

P E T I T I O N

TO THE COUNCIL OF THE CITY OF MASON, OHIO:

WHEREAS, the undersigned owner, **TERRA FIRMA DD, LLC**, an Ohio limited liability company (“*Owner*”) has entered into a contract with HPA Development Group, Inc., (“*HPA*”) for the sale to HPA of the property described upon the attached Exhibit “A” (“*Property*”), except for the portion thereof identified on Exhibit A-1 (the “*Reserve Property*”), as the same has been or will be assigned by Ambleside Development, LLC, by HPA Development Group, Inc, Managing Member (the “*Developer*”); and

WHEREAS, it is intended that the *Property* will be developed by the *Developer*, the *Reserve Property* will be developed by *Owner* or other third parties, and such development will include Three Hundred and Fourteen (314) single family lots, as depicted upon the attached Exhibit “C”; and

WHEREAS, the sale of the *Property* is scheduled to occur subsequent to the Council of the City of Mason, Ohio’s action on the within Petition; and

WHEREAS, in the event that the City of Mason approves the *Owners’* Petition for Special Assessment, as well as the enactment of all required legislation necessary to enact the Special Assessment, then upon acquisition of any of the *Property* by the *Developer*, then all obligations of the *Owner* under the Petition and the corresponding legislation, (including but not limited to terms and conditions of the Development Agreement referred to herein), shall be transferred and assigned to, and assumed by, the *Developer*, without any liability to the *Owner*. Notwithstanding the foregoing, any *Property* owned by the *Owner* shall remain subject to the Special Assessment; and

NOW THEREFORE:

The *Owner* represents and warrants that it is, on the date of this Petition and on the date of submission of this Petition to the Council of the City of Mason (“*City Council*”), the owner of fee simple title to all of the real property described in Exhibit A attached hereto and incorporated herein by this reference (“*Property*”), and that the *Property* includes one hundred percent (100%) of the area and lots and lands benefited by and to be assessed for the improvements hereinafter described (“*Assessed Lands*”).

Petition for Public Improvements. The *Owner* (together with its grantees or transferees, and its and their successors and assigns as owners of any of the lots and lands included in the *Assessed Lands*, “*Owners*”), hereby respectfully petitions this City Council for the public improvements described in Exhibit B attached hereto, which Exhibit is incorporated herein by this reference (collectively, “*Public Infrastructure Improvements*”), as the same are further described and detailed in the plans, specifications, profiles and estimates of cost (collectively, “*Plans*”) filed in the office of the Clerk of Council of the City of Mason (“*City*”) prior to or concurrently with the filing of this Petition. The *Owner* and the *Developer* prior to commencement of the construction of the Public Infrastructure Improvements, shall have received, reviewed and approved the scope of the Public Infrastructure Improvements.

(a) **Developer's Obligations.** It is acknowledged by the City and the Owner that as of the date of this Petition, the Owner has a contract with HPA, which HPA intends to assign to Developer, as the Property Developer, to acquire the Property. Accordingly, the Developer has entered into a separate Development Agreement with the City, dated of even date, binding the Developer to perform all of its obligations under the Development Agreement to which the Special Assessment will apply. Therefore, the Owner is making this Petition to the City in order to initiate the process for the Public Improvements to be constructed by the City in accordance with the Development Agreement, to be paid for through the Special Assessment in accordance with this Petition; the Development Agreement; the Resolution of Necessity passed by the City; the Determination to Proceed; and the Ordinance imposing the Special Assessment. Notwithstanding anything contained to the contrary herein, the Owner shall not be obligated to construct any Public Infrastructure Improvements contemplated in the Development Agreement.

Assessed Lands. The Assessed Lands shall solely include lots 1 through 314 included within the Property as depicted in Exhibit C attached hereto, and shall exclude the real property dedicated as right-of-way for the Public Infrastructure Improvements and the common areas not included in lots 1 through 314, each as approximately depicted in Exhibit C ("*Excluded Properties*"). **Costs to be Assessed; Period of Assessment.** The undersigned further requests, on behalf of the Owners, that 100% of the total assessable cost of the Public Infrastructure Improvements, determined subject to and as further described herein and in the Plans ("*Assessable Cost*"), be assessed upon the lots and lands constituting the Assessed Lands, with such assessments ("*Special Assessments*") to be allocated and assessed to the Assessed Lands in proportion to the benefits received, as further described herein, and to be payable, when levied, semi-annually for not more than twenty five (25) years.

The Assessable Cost of the Public Infrastructure Improvements may include, if so elected by the City, any one or more of the following costs:

(a) all costs ("*Direct Costs*") incurred with respect to the design, engineering, acquisition, construction, installation and equipping of the Public Infrastructure Improvements including, without limitation, the following to the extent applicable: (i) the purchase price of real estate or any interest therein when acquired by purchase; (ii) the cost of preliminary and other surveys and designs; (iii) the cost of preparing plans, specifications, profiles, and estimates; (iv) the cost of printing, serving, and publishing notices, resolutions, and ordinances; (v) the cost of all special proceedings; and (vi) the cost of labor and material, whether furnished by contract or otherwise, together with reasonable construction management fees; and

(b) all costs ("*Indirect Costs*") incurred in connection with the preparation, levy, collection and enforcement of the Special Assessments and the financing of the Public Infrastructure Improvements including, without limitation, the following: (i) with respect to the issuing or servicing of any revenue, general obligation or other bonds ("*Bonds*") that may be issued by the City in anticipation of collection of the Special Assessments (whether or not also issued in anticipation of other revenues) or otherwise, to finance the Public Infrastructure Improvements (or to refund Bonds previously issued to finance the Public Infrastructure Improvements or refund prior Bonds), subject to the limitations established in the ordinance levying the assessments (or such other ordinances as may be applicable), together with any bond service charges or other like charges, administrative expenses and transaction costs, including by

way of example and not of limitation, the following: (A) interest on the Bonds at fixed or variable rates in effect from time to time; (B) costs of obtaining, maintaining or reimbursing payments under letters of credit or other credit enhancement facilities issued to secure payments relating to the Bonds; (C) reserve funds, replenishment of reserve funds, and payment of costs of letters of credit or surety bonds obtained in lieu of funding a reserve fund, or reimbursement of draws thereunder, but subject to the limitation included in this Petition; (D) the fees and expenses of a qualified corporate bond trustee for the Bonds, if applicable; (E) all usual and customary costs of issuance fees, charges and expenses and administrative charges by the City in connection with the issuance of the Bonds, the imposition of the Special Assessments and the implementation of the Public Infrastructure Improvements; and (F) any other usual and customary fees and administrative expenses incurred by the City or a trustee in connection with the issuance, servicing or enforcement of the Bonds, the payment of bond service charges or other like charges or the collection and enforcement of the Special Assessments; (ii) without limiting the Owners' waiver of the same, the total amount of damages, resulting from the Public Infrastructure Improvements, assessed in favor of any owner of lands affected by the Public Infrastructure Improvements and interest thereon; (iii) the cost incurred in connection with the preparation, levy, collection and enforcement of the Special Assessments, including reasonable administrative and legal expenses incurred by reason of the Public Infrastructure Improvements, the financing thereof, or the Special Assessments; and (iv) incidental costs, including reasonable administrative and legal expenses, directly connected with the Public Infrastructure Improvements;

All together with interest thereon, administrative expenses with respect thereto and other allowable costs of the Public Infrastructure Improvements, as provided in Chapter 727 of the Ohio Revised Code ("*Assessment Act*");

Special Assessment Amount. In connection with this Petition and in furtherance of the purposes hereof, the Owner and Developer each acknowledge that it has reviewed the Plans, including the estimated costs of the Public Infrastructure Improvements (including any debt service relating thereto), prepared by McGill Smith Punshon, and now on file with the Clerk of Council. In connection with this Petition and in furtherance of the purposes hereof, the Owner further acknowledges that it has reviewed the estimated Special Assessments to be levied for the Public Infrastructure Improvements, including all estimated costs to be included therein which are now on file with the Clerk of Council, and acknowledges and agrees that the Special Assessment which shall not exceed the sum of Five Hundred Fifty Dollars (\$550) per Lot annually has been determined in accordance with this Petition. Until such time as portions and phases of the Property are subdivided into Lots, the unplatted portions of the Property shall be assessed annually at the rate not the exceed Five Hundred Fifty Dollars (\$550) per Lot to be created on such unplatted portions of the Property as depicted on Exhibit C.

Benefit. The undersigned Owner and Developer acknowledges and agrees that the Special Assessments as contemplated herein do not exceed the benefit to be received by the Assessed Lands as a result of the Public Infrastructure Improvements. The undersigned Developer further acknowledges and agrees, in consideration of the construction of the Public Infrastructure Improvements by or on behalf of the City, that no property in the City, other than the Property, will receive special benefits from the Public Infrastructure Improvements, and requests that the amount that would have been assessed on any other property in the City, except

for the absence of any special benefit to that other property, be assessed upon the Assessed Lands, and that the balance of the total costs of the Public Infrastructure Improvements to be assessed by the City be assessed on the Assessed Lands, provided, however, and notwithstanding any other provision of this Petition to the contrary, the total amount to be assessed against the Property shall not cause the annual assessments to exceed Five Hundred Fifty Dollars (\$550) per Lot (assuming a total of Three Hundred Fourteen (314) Lots to be developed on the Property).

Acknowledgments, Consents and Waivers. The undersigned Owner consents and requests that the Special Assessments be levied and collected without limitation as to the value of the property assessed and hereby waives any and all rights, benefits, and privileges specified by the Assessment Act, including by Ohio Revised Code Sections (“ORC §§”) 727.03 and 727.06 or by any other section thereof restricting said assessments to thirty-three and one-third percent (33-1/3%) of the actual improved value of said lots and lands as enhanced by the Public Infrastructure Improvements made or to be made, or under ORC §727.04 or any other section thereof limiting assessments for re-improvements where an assessment has been levied and paid previously. The undersigned further waives any and all damages or claims for damages of whatsoever kind, character or description growing out of or resulting from the Public Infrastructure Improvements or the making thereof including, by way of example and not of limitation, all rights, benefits, and privileges which are specified by ORC §§727.18 through 727.22, inclusive, and ORC §727.43. Until Property is platted, the Property will be assessed based on the number of Lots planned for such portion of the Property pursuant to Exhibit C. As the Property is platted, the assessments will be divided among the Lots, and public right of ways and common areas not included in Lots shall not be subject to assessments.

The undersigned Owner further waives all notices and procedures required for the making of the Public Infrastructure Improvements or the imposition of the Special Assessments, including (by way of example and not of limitation) notice of the adoption of the resolution of necessity and the filing of estimated assessments, the equalization of the estimated assessments, any increase in the cost of labor and materials or financing-related costs over the estimated cost thereof, and the passage of the assessing ordinance, and including (also by way of example and not of limitation) such notices as are authorized and required by ORC §§727.13, 727.16, 727.17, 727.24 and 727.26. The undersigned Owner further waives the strict construction of proceedings specified by ORC §727.40 and expressly agrees that the proceedings shall be liberally construed in all respects to support the imposition and collection of the Special Assessments in the amounts levied pursuant to this Petition; waives the lapse or waiver of the lien of the Special Assessments after two years as specified by ORC §727.34, and expressly agrees, as a covenant running with the land and to be further evidenced by the declaration referred to and to recorded as described below, that such lien does and shall continue in force so long as any of the Special Assessments remain on the tax list uncollected; and waives any and all irregularities and defects in the proceedings for the imposition of the Special Assessments and such lien.

The undersigned Owner, on behalf of itself and any other Owners from time to time, hereby waives any other procedural or other requirements with respect to the imposition of special assessments to the extent any such requirement would (i) be inconsistent with or in addition to the procedures described in this Petition or (ii) if not met, result in the invalidity or illegality of all or a portion of the Special Assessments.

Covenants of Owners. In consideration of the special benefits conferred by the Public Infrastructure Improvements, the undersigned Developer covenants and agrees that it will (so long as it is an owner of Assessed Lands), and that each other owner will, pay promptly all Special Assessments levied against those Assessed Lands owned by such owner as they come due and before they become delinquent, and further agrees that the determination by the City Council of the Special Assessments to be imposed against the Assessed Lands will be final, conclusive and binding upon each and all of the Assessed Lands and each such owner (except as may be subsequently amended by the City Council to establish the final amount of said Special Assessments). Notwithstanding the foregoing, in the event the Owner retains and owns any portion of the Property during the period of time which the Special Assessment is in force, the Owner shall be responsible to the City for payment of the Special Assessment levied against the Property owned by Owner.

The undersigned Developer further covenants and agrees, so long as the Bonds remain outstanding, upon the transfer of any of the Assessed Lands or any portion thereof to any transferee: (a) to disclose the existence of any outstanding Special Assessments for the Public Infrastructure Improvements, (b) to pay or cause to be paid prior to any such transfer, as a condition to the effectiveness of the delivery of any deed or instrument of transfer, all Special Assessments then or theretofore due and payable with respect to the Assessed Lands to be transferred, and (c) to require that each such transferee agree to make such payments, make such disclosure to any subsequent transferee and require subsequent transferees to take on the same obligations; provided that recording of a declaration against all of the Assessed Lands making such disclosures, imposing such obligations and providing for the waiver by any transferee of any rights that the undersigned Developer has waived pursuant to this Petition, shall constitute full satisfaction of the requirements of clauses (a) and (c) of this sentence. As a condition to any transfer of Assessed Lands while any of the Special Assessments remain unpaid and the Bonds remain outstanding, the deed or instrument of transfer to any transferee shall provide for (i) the acquisition of such property subject to any outstanding Special Assessments imposed on such property and for the waiver by such transferee of any rights that the undersigned Developer has waived pursuant to this Petition and (ii) the requirement that each transferee from time to time of any of the Assessed Lands covenant to include in the deed or instrument of transfer to any subsequent transferee the conditions described in clause (i) of this sentence so long as any such Special Assessments remain unpaid and the Bonds remain outstanding; provided, that if a declaration conforming to the requirements of this Petition shall have been recorded with respect to all of the Assessed Lands, the deed or instrument of transfer may instead make specific reference to that declaration. For purposes of this Petition, the term "*transfer*" shall include any transfer or assignment of either the controlling voting interest, or of all or substantially all of the economic interest, in any entity formed for the purpose of owning (or otherwise owning) one or more parcels included in the Assessed Lands as all or a substantial part of the assets of such entity, but excluding a collateral assignment for security purposes only. Notwithstanding anything to the contrary herein, the Developer shall be responsible for any obligations imposed upon the Owner as set forth herein, except for any portion of the Property in which the Owner remains the owner during the period of Assessment.

Apportionment of Special Assessments. The Developer hereby certifies that the special benefits attributable to the Public Infrastructure Improvement will inure to the future owners of each lot equally in the amount not to exceed the sum of Five Hundred Fifty Dollars (\$550.00)

annually for each Lot in the Assessed Lands. Therefore, subject to applicable law, the Special Assessments shall be apportioned equally to each Lot within the Assessed Lands, as shown in Exhibit C.

Additional Agreements and Waivers of Owners: The undersigned Owner and Developer understand and request that the Special Assessments be collected semi-annually to pay debt service and other related costs of the Bonds (and any related Bond Obligations) issued to pay] costs of the Public Infrastructure Improvements. The undersigned Owner hereby waives its right to receive notice of the Special Assessments and further waives its right to pay the Special Assessments in cash prior to certification of the Special Assessments to the County Auditor. To the extent, if any, not included above, the undersigned Owner further waives any and all irregularities and defects in the proceedings for the Special Assessments, the issuance of the Bonds, and the certification, collection and enforcement of the Special Assessments and the lien thereof.

The undersigned Owner further consents and agrees that all legislation required to be enacted to permit the Public Infrastructure Improvements to commence immediately be enacted at one City Council meeting, including the resolution of necessity specified in Section 727.12 of the Revised Code, the ordinance to proceed specified in Section 727.23 of the Revised Code and the assessing ordinance specified in Section 727.25 of the Revised Code, and further consents and requests that the Special Assessments shall be levied and may be collected before the actual cost of the Public Infrastructure Improvements is ascertained. The Owner, and each of the Owners, specifically agrees that it will not contest, in a judicial or administrative proceeding the Special Assessments levied against the Assessed Lands for the Public Infrastructure Improvements.

Petition Binds all Future Owners. Whether or not expressly stated herein, each and every covenant, agreement, representation, warranty, certification, verification, waiver, imposition or other condition or term of this Petition made by the undersigned Owner is and shall constitute a covenant running with the Assessed Lands, made for and on behalf of each Owner from time to time of any and all of the Assessed Lands, and each of their successors and assigns, as if each such Owner (or successor or assign) had owned the Assessed Lands on the dates of this Petition and its submission to City Council, and had joined in the execution hereof. The undersigned Owner hereby acknowledges and affirms, for itself and on behalf of each Owner from time to time, that (i) it intends that the City rely on each covenant, agreement, representation, warranty, certification, verification, waiver, imposition or other condition or term of this Petition, and (ii) if the City elects to levy the Special Assessments and otherwise take the actions contemplated hereby, that the City is acting in consideration of each such covenant, agreement, representation, warranty, certification, verification, waiver, imposition or other condition or term of this Petition.

Declaration. The undersigned Owner further covenants and agrees to sign and deliver a declaration or other instrument, in form satisfactory to the City, acknowledging the imposition and lien of the Special Assessments against the Assessed Lands, the amounts of the Special Assessments levied on the Assessed Lands, the period during which the Special Assessments are expected to be due and payable and the other matters referred to herein, for recording in the Official Records of Warren County, Ohio at or prior to the issuance of the Bonds, and to cause

the holder of any existing liens on the Property to expressly join in that declaration for the purpose of expressly subordinating its lien to the lien of the Special Assessments.

Authority to Sign. The undersigned signatory represents and warrants that he has full right and authority to sign this Petition and no other signatures or approvals are required.

[Signature Page Follows]

OWNER:

TERRA FIRMA DD, LLC,
an Ohio limited liability company

By: RAH

Name: RICHARD A. HAGLAGE

Title: MANAGER

Dated: FEB 4, 2015 2016

STATE OF OHIO)
 CLERMONT) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 4th day of February, 2016 by Richard A. Haglage (name), Manager (title) of Terra Firma DD, LLC, an Ohio limited liability company, on behalf of the limited liability company.

Mary Kathryn Mank

Notary Public
My commission expires: August 24, 2017



MARY KATHRYN MANK
Notary Public, State of Ohio
My Commission Expires
August 24, 2017
Recorded in Warren County

AND

HPA DEVELOPMENT GROUP, INC.,
an Ohio corporation

By: [Signature]

Name: EDWARD D. HERALD, JR.

Title: PRESIDENT

Dated: FEBRUARY 4th, 2015 ~~2016~~

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 4th day of FEBRUARY, 2016 by EDWARD D. HERALD (name), PRESIDENT (title) of HPA Development Group, Inc., an Ohio corporation, on behalf of the corporation.

[Signature]

Notary Public
My commission expires: 6/18/2017



Graham S. Parlin
Notary Public, State of Ohio
My Commission Expires 06-18-2017

EXHIBIT A
DESCRIPTION OF PROPERTY

DESCRIPTION FOR: TERRA FIRMA DD, LLC
LOCATION: WARREN COUNTY, OHIO

Site Perimeter including 12.7890 Acres
224.1295 Acres

Situate in Sections 14 and 20, Town 4, Range 3, Union Township, City of Mason, Warren County, Ohio and being the same premises conveyed to Terra Firma DD, LLC in Warren County Document Numbers 2014-017332 & 2014-017333, and also in Warren County Document Number 2015-037112, records of the Warren County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at the southeast corner of said Section 20 and southwest corner of said Section 14;

Thence along the south line of said Section 20, North 84°33'32" West, 1499.75 feet and North 84°54'17" West, 364.24 feet;

Thence North 23°07'49" West, 205.31 feet to the centerline of US Route 42, an easterly half right-of-way of 40 feet in width, as shown on right-of-plans of aforesaid Warren County and commonly known as project WAR-42 (3.42-10.30);

Thence along said centerline, the following four (4) courses and distances:

1. Along an arc deflecting to the left, having a central angle of 13°23'58", a radius of 2022.44 feet and a length of 472.98 feet. The chord of said arc bears North 42°37'53" East, 471.90 feet;
2. North 35°55'54" East, 1042.19 feet;
3. Along an arc deflecting to the left, having a central angle of 01°49'00", a radius of 11459.16 feet and a length of 363.33 feet. The chord of said arc bears North 35°01'24" East, 363.32 feet;
4. North 34°06'54" East, 1312.77 feet;

Thence leaving said centerline and in part along the corporation line of the City of Lebanon, South 53°52'59" East, 433.99 feet to a point in the east line of aforesaid Section 20 and west line of aforesaid Section 14;

Thence continuing along said corporation line of the City of Lebanon, the following seven (7) courses and distances:

1. South 84°27'19" East, 962.94 feet;
2. South 84°19'29" East, 1198.05 feet;
3. South 05°32'09" West, 774.84 feet;
4. South 05°38'21" West, 883.74 feet;
5. South 82°16'39" East, 495.21 feet;
6. South 05°46'01" West, 156.42 feet;
7. South 06°05'19" West, 863.17 feet to the south line of aforesaid Section 14;

Thence along said south line of Section 14, North 84°25'47" West, 2675.21 feet to the point of beginning.

Containing 224.1295 acres of land.
Subject to all legal highways, easements and restrictions of record.

McGill Smith Punshon, Inc.
3700 Park 42 Drive ■ Suite 1908 ■ Cincinnati, Ohio ■ 45241-2097
513.759.0004 ■ Fax 513.563.7099 ■ www.mcgillsmithpunshon.com



EXHIBIT A-1

THE RESERVE PROPERTY DESCRIPTION

DESCRIPTION FOR: **TERRA FIRMA DD, LLC**
LOCATION: **Warren County, Ohio ~ 12.7890 Acres**

Situate in Section 20, Town 4, Range 3, Union Township, City of Mason, Warren County, Ohio and being part of the same premises conveyed to Terra Firma DD, LLC in Warren County Document Number 2014-017332 & Warren County Document Number 2014-017333, records of the Warren County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at a 5/8" iron pin set in the southerly line of said Section 20 and northerly line of lands conveyed to City of Mason, Ohio in Warren County Document Number 274108 (O.R. 2350, PG. 755), records of the Warren County, Ohio Recorder's Office, said point being North 84°33'32" West, 527.23 feet from the southeast corner of said Section 20 and northeast corner of said City of Mason, Ohio lands;

Thence along said lines of Section 20 and City of Mason, Ohio lands, North 84°33'32" West, 972.52 feet to an existing 1/2" iron pin at the easterly corner of lands conveyed to Debby L. Carter in Warren County Document Number 1039-778 (O.R. 1039, PG. 778), records of the Warren County, Ohio Recorder's Office;

Thence along northerly lines of said Debby L. Carter lands and continuing along said line of Section 20, North 84°54'17" West, passing existing 1/2" iron pins at 212.77 feet and at 333.24 feet, a total distance of 364.24 feet to an existing 5/8" iron pin;

Thence along a northeasterly line of said Debby L. Carter lands, North 23°07'49" West, passing an existing 5/8" iron pin at 163.40 feet, a total distance of 205.31 feet to the centerline of U.S. Route 42, currently with an easterly half right-of-way of 40 feet in width, as shown on right-of-plans of aforesaid Warren County and commonly known as project WAR-42 (3.42-10.30);

Thence along said centerline of U.S. Route 42, along an arc deflecting to the left, having a central angle of 13°23'58", a radius of 2,022.44 feet, a distance of 472.98 feet and a chord of North 42°37'53" East, 471.90 feet to a point;

Thence continuing along said centerline, North 35°55'54" East, 230.79 feet to a point;

Thence South 48°27'42" East, passing a set 5/8" iron pin at 40.19 feet, a total distance of 1277.94 feet to the point of beginning.

Containing 12.7890 acres of land.

Subject to all legal highways, easements and restrictions of record.



Bearings based on US State Plane NAD83 (Ohio South Zone) as defined by Warren County GIS Control Monument Station Designation 4 and reduced to ground using GEOID12A(CONUS), Ground scale factor: 1.000087937721.

The above description is the result of a survey prepared by McGill Smith Punshon, Inc. under the direction of Richard D. Nichols, P.S. No. 7929, and dated January __, 2016, the survey of which is recorded in

Volume _____, Page _____, Warren County Engineer's Record of Land Division.

Prepared by: McGill Smith Punshon, Inc.
Date: January 7, 2016
MSP No.: 13373.00

13373003-LEG-Phase1-12a.docx



Exhibit "B"
Public Infrastructure Improvements

Ambleside Meadows
US 42 Road Improvements & Bike Path
Preliminary Co st Estimate

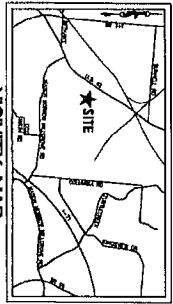
MSP No. 13373.00
Date: 1/20/2016

REF NO.	ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	201	Clearing & Grubbing	1	Lump	\$ 20,000.00	\$ 20,000.00
2	202	Roadway Pavement Removed	1,600	S.Y.	\$ 25.00	\$ 40,000.00
3	202	Remove or Relocate Existing Utility Pole	3	Each	\$ 12,000.00	\$ 36,000.00
4	202	Culvert Removed	120	L.F.	\$ 10.00	\$ 1,200.00
5	202	Catch Basin Removed	1	Each	\$ 200.00	\$ 200.00
6	202	Fence Removal	160	L.F.	\$ 2.00	\$ 320.00
7	203	Excavation	7,800	C.Y.	\$ 6.00	\$ 46,800.00
8	203	Embankment	7,800	C.Y.	\$ 6.00	\$ 46,800.00
9	204	Subgrade Compaction	6,128	S.Y.	\$ 3.00	\$ 18,384.00
10	207	Stormwater Pollution Prevention Plan	1	Lump	\$ 500.00	\$ 500.00
11	207	Filter Fabric Fence	7,000	L.F.	\$ 2.00	\$ 14,000.00
12	252	Full Depth Pavement Sawing	3,733	L.F.	\$ 2.50	\$ 9,332.50
13	254	Pavement Planing, Asphalt Concrete	3,847	S.Y.	\$ 16.00	\$ 61,552.00
14	301	Asphalt Concrete Base	1,040	C.Y.	\$ 150.00	\$ 156,000.00
15	304	Aggregate Base	1,069	C.Y.	\$ 75.00	\$ 80,175.00
16	407	Tack Coat	289	Gal.	\$ 3.00	\$ 867.00
17	448	Asphalt Concrete Surface Course, Type 1, PG 64-22	416	C.Y.	\$ 250.00	\$ 104,000.00
18	448	Asphalt Concrete Intermediate Course, Type 2, PG 64-22	298	C.Y.	\$ 250.00	\$ 74,500.00
19	605	4" Base Pipe Underdrain	3,500	L.F.	\$ 12.00	\$ 42,000.00
19	608	Bike Path	31,800	S.F.	\$ 5.00	\$ 159,000.00
20	609	Curb, Type 6	243	L.F.	\$ 20.00	\$ 4,860.00
21	609	Curb, City of Mason Standard Type 1	90	L.F.	\$ 20.00	\$ 1,800.00
22	611	12" Conduit, Type D	100	L.F.	\$ 30.00	\$ 3,000.00
23	611	18" Conduit, Type B	10	L.F.	\$ 70.00	\$ 700.00
24	611	Catch Basin	2	Each	\$ 1,000.00	\$ 2,000.00
25	611	Precast Reinforced Concrete Outlets	2	Each	\$ 400.00	\$ 800.00
26	614	Maintaining Traffic	1	Lump	\$ 15,000.00	\$ 15,000.00
27	616	Water for Dust Control	30	M. Gal.	\$ 2.00	\$ 60.00
28	621	Raised Pavement Marker	83	Each	\$ 55.00	\$ 4,565.00
29	624	Mobilization	1	Lump	\$ 10,000.00	\$ 10,000.00
30	624	Construction Layout Stakes	1	Lump	\$ 15,000.00	\$ 15,000.00
31	630	Ground Mounted Support, No. 3 Post	4	Each	\$ 100.00	\$ 400.00
32	630	Sign, Flat Sheet	25	S.F.	\$ 20.00	\$ 500.00
33	642	Removal of Pavement Marking	1,400	L.F.	\$ 2.00	\$ 2,800.00
34	642	Center Line, Double Yellow	0.87	Mile	\$ 3,200.00	\$ 2,784.00
35	642	Edge Line, Solid White	0.69	Mile	\$ 2,400.00	\$ 1,656.00
36	642	Channelizing Line, 8" Solid White	800	L.F.	\$ 2.50	\$ 2,000.00
37	642	Transverse/Diagonal Line, 24" Solid Yellow	280	L.F.	\$ 6.00	\$ 1,680.00
38	642	Lane Arrow	8	Each	\$ 140.00	\$ 1,120.00
39	642	Island Marking, Yellow	54	S.F.	\$ 4.00	\$ 216.00
40	659	Seeding & Mulching	15,000	S.Y.	\$ 0.40	\$ 6,000.00
41	659	Commercial Fertilizer	1.4	Ton	\$ 300.00	\$ 420.00
42	659	Water	39	M. Gal.	\$ 1.00	\$ 39.00
43	706	Reinforced Concrete Arch, 16 Ft Span, 16 L.F., with Wingwalls, Headwalls and Handrails, Complete	1	Lump	\$ 50,000.00	\$ 50,000.00
44		Engineering	1	Lump	\$ 45,000.00	\$ 45,000.00
45		Relocate Gas Main	200	L.F.	\$ 100.00	\$ 20,000.00
Total						\$ 1,104,030.50

**Ambleside Meadows
US 42 & Bunnell Road Waterline
Preliminary Cost Estimate**

MSP No. 13373.00
Date: 1/20/2016

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
12" Ductile Iron Watermain	11,027	L.F.	\$ 60.00	\$ 661,620.00
8" Ductile Iron Main	50	L.F.	\$ 60.00	\$ 3,000.00
6" Fire Hydrant, Complete	29	Each	\$ 4,200.00	\$ 121,800.00
12" Valve & Chamber	8	Each	\$ 3,200.00	\$ 25,600.00
8" Valve & Chamber	4	Each	\$ 2,000.00	\$ 8,000.00
Tie Into Existing Main	2	Each	\$ 7,500.00	\$ 15,000.00
Road Bore & Casing	550	L.F.	\$ 400.00	\$ 220,000.00
Roadway Open Cut	2,200	L.F.	\$ 40.00	\$ 88,000.00
Driveway Restoration	680	L.F.	\$ 40.00	\$ 27,200.00
Stream Crossing	1	Lump	\$ 3,000.00	\$ 3,000.00
Seed, Mulch & Fertilizer	25,000	S.Y.	\$ 0.60	\$ 15,000.00
Stormwater Pollution Prevention Plan	1	Lump	\$ 500.00	\$ 500.00
Traffic Maintenance	1	Lump	\$ 25,000.00	\$ 25,000.00
Mobilization	1	Lump	\$ 10,000.00	\$ 10,000.00
Engineering	1	Lump	\$ 50,000.00	\$ 50,000.00
Construction Layout Stakes	1	Lump	\$ 25,000.00	\$ 25,000.00
Inspection	1	Lump	\$ 36,000.00	\$ 36,000.00
Total				\$ 1,334,720.00



US 42 IMPROVEMENTS AT AMBLESIDE MEADOWS

SECTIONS 14 & 20, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

LEGAL SPEED - 50 MPH

- LEGEND**
- MANHOLE
 - CATCH BASIN
 - GUTTER INLET
 - CLEAN OUT
 - UTILITY POLE
 - ELECTRICAL BOX
 - TELEPHONE BOX
 - CABLE TV BOX
 - LIGHT POLE/ARM POST
 - ▲ GAS VALVE/METER
 - ▲ FIRE HYDRANT
 - ▲ WATER VALVE/METER
 - SPRINGER/VALVE
 - TRAFFIC SIGNAL/BOX
 - 3/4" IRON PIN SET
 - ★ EX. MAIL
 - EX. 3/4" IRON PIN
 - T SIGN
 - GUARD POST
 - MANHOLED BARRING
 - PROPOSED WATER LINE
 - RIGHT OF WAY
 - CENTERLINE OF DITCH
 - CONSP. LIMITS
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING ELECTRICAL LINE
 - EXISTING TELEPHONE LINE
 - EXISTING DIVERSION POWER LINE
 - EXISTING FENCE LINE

STANDARD CONSTRUCTION DRAWINGS		SUPPLEMENTAL SPECIFICATIONS			
BP-3.1	07-18-14	TC-41.20	TC-65.10	WI-97.10	
BP-7.1	07-18-14	TC-42.20	TC-65.11	WI-97.11	
DM-1.2	01-18-13		TC-71.10	WI-101.90	
DM-4.4	01-15-16			WI-105.10	
					SPECIAL PROVISIONS

INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	TYPICALS SECTIONS
3	GENERAL NOTES
4	WIDENING PLAN
5-6	CROSS SECTIONS
7-19	TRAFFIC CONTROL PLAN
20-21	BIKE PATH PLAN & PROFILE
22	

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE WIDENING OF US-42 FOR THE ACCOMMODATION OF A TURN LANE AT TWO ENRANCES TO THE NEW AMBLESIDE SUBDIVISION. THE DESIGN INCLUDES APPROXIMATELY 2900 LINEAR FEET OF PUBLIC ROADWAY.

2013 SPECIFICATIONS

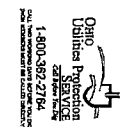
THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS PROJECT.

NOTE:

UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF RECORD DRAWINGS AND SURVEY DATA. THE LOCATION OF UNDERGROUND UTILITIES AT THE PROJECT LOCATION IS NOT SHOWN. EXACT LOCATIONS INCLUDING DEPTHS CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-542-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

NOTIFICATION:

NOTIFICATION TO RESIDENTS AFFECTED BY THE PROJECT WILL BE BY THE CITY OF MASON.

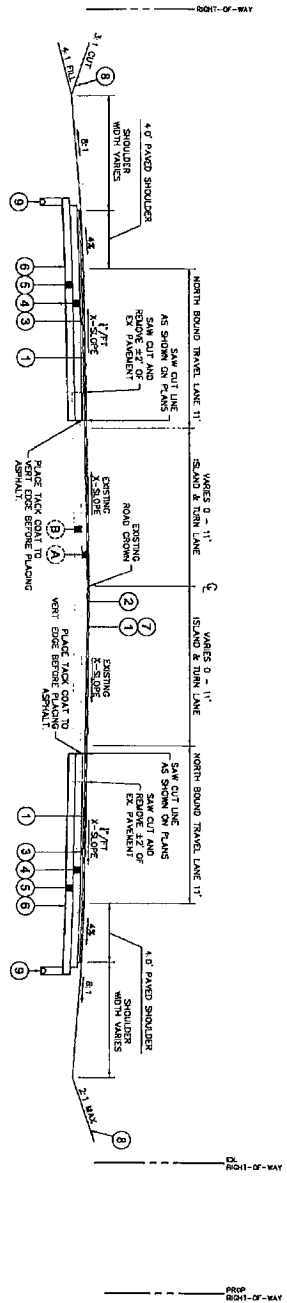


Revision	By	Date

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 3700 Post 42 Drive • Suite 1106
 Cincinnati, Ohio 45241-2097
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US 42 ROAD IMPROVEMENTS
TYPICAL SECTION AND DETAILED ESTIMATE SHEET



US ROUTE 42 NORMAL SECTION
N.T.S.

ITEM NO.	DESCRIPTION	QTY	UNIT
201	PAVEMENT FINISHING	1.5	LS
202	PAVEMENT REPAIR	1800	SQ. YD.
203	EXCAVATION	8000	CU. YD.
204	SHOULDER COMPACTION	1000	LSYD.
205	FILL DEPTH PAVEMENT SAWING	3733	LF
206	PAVEMENT FINISHING ASPHALT CONCRETE	3847	SQ. YD.
207	AGGREGATE BASE	1089	CU. YD.
208	1\"/>		

LEGEND

ITEM DESCRIPTION
1. ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG. 64-22
2. 1\"/>

CONTINGENCY QUANTITIES
CONTINGENCY QUANTITIES ARE ADDITIONAL QUANTITIES WHICH ARE INCLUDED IN THE BID
QUANTITIES. CONTINGENCY QUANTITIES ARE ONLY TO BE USED UNDER THE ENGINEER'S AND
CONSTRUCTION MANAGER'S DIRECTION.

CLEANING AND CURBING
ALL CURBS INDICATED ON THE PLANS, ALTHOUGH THERE ARE NO NOTES OR STUDS SPECIFICALLY MARKED FOR REMOVAL, WITHIN THE LIMITS OF THE PROJECT SHALL BE REMOVED AND CURBED AS SHOWN ON THE PLANS. CURBING SHALL BE CONFORMANT WITH THE SPECIFICATIONS FOR CURBING AND CURBING SHALL BE SET FORTH IN THE SPECIFICATION UNDER THIS SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR THE JOB, CLEANING AND CURBING.

EXCAVATION AND EMBANKMENT

THIS WORK SHALL CONSIST OF THE PREPARATION OF AREAS UPON WHICH EMBANKMENTS ARE TO BE PLACED. EXCAVATION FOR THE ROADWAY AND EMBANKMENTS SHALL BE MADE IN ACCORDANCE WITH THE SPECIFICATIONS FOR EXCAVATION AND EMBANKMENT. ALL EXCAVATION SHALL BE REMOVED UNDER SOIL OTHER THAN CONSTRUCTION EMBANKMENTS WITH THE EXISTING MATERIAL AND MATERIAL FROM OTHER SOURCES. MATERIAL TO BE REMOVED FOR CONCRETE EMBANKMENT AND SUBGRADE, DEPENDING UPON THE REQUIREMENTS OF THE CONTRACTOR, SHALL BE REMOVED TO THE SURFACE OF THE SUBGRADE OR TO THE SURFACE OF THE EMBANKMENT. ALL EXCAVATION SHALL BE SPECIFICALLY CALLED FOR IN THE PLANS, FINISHING SPECIFICATIONS, NOTES AND SPECIFICATIONS. THE PLANS, FINISHING SPECIFICATIONS, NOTES AND SPECIFICATIONS SHALL BE KEPT IN WRITING BY THE COUNTY. BORROW MATERIAL WILL NOT BE PAID FOR AS A SEPARATE ITEM. BORROW USED FOR EMBANKMENTS SHALL BE PAID FOR AS A SEPARATE ITEM. THE REMOVAL OF EXISTING MATERIAL SHALL BE PAID FOR AS A SEPARATE ITEM. THE ARRANGEMENTS FOR OBTAINING BORROW AND SHALL PAY ALL COSTS INVOLVED IN OBTAINING BORROW.

ITEM 202 - SUBGRADE REPAIR

THE CONTRACTOR SHALL CONDUCT THE OPERATIONS SO AS TO MAINTAIN STRENGTH AND THROUGH EXISTING FACILITIES TO BE REPLACED UNTIL NEW FACILITIES ARE COMPLETED AND PLACED IN USE. ALL NEW CONDUITS, INLETS, CATCH BASINS, AND MANHOLES CONSTRUCTED AS PART OF THE PROJECT SHALL BE MAINTAINED AND LEFT IN A CONDITION READILY AVAILABLE TO THAT DETERMINED BY THE ORIGINAL INSPECTOR, OR ANY CHANGE IN THE CONDITION RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT THE SATISFACTION OF THE ENGINEER.

ITEM 204 - MAINTAINING TRAFFIC

ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN THE REMAINING EXISTING TRAFFIC CONTROL DEVICES AND SIGNAGE AS SHOWN ON THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL ADVANCE TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED AND SUBSEQUENTLY REMOVED BY THE CONTRACTOR. ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, AS WELL AS THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL MAINTAIN AND MATERIALS SHALL BE INCLUDED IN THE LUMP SUM CONTRACT PRICE FOR THE PROJECT. UNLESS SEPARATELY NOTED IN THE PLANS.

DUST CONTROL

ALL PAVEMENT MARKINGS ARE TO BE SPREAD EXTENDED THROUGHOUT THE PROJECT AS DIRECTED BY THE ENGINEER. THE QUANTITIES HAVE BEEN ESTIMATED FOR DUST CONTROL PURPOSES. ITEM 642 - PAVEMENT MARKINGS. ALL PAVEMENT MARKINGS ARE TO BE SPREAD EXTENDED THROUGHOUT THE PROJECT AS DIRECTED BY THE ENGINEER. THE QUANTITIES HAVE BEEN ESTIMATED FOR DUST CONTROL PURPOSES. ITEM 642 - PAVEMENT MARKINGS.

ITEM 642 - PAVEMENT MARKINGS

ALL PAVEMENT MARKINGS ARE TO BE SPREAD EXTENDED THROUGHOUT THE PROJECT AS DIRECTED BY THE ENGINEER. THE QUANTITIES HAVE BEEN ESTIMATED FOR DUST CONTROL PURPOSES. ITEM 642 - PAVEMENT MARKINGS.

ITEM 643 - STORM WATER POLLUTION PREVENTION PLAN

PREPARE THE SWPPP AS OUTLINED IN THIS SPECIFICATION. ADDITIONAL INFORMATION CAN BE OBTAINED BY THE SWPPP THAT IS NOT INCLUDED IN THE SPECIFICATION. THE SWPPP SHALL BE SUBMITTED TO THE LUMP SUM PRICE BID FOR THE STORM WATER POLLUTION PREVENTION PLAN.

PROGRESS AND CONNECTIONS TO EXISTING DRAIN AND UTILITIES

THE CONTRACTOR SHALL PROVIDE FOR PROPOSED CONDUIT TO BE CONNECTED TO EXISTING DRAIN OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY. THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES SUCH AS TO LOCATE AND SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERFERENCE WITH AN EXISTING FACILITY. BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE COUNTY REPRESENTATIVES OF THE COUNTY, ALL REPRESENTATIVES SHALL MAKE AN INSPECTION OF ALL EXISTING SEWERS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERFERENCE WITH AN EXISTING FACILITY. BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE COUNTY REPRESENTATIVES OF THE COUNTY, ALL REPRESENTATIVES SHALL MAKE AN INSPECTION OF ALL EXISTING SEWERS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERFERENCE WITH AN EXISTING FACILITY.

REPAIR OF EXISTING FACILITIES

IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT IS NOT SUFFICIENT TO MAINTAIN THE PROPOSED CONDUIT WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT IS NOT SUFFICIENT TO MAINTAIN THE PROPOSED CONDUIT WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.

ITEM 644 - MAINTAINING TRAFFIC

ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN THE REMAINING EXISTING TRAFFIC CONTROL DEVICES AND SIGNAGE AS SHOWN ON THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL ADVANCE TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED AND SUBSEQUENTLY REMOVED BY THE CONTRACTOR.

ITEM 645 - STORM WATER POLLUTION PREVENTION PLAN

PREPARE THE SWPPP AS OUTLINED IN THIS SPECIFICATION. ADDITIONAL INFORMATION CAN BE OBTAINED BY THE SWPPP THAT IS NOT INCLUDED IN THE SPECIFICATION. THE SWPPP SHALL BE SUBMITTED TO THE LUMP SUM PRICE BID FOR THE STORM WATER POLLUTION PREVENTION PLAN.

DUST CONTROL

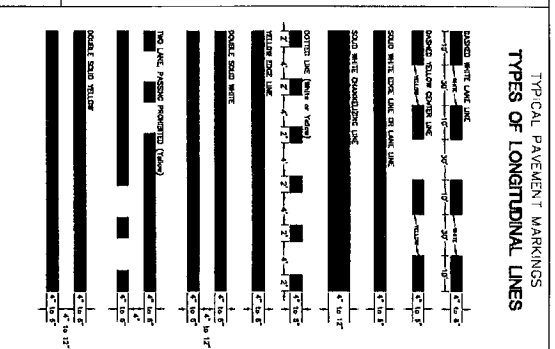
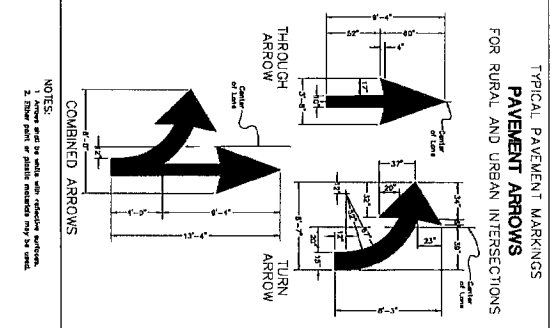
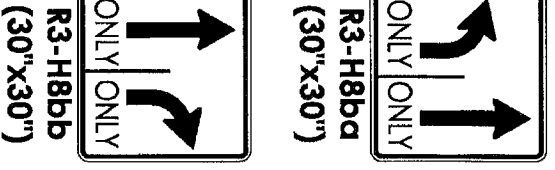
ALL PAVEMENT MARKINGS ARE TO BE SPREAD EXTENDED THROUGHOUT THE PROJECT AS DIRECTED BY THE ENGINEER. THE QUANTITIES HAVE BEEN ESTIMATED FOR DUST CONTROL PURPOSES. ITEM 642 - PAVEMENT MARKINGS.

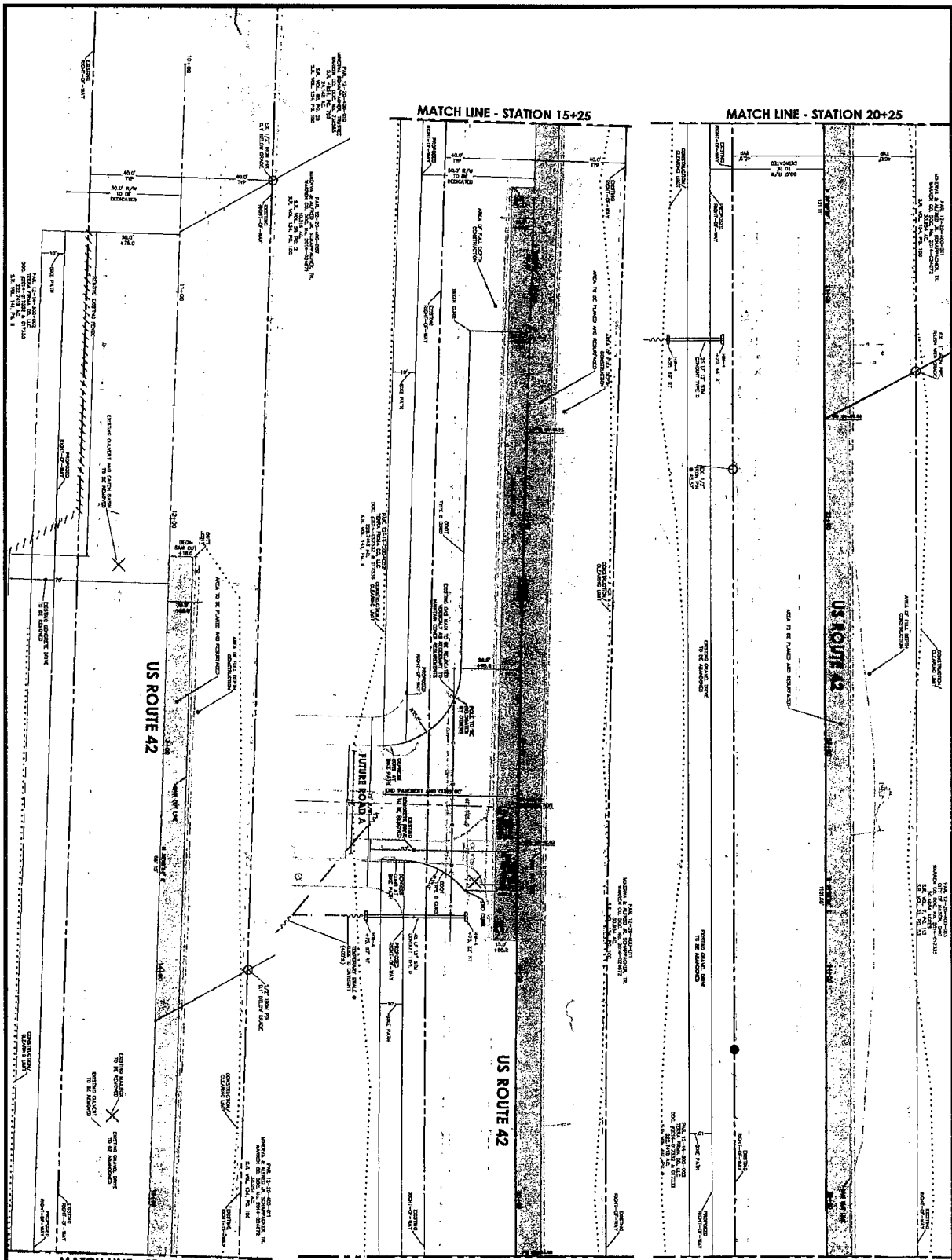
ITEM 642 - PAVEMENT MARKINGS

ALL PAVEMENT MARKINGS ARE TO BE SPREAD EXTENDED THROUGHOUT THE PROJECT AS DIRECTED BY THE ENGINEER. THE QUANTITIES HAVE BEEN ESTIMATED FOR DUST CONTROL PURPOSES. ITEM 642 - PAVEMENT MARKINGS.

ITEM 643 - STORM WATER POLLUTION PREVENTION PLAN

PREPARE THE SWPPP AS OUTLINED IN THIS SPECIFICATION. ADDITIONAL INFORMATION CAN BE OBTAINED BY THE SWPPP THAT IS NOT INCLUDED IN THE SPECIFICATION. THE SWPPP SHALL BE SUBMITTED TO THE LUMP SUM PRICE BID FOR THE STORM WATER POLLUTION PREVENTION PLAN.





MATCH LINE - STATION 15+25	MATCH LINE - STATION 20+25	MATCH LINE - STATION 25+25
MSP	US ROUTE 42	US ROUTE 42

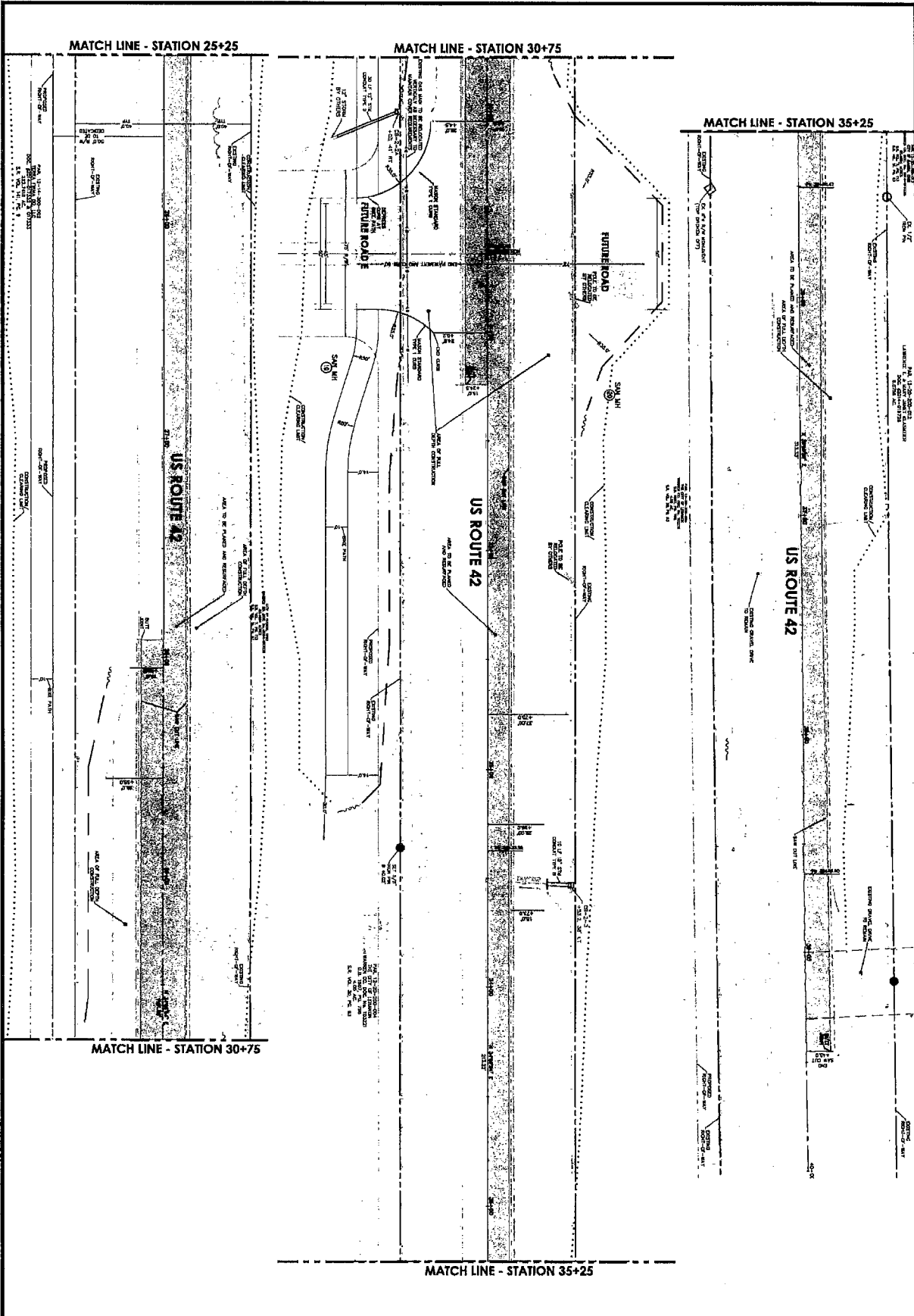


US 42 ROAD IMPROVEMENTS
PLAN STA 10+00 TO 25+25

5	
22	

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SCALE IN FEET
0 10 20

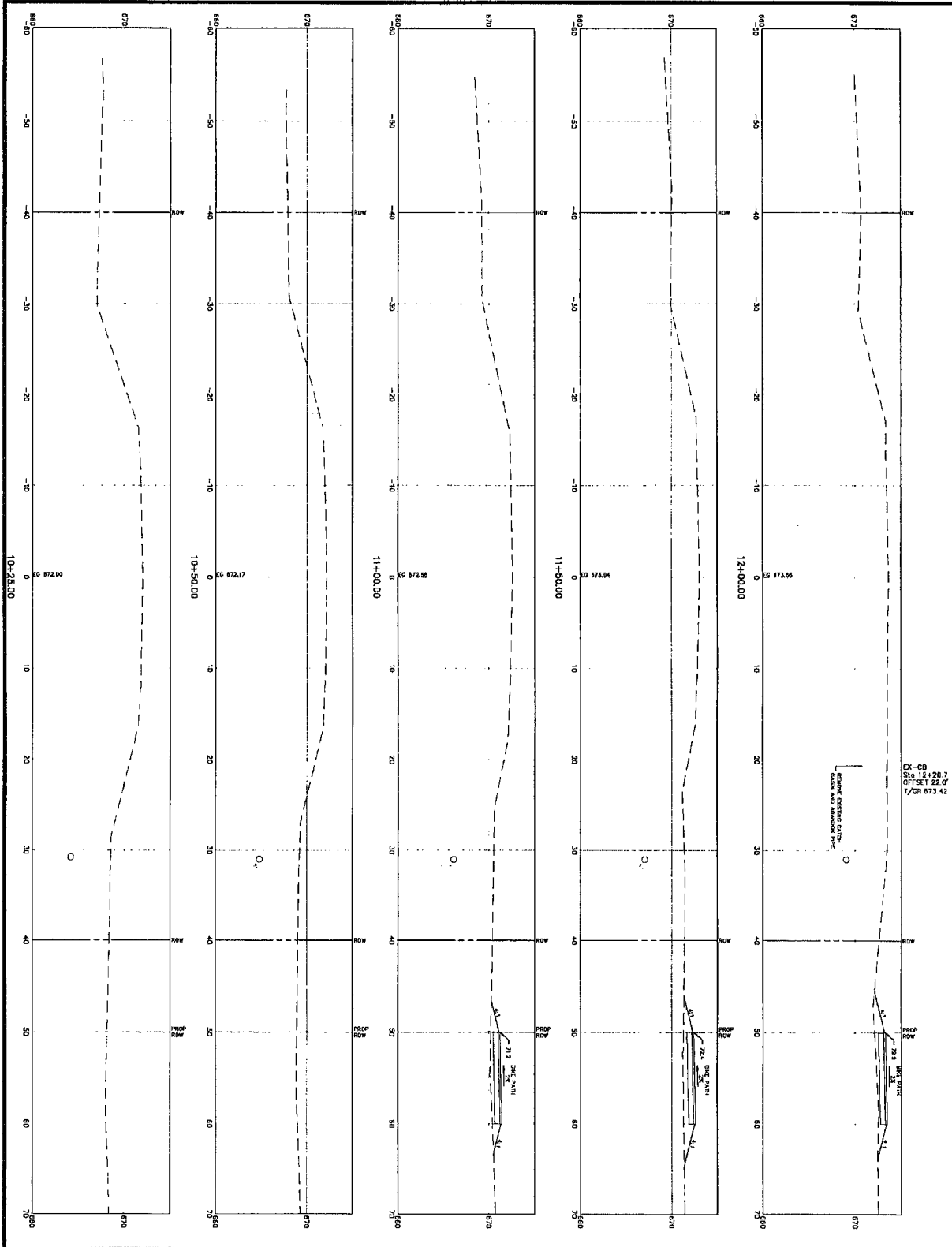


6
22

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Cleveland, Ohio 44131-0207
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**US 42 ROAD IMPROVEMENTS
PLAN STA 20+75 TO 25+75**

SCALE IN FEET

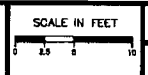


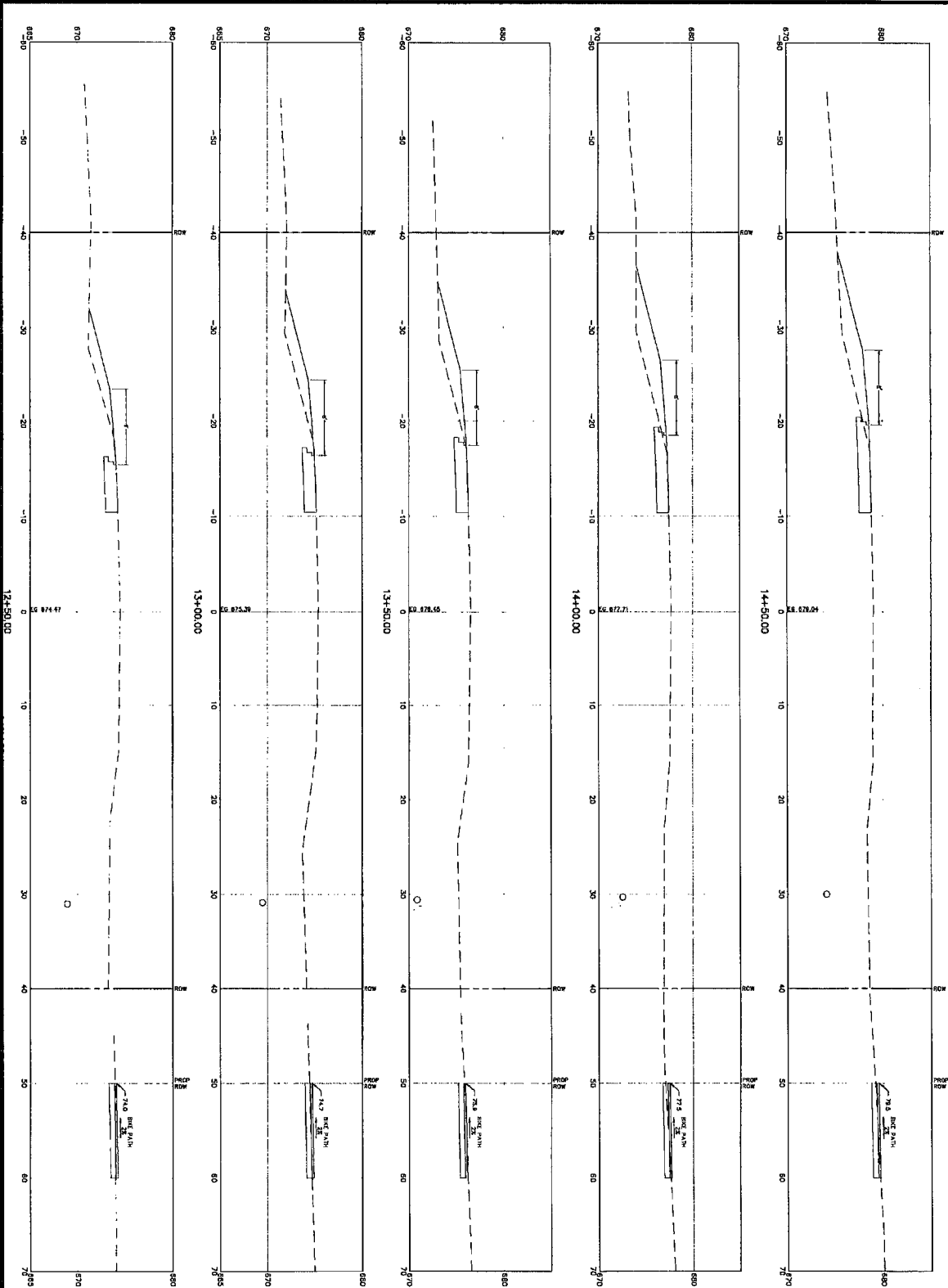
DC-CB
Sta 12+20.7
OFFSET 22.0'
1/GR 673.42

REMOVE EXISTING DITCH
DITCH AND ADJACENT PAV.
O

END AREA	VOLUME
CUT	CUT
FILL	FILL

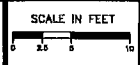
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CROSS SECTIONS
PLAN STA 10+25 TO 12+00**

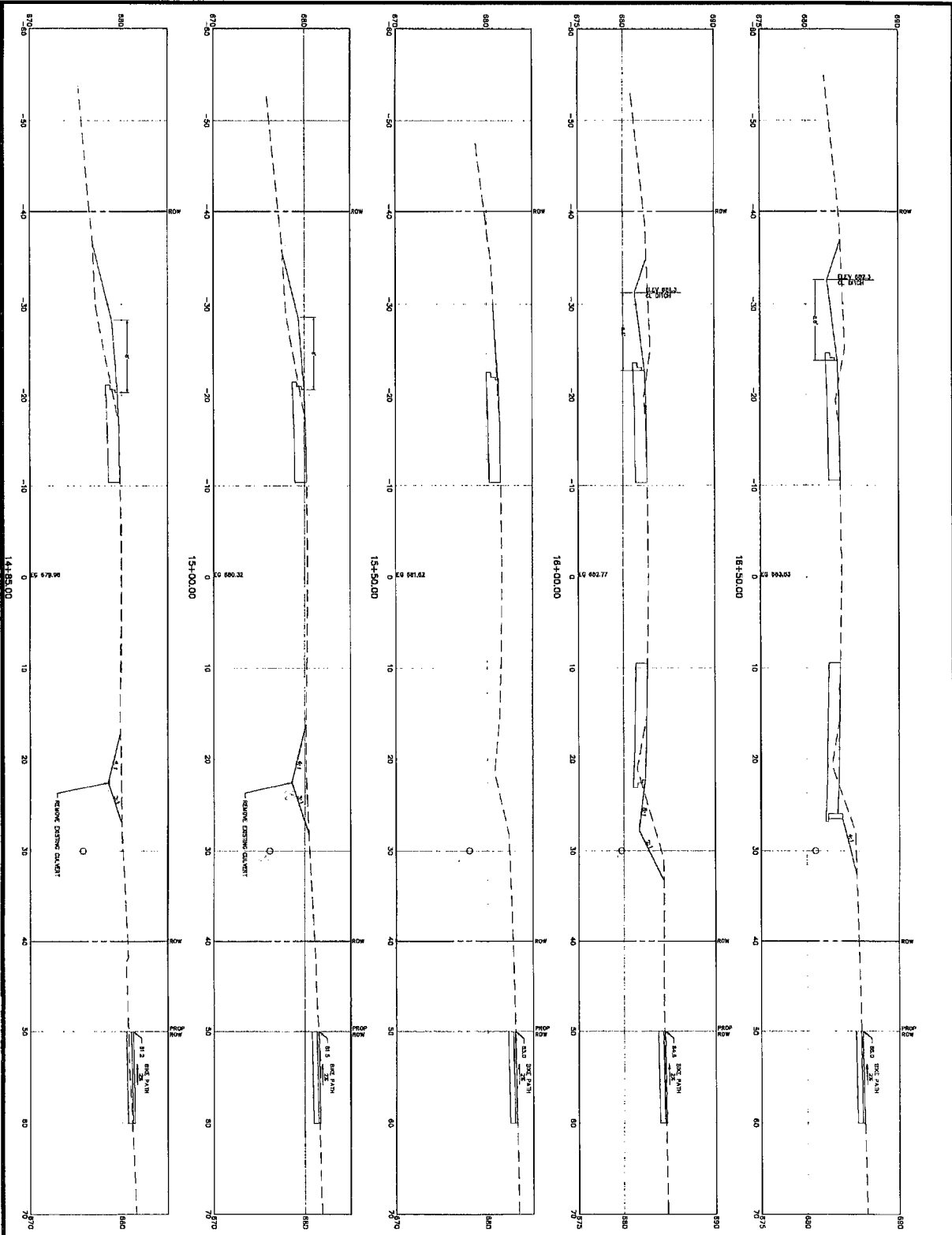




END AREA		VOLUME	
CUT	FILL	CUT	FILL

**US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 12+50 TO 14+50**

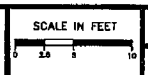


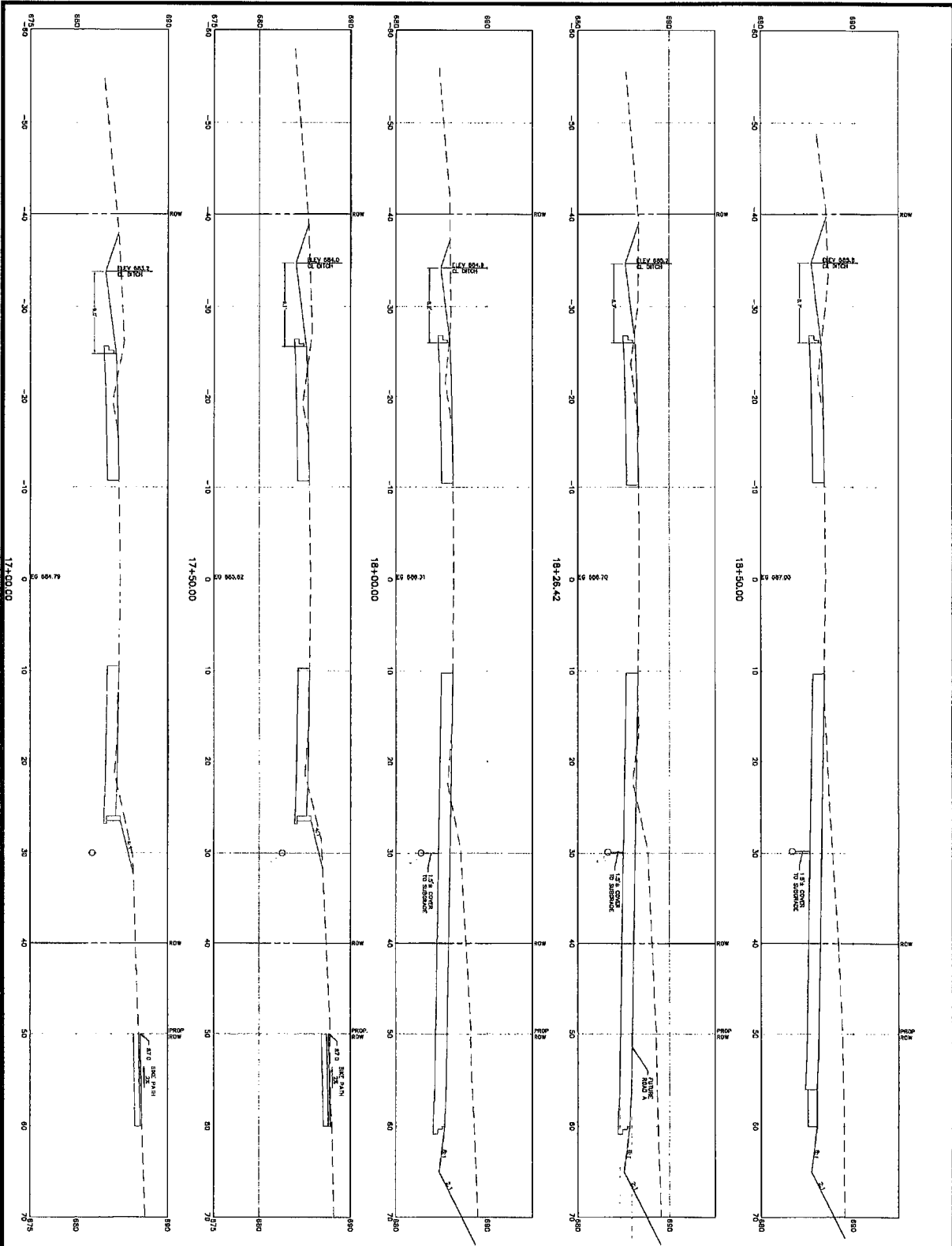


END AREA		VOLUME	
CUT	FILL	CUT	FILL

9
22

**US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 14+85 TO 16+50**



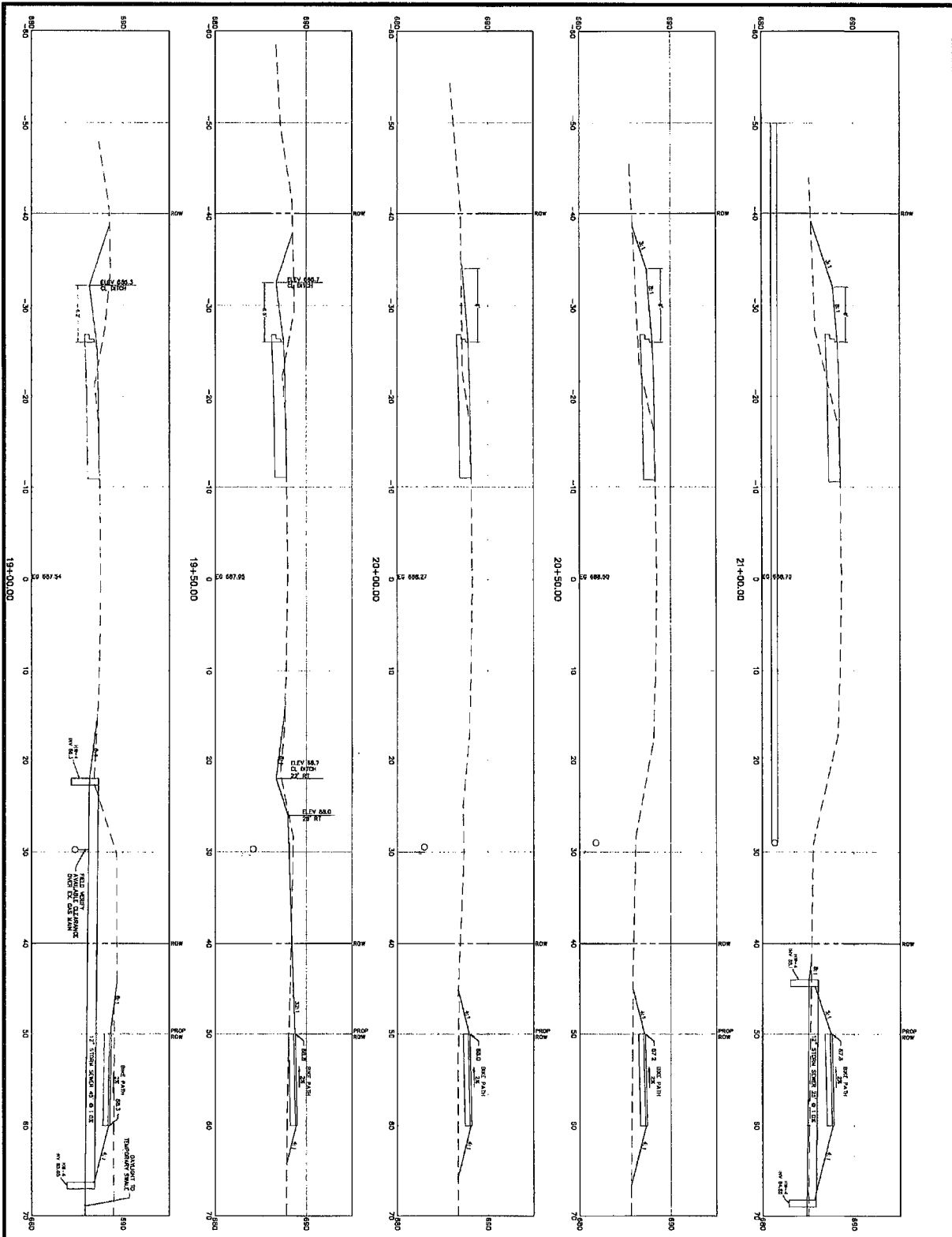


STATION	END AREA		VOLUME	
	CUT	FILL	CUT	FILL
17+00.00				
17+50.00				
18+00.00				
18+28.42				
18+50.00				

10
22

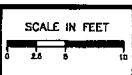
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CROSS SECTIONS
PLAN STA 17+00 TO 18+50**

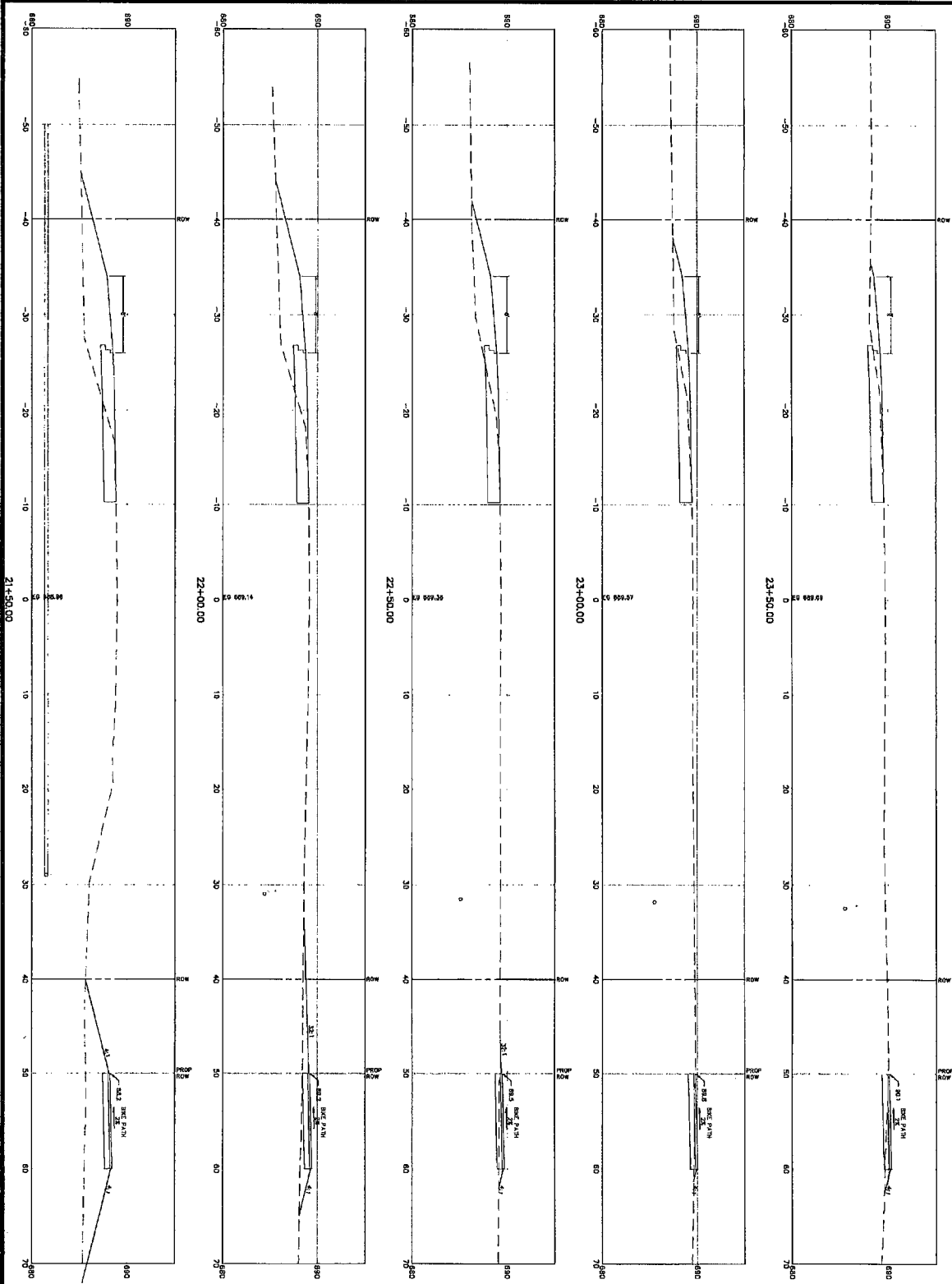




END AREA	VOLUME
CUT	CUT
FILL	FILL

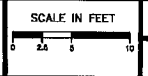
US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 19+00 TO 21+00

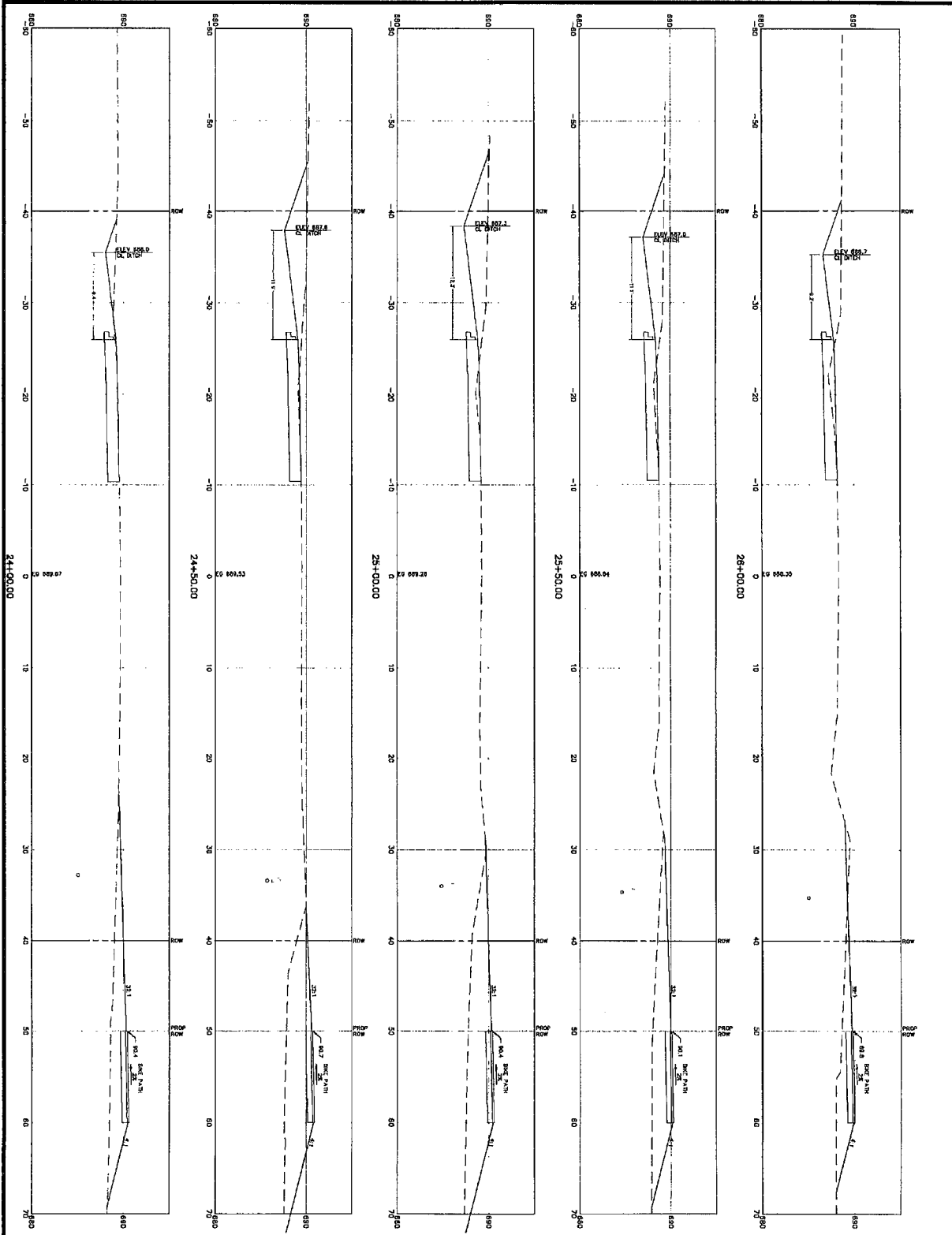




STATION	END AREA		VOLUME	
	CUT	FILL	CUT	FILL
21+50.00				
22+00.00				
22+50.00				
23+00.00				
23+50.00				

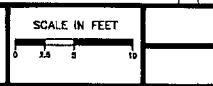
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CROSS SECTIONS
PLAN STA 21+50 TO 23+50**

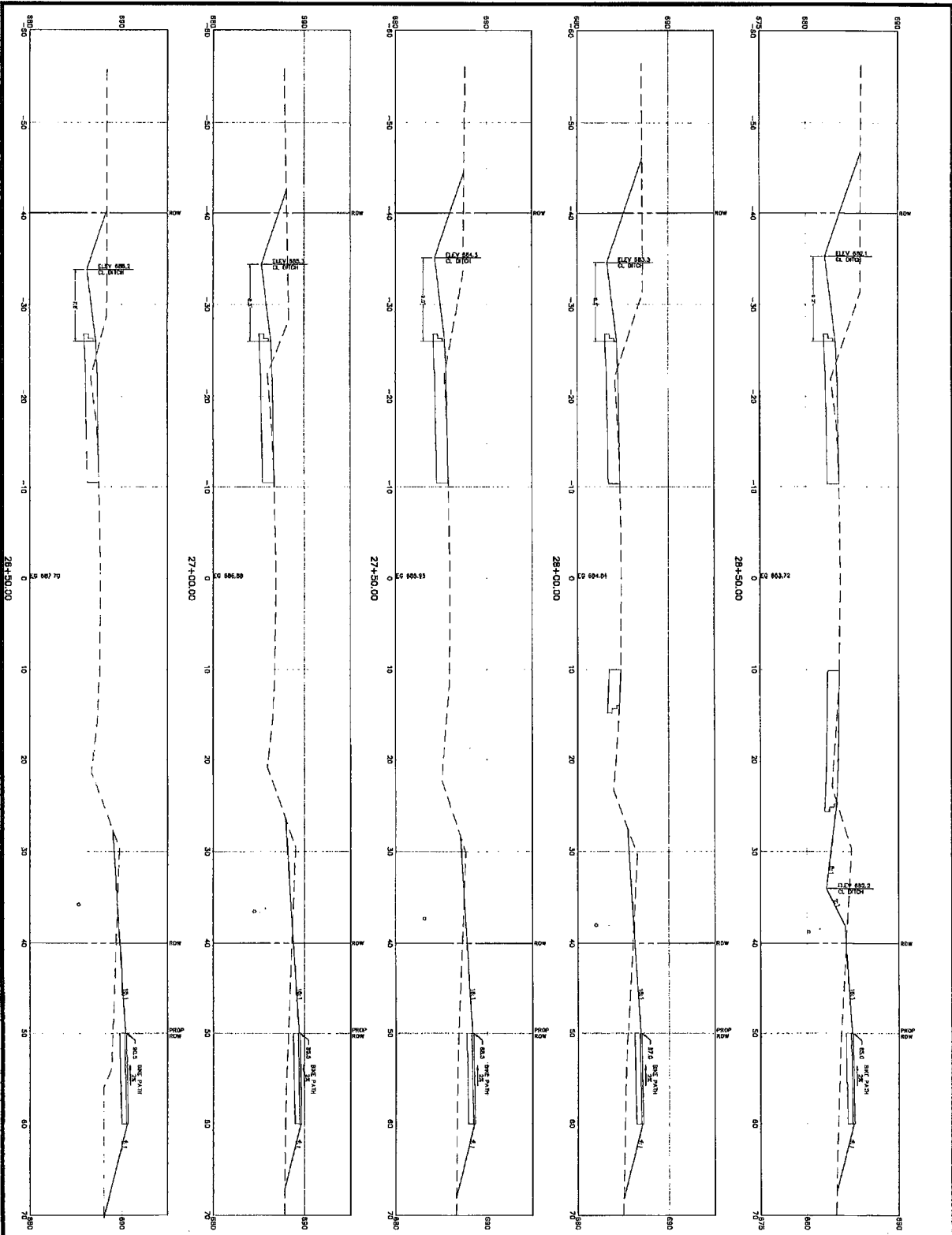




END AREA	CUT		FILL	
	AREA	VOLUME	AREA	VOLUME

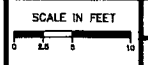
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CROSS SECTIONS
PLAN STA 24+00 TO 26+00**

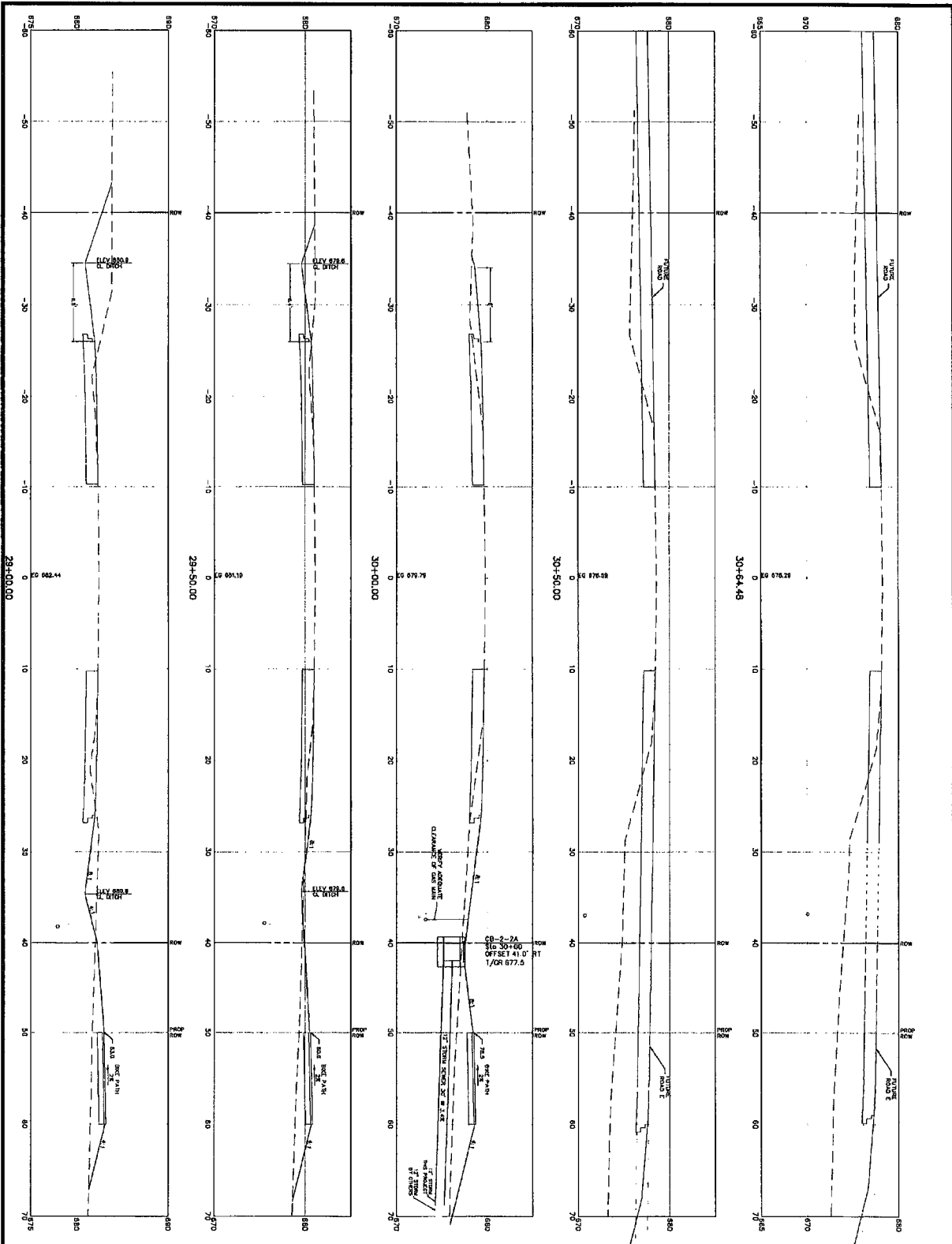




END AREA		VOLUME	
CUT	FILL	CUT	FILL

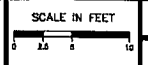
US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 26+50 TO 28+50

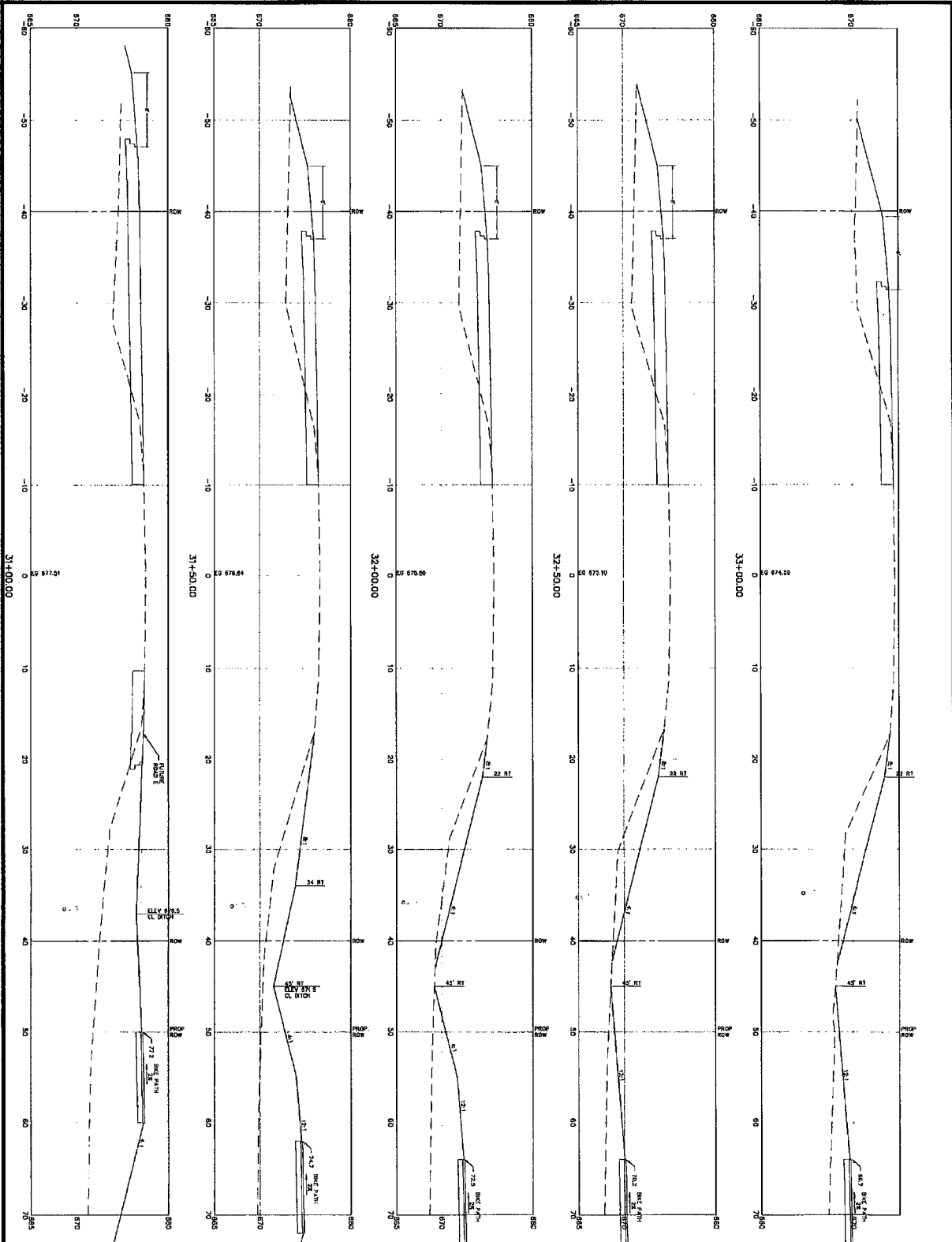




END AREA		VOLUME	
CUT	FILL	CUT	FILL

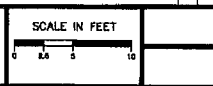
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CROSS SECTIONS
PLAN STA 29+00 TO 31+64.48**

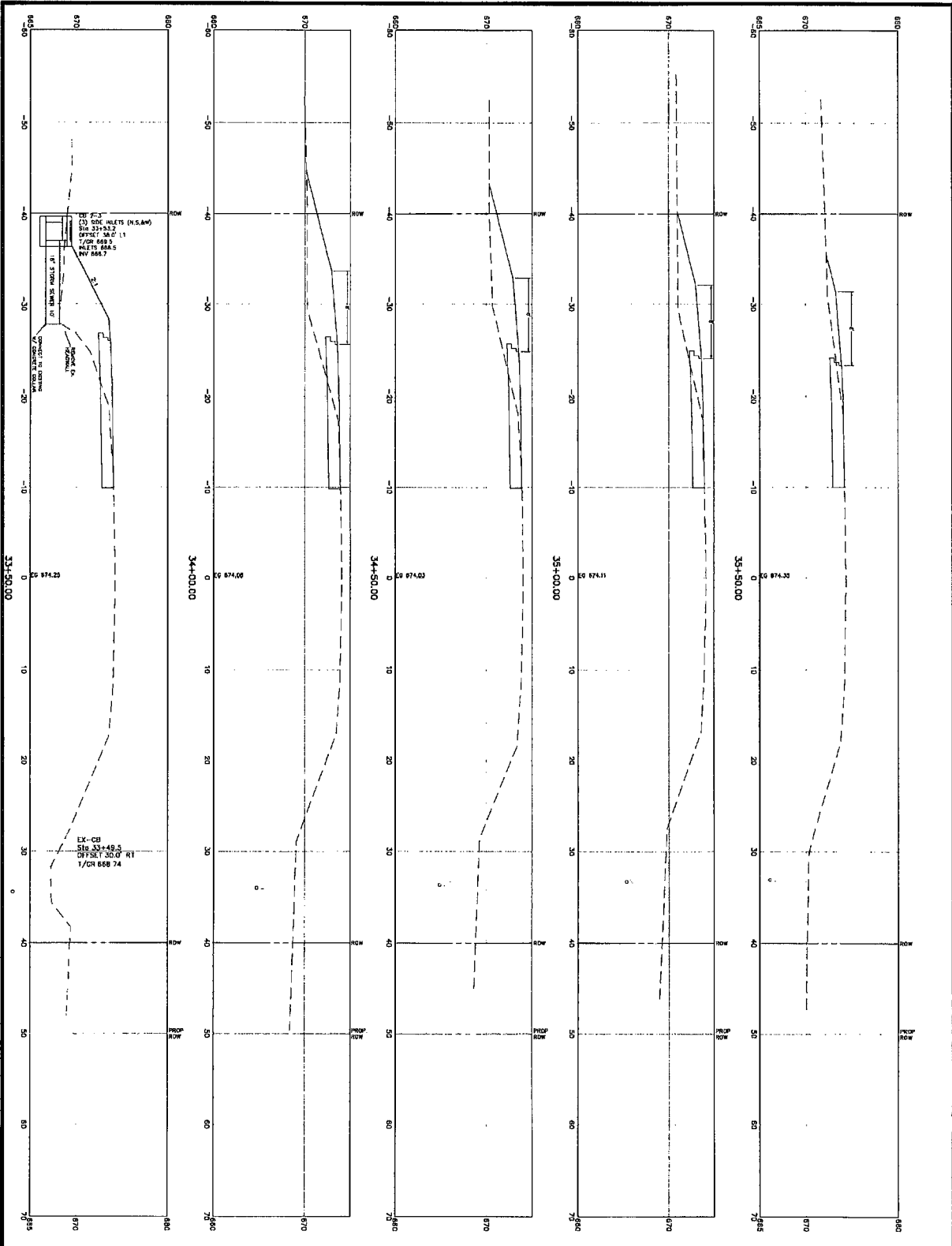




END AREA		VOLUME	
CUT	FILL	CUT	FILL

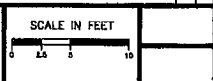
US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 31+00 TO 33+00

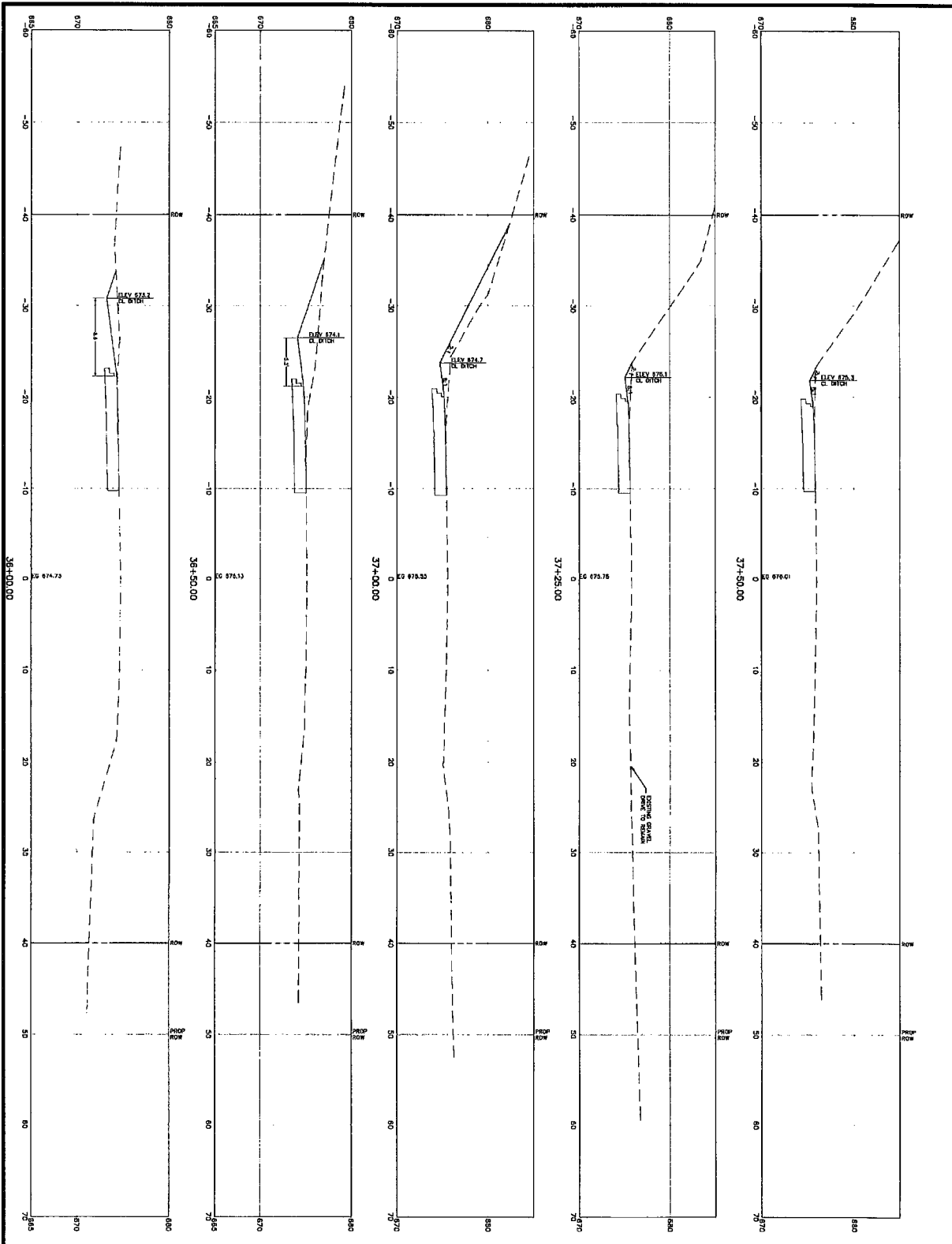




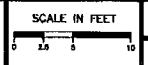
STATION	END AREA		VOLUME	
	CUT	FILL	CUT	FILL
33+50.00				
34+00.00				
34+50.00				
35+00.00				
35+50.00				

US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 33+50 TO 35+50

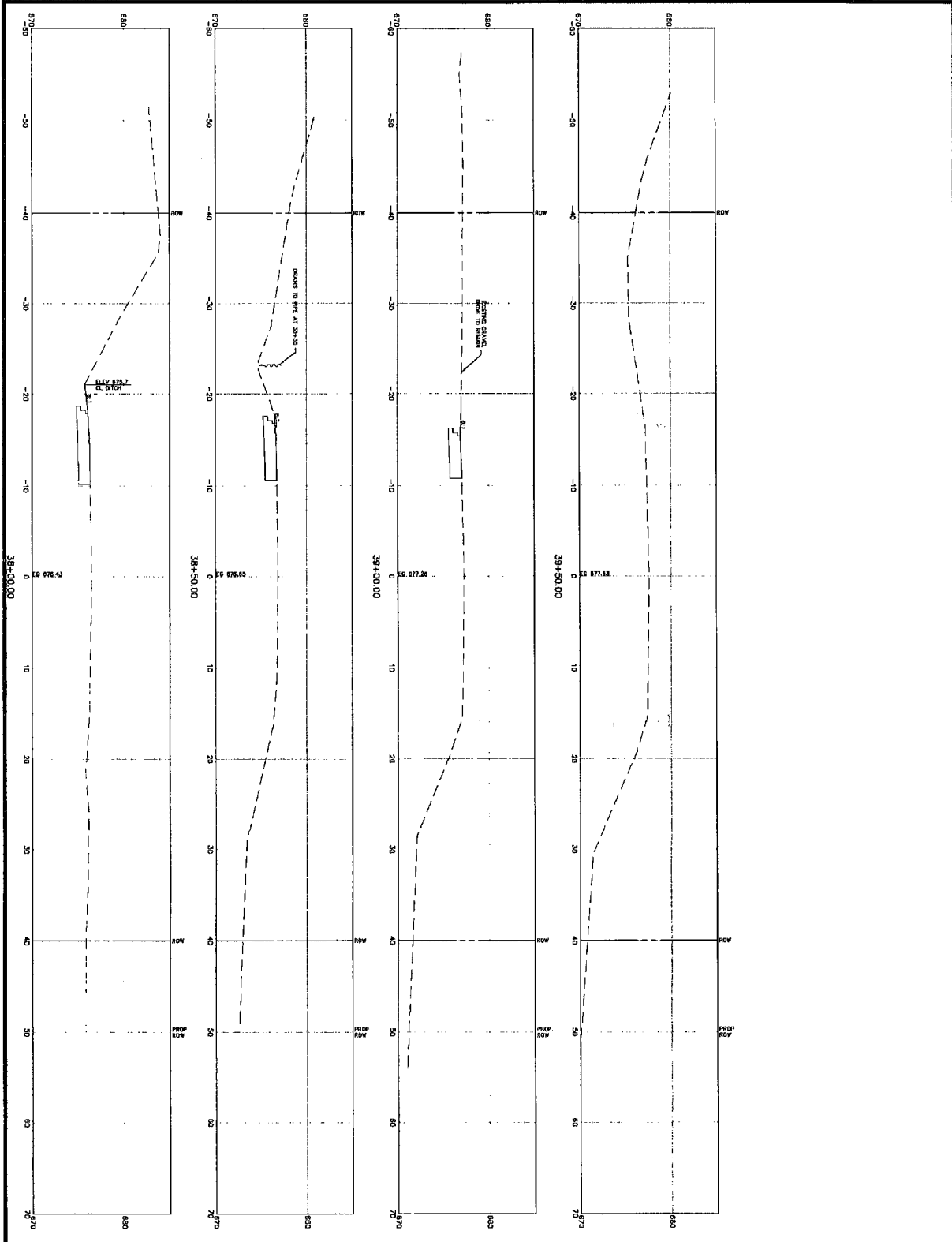




END AREA		VOLUME	
CUT	FILL	CUT	FILL

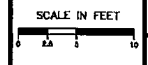


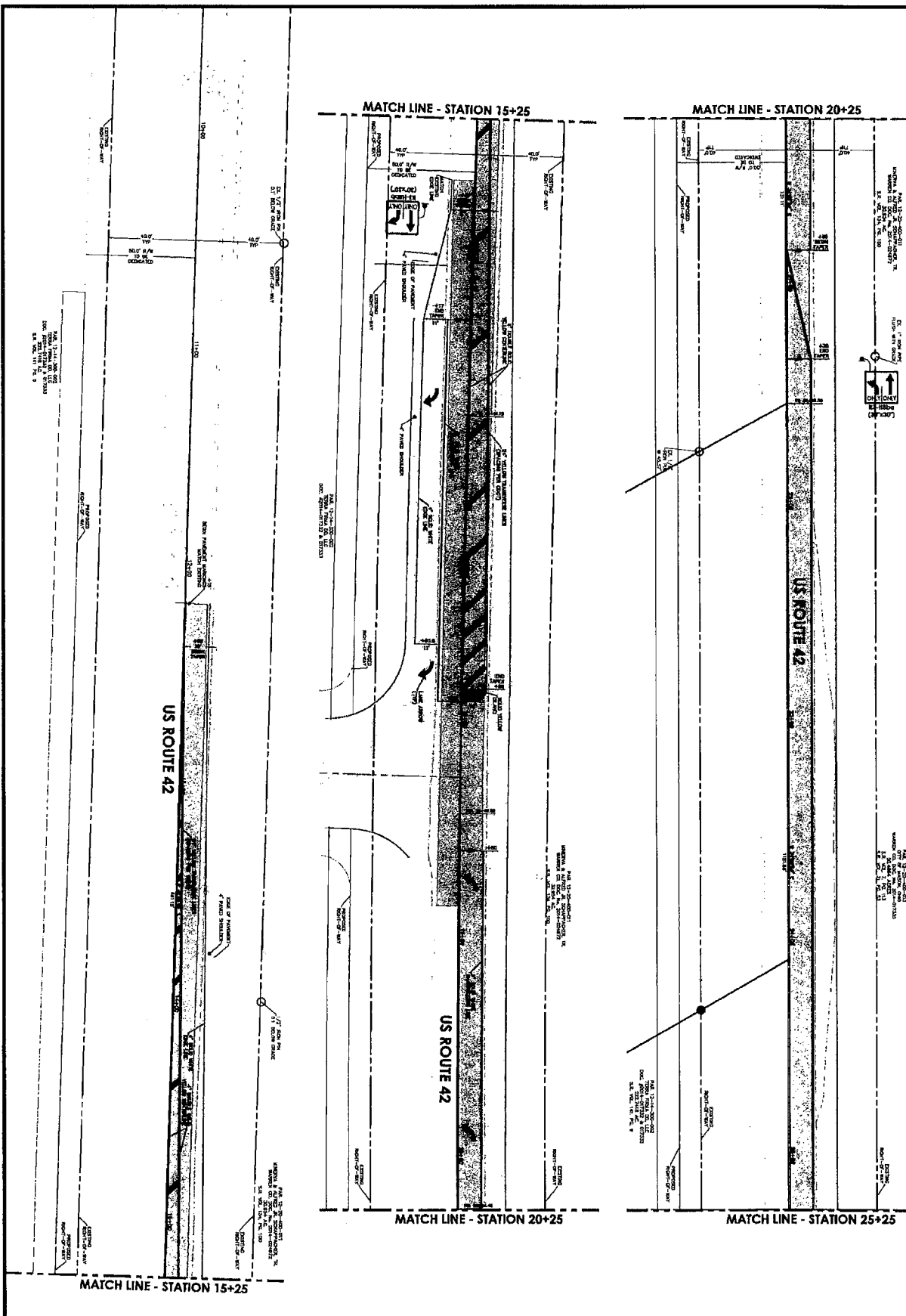
US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 36+00 TO 37+50



END AREA	VOLUME
CUT	CUT
FILL	FILL
CUT	FILL
FILL	CUT

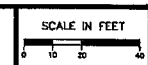

US 42 ROAD IMPROVEMENTS
CROSS SECTIONS
PLAN STA 36+00 TO 37+50

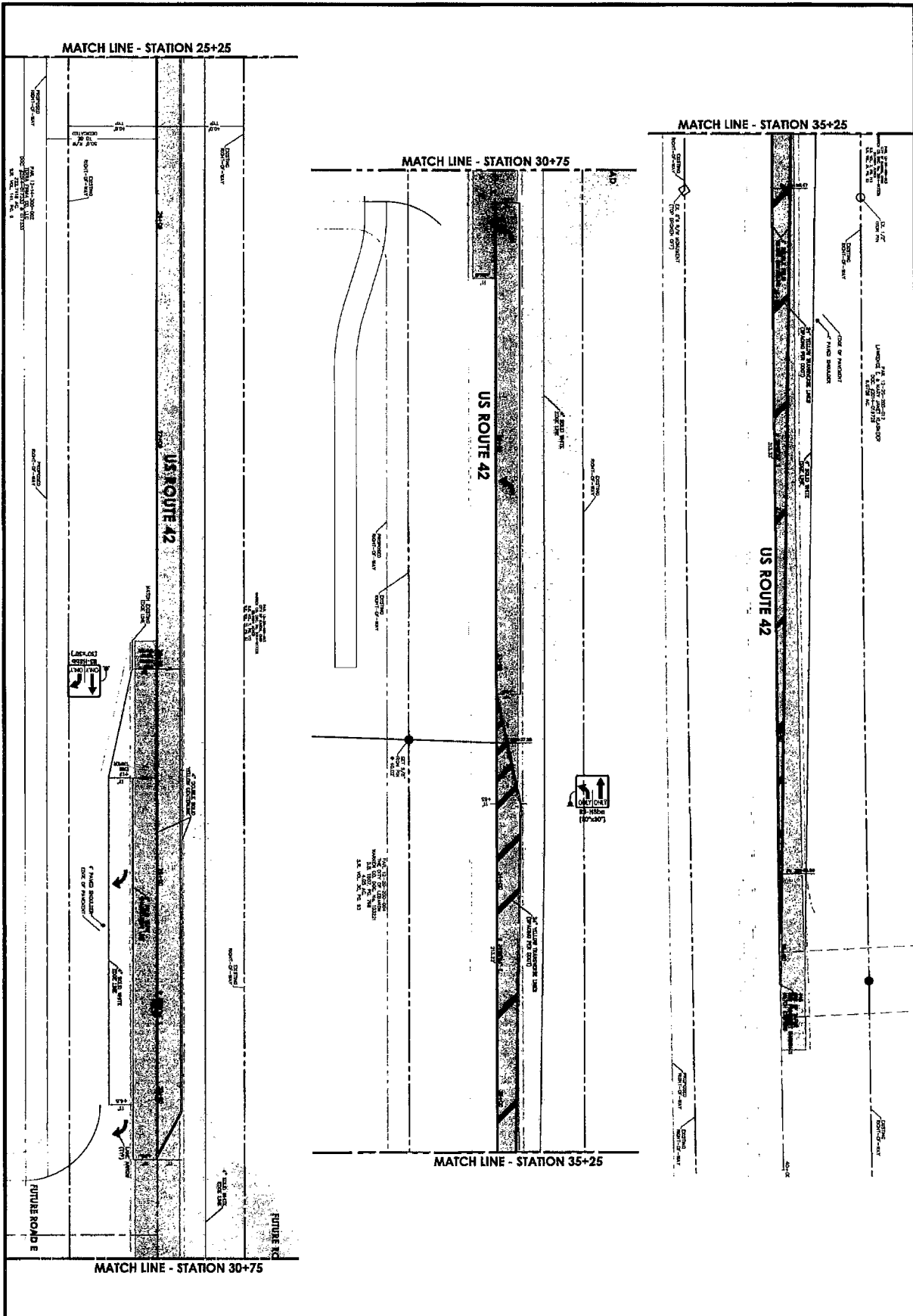




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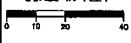

US 42 ROAD IMPROVEMENTS
PLAN STA 10+00 TO 25+25

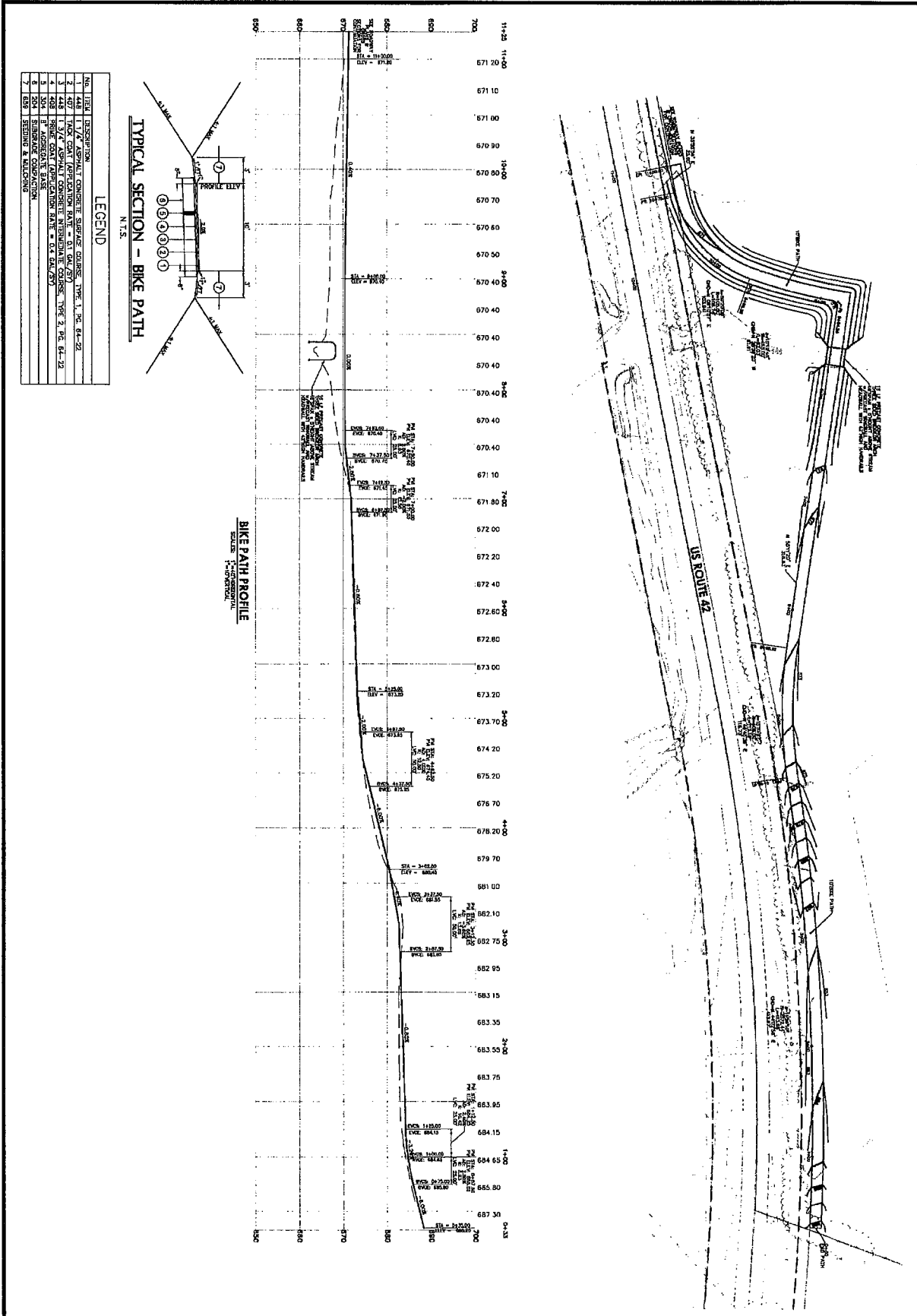
SCALE IN FEET






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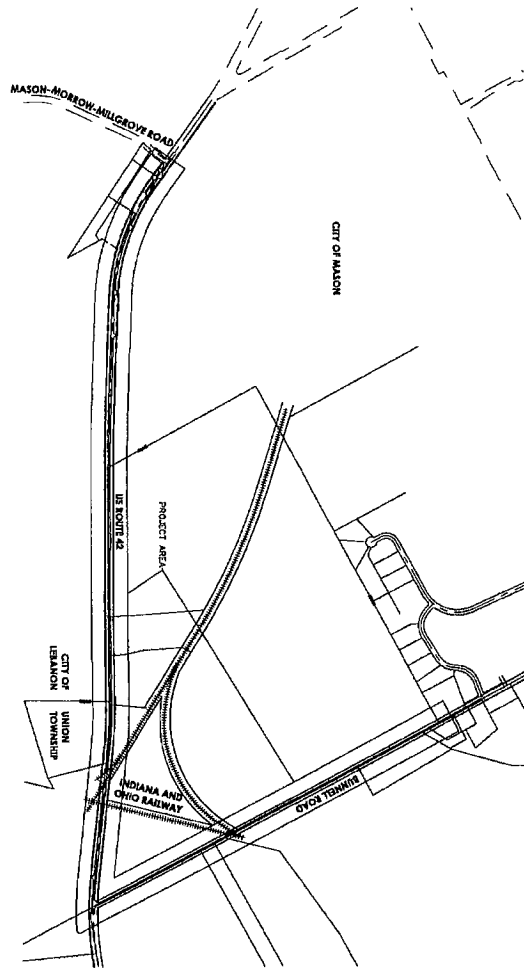
**US 42 ROAD IMPROVEMENTS
PLAN STA 20+75 TO 25+75**

SCALE IN FEET





US 42 & BUNNELL ROAD WATERLINE INSTALLATION

SECTIONS 14 & 20, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO




SHEET	DESCRIPTION
1	TITLE SHEET
2	SUGGESTED BILL OF MATERIALS
3-25	PLAN / PROFILE SHEETS
26	TRAFFIC NOTES
27	RESTORATION DETAILS

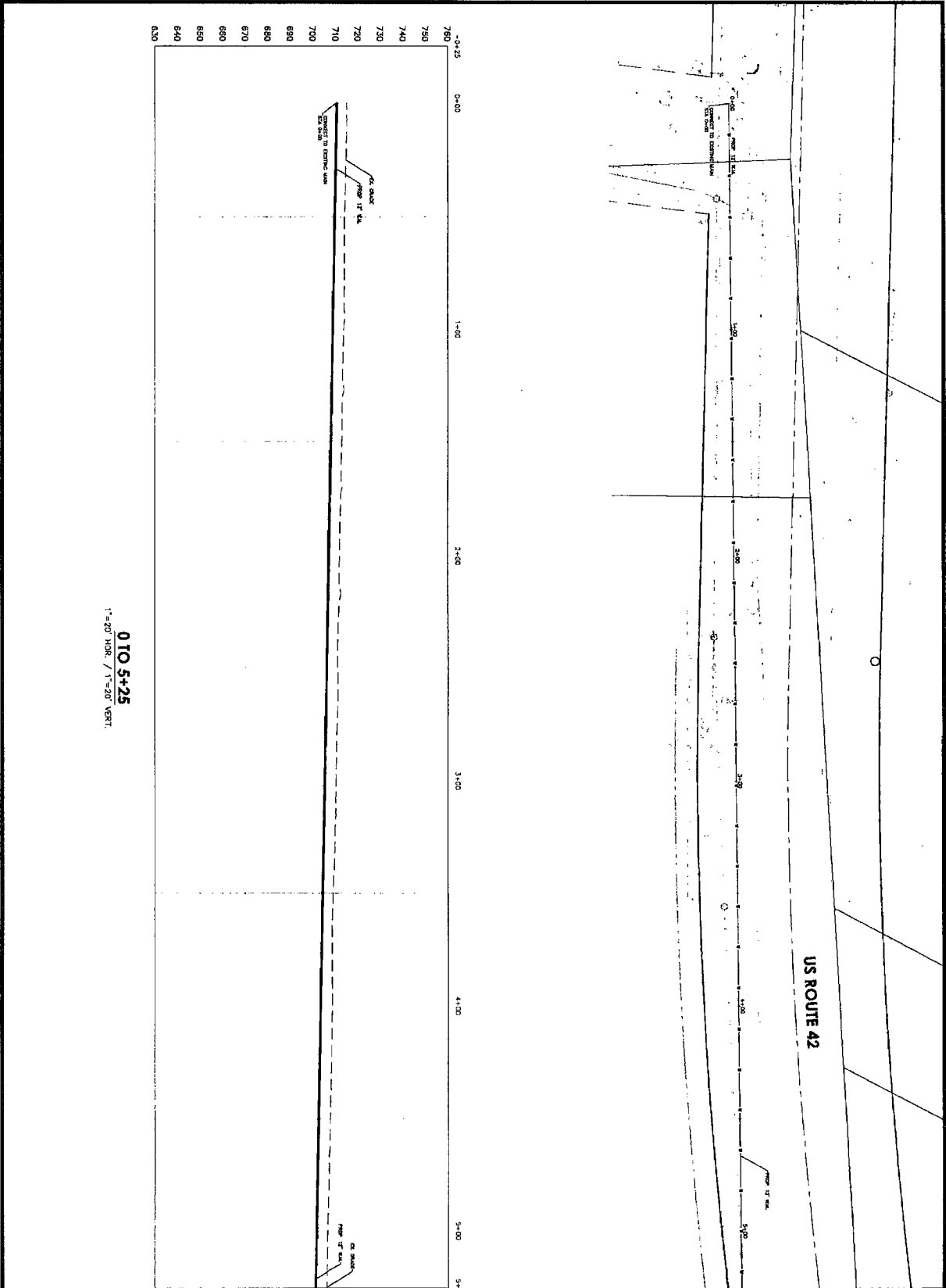
 SUPERVISING ENGINEER - DESIGN Date _____

 PRINCIPAL ENGINEER - SYSTEM FACILITIES Date _____

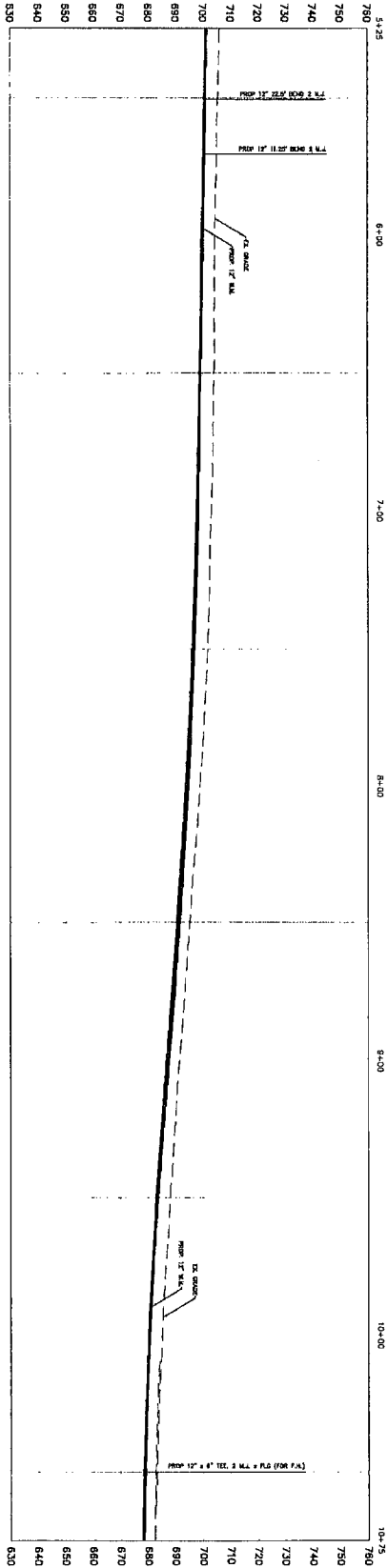
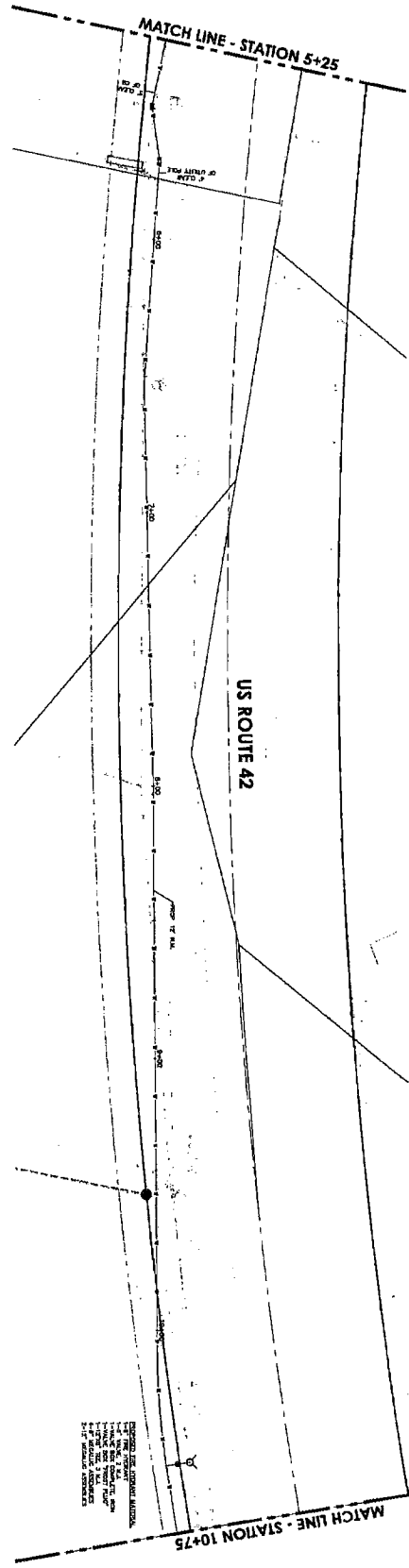
 CHIEF ENGINEER Date _____


OHIO
Division of Public Utilities
 225 North High Street
 Columbus, Ohio 43261-1001
 1-800-362-2764
Public Utilities Division of the State of Ohio
 Ohio Department of Public Safety

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0 TO 5+25
1"=20' HOR. / 1"=20' VERT.



5+25 TO 10+75
1"=20' HOR. / 1"=20' VERT

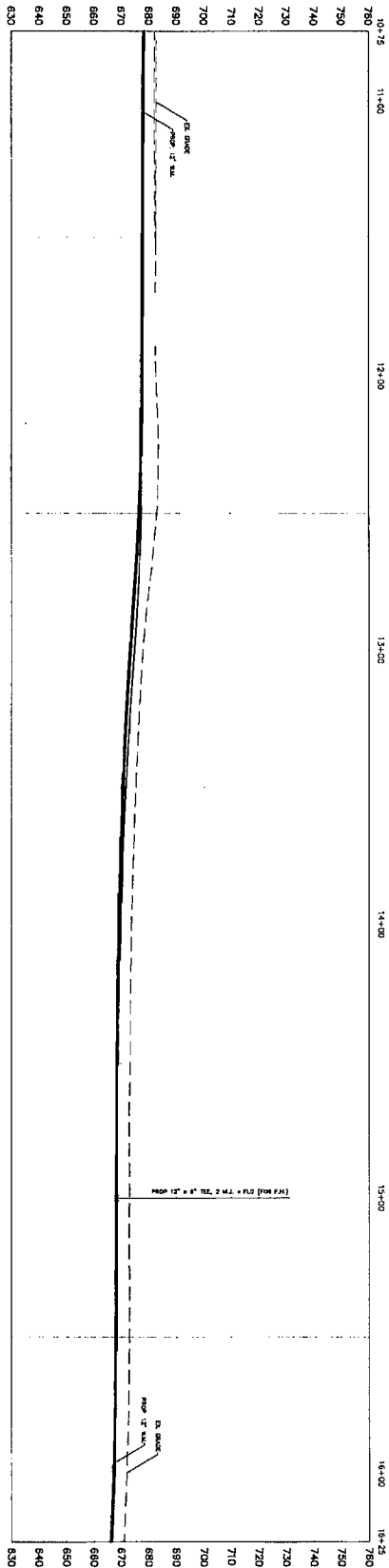
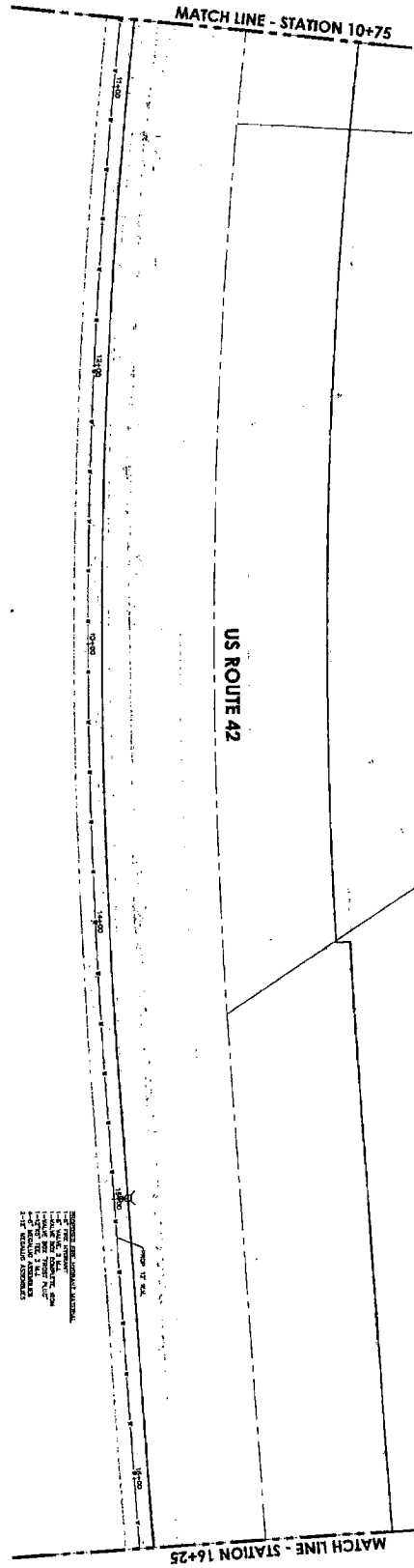
PROPOSED WATERLINE MATERIALS:
 12" DIA. HDPE PIPE FOR WATER MAIN
 6" DIA. HDPE PIPE FOR SERVICE LINE
 2" DIA. HDPE PIPE FOR VALVE
 12" DIA. HDPE PIPE FOR MANHOLE RINGS
 24" DIA. CONCRETE MANHOLES



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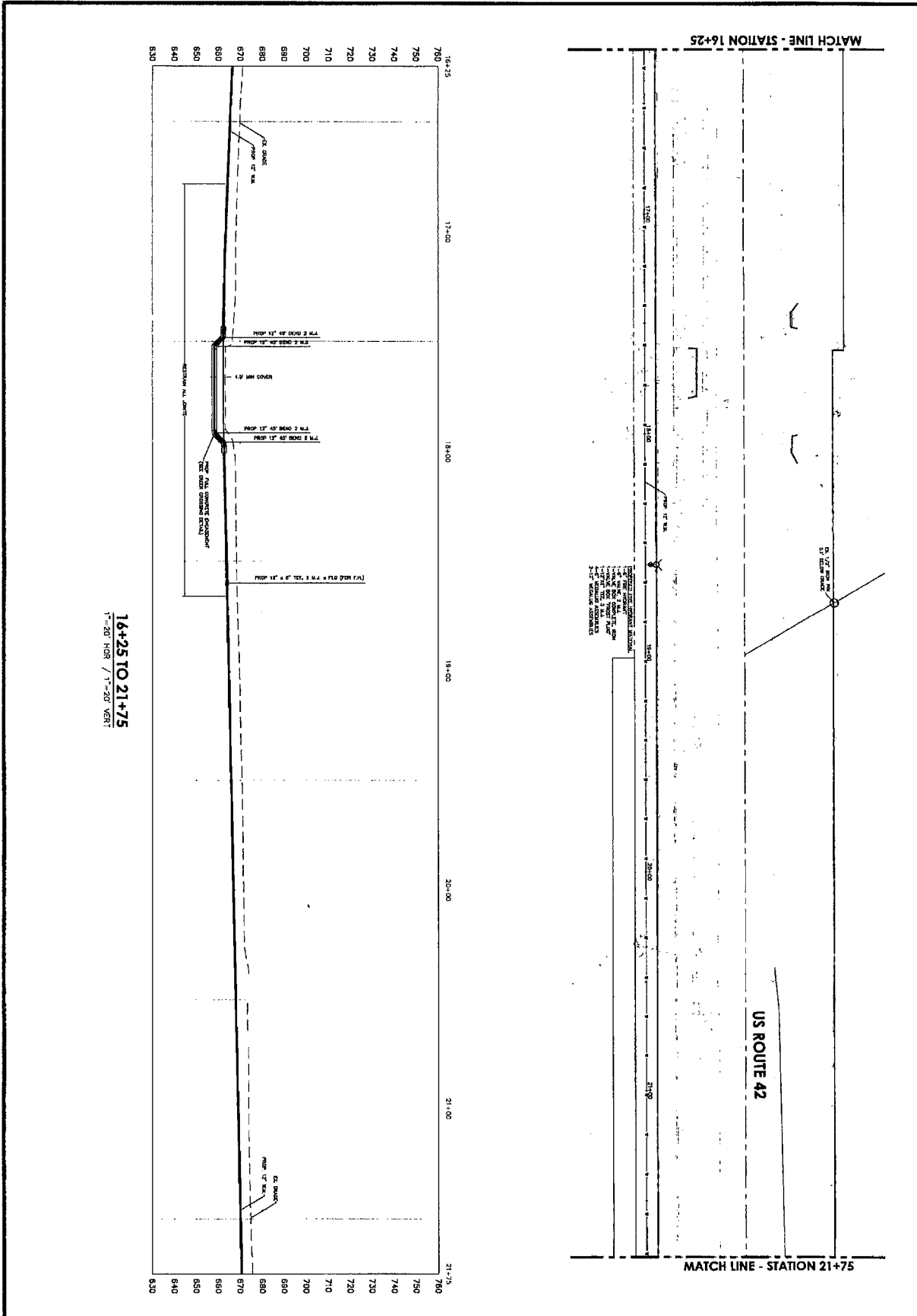
**US 42 & BUNNELL WATERLINE INSTALLATION
 PLAN STA 5+25 TO 10+75**





10+75 TO 16+25
 1"=20' HOR / 1"=20' VERT

PROPOSED WATERLINE MATERIAL:
 12" DIA. HDPE PIPE, 20' LENGTH PER JOINT
 12" DIA. HDPE MANHOLE, 30" DIA. OPENING
 12" DIA. HDPE TEE, 30" DIA. OPENING
 12" DIA. HDPE ELBOW, 30" DIA. OPENING
 12" DIA. HDPE END FITTING, 30" DIA. OPENING

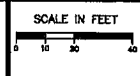


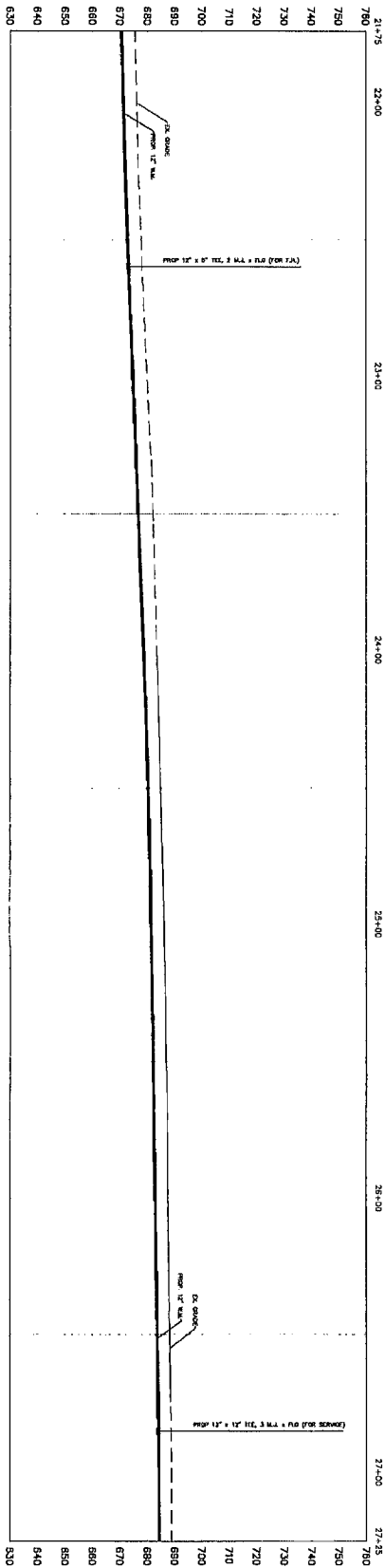
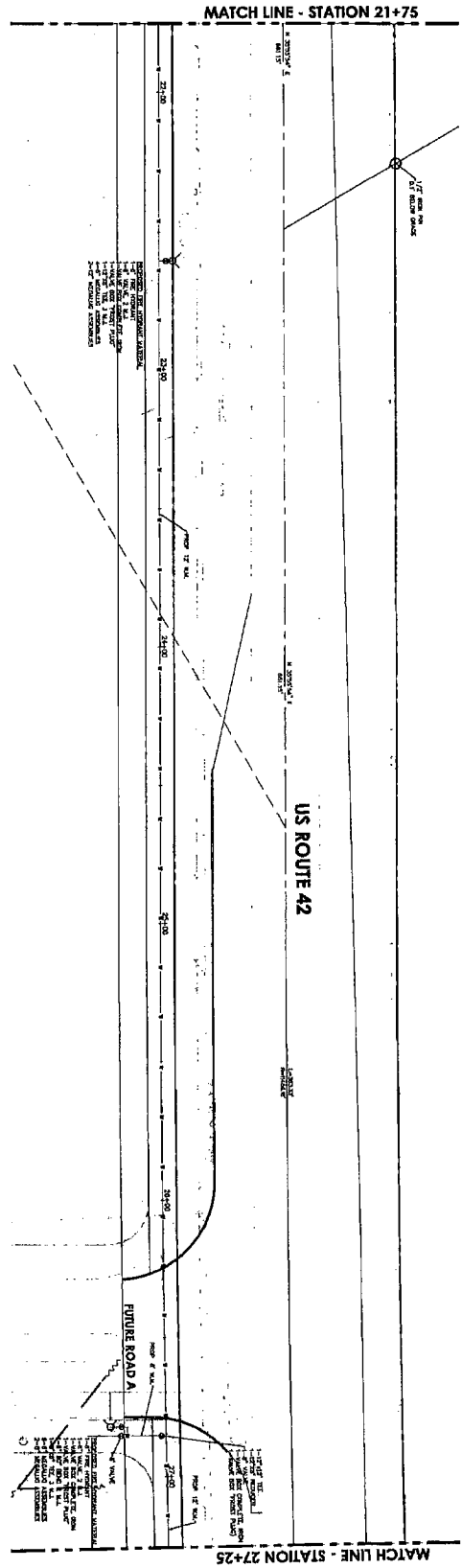
16+25 TO 21+75
 1" = 20' HOR / 1" = 20' VERT



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**US 42 & BUNNELL WATERLINE INSTALLATION
 PLAN STA 16+25 TO 21+75**



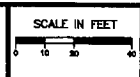


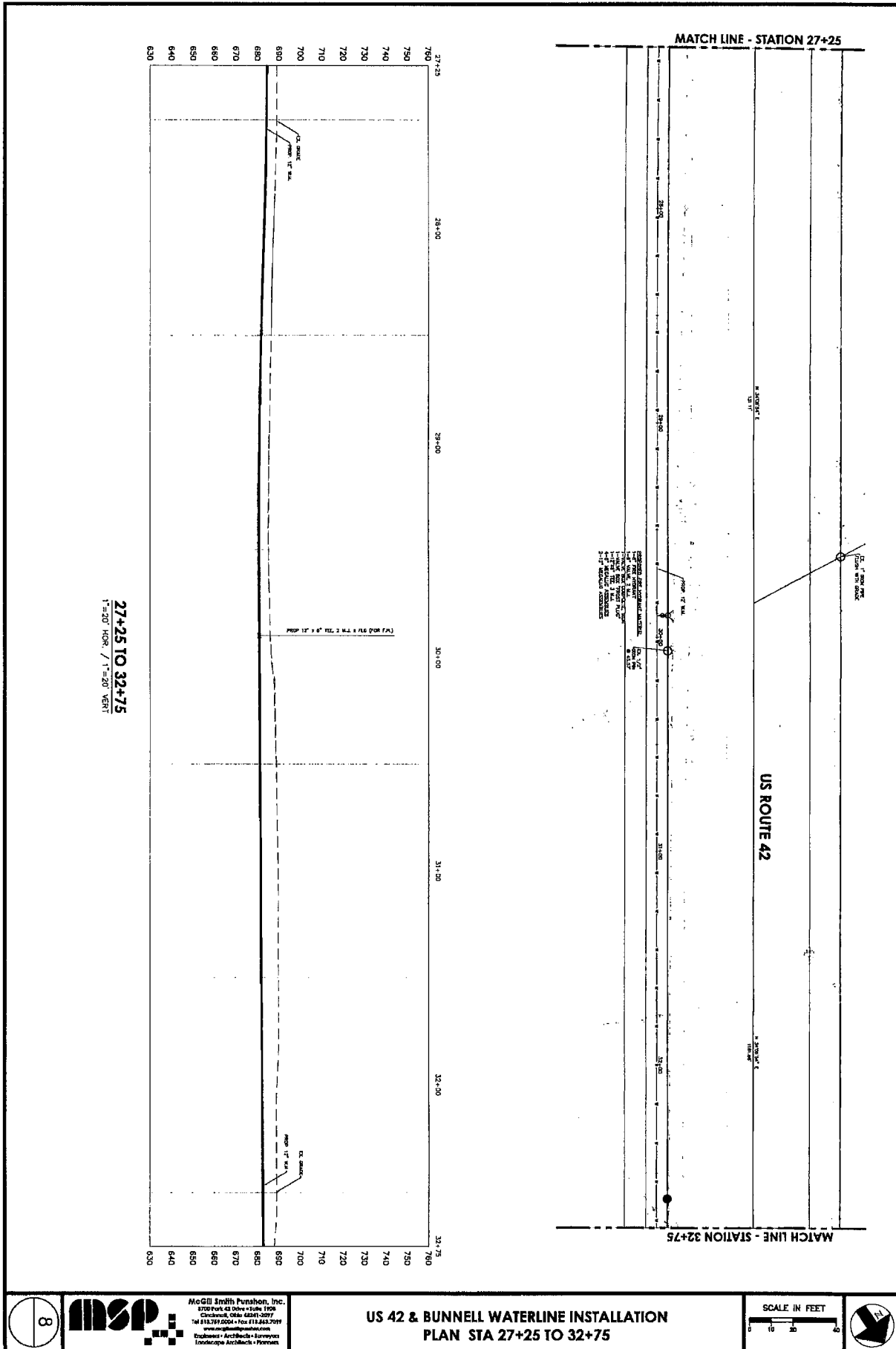
21+75 TO 27+25
 1"=20' HOR / 1"=20' VERT

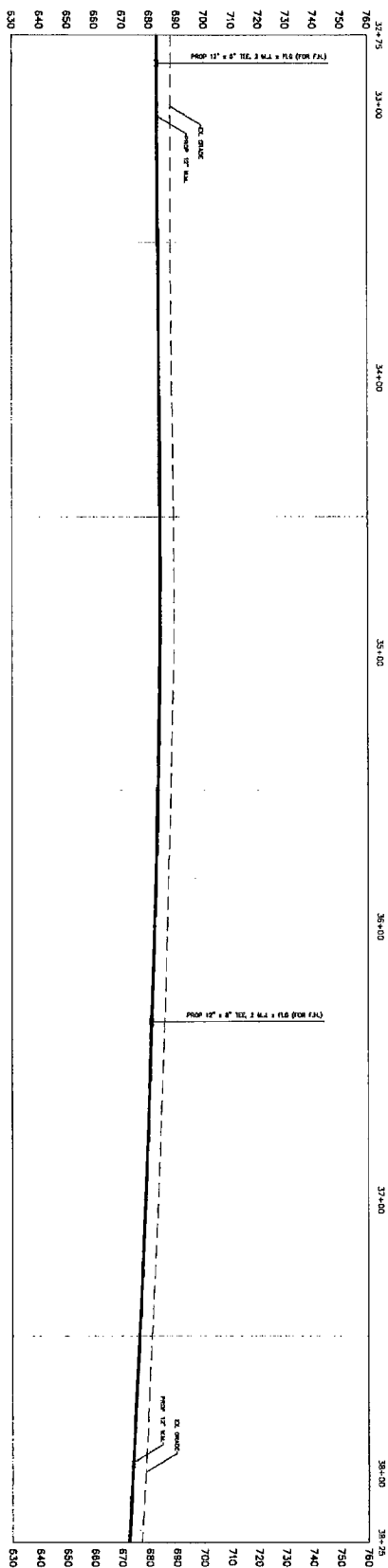
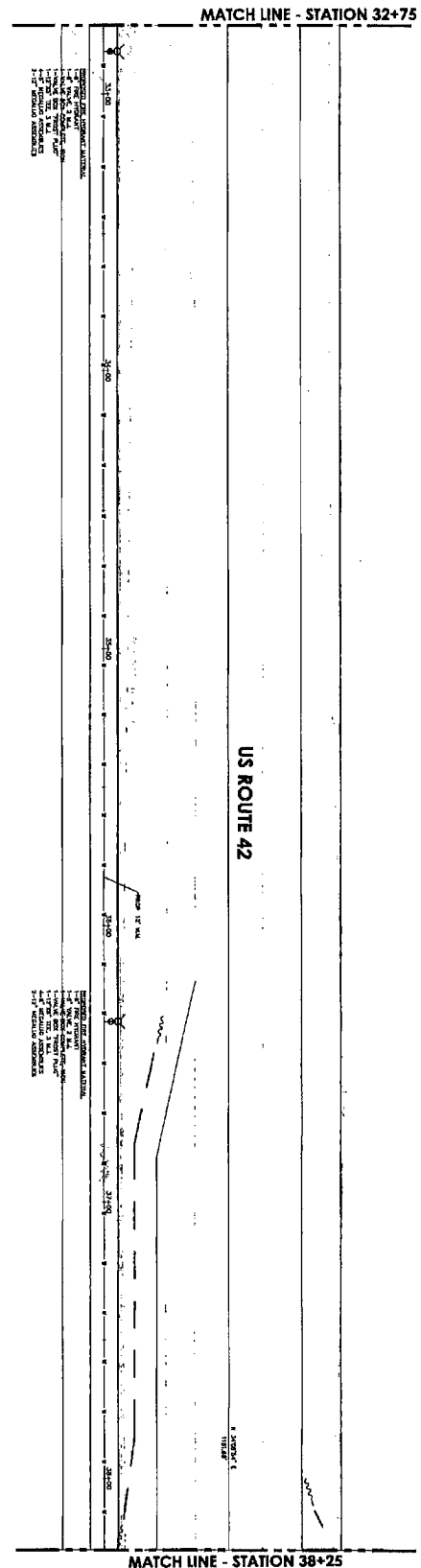


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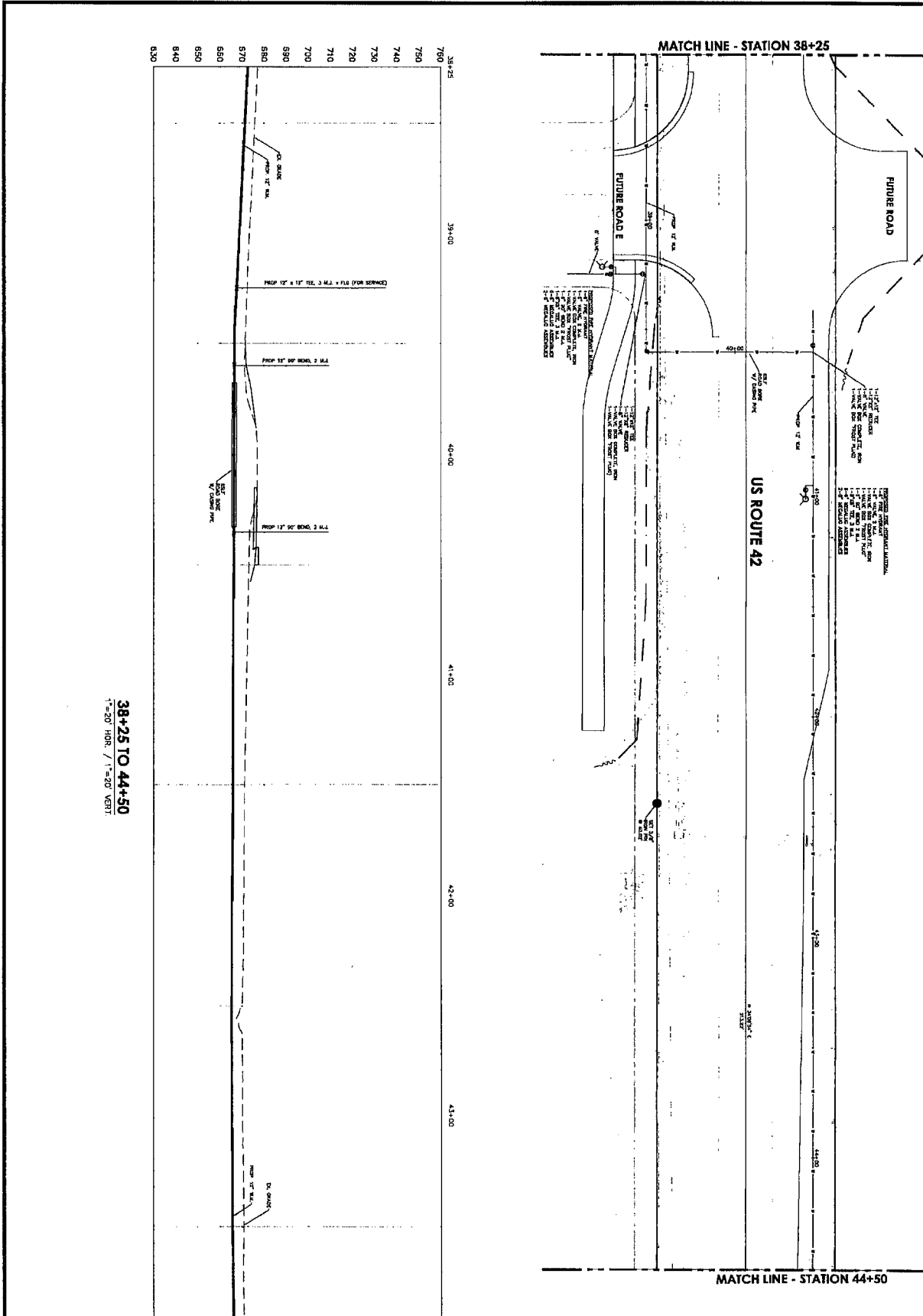
**US 42 & BUNNELL WATERLINE INSTALLATION
 PLAN STA 21+75 TO 27+25**







32+75 TO 38+25
1" = 20' HOR. / 1" = 20' VERT.



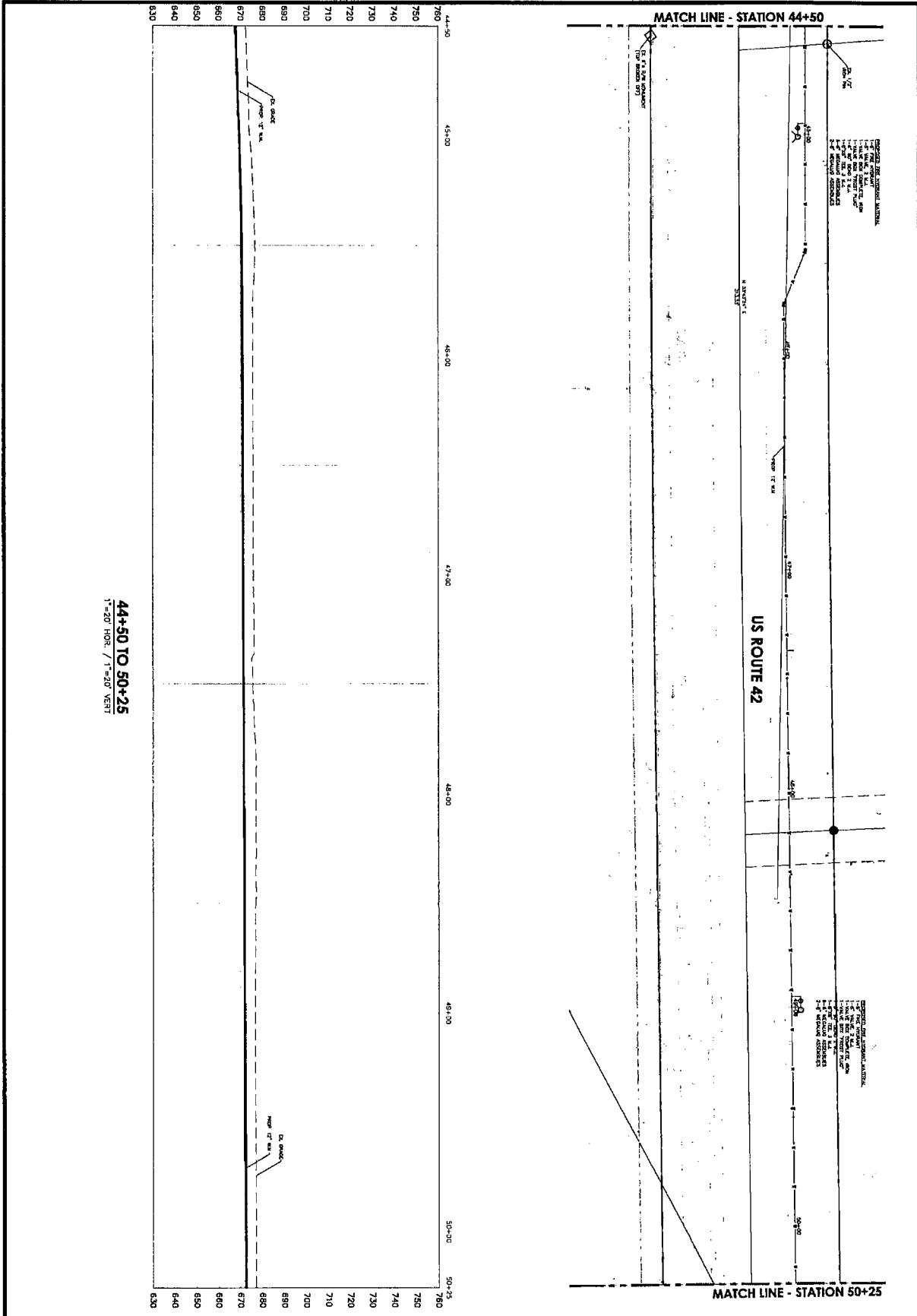


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US 42 & BUNNELL WATERLINE INSTALLATION
PLAN STA 38+25 TO 44+50

SCALE IN FEET

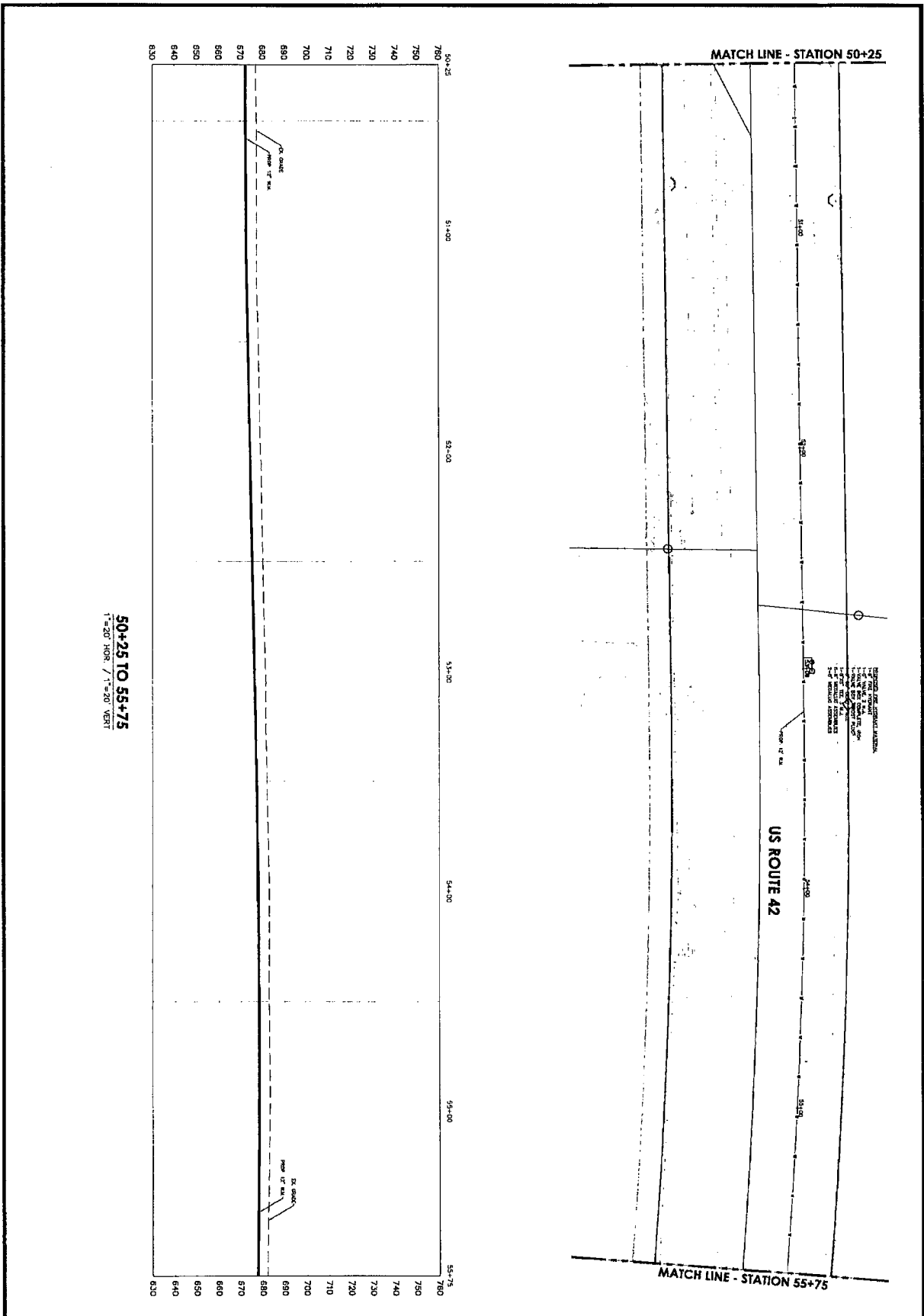


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**US 42 & BUNNELL WATERLINE INSTALLATION
 PLAN STA 44+50 TO 50+25**



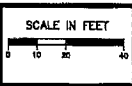


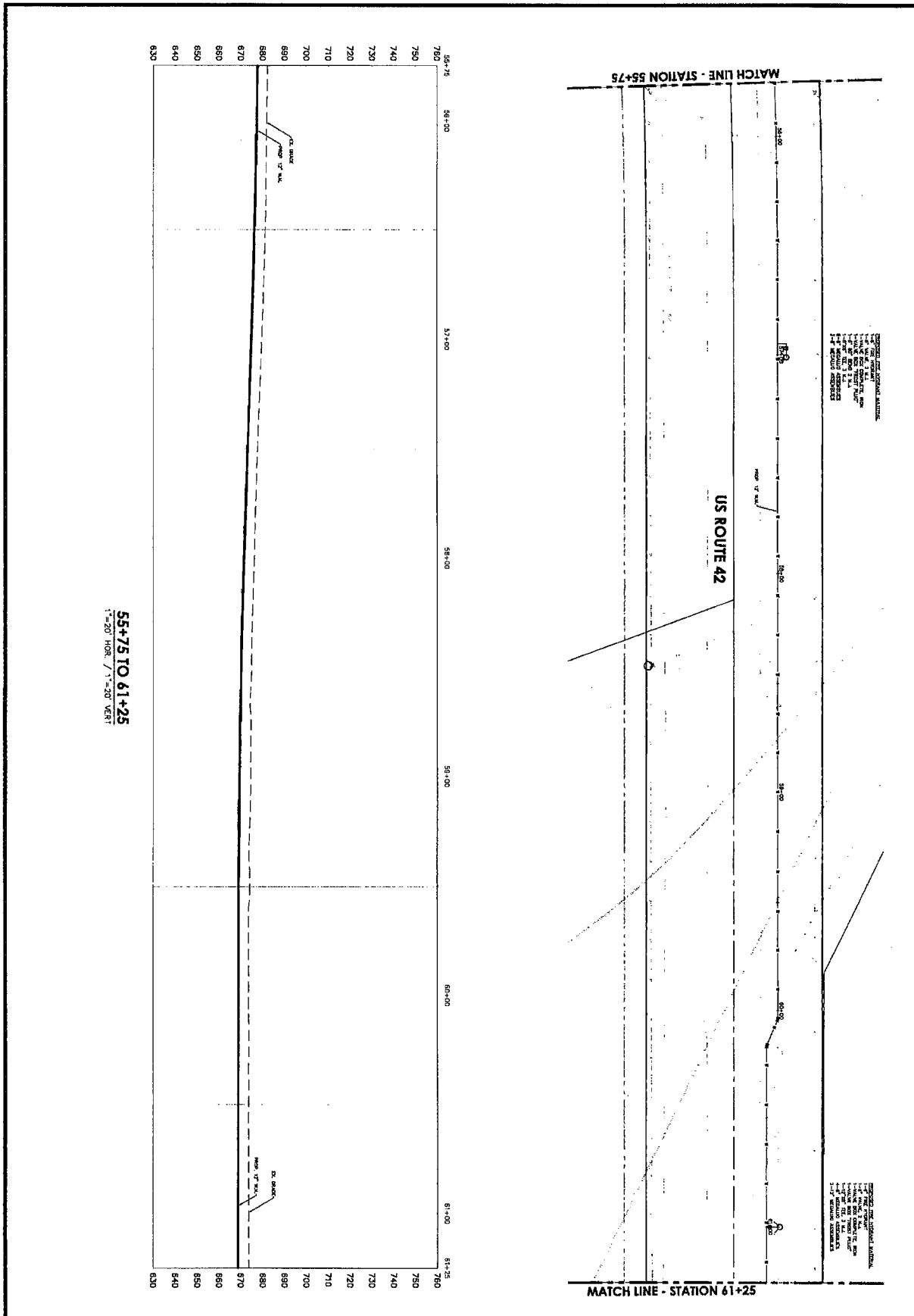
50+25 TO 55+75
 1"=20' HOR. / 1"=20' VERT

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**US 42 & BUNNELL WATERLINE INSTALLATION
 PLAN STA 50+25 TO 55+75**





55+75 TO 61+25
 1"=20' HOR. / 1"=20' VERT



MSP

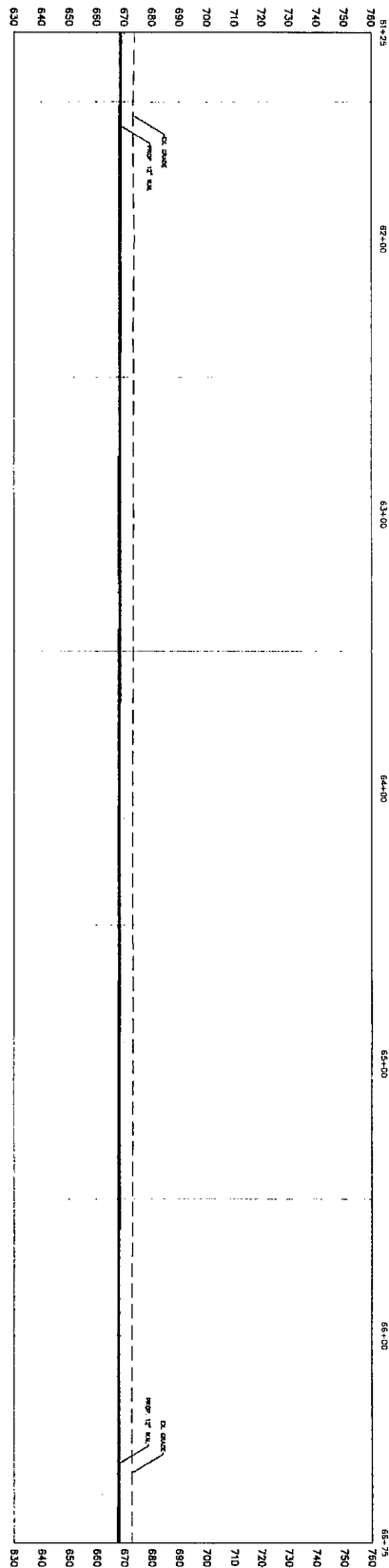
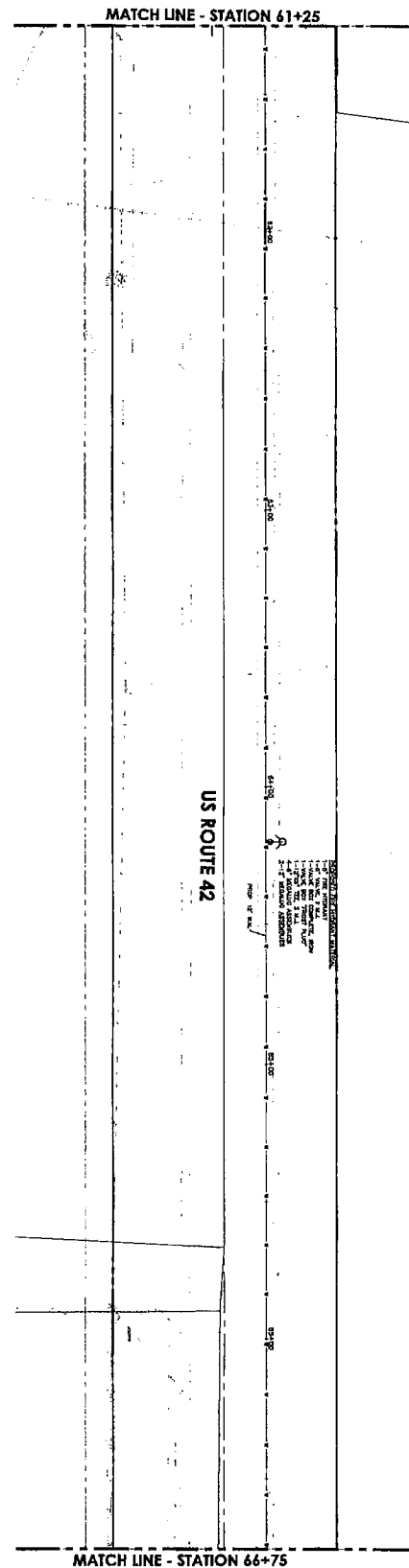
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US 42 & BUNNELL WATERLINE INSTALLATION
PLAN STA 55+75 TO 61+25

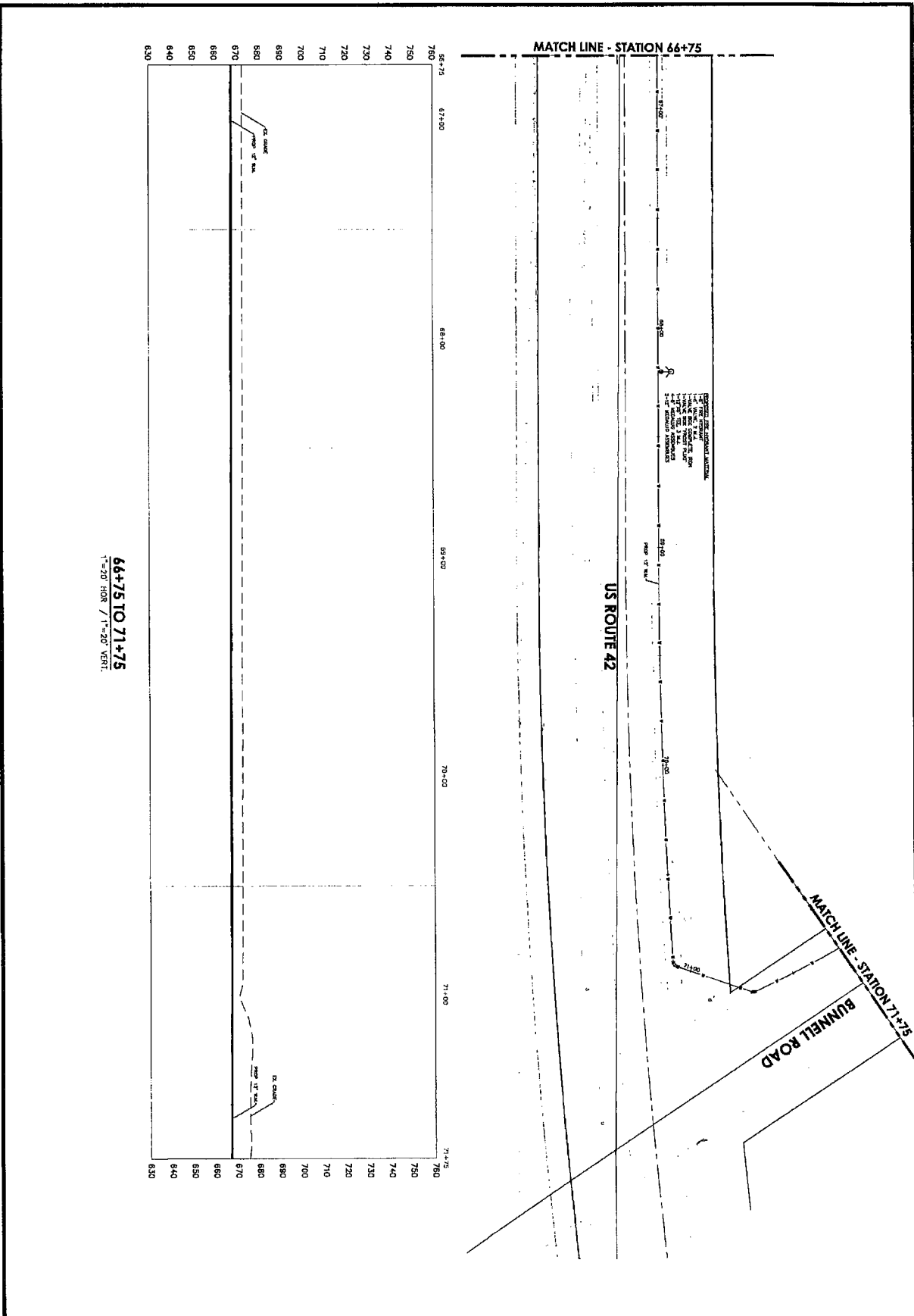
SCALE IN FEET







61+25 TO 66+75
1"=20' HOR. / 1"=20' VERT

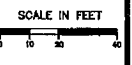


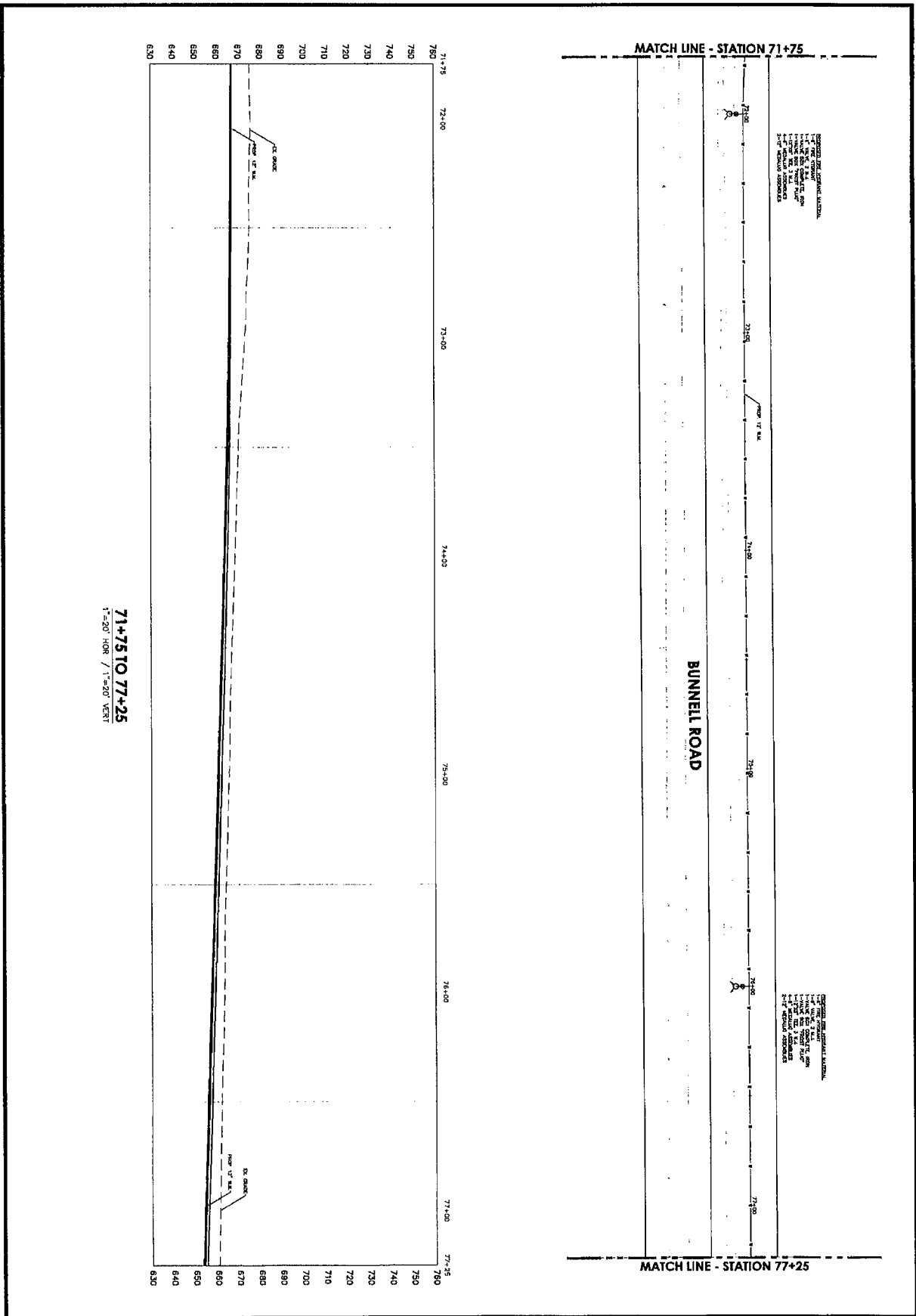
66+75 TO 71+75
 1"=20' HOR / 1"=20' VERT



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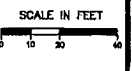
US 42 & BUNNELL WATERLINE INSTALLATION
PLAN STA 66+75 TO 71+75

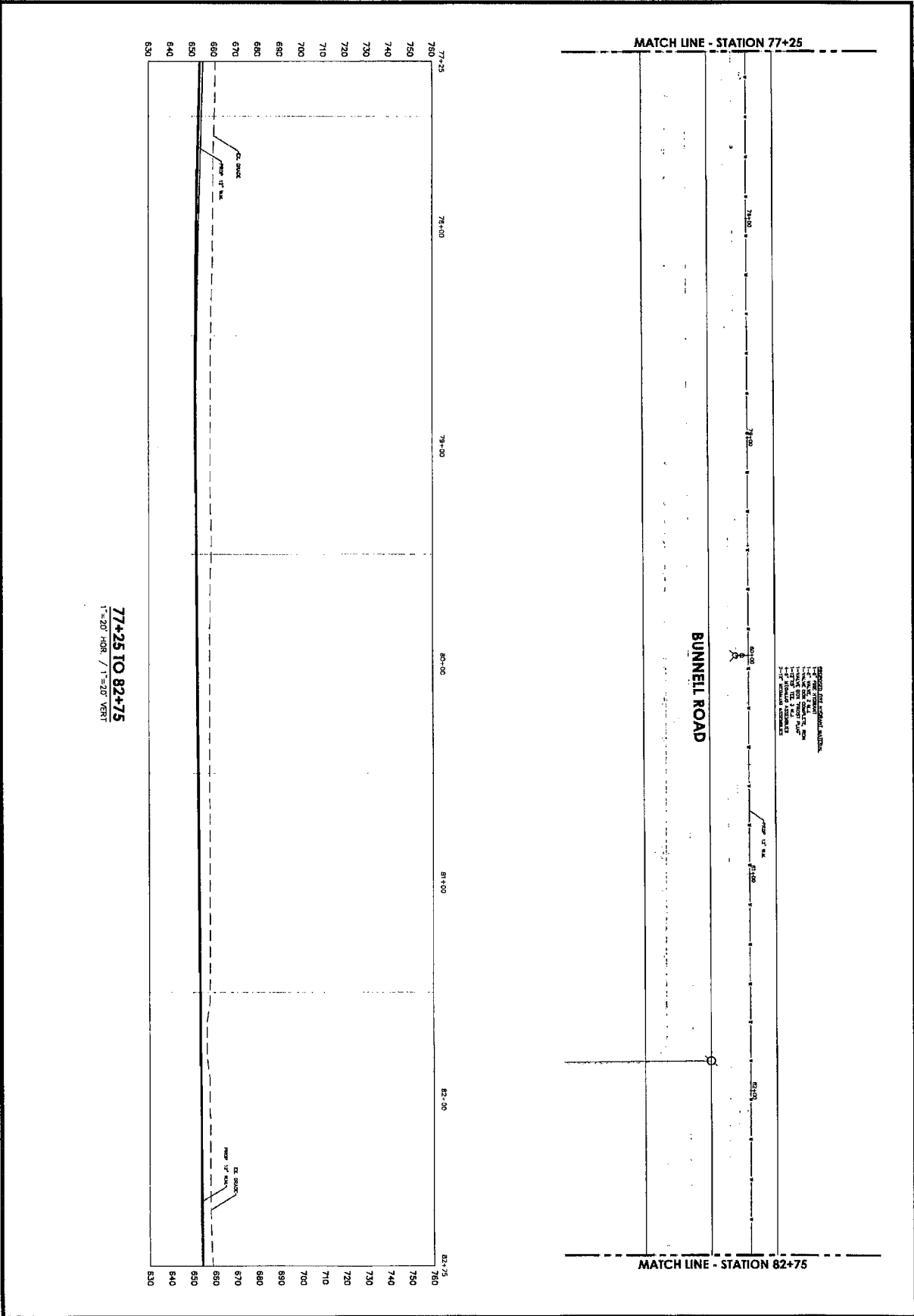




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**US 42 & BUNNELL WATERLINE INSTALLATION
 PLAN STA 71+75 TO 77+25**

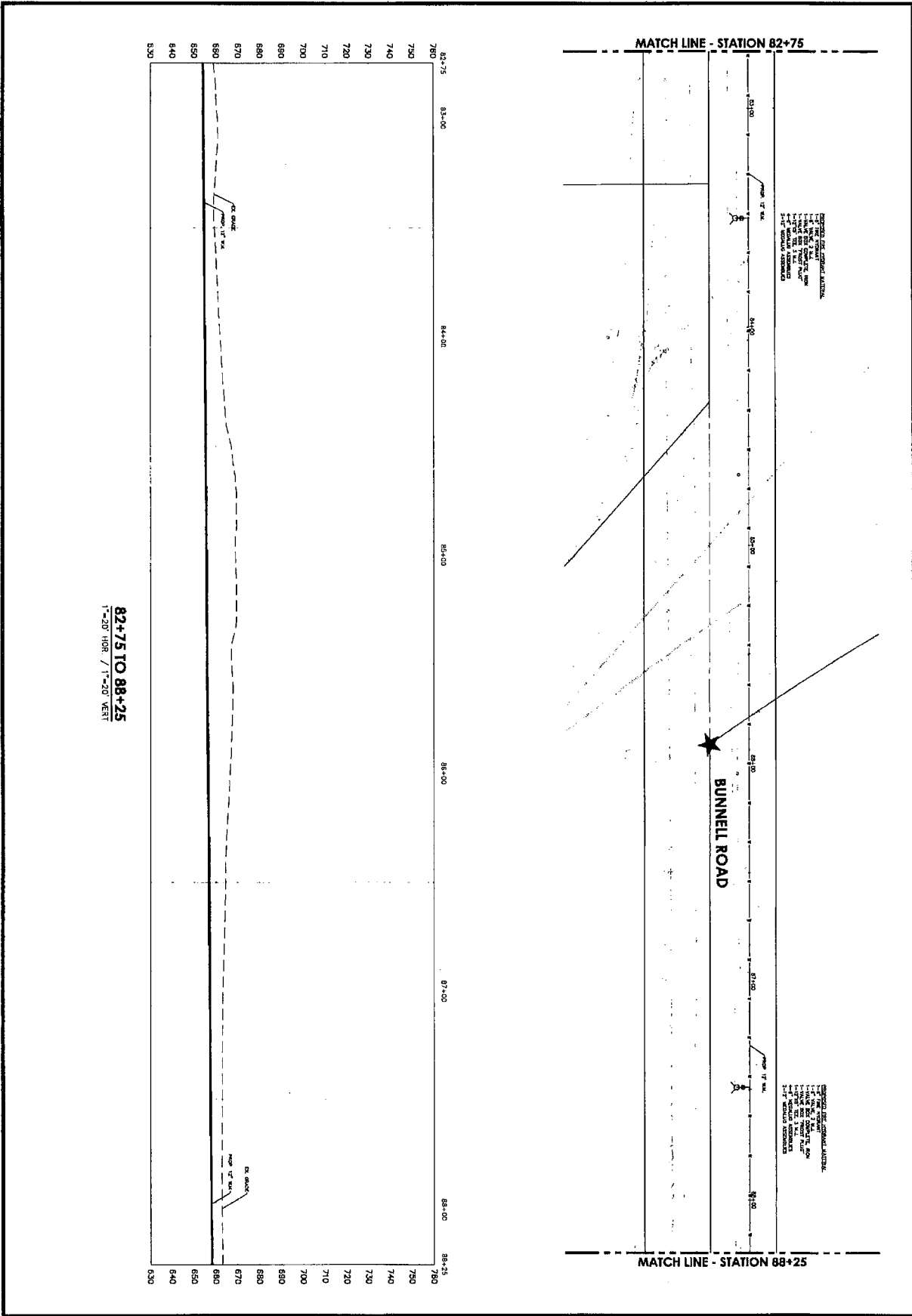




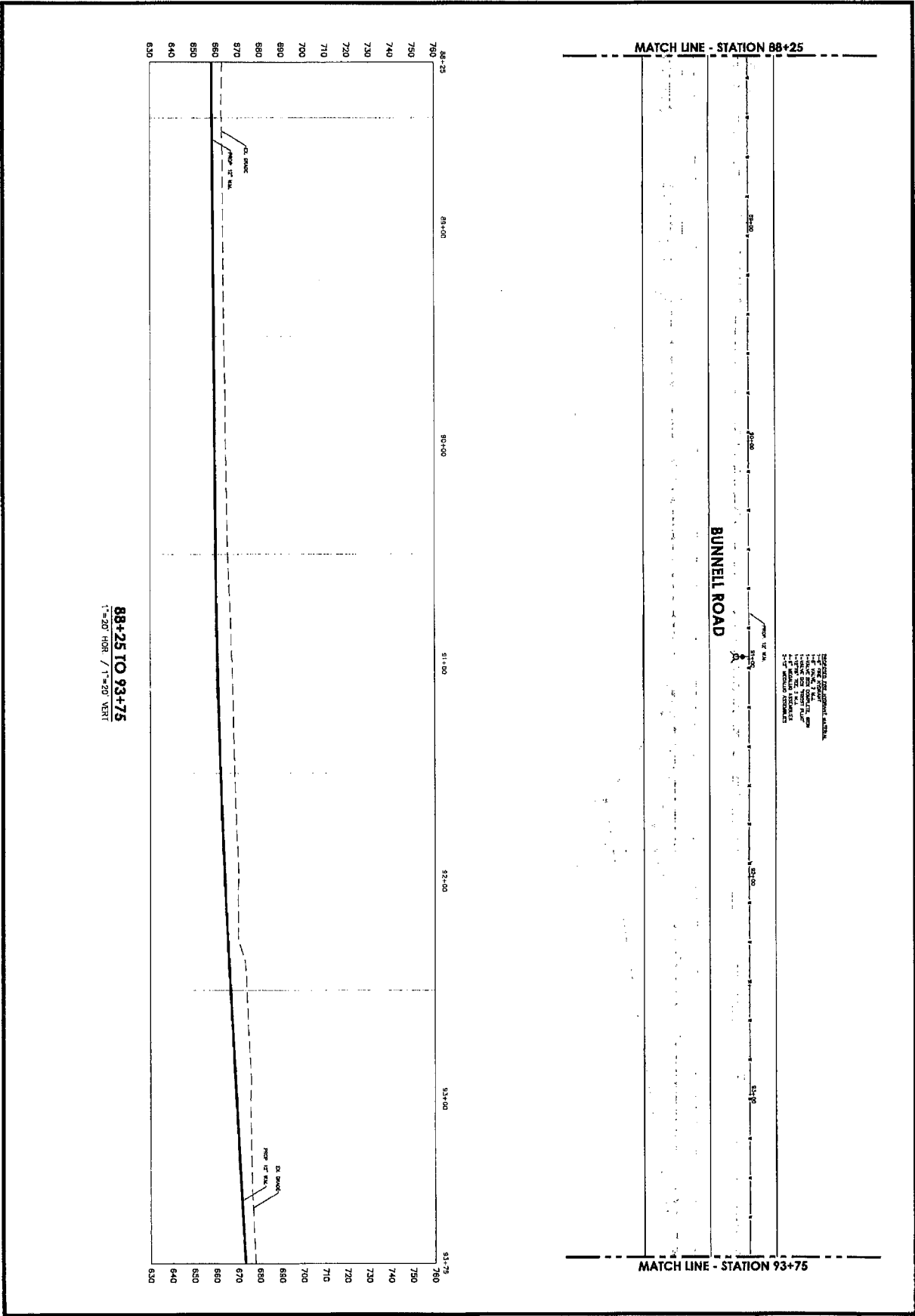
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**US 42 & BUNNELL WATERLINE INSTALLATION
 PLAN STA 77+25 TO 82+75**

SCALE IN FEET

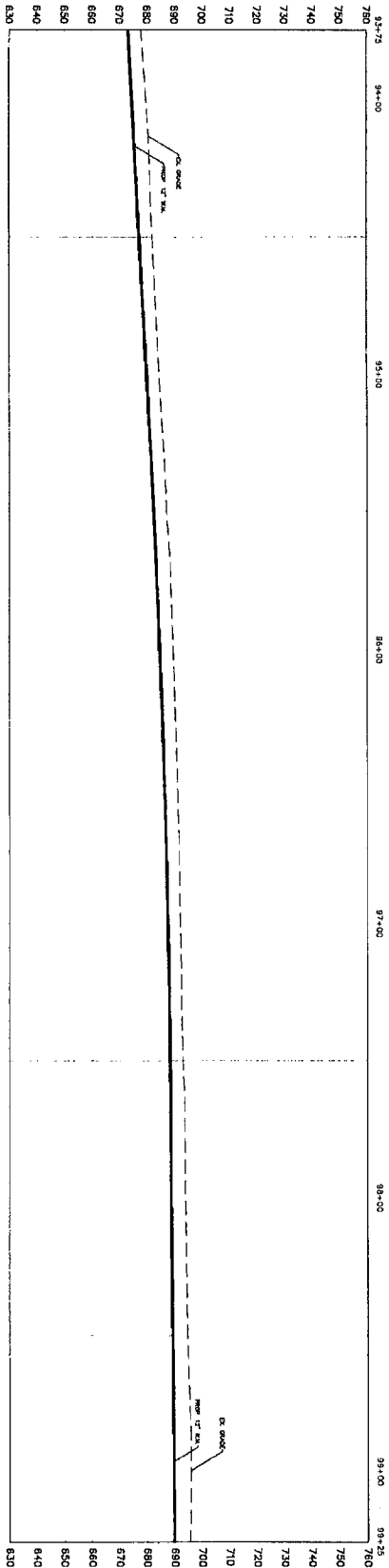
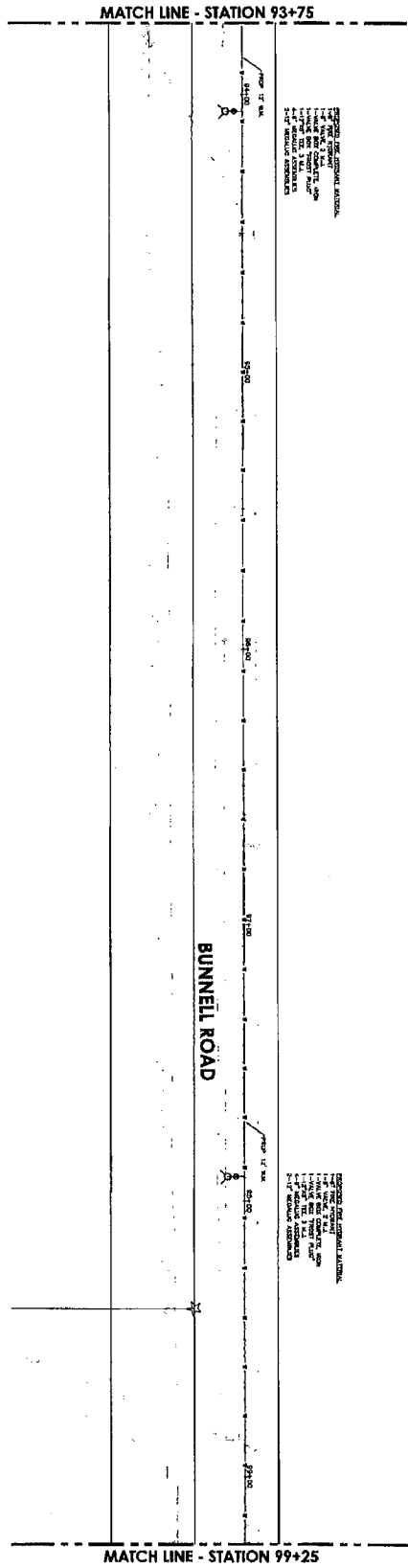


**US 42 & BUNNELL WATERLINE INSTALLATION
PLAN STA 82+75 TO 88+25**

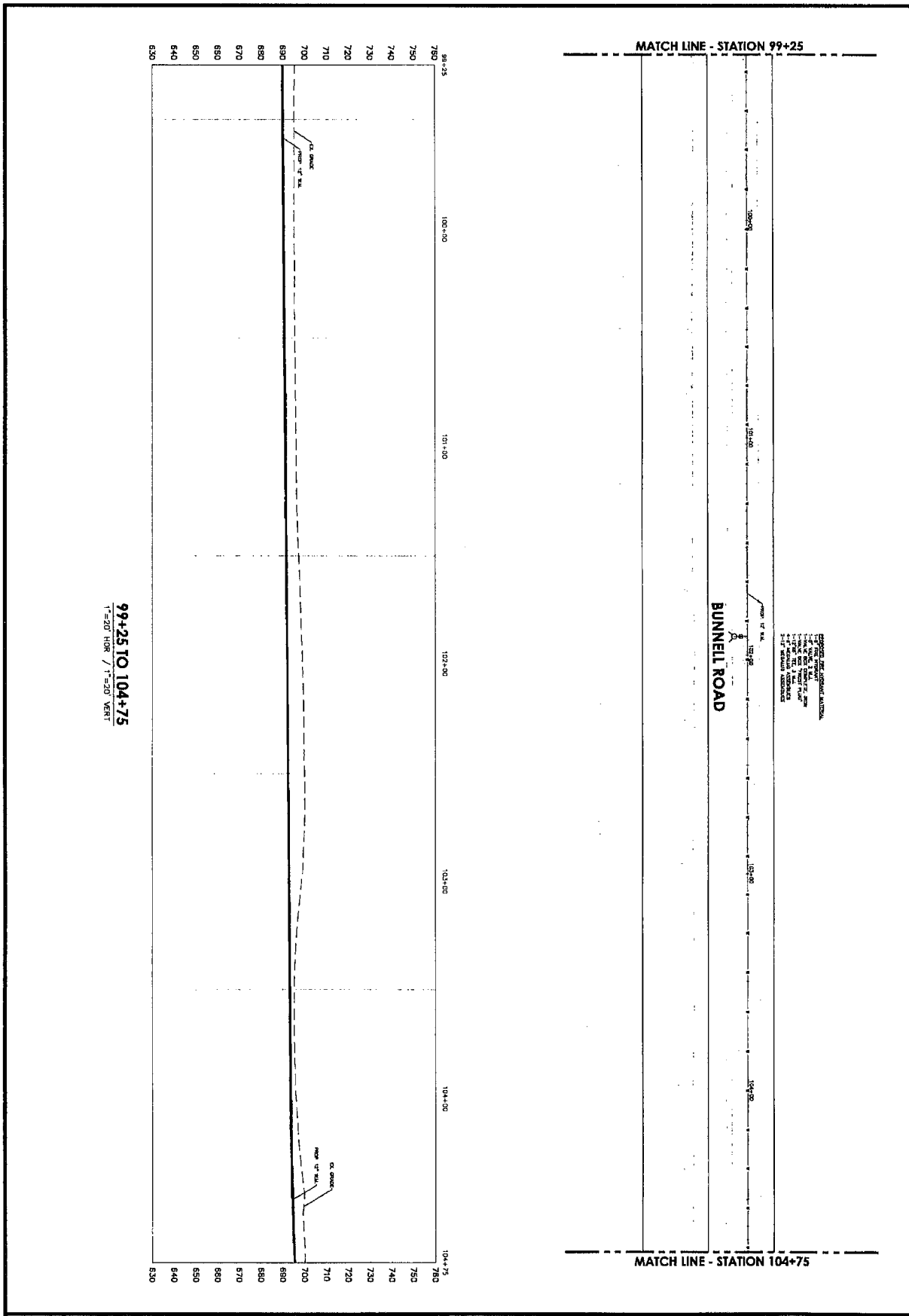


PROJECT: BUNNELL ROAD WATERLINE
 LOCATION: BUNNELL ROAD, ALABAMA
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: 1" = 20' HOR / 1" = 20' VERT

88+25 TO 93+75
 1" = 20' HOR / 1" = 20' VERT



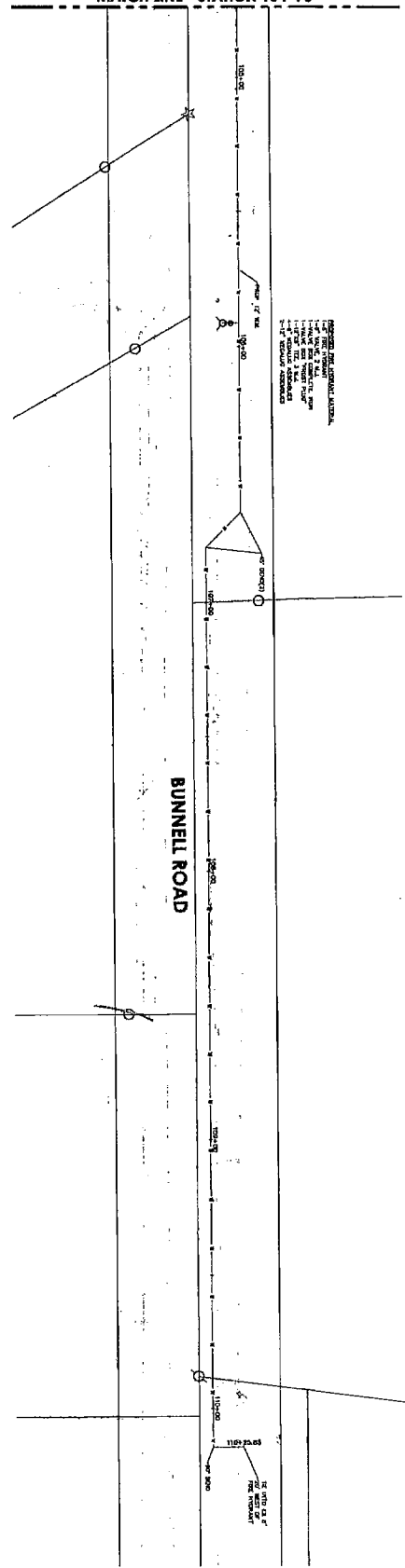
93+75 TO 99+25
1"=20' HOR / 1"=20' VERT



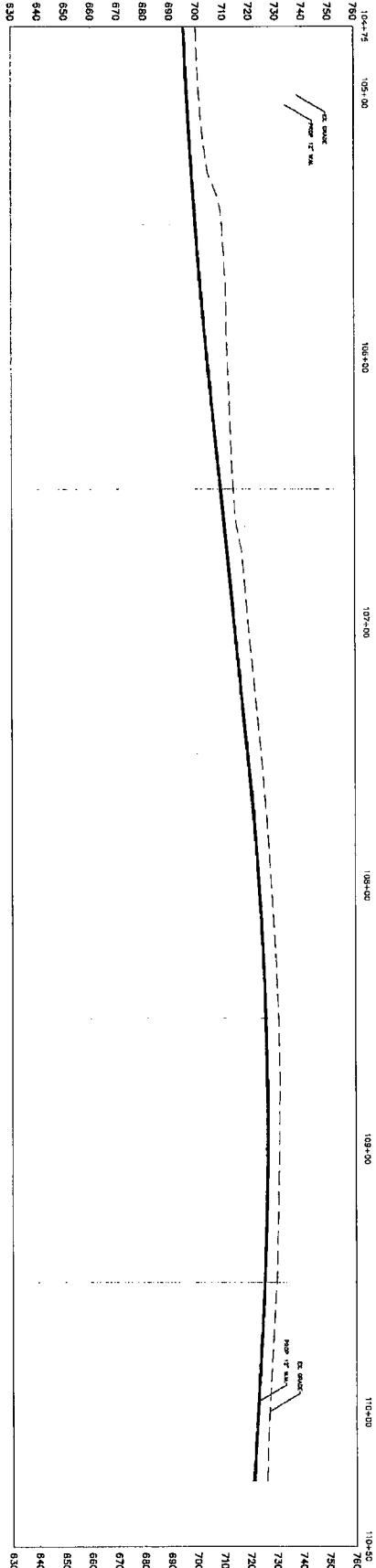
99+25 TO 104+75
 1"=20' HOR / 1"=20' VERT

MATCH LINE - STATION 104+75

PROPOSED WATER MAIN INSTALLATION
- 18" DIA. WATER MAIN
- 18" DIA. RISE MAIN
- 18" DIA. SERVICE MAIN
- 18" DIA. VALVE MAIN
- 18" DIA. HYDRANT MAIN
- 18" DIA. FIRE MAIN
- 18" DIA. SANITARY MAIN



BUNNELL ROAD



104+75 TO 110+26.90
1" = 20' HOR. / 1" = 20' VERT

EXHIBIT C

DEPICTION OF THE PROPERTY

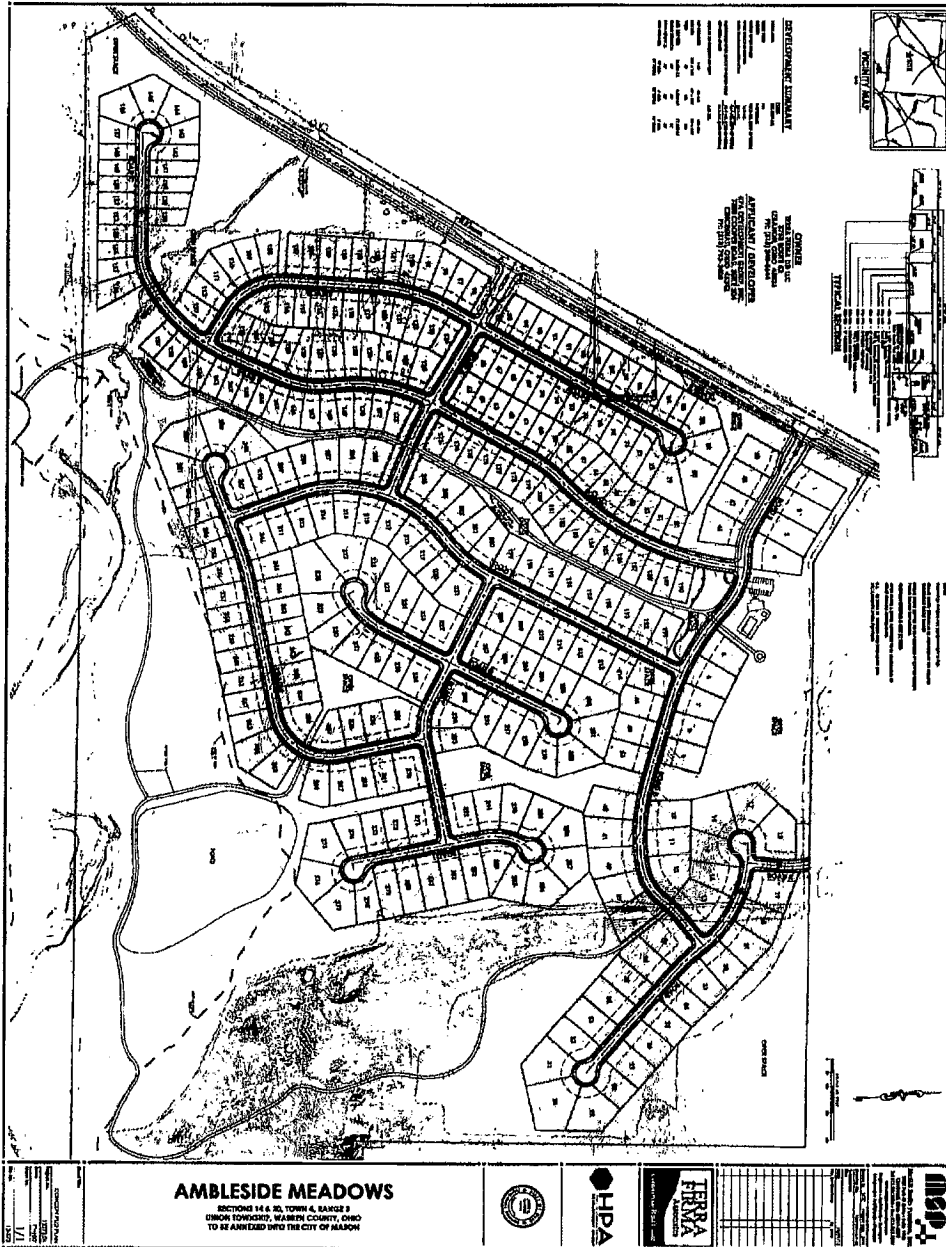


EXHIBIT D

SPECIAL ASSESSMENT AMOUNT

Not to exceed the amount of Five Hundred Fifty Dollars (\$550.00) per Developed Lot, and proportionate to the remaining undeveloped acreage, based upon the anticipated Lots to be developed, as set forth on the Developer's approved Final Development Plan.