

PARK IMPROVEMENTS REIMBURSEMENT AGREEMENT
RICE RANCH DEVELOPMENT TM 14,430

THIS PARK IMPROVEMENT REIMBURSEMENT AGREEMENT is entered in on this ____ day of _____, 2007 by and between the COUNTY OF SANTA BARBARA, political subdivision ("County") and Rice Ranch Ventures, LLC owner of the Rice Ranch Project ("Developer").

RECITALS:

- A. Developer has received approval from the County on the application for a Final Development Plan TM 14,430 of which Phase I includes the development of a 26 acre community park.
- B. In reviewing the final development plan, the County has requested that as part of the Project additional park improvements be constructed, as itemized in Exhibit A.
- C. Developer and County have determined that it would be beneficial to both parties if Developer installed additional improvements, as itemized in Exhibit A, to the community park at the same time the required improvements within the park development boundaries are installed. The Developer has agreed to construct the additional park improvements and the County has agreed to credit the costs for additional park improvements towards the Developer's required park mitigation fee amounts.
- D. It is projected that the cost of the additional park improvements, described in Paragraph "C" above and itemized in Exhibit A, will not exceed \$745,150.00 (Seven hundred forty five thousand one hundred fifty dollars) and will be credited against the Project's park mitigation fees.

NOW, THEREFORE, in consideration of the above Recitals, and intending to be mutually bound, the parties hereto agree as follows:

1. PARK IMPROVEMENTS

- A. Developer shall engineer all additional public improvements and accessory structures as itemized on exhibit A and shown on:
 - 1. Grading and Public Improvement Plans.
 - 2. Landscaping Improvements
- B. Developer shall construct and install all improvements according to plans and specifications reviewed and approved by the County.

2. CONSTRUCTION COSTS

- A. Upon completion of the park improvements, Developer shall submit to the County Parks Department for approval the itemized construction costs of those improvements identified in Exhibit A.
- B. Developer shall submit to the County all bills and invoices from suppliers and contractors which detail the hard costs of the additional park improvements and all other documentation reasonably required by County to determine the total cost of said improvements.
- C. As used herein construction costs shall include all of the costs of constructing the additional park improvements, including hard costs and overhead costs as indicated in Exhibit A, including, but not limited to, the costs of the following:
 - 1. Engineering;
 - 2. Soils Reports;
 - 3. Testing;
 - 4. Permits, fees and bonds;
 - 5. Surveying and layout;
 - 6. Construction of physical improvements.
 - 7. Construction Management
 - 8. Sales Tax

3. CREDIT AGAINST PARK MITIGATION FEES

County shall credit the additional park improvement costs against the Project's total park mitigation fees. As of the signing of this agreement, the current level of park fees is \$3,484 per residential unit. The additional improvements will be credited to provide clearance for up to 214 units in Phase I, a sum not to exceed \$745,150.00. Should actual costs for the additional park improvements total less than the not to exceed amount, the developer shall pay the remainder mitigation fees assessed prior to County acceptance of the community park.

IN WITNESS WHEREOF, the parties have entered into this Park Improvement Reimbursement Agreement on the date first above written.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective on the date executed by the COUNTY.

COUNTY OF SANTA BARBARA

By: _____
Brooks Firestone
Chair, Board of Supervisors

Date: _____

ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD

By: _____
Deputy

APPROVED AS TO FORM:
STEPHEN SHANE STARK
COUNTY COUNSEL

By:  _____
Deputy

APPROVED AS TO ACCOUNTING FORM
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By:  _____
Deputy

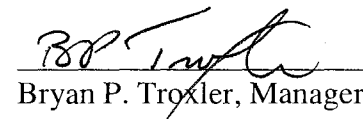
APPROVED
SANTA BARBARA COUNTY PARKS
DANIEL C. HERNANDEZ

Director

RICE RANCH VENTURES, LLC,
a Delaware limited liability company

By: Troxler Residential Ventures 31, LLC,
a Delaware limited liability company
its Managing Member

By: Troxler Ventures Partners III, LLC,
a California limited liability company
its Operating Member

By:  _____
Bryan P. Troxler, Manager

ACKNOWLEDGMENT

State of California

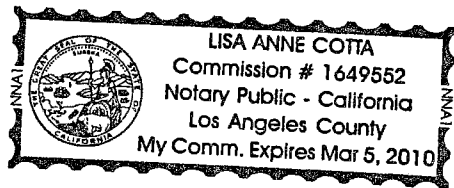
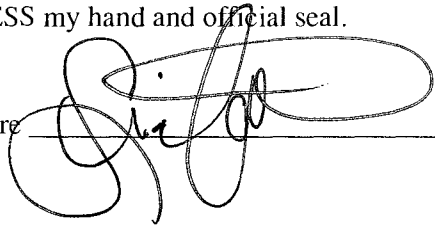
County of Los Angeles

On August 7th, 2007 before me, Lisa Anne Cotta, Notary Public
(here insert name and title of the officer)

personally appeared Bryan P. Troxler,
personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the
person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that
~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature



(Seal)

**Rice Ranch Community Park
County-Requested Supplemental Items**

Requested Item	Cost Increase	Contributing Factors/Comments	Reference Section & (Page)*
Pre-engineered Buildings			
Utility Building enlarged by 239 sf	\$59,926	Combined maintenance & storage functions	2
Upper Restroom - Large-capacity toilet paper dispensers, wire mesh at gables	\$1,393	Cost to provide requested custom items only	2
Restroom/Concession Stand	\$325,722	Total includes custom paper dispensers & mesh panels	2
Electrical/Telephone Service to lower restroom/concession bldg	\$23,600		1 (7)
Lift Pump & Force Main	\$47,100		1 (4)
Electrical/telephone service to Lift Pump	\$6,000	Separate Electr Panel & Alarm	1 (7)
Subtotal	\$463,741		
Group Picnic Area			
Group Picnic Shade Shelter	\$53,841		2
Paving at Group Picnic Area	\$23,360		3 (1)
Dividing Wall at Picnic Area	\$1,125		3 (1)
Subtotal	\$78,326		
Dog Park			
Concrete Paving - Dog Park Access	\$17,300	Paved dedicated access path requested	3 (1)
Irrigation for Dog Park Access Divider	\$357	Irrigation between bike & dog paths	3 (3)
Plant materials for 2nd Dog Park	\$840	Vines on divider fence between paths	3 (3)
Dividing Wall between Dog Parks	\$2,250	Solid wall barrier instead of fence	3 (2)
Fencing for Dog Park Access	\$7,140	Fencing between bike & dog paths	3 (2)
Subtotal	\$27,887		
Other Items			
Portable Baseball Fencing	\$1,000	Portable equipment	3 (3)
Soccer goals, nets & flags	\$700	Portable equipment	3 (3)
Subtotal	\$1,700		
Total hard costs	\$571,654		
30% Overhead **	\$171,496		
Estimated Total Cost of Supplemental Items:	\$743,150		

* See Estimated Probable Cost Summary and itemized Sections

**Includes Engineering, Survey, Construction Management, Insurance, Bond and Permit Fees, etc.

Rice Ranch Park - Estimated Probable Cost Summary				
Support Data Source	Item	Developer Share ¹	County Share ²	Expanded Scope Total Cost
Civil Estimates Section 1	Erosion Control	\$61,420	\$0	\$61,420
	Earthwork	\$285,464	\$0	\$285,464
	Water Distribution	\$36,200	\$0	\$36,200
	Sewer	\$3,000	\$47,100	\$50,100
	Storm Drain	\$155,200	\$0	\$155,200
	Surface Improvements	\$392,087	\$0	\$392,087
	Dry Utilities ³	\$200,400	\$29,600	\$230,000
Buildings Section 2	Bridge & Abutments	\$277,808	\$0	\$277,808
	Restrooms & Other Buildings	\$359,001	\$440,882	\$799,883
Landscape Components Section 3	Earthwork	\$82,295	\$0	\$82,295
	Site Preparation	\$78,800	\$0	\$78,800
	Pavement & Hard Surfaces	\$422,195	\$40,660	\$462,855
	Site Structures	\$60,583	\$3,375	\$63,958
	Fences	\$258,939	\$7,140	\$266,079
	Site Furnishings & Fixtures	\$83,427	\$0	\$83,427
	Sports & Play Equip. & Accessories	\$100,105	\$1,700	\$101,805
	Irrigation	\$391,765	\$357	\$392,122
	Plant Material	\$133,195	\$840	\$134,035
Developer Share of Improvements		\$3,381,883		
County Share for Requested Additional Items			\$571,654	
Total Cost per Specific Plan and County-Requested Scope				\$3,953,537

Note: Hard costs only, contingencies and soft costs are not included in the above estimates

1. Based on scope of park improvements per Specific Plan Master Park Plan dated Oct 2002
2. Includes supplemental items & amenities requested by County Parks in design process
3. Dry Utilities based on a Statement of Probable Cost from Thoma Electric, using information available as of 9/8/06. Does not include PG&E & Verizon utility costs and fees, or undergrounding of existing overhead utilities.

Rice Ranch Tract 14,430

Community Park Park Sedimentation and Erosion Control Plan

Engineer's Estimate of Probable Construction Cost

ITEM	DESCRIPTION	QUANT	UNIT	UNIT COST	TOTAL
1	Orange Construction Fence	12,000	LF	\$1.95	\$23,400
2	Silt Fence	180	LF	\$1.75	\$315
3	Erosion Control Blanket	35,000	SF	\$ 0.35	\$12,250
4	Fiber Roll	8,000	LF	\$ 2.00	\$16,000
5	Drainage Swale	2,000	LF	\$ 1.40	\$2,800
6	Optional ECBO	11,300	SF	\$ 0.35	\$3,955
7	Drainage Inlet Protection	18	EA	\$ 150.00	\$2,700
SUBTOTAL					\$61,420
TOTAL CONSTRUCTION COST ESTIMATE					\$61,420

Rice Ranch Tract 14,430

Community Park Park Earthwork

Engineer's Estimate of Probable Construction Cost

Park (Sheet 18, 19, 20, 21)

ITEM	DESCRIPTION	QUANT	UNIT	UNIT COST	TOTAL
1	Rough Grading	56051	CY	\$4	\$224,204
2	Retaining Walls	4260	SF	\$6	\$25,560
3	Retaining Wall Footings	714	LF	\$50	\$35,700
SUBTOTAL					\$285,464
TOTAL CONSTRUCTION COST ESTIMATE					\$285,464

Section 1 - Page 2

Rice Ranch Tract 14,430

Community Park Park Water Distribution System

Engineer's Estimate of Probable Construction Cost

ITEM	DESCRIPTION	QUANT	UNIT	UNIT COST	TOTAL
1	1-INCH PVC WATERLINE	1,725	LF	\$8	\$13,800
2	6" FIRE HYDRANT ASSEMBLY	2	EA	\$3,200	\$6,400
3	8" DIP WATERLINE	500	LF	\$32	\$16,000
SUBTOTAL					\$36,200
TOTAL CONSTRUCTION COST ESTIMATE					\$36,200

Rice Ranch Tract 14,430

Community Park Park Sewer Collection System

Engineer's Estimate of Probable Construction Cost

ITEM	DESCRIPTION	QUANT	UNIT	UNIT COST	PER	COUNTY
1	3-INCH CL900 force main	605	LF	\$20.00		\$12,100
2	4-INCH DIP	150	EA	\$20.00	\$3,000	
3	LIFT STATION	1	EA	\$35,000		\$35,000
SUBTOTAL					\$3,000	\$47,100
TOTAL CONSTRUCTION COST ESTIMATE					\$50,100	

Rice Ranch Tract 14,430

Community Park Private Storm Drain Piping System

Engineer's Estimate of Probable Construction Cost

ITEM	DESCRIPTION	QUANT	UNIT	UNIT COST	TOTAL
1	12-INCH HDPE	260	LF	\$25	\$6,500
2	18-INCH HDPE	2280	LF	\$35	\$79,800
3	18" X 18" CATCH BASIN	3	EA	\$2,400	\$7,200
4	24" X 24" CATCH BASIN	8	EA	\$2,700	\$21,600
5	36" X 36" CATCH BASIN	2	EA	\$3,100	\$6,200
6	CAL TRANS CATCH BASIN	4	EA	\$2,500	\$10,000
7	48-INCH STANDARD MANHOLE (8-12-FOOT)	6	EA	\$3,900	\$23,400
8	HDPE FLARED OUTLET	1	EA	\$500	\$500
SUBTOTAL					\$155,200
TOTAL CONSTRUCTION COST ESTIMATE					\$155,200

Rice Ranch Tract 14,430

Community Park Park Surface Improvements

Engineer's Estimate of Probable Construction Cost

ITEM	DESCRIPTION	QUANT	UNIT	UNIT COST	TOTAL
1	3" Asphalt Concrete (avg. 24' wide)	2,148	TON	\$85	\$182,573
2	8" Base (avg. 24' wide)	2,897	CY	\$36	\$104,285
3	Curb & Gutter	1,160	LF	\$15	\$17,400
4	Curb Only	3,400	LF	\$10	\$34,000
6	Handicap Ramps	10	EA	\$2,500	\$25,000
7	V-gutter	950	LF	\$15	\$14,250
8	Striping-Turn Arrow (Painted)	12	EA	\$35	\$420
9	Striping-Stop Bar (Painted)	1	EA	\$28	\$28
10	Striping-Crosswalk (Painted)	20	EA	\$35	\$700
11	Striping-Parking Spaces (Painted)	6,640	LF	\$2	\$13,280
12	Striping-Signage-"STOP" (Painted)	1	EA	\$150	\$150
SUBTOTAL					\$392,087
TOTAL CONSTRUCTION COST ESTIMATE					\$392,087

Rice Ranch Tract 14,430

Community Park Park Dry Utility Services

Engineer's Statement of Probable Construction Cost

ITEM	DESCRIPTION	DEVELOPE	COUNTY
1	Underground & service to Lower Restroom/Concession Stand Building		\$23,600
2	Underground electrical & service to Lift Pump		\$6,000
3	Underground electrical & service for remainder of park	\$200,400	
SUBTOTAL		\$200,400	\$29,600
TOTAL CONSTRUCTION COST ESTIMATE		\$230,000	
(PG&E & Verizon utility costs & fees not included.)			

Note: Estimate provided by Thoma Electric based on available data as of 9/8/06

Estimate of Probable Cost

Rice Ranch Park Building Facilities Cost Summary								
Original Scope per Specific Plan				Expanded Scope per County Parks				Difference
Required Item	Unit Cost ¹	Installation Cost ³	Sub Total	Item	Unit Cost ¹	Installation Cost ³	Sub Total	County Share for Supplemental Items
12' bridge, H-10 vehicular load	\$178,608	\$68,500	\$247,108					
Bridge Abutments		\$30,700	\$30,700					
24' x 36' Restroom at Picnic Area	\$86,477	\$129,600	\$216,077	Large-capacity toilet paper dispensers & wire mesh at gable ends ²	\$87,870	\$129,600	\$217,470	\$1,393
25' x 25' Maintenance Building	\$74,174	\$68,750	\$142,924	24' x 36' Combined Maintenance & Storage Bldg w: interior walls	\$107,810	\$95,040	\$202,850	\$59,926
			\$0	24' x 44' Restroom & Concession Stand Bldg with 8' overhang ²	\$167,322	\$158,400	\$325,722	\$325,722
			\$0	24' x 64' Group Picnic Shade Shelter	\$30,801	\$23,040	\$53,841	\$53,841
Total Unit Costs	\$339,259				\$393,803			
Total Installation Costs		\$297,550				\$406,080		
Unit Plus Installation Totals			\$636,809				\$799,883	\$440,882

1. Unit cost = purchase and delivery of plans & unassembled materials for pre-engineered structures, including CA State sales tax
2. Custom wire mesh panels est. @\$300 ea. Toilet paper dispensers @ \$17.00 ea. adds \$1300 to upper RR bldg, \$700 to lower RR/Conc.
3. Building assembly: \$110.00/SF for Maintenance Bldg, \$150.00/SF for Restrooms, \$15.00/SF for Shade Shelter (Incl. interior Elect & Plumb)

Note: Abutment cost estimates based on Option 2 design per Earth Systems report dated June 6, 2006

Section 2

Rice Ranch Tract 14,430

RICE RANCH COMMUNITY PARK							Wallace Group			
Orcutt, CA							Job Number: 0653-03			
Final Landscaping Design							Date: 9/15/2006			
STATEMENT OF PROBABLE CONSTRUCTION COST							Revision: D			
	ITEM	UNIT COST \$	ORIGINAL SCOPE			ADDED SCOPE			REMARKS	
			Quantity	Unit	Total \$	Quantity	Unit	Total \$		
A	EARTHWORK									
1	(Mass earthwork--See Earthwork Statement of Probable Cost)	\$0			\$0			\$0		
2	Landscape fine grading & drainage	\$0.15	548,630	sf	\$82,295		sf	\$0	Hardscape & softscape areas only	
	Subtotal				\$82,295			\$0		
B	SITE PREPARATION AND MULCHING									
1	Organic mulching	\$0.10	32,000	sf	\$3,200			\$0	Shrub & groundcovers areas	
2	Planting soil preparation	\$0.15	504,000	sf	\$75,600			\$0	All planting areas, including turf	
	Subtotal				\$78,800			\$0		
C	PAVEMENT & HARD SURFACES									
1	Concrete pedestrian walks/paths	\$10	13,240	sf	\$132,400	1730	sf	\$17,300	Added scope: dedicated path to dog parks	
2	Exposed aggregate pavements	\$13	4,502	sf	\$58,526	0	sf	\$0		
3	Plain concrete pavements	\$10	13,177	sf	\$131,770	2336	sf	\$23,360	Added Scope: Group Picnic area paving	
4	Concrete stairs (6"wide) with railing	\$75	55	lf	\$4,125			\$0		
5	Decomposed granite trails with Polypavement, w/ header edging	\$4	3,853	sf	\$15,412			\$0		
6	Playground rubberized surface on concrete base	\$20	2,970	sf	\$59,400			\$0		
7	Mow band (6" wide)	\$8	2,408	sf	\$19,264			\$0		
8	Wood hiking trail stairs (6" wide) with railing	\$22	59	lf	\$1,298			\$0	Pressure treated lumber	
	Subtotal				\$422,195			\$40,660		
D	SITE STRUCTURES									
1	Trail head trellis	\$25	701	sf	\$17,525			\$0		
2	Small breed dog park trellis	\$22	217	sf	\$4,774			\$0		
3	Large breed dog park trellis	\$22	222	sf	\$4,884			\$0		
4	Information kiosk at trail head	\$8,300	1	ea	\$8,300			\$0		
5	Trail markers	\$250	12	ea	\$3,000			\$0		
6	Group picnic fire pit	\$8,000	1	ea	\$8,000			\$0		
7	Park monument sign	\$4,500	1	ea	\$4,500			\$0		
8	Concrete seat walls (CIP 18" hi)	\$60	80	lf	\$4,800			\$0		
9	Boulders installed	\$80	60	ea	\$4,800			\$0		
10	CMU block wall (freestanding 42" hi)	\$75		lf	\$0	15	lf	\$1,125	Wall at Group Picnic area	
11	CMU block wall (freestanding 42" hi)	\$75		lf	\$0	30	lf	\$2,250	Dividing wall between Dog Parks	
	Subtotal				\$60,583			\$3,375		

Rice Ranch Tract 14,430

	ITEM	UNIT COST \$	ORIGINAL SCOPE			ADDED SCOPE			REMARKS
			Quantity	Unit	Total \$	Quantity	Unit	Total \$	
E	FENCES								
1	Split rail fence	\$20	2,740	lf	\$54,800				
2	Dog park wood & chain link barrier fence	\$28	1,530	lf	\$42,840	255	lf	\$7,140	Separate Dog Park access path dividing fence
3	Dog park gates--3 ft. wide	\$550	4	ea	\$2,200			\$0	
4	Softball chain link fence 6' ht	\$23	230	lf	\$5,290			\$0	
6	Softball chain link fence 4' ht	\$17	577	ea	\$9,809			\$0	
7	Main entry gates (double set)	\$25,000	2	ea	\$50,000			\$0	
8	South maintenance gates	\$22,000	1	ea	\$22,000			\$0	
9	East maintenance gates	\$22,000	1	ea	\$22,000			\$0	
10	Dog park maintenance gates	\$16,000	2	ea	\$32,000			\$0	
11	Trash enclosure with metal roof and gates	\$18,000	1	ea	\$18,000			\$0	
	Subtotal				\$258,939			\$7,140	
F	SITE FURNISHINGS & FIXTURES								
1	Benches with back	\$675	14	ea	\$9,450			\$0	
2	Benches without back	\$500	3	ea	\$1,500			\$0	
3	8' Picnic tables	\$1,425	10	ea	\$14,250			\$0	
4	6' Picnic tables	\$1,320	7	ea	\$9,240			\$0	
5	8' ADA picnic tables	\$1,700	6	ea	\$10,200			\$0	
7	Trash & recycling cans assembly	\$670	24	ea	\$16,080			\$0	
8	Picnic BBQ grills	\$155	6	ea	\$930			\$0	
9	ADA BBQ grills	\$244	3	ea	\$732			\$0	
10	Preparation tables	\$375	2	ea	\$750			\$0	
11	Drinking fountains	\$1,730	5	ea	\$8,650			\$0	
12	Dog fountains	\$1,085	2	ea	\$2,170			\$0	
13	Hose bibbs	\$60	5	ea	\$300			\$0	
14	Dog waste bag dispenser	\$85	2	ea	\$170			\$0	
15	Game tables (children's)	\$1,315	2	ea	\$2,630			\$0	
16	Bike racks	\$530	3	ea	\$1,590			\$0	
17	Area drains	See remarks	7	ea	\$0			\$0	Included in Item A2 above
18	Tree grates	\$865	4	ea	\$3,460			\$0	
19	Bollards	\$265	5	ea	\$1,325			\$0	
	Subtotal				\$83,427			\$0	
G	SPORTS & PLAY EQUIPMENT								
1	Baseball backstop with (2) dugouts & benches assembly	\$7,205	2	ea	\$14,410			\$0	
2	Baseball bases	\$55	2	sets	\$110			\$0	
3	Baseball pitcher's mound	\$25	2	ea	\$50			\$0	
4	Baseball bleachers	\$1,900	4	ea	\$7,600			\$0	
5	Baseball infield skin area mix	\$2.25	6,500	sf	\$14,625			\$0	
6	Portable baseball fence			lf	\$0	760	lf	\$1,000	Removeable equipment
7	Soccer goals	\$240		ea	\$0	2		\$480	Removeable equipment
8	Soccer nets	\$85		ea	\$0	2		\$170	Removeable equipment
9	Soccer field markers	\$25		set	\$0	2		\$50	Removeable equipment
10	Gametime equipment 2-5 yrs	\$18,460	1	ea	\$18,460			\$0	
11	Gametime equipment 5-12 yrs	\$44,850	1	ea	\$44,850	0	ea	\$0	
	Subtotal				\$100,105			\$1,700	

Rice Ranch Tract 14,430

	ITEM	UNIT COST \$	ORIGINAL SCOPE			ADDED SCOPE			REMARKS
			Quantity	Unit	Total \$	Quantity	Unit	Total \$	
H	IRRIGATION								
1	Hydroseeded slopes	\$0.70	127,590	sf	\$89,313			\$0	Revegetated & fescue grass slopes
2	Seeded sports turf and lawn areas	\$0.70	340,310	sf	\$238,217			\$0	
3	Ground cover & sod areas	\$1.40	31,825	sf	\$44,555	255	sf	\$357	Divider between Dog Park access & bike path
4	Tree double bubblers assembly	\$60	328	ea	\$19,680		ea	\$0	
		Subtotal			\$391,765			\$357	
I	PLANT MATERIAL+ INSTALLATION								
1	Trees								
	36" box	\$750	11	ea	\$8,250				
2	24" box	\$325	45	ea	\$14,625			\$0	
3	24" box with dog proof cage	\$350	8	ea	\$2,800			\$0	
4	15 gallon with dog proof cage	\$105	19	ea	\$1,995			\$0	
5	15 gallon with deer proof cage	\$105	245	ea	\$25,725			\$0	
	Shrubs & vines								
5	5 gallon	\$30	773	ea	\$23,190	28	ea	\$840	Vines along Dog Park access divider fencing
6	1 gallon	\$10	371	ea	\$3,710			\$0	
7	Ground Covers	\$0.90	32,080	sf	\$28,872			\$0	
7	Sod lawn	\$0.30	2,110	sf	\$633			\$0	
8	Hydroseeded sports & lawn turf	\$0.05	340,310	sf	\$17,016			\$0	
9	Hydroseeded unmown turf	\$0.05	19,922	sf	\$996			\$0	
10	Hydroseeded revegetated slopes	\$0.05	107,667	sf	\$5,383			\$0	
		Subtotal			\$133,195			\$840	
	SUMMARY OF LANDSCAPE COST								
	EARTHWORK	Subtotal			\$82,295			\$0	
	SITE PREPARATION	Subtotal			\$78,800			\$0	
	PAVEMENT & HARD SURFACES	Subtotal			\$422,195			\$40,660	
	SITE STRUCTURES	Subtotal			\$60,583			\$3,375	
	FENCES	Subtotal			\$258,939			\$7,140	
	SITE FURNISHINGS & FIXTURES	Subtotal			\$83,427			\$0	
	SPORTS & PLAY EQUIP. & ACCESS.	Subtotal			\$100,105			\$1,700	
	IRRIGATION	Subtotal			\$391,765			\$357	
	PLANT MATERIAL	Subtotal			\$133,195			\$840	
		TOTAL LANDSCAPE			\$1,611,303			\$54,072	
		GRAND TOTAL LANDSCAPE			\$1,665,375				
	THE FOLLOWING GENERAL ITEMS ARE EXCLUDED FROM THIS STATEMENT:								
	Contingency, Permitting, Design Costs, Civil Site Work, Buildings & Bridge								
	NOTE: Cost opinions are not guarantees of actual bid prices. Unit prices represent average costs compiled from published cost data and trade sources. Variations in material costs, labor efficiency, wage rates and union prices may affect final bid costs								
	CONTINGENCIES: An allowance stated as a percentage of the total which provides for the costs of landscape and irrigation items that cannot be quantified because of unknown site conditions or due to the current status of the design. Normal allowance is 10								
	EXCLUSIONS: Items that are not covered by the landscape cost opinion but will be required in order to complete the project. An allowance for exclusions should be provided by another consultant's estimate or by the owner's estimate.								