUBS							
ES1	8	Buxus 'Glencoe'	CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.	\$75.00	\$600.00
ES2	5	Thuja occidentalis 'Woodwardii'	GLOBE ARBORVITAE	24" Wide	4' O.C.	\$75.00	\$375.00
ORNAMENTAL GRASSES							
OG1	15	Helictrotichon sempervirens 'Saphirsprudel'	BLUE OATS GRASS	#1	24" O.C.	\$20.00	\$300.00
OG2	6	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	#1	24" O.C.	\$20.00	\$120.00
PERENNIALS							
P1	88	Hemerocalis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1	18" O.C.	\$20.00	\$1,760.00
P2	83	Allium 'Summer Beauty'	SUMMER BEAUTY ONION	#1	18" O.C.	\$20.00	\$1,660.00
GROUNDCOVERS							
GC	126	Iris cristata	DWARF CRESTED IRIS	#SP4	12" O.C.	\$20.00	\$2,520.00
MISC. MATERIALS							
	12.6	Shredded Hardwood Mulch		C.Y.		\$90.00	\$1,134.00
TOTAL - TYPICAL 6-UNIT FRONT-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST B							\$21,809.00
1 BUILDING TOTAL							\$21,809.00



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

TYPICAL 4-UNIT REAR-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST A (BLDGS. 6, 8, 10, 12, & 14)

<u>Key</u>	<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>
ORNAMENTAL TREES							
OT1	2	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem	\$450.00	\$900.00
DECIDUOUS SHRUBS							
DS1	5	Hydrangea paniculata 'Jane'	LITTLE LIME HYDRANGEA	24" Tall	4' O.C.	\$65.00	\$325.00
DS2	12	Rosa 'Radrazz'	RED KNOCKOUT ROSE	24" Tall	3' O.C.	\$65.00	\$780.00
DS3	2	Cornus sericea 'Baileyi'	BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.	\$70.00	\$140.00
EVERGREEN SHRUBS							
ES1	6	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	24" Wide	4' O.C.	\$75.00	\$450.00
ES2	11	Thuja occidentalis 'Woodwardii'	GLOBE ARBORVITAE	24" Wide	4' O.C.	\$75.00	\$825.00
ORNAMENTAL GRASSES							
OG1	9	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#1	30" O.C.	\$20.00	\$180.00
OG2	10	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	24" O.C.	\$20.00	\$200.00
PERENNIALS							
P1	61	Hemerocalis 'Rosy Returns'	ROSY RETURNS DAYLILY	#1	18" O.C.	\$20.00	\$1,220.00
P2	48	Allium 'Summer Beauty'	SUMMER BEAUTY ONION	#1	18" O.C.	\$20.00	\$960.00
P3	14	Penstemon digitalis 'Husker Red'	HUSKER RED BEARDTONGUE	#1	18" O.C.	\$20.00	\$280.00
MISC. MATERIALS							
	7.0	Shredded Hardwood Mulch		C.Y.		\$90.00	\$630.00
TOTAL - TYPICAL 4-UNIT REAR-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST B							\$6,890.00
5 BUILDINGS TOTAL							\$34,450.00



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

TYPICAL 4-UNIT REAR-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST B (BLDGS. 7, 9, & 11)

<u>Key</u>	<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>
ORNAMENTAL TREES							
OT1	2	Malus 'Jewelcole'	RED JEWEL CRABAPPLE	2" Cal.	Single Stem	\$450.00	\$900.00
DECIDUOUS SHRUBS							
DS1	5	Syringa patula 'Miss Kim'	MISS KIM LILAC	24" Tall	4' O.C.	\$65.00	\$325.00
DS2	12	Hydrangea arborescens 'NCHA2'	INVINCIBELLE SPIRIT II HYDRANGEA	24" Tall	3' O.C.	\$65.00	\$780.00
DS3	2	Viburnum x juddii	JUDD VIBURNUM	36" Tall	5' O.C.	\$100.00	\$200.00
EVERGREEN SHRUBS							
ES1	6	Buxus 'Glencoe'	CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.	\$75.00	\$450.00
ES2	11	Thuja occidentalis 'Woodwardii'	GLOBE ARBORVITAE	24" Wide	4' O.C.	\$75.00	\$825.00
ORNAMENTAL GRASSES							
OG1	9	Panicum virgatum 'Northwind'	NORTHWIND SWITCHGRASS	#1	30" O.C.	\$20.00	\$180.00
OG2	10	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	#1	24" O.C.	\$20.00	\$200.00
PERENNIALS							
P1	61	Hemerocalis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1	18" O.C.	\$20.00	\$1,220.00
P2	48	Allium 'Summer Beauty'	SUMMER BEAUTY ONION	#1	18" O.C.	\$20.00	\$960.00
P3	14	Penstemon digitalis 'Husker Red'	HUSKER RED BEARDTONGUE	#1	18" O.C.	\$20.00	\$280.00
MISC. MATERIALS							
	7.0	Shredded Hardwood Mulch		C.Y.		\$90.00	\$630.00
TOTAL - TYPICAL 4-UNIT REAR-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST B							\$6,950.00
3 BUILDINGS TOTAL							\$20,850.00



Cost Opinion for Landscape Work per Landscape Plans dated 03.06.2026

TYPICAL 5-UNIT REAR-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST B (BLDGS. 13 & 15)

<u>Key</u>	<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Remarks</u>	<u>Cost</u>	<u>Extension</u>
ORNAMENTAL TREES							
OT1	2	Malus 'Jewelcole'	RED JEWEL CRABAPPLE	2" Cal.	Single Stem	\$450.00	\$900.00
DECIDUOUS SHRUBS							
DS1	6	Syringa patula 'Miss Kim'	MISS KIM LILAC	24" Tall	4' O.C.	\$65.00	\$390.00
DS2	11	Hydrangea arborescens 'NCHA2'	INVINCIBELLE SPIRIT II HYDRANGEA	24" Tall	3' O.C.	\$65.00	\$715.00
DS3	2	Viburnum x juddii	JUDD VIBURNUM	36" Tall	5' O.C.	\$100.00	\$200.00
EVERGREEN SHRUBS							
ES1	9	Buxus 'Glencoe'	CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.	\$75.00	\$675.00
ES2	11	Thuja occidentalis 'Woodwardii'	GLOBE ARBORVITAE	24" Wide	4' O.C.	\$75.00	\$825.00
ORNAMENTAL GRASSES							
OG1	12	Panicum virgatum 'Northwind'	NORTHWIND SWITCHGRASS	#1	30" O.C.	\$20.00	\$240.00
OG2	10	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	#1	24" O.C.	\$20.00	\$200.00
PERENNIALS							
P1	58	Hemerocalis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1	18" O.C.	\$20.00	\$1,160.00
P2	69	Allium 'Summer Beauty'	SUMMER BEAUTY ONION	#1	18" O.C.	\$20.00	\$1,380.00
P3	14	Penstemon digitalis 'Husker Red'	HUSKER RED BEARDTONGUE	#1	18" O.C.	\$20.00	\$280.00
MISC. MATERIALS							
	8.0	Shredded Hardwood Mulch		C.Y.		\$90.00	\$720.00
TOTAL - TYPICAL 5-UNIT REAR-LOAD TOWNHOME FOUNDATION LANDCAPE MATERIALS LIST							\$7,685.00
2 BUILDINGS TOTAL							\$15,370.00