

ORDINANCE NO. 1156

AN ORDINANCE ESTABLISHING
VILLAGE OF MONTGOMERY
SPECIAL SERVICE AREA NUMBER TEN

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS, AS FOLLOWS:

Section 1. Authority. The Village of Montgomery (the "Village") is authorized, pursuant to Article VII, Section 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 et seq. (the "Act"), to establish special service areas for the provision of special governmental services in portions of the Village and to levy or impose a special tax and to issue bonds for the provision of such special services.

Section 2. Findings. (a) The question of establishment of the area hereinafter described as a special service area (the "Special Service Area") was considered by the President and Board of Trustees of the Village pursuant to "An Ordinance Proposing the Establishment of Special Service Area Number Ten in the Village of Montgomery and Providing for Other Procedures in Connection Therewith," being Ordinance No. 1154, adopted on October 25, 2004. The establishment of the Area was considered at a public hearing commenced on November 22, 2004, and finally adjourned on November 22, 2004 (the "Public Hearing"). The Public Hearing was held pursuant to notice duly published in the Beacon News, a newspaper of general circulation within the Village, on October 29, 2004, which was at least fifteen (15) days prior to the Public Hearing, and also pursuant to notice by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area. Said notice by mail was given by depositing said notice in the United States mail not less than ten (10) days prior to the date set for the Public Hearing. In the event taxes for the last preceding year were not paid, said notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. A certificate of publication of notice and evidence of mailing of notice are attached to this Ordinance as Exhibit A and Exhibit B, respectively. Said notices conform in all respects to the requirements of the Act.

(b) At the Public Hearing, all interested persons were given an opportunity to be heard on the question of the issuance of bonds to finance a part of the cost of engineering, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs (collectively, the "Improvements"), on the question of the conditions for participating in the Special Service Area as more particularly set forth herein, and on the

question of the retirement of said bonds as due from time to time by a levy of a tax on real property within the Area.

(c) After considering the data as presented to the President and Board of Trustees of the Village and at the Public Hearing, the President and Board of Trustees of the Village find that it is in the best interests of the Village and of the residents and property owners of the Village of Montgomery Special Service Area Number Ten that the Special Service Area, as hereinafter described, be established.

(d) There are no electors residing within the Special Service Area. All owners of record of all taxable property lying within the Special Service Area have executed a Declaration of Consent waiving any objection to the creation of the Special Service Area, the levy of the Special Tax as described herein and the issuance of bonds and consenting to the creation of the Special Service Area.

(e) The Special Service Area is compact and contiguous as required by the Act.

(f) An annual special tax based upon a special tax roll levied against each residential lot and each parcel in the Special Service Area as herein described does not exceed the tax rate or method proposed in the notice of public hearing referred to herein and such special tax, taking into account the direct and indirect special service benefits to current and future owners of property within the Special Service Area, bears a rational relationship between the amount of tax levied against each lot, block, tract and parcel of land in the Special Service Area and the special service benefit conferred.

(g) It is in the best interests of the Village that the Special Service Area be created for the financing of the Improvements within the Special Service Area, that the Improvements be financed by the sale of bonds, and that taxes be levied on real property within the Special Service Area to retire the bonds and to cover costs and expenses connected with the financing of the Improvements within the Special Service Area.

(h) It is in the best interests of the Village of Montgomery Special Service Area Number Ten that the furnishing of the Improvements proposed be considered for the common interests of the Special Service Area and that the Special Service Area will benefit specially from the Improvements.

Section 3. Village of Montgomery Special Service Area Number Ten Established. A special service area to be known and designated as "Village of Montgomery Special Service Area Number Ten" is hereby established and shall consist of the contiguous territory legally described in Exhibit C hereto, and outlined on the map of a portion of the Village attached as Exhibit D hereto, which description and map are by this reference incorporated herein and made a part hereof. The public streets and highways shown within Exhibit D are also included in the Special Service Area.

Section 4. Purpose of Area. Village of Montgomery Special Service Area Number Ten is established to provide special services to the Special Service Area in addition to services provided in the Village generally. Village of Montgomery Special Service Area Number Ten is

also created so that bonds may be issued for the purposes aforesaid (the "Bonds"), payable from taxes levied on real property in the Special Service Area in accordance with the special tax roll established by this Ordinance. Such taxes shall be levied in addition to all other Village taxes so levied, provided no Bonds shall be issued in excess of the principal amount of \$20,000,000 or at an interest rate to exceed the greater of nine percent (9%) per annum or 125% of the rate for the most recent date shown in the 20 G.O. Bonds Index of average municipal bond yields as published in the most recent edition of The Bond Buyer, published in New York, New York, at the time the contract is made for the sale of the Bonds and the Bonds shall mature within not more than forty (40) years from their date.

Section 5. Special Tax Roll for Bond Retirement. In lieu of an ad valorem tax to be levied and extended for the payment of principal of and interest on any Bonds issued on behalf of the Special Service Area, a special tax roll is hereby established. Such special tax roll shall be used only for levying and extending taxes for the payment of principal of and interest on any Bonds issued for the purposes set forth in Section Four hereof and the administration and maintenance of the Special Service Area. The description of the special tax roll shall be as set forth in the "Village of Montgomery Special Service Area Number Ten Special Tax Roll and Report" substantially in the form attached as Exhibit E hereto, which description is by this reference incorporated herein and made a part hereof.

Section 6. Supersede Conflicting Ordinance. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED by the President and Board of Trustees of the Village this December 13, 2004.

Voting Aye (list names):	<u>TRUSTEE BURRELL, MATTINGLY, HEINZ, FELTON, KELK, LEE</u>
Voting Nay (list names):	<u>Ø</u>
Abstaining (list names):	<u>Ø</u>
Absent (list names):	<u>Ø</u>

APPROVED:

Marilyn Micheline
Village President

ATTEST:

Richard B. Whitman
Village Clerk



Published in pamphlet form December 13, 2004.

EXHIBIT A

Proof of Publication and Notice

**NOTICE OF HEARING
VILLAGE OF MONTGOMERY
SPECIAL SERVICE AREA NUMBER TEN**

NOTICE IS HEREBY GIVEN that on November 22, 2004, at 7:00 p.m. at the Montgomery Village Hall, 1200 South Broadway, Montgomery, Illinois, a hearing will be held by the Village of Montgomery to consider forming a special service area to be called Village of Montgomery Special Service Area Number Ten, consisting of the territory hereby described in Exhibit 1 to this Notice.

The approximate street location of the area generally depicted on the map of a portion of the Village, which map is attached as Exhibit 2 to this Notice.

The general purpose of the formation of the Village of Montgomery Special Service Area Number Ten is to provide, through acquisition, construction and installation, special municipal services to the area which may include: engineering, soil testing and appurtenant work; grading and demolition; storm water management facilities; storm drainage systems and storm sewers; site clearing and tree removal; public water facilities; sanitary sewer facilities; erosion control measures; roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements and equipment and materials necessary for the maintenance thereof; landscaping; wetland mitigation and tree installation; costs for land and easement acquisitions relating to any of the foregoing improvements; required tap-on and related fees for water or sanitary sewer services and other eligible costs.

There will also be considered at the hearing the following alternative methods of financing improvements within the proposed special service area: (i) the levy of a tax by the Village in the proposed special service area, sufficient to produce revenues to provide special municipal services to the proposed special service area; the maximum rate of such taxes to be extended in any year within the proposed special service area which shall not exceed the amount necessary to produce a maximum annual tax levy of \$2,900,000 in accordance with the special tax roll referred to below; and (ii) the issuance of special tax bonds in an aggregate principal amount not to exceed \$20,000,000 at an interest rate of not to exceed the greater of nine percent (9%) per annum or 125% of the rate for the most recent date shown in the G.O. Bonds Index of Average Municipal Bond Yields as published in the most recent edition of the Bond Buyer, published in New York, New York, at the time the contract is made for the sale of the bonds, and to mature within forty (40) years from the date of their issuance. The bonds, if issued, shall be retired by the levy of an annual tax established pursuant to a special tax roll to pay the interest on such bonds as it falls due and to discharge the principal thereof at maturity and to pay the costs of administration and maintenance of the special service area, said taxes to be levied upon all taxable property within the proposed special service area.

At the hearing, all interested persons affected by the formation of such special service area, including all persons owning taxable real estate therein, may file written objections and be heard orally regarding the formation of and the boundaries of the special service area; the issuance of bonds; and the levy of taxes affecting the area. The hearing may be adjourned by the Village Board without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the Village of Montgomery Special Service Area Number Ten and by at least 51% of the owners of record of the land included within the boundaries of the Village of Montgomery Special Service Area Number Ten is filed with the Village Clerk of the Village of Montgomery within 180 days following the final adjournment of the public hearing objecting to the formation of the special service area; the issuance of bonds; or the provision of special services to the area; the levy of taxes affecting the area; no such area, no such bonds and no such bonds may be issued or taxes levied or imposed.

Exhibit 1 to Notice

Legal Description of Property

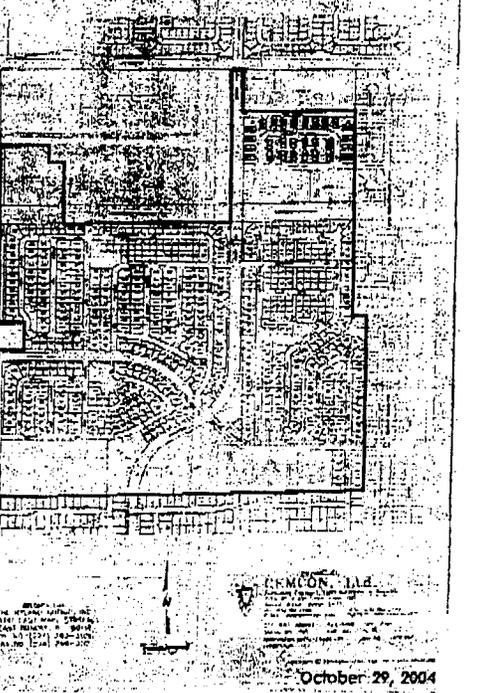
THAT PART OF THE EAST HALF SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE NORTHERLY 657.97 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES 21 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) 3982.32 FEET ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 535.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 21 SECONDS EAST, 190.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 165.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 38 SECONDS EAST, 690.30 FEET TO THE SOUTH LINE OF COMMONWEALTH EDISON RIGHT OF WAY PER DOCUMENT 72-4621; THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST, 1810.53 FEET ALONG SAID SOUTH LINE; THENCE

NORTH 00 DEGREES 03 MINUTES 13 SECONDS EAST, 1064.90 FEET; THENCE NORTHERLY 27.02 FEET ALONG A CURVE CONCAVE TO THE WEST TANGENT TO THE LAST DESCRIBED BEARING, HAVING A RADIUS OF 940.00 FEET, THE CHORD OF SAID CURVE BEARING NORTH 00 DEGREES 49 MINUTES 18 SECONDS WEST; THENCE NORTH 00 DEGREES 36 MINUTES 48 SECONDS WEST 200.00 FEET; THENCE NORTHERLY, 39.84 FEET ALONG A CURVE CONCAVE TO THE EAST, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1000.00 FEET; THE CHORD OF SAID CURVE BEARING NORTH 00 DEGREES 31 MINUTES 12 SECONDS WEST; THENCE NORTH 00 DEGREES 30 MINUTES 25 SECONDS EAST 1155.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 30 PER DOCUMENTS 82-204 AND 11443; THENCE SOUTH 89 DEGREES 27 MINUTES 55 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 145.00 FEET; THENCE SOUTH 45 DEGREES 30 MINUTES 15 SECONDS WEST, 533.00 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 25 SECONDS WEST, 165.00 FEET; THENCE SOUTHERLY 35.33 FEET ALONG A CURVE CONCAVE TO THE EAST, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 790.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 00 DEGREES 34 MINUTES 12 SECONDS EAST; THENCE SOUTH 01 DEGREES 28 MINUTES 48 SECONDS EAST, 263.27 FEET TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTH 89 DEGREES 55 MINUTES 59 SECONDS EAST, 1220.62 FEET TO THE WEST LINE OF LAKEWOOD CREEK WEST UNIT 2; THENCE SOUTH 00 DEGREES 04 MINUTES 01 SECONDS WEST, 2329.67 FEET ALONG SAID WEST LINE AND ALONG THE WEST LINE OF LAKEWOOD CREEK WEST UNIT 1 TO THE SOUTH LINE OF SAID UNIT 1; THENCE NORTH 85 DEGREES 27 MINUTES 37 SECONDS EAST, 342.14 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF BLACKBERRY CROSSING; THENCE SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, 1965.38 FEET ALONG THE WEST LINE OF SAID BLACKBERRY CROSSING TO THE NORTH LINE OF WASHINGTON CHASE; THENCE SOUTH 89 DEGREES 20 MINUTES 31 SECONDS WEST, 390.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING EXCEPTING THEREFROM THAT PART LYING IN COMMONWEALTH EDISON RIGHT OF WAY AS PER DOCUMENTS 72-4621 AND 72-4622 AND ALSO EXCEPTING THEREFROM THAT PART LYING 385 FEET OF THE WESTERLY 385 FEET AS MEASURED ALONG THE NORTH AND WEST LINES OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3, IN KENDALL COUNTY, ILLINOIS, (319.93 ACRES, MORE OR LESS)

PIN Numbers

- 02-02-300-001
- 02-02-300-002
- 02-03-200-002
- 02-03-400-008
- 02-03-400-007

Exhibit 2 to Notice
Map of Proposed Special Service Area
BLACKBERRY CROSSING WEST
MONTGOMERY, ILLINOIS



STATE OF ILLINOIS }
COUNTY OF KANE SS

FOX VALLEY PUBLICATIONS, DOES HEREBY CERTIFY:

That it is a corporation duly organized and existing under the laws of the State of Illinois;
That it is the publisher of The Beacon News, a secular daily newspaper published in the City of Aurora, in Kane County, Illinois, and of general circulation in said City, County and State; and in DuPage, Kendall, DeKalb Counties, and in other Cities in Kane County; and that it is a newspaper as defined in "An Act to Revise the Law in Relation to Notices"—Ill. Revised Statutes, Chap. 100, Sections 1, 5 and 10.

That a notice of which the annexed is a true copy has been regularly published in said newspaper.....*OVU*.....time.....each.....for
.....successive.....; that the
first publication of said notice was on the *29th* day of *October*, 20*04*
and the last publication thereof was on the.....day of....., 20.....
that the face of type in which each publication of said notice was printed was the same as the body of type used in the classified advertising in the newspaper in which said publication was made;

That said The Beacon News has been regularly published in said City, County and State for at least one year prior to the first publication of said notice.

In WITNESS WHEREOF, said Fox Valley Publications, publisher as aforesaid, has executed this Certificate of Publication by its Officer or Agent thereunto duly authorized this *29th* day of *October*, 20*04*.

FOX VALLEY PUBLICATIONS

By: *A. J. [Signature]*

Printer's fee \$ *972.32* Paid....., 20.....;

No. *1058119*.....Folio *600019123*

EXHIBIT B

Proof of Mailing and Notice

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ralph and Helen Russell
1 South 559 Green Road
Elburn, Illinois 60119

A. Signature

X *Ralph T. Russell*

- Agent
- Addressee

B. Received by (Printed Name)

Ralph T. Russell

C. Date of Delivery

1-8-04

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7002 0860 0002 1733 6146

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1035

047405-0101

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LaSalle Bank National Trust Trust No. 6555
Horst W. Haase and Petra Haase
c/o Quintessence Publishing Co., Inc.
Attn: William G. Hartman
551 Kimberly Drive
Carol Stream, Illinois 60188-1881

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *William G. Hartman*

- Agent
- Addressee

B. Received by (Printed Name)

W. G. Hartman

C. Date of Delivery

11/11/04

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No *8810 KPS*

3. Service Type

- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7002 0860 0002 1733 6115

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1035

047405-0101

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ryland Homes
Attn: Mr. John Luczynski
1141 East Main Street
Suite 108
East Dundee, IL 60018

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *C. Van Der Bilt*

- Agent
- Addressee

B. Received by (Printed Name)

VanDerBilt

C. Date of Delivery

10/29

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7002 0860 0002 1733 6160

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1035

047405-0101

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Donald and Carol Hamman
13351 B Faxon Road
Plano, Illinois 60545

A. Signature
Carol Hamman Agent Addressee

B. Received by (Printed Name) **C. Date of Delivery**
Carol Hamman *10/28/04*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7002 0860 0002 1733 6122**

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1035
 047405-0101

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Harris Trust and Savings Bank
Trust No. HTB-1515
201 S. Grove Ave
Barrington, Illinois 60010

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature] Agent Addressee

B. Received by (Printed Name) **C. Date of Delivery**
[Name] *10/28/04*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7002 0860 0002 1733 6153**

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1035
 047405-0101

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

J. Robert and Lorene Morin
1606 South Wahsatch Avenue
Colorado Springs, CO 80906

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature] Agent Addressee

B. Received by (Printed Name) **C. Date of Delivery**
[Name] *[Date]*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label)

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1035
 047405-0101

**NOTICE OF HEARING
VILLAGE OF MONTGOMERY
SPECIAL SERVICE AREA NUMBER TEN**

NOTICE IS HEREBY GIVEN that on November 22, 2004, at 7:00 p.m. at the Montgomery Village Hall, 1300 South Broadway, Montgomery, Illinois, a hearing will be held by the Village of Montgomery to consider forming a special service area, to be called "Village of Montgomery Special Service Area Number Ten," consisting of the territory legally described in Exhibit 1 to this Notice.

The approximate street location is the area generally depicted on the map of a portion of the Village, which map is attached as Exhibit 2 to this Notice.

The general purpose of the formation of the Village of Montgomery Special Service Area Number Ten is to provide, through acquisition, construction and installation, special municipal services to the area which may include: engineering, soil testing and appurtenant work, mass grading and demolition, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, sidewalks, equestrian paths and related street improvements, and equipment and materials necessary for the maintenance thereof, landscaping, wetland mitigation and tree installation, costs for land and easement acquisitions relating to any of the foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs.

There will also be considered at the hearing the following alternative methods of financing improvements within the proposed special service area: (i) the levy of a tax by the Village in the proposed special service area, sufficient to produce revenues to provide special municipal services to the proposed special service area; the maximum rate of such taxes to be extended in any year within the proposed special service area which shall not exceed the amount necessary to produce a maximum annual tax levy of \$2,900,000 in accordance with the special tax roll referred to below, and (ii) the issuance of special tax bonds in an aggregate principal amount not to exceed \$20,000,000 at an interest rate of not to exceed the greater of nine percent (9%) per annum or 125% of the rate for the most recent date shown in the 20 G.O. Bonds Index of average municipal bond yields as published in the most recent edition of The Bond Buyer, published in New York, New York, at the time the contract is made for the sale of the bonds, and to mature within forty (40) years from the date of their issuance. The bonds, if issued, shall be retired by the levy of an annual tax established pursuant to a special tax roll to pay the interest on such bonds as it falls due and to discharge the principal thereof at maturity and to pay the costs of administration and maintenance of the special service area, said tax to be levied upon all taxable property within the proposed special service area.

At the hearing, all interested persons affected by the formation of such special service area, including all persons owning taxable real estate therein, may file written objections to and be heard orally regarding the formation of and the boundaries of the special service area, the issuance of bonds and the levy of taxes affecting the area. The hearing may be adjourned by the

Village Board without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the Village of Montgomery Special Service Area Number Ten and by at least 51% of the owners of record of the land included within the boundaries of the Village of Montgomery Special Service Area Number Ten is filed with the Village Clerk of the Village of Montgomery within 60 days following the final adjournment of the public hearing objecting to the creation of the special service area, the issuance of bonds for the provision of special services to the area or the levy of taxes affecting the area, no such area may be created and no such bonds may be issued or taxes levied or imposed.

Exhibit 1 to Notice

Legal Description of Property

THAT PART OF THE EAST HALF SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;
THENCE NORTHERLY, 657.97 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES 21 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 3982.32 FEET ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 535.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 21 SECONDS EAST, 190.00 FEET;
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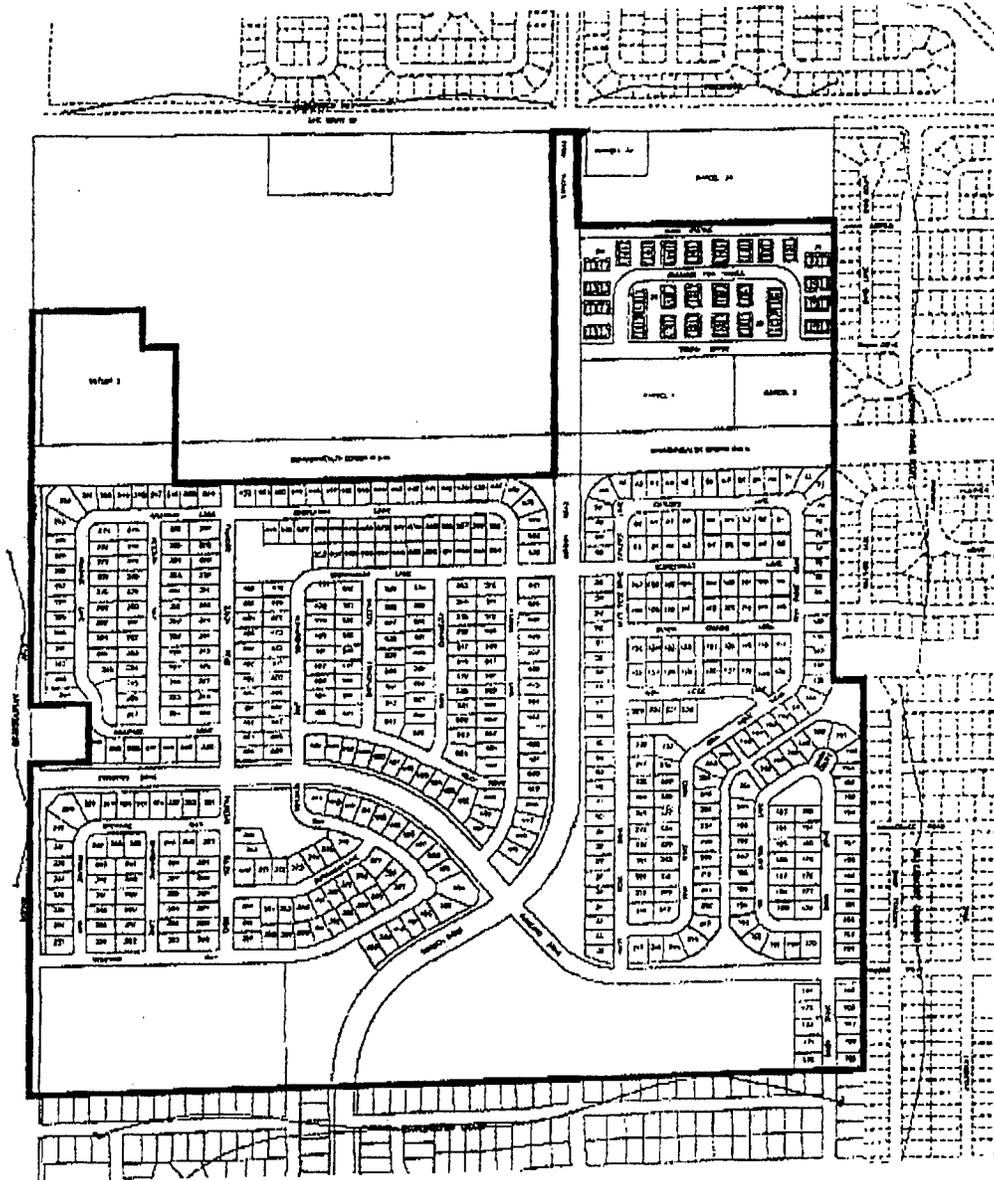
PIN Numbers:

02-02-100-001
02-02-300-003
02-03-200-002
02-03-400-006
02-03-400-007

Exhibit 2 to Notice
Map of Proposed Special Service Area

BLACKBERRY CROSSING WEST

MONTGOMERY, ILLINOIS



PREPARED FOR:
 THE RYLAND GROUP, INC.
 1141 EAST MAIN STREET
 EAST DUNDEE, IL 60118
 PH. NO. (224) 293-3100
 FAX NO. (224) 293-3101



PREPARED BY:
CEMCON, Ltd.
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DISC. NO.: 200007 FILE NAME: 01E EX-16
 DRAWN BY: HDS P.L.D. NO. / PC. NO. _____
 COMPLETION DATE: 9-27-04 JOB NO.: 600.057
 EXERCISE: N/A

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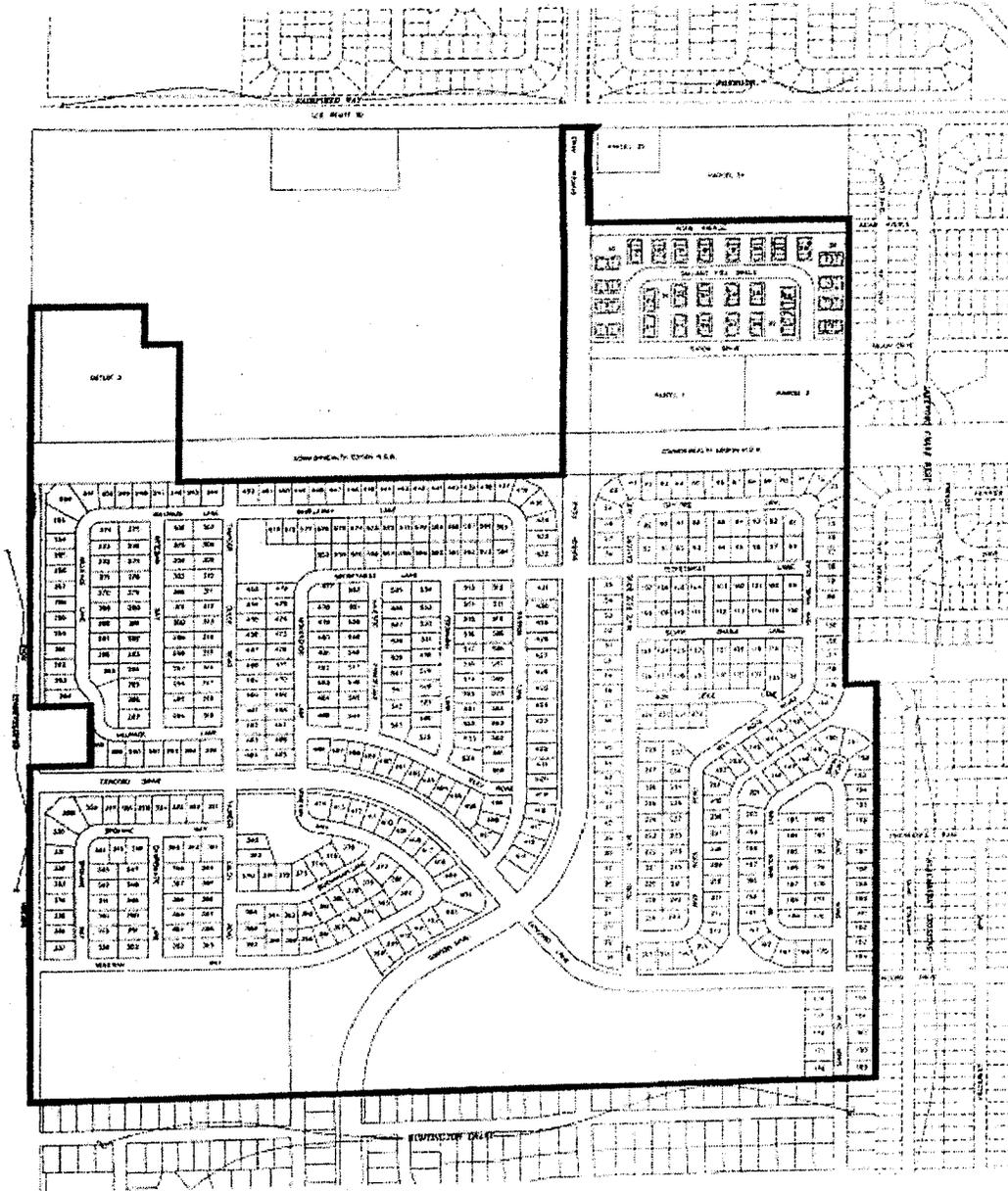
EXHIBIT C

Legal Description

THAT PART OF THE EAST HALF SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE NORTHERLY, 657.97 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES 21 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 3982.32 FEET ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 535.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 21 SECONDS EAST, 190.00 FEET;
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EXHIBIT D
 Map of Special Service Area Number Ten

BLACKBERRY CROSSING WEST
MONTGOMERY, ILLINOIS



PREPARED FOR:
 THE RYLAND GROUP, INC.
 1141 EAST MAIN STREET
 EAST DUNDEE, IL 60118
 PH. NO. (224) 293-3100
 FAX NO. (224) 293-3101



SCALE 1" = 100'

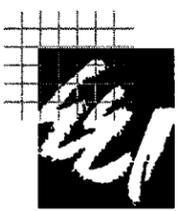
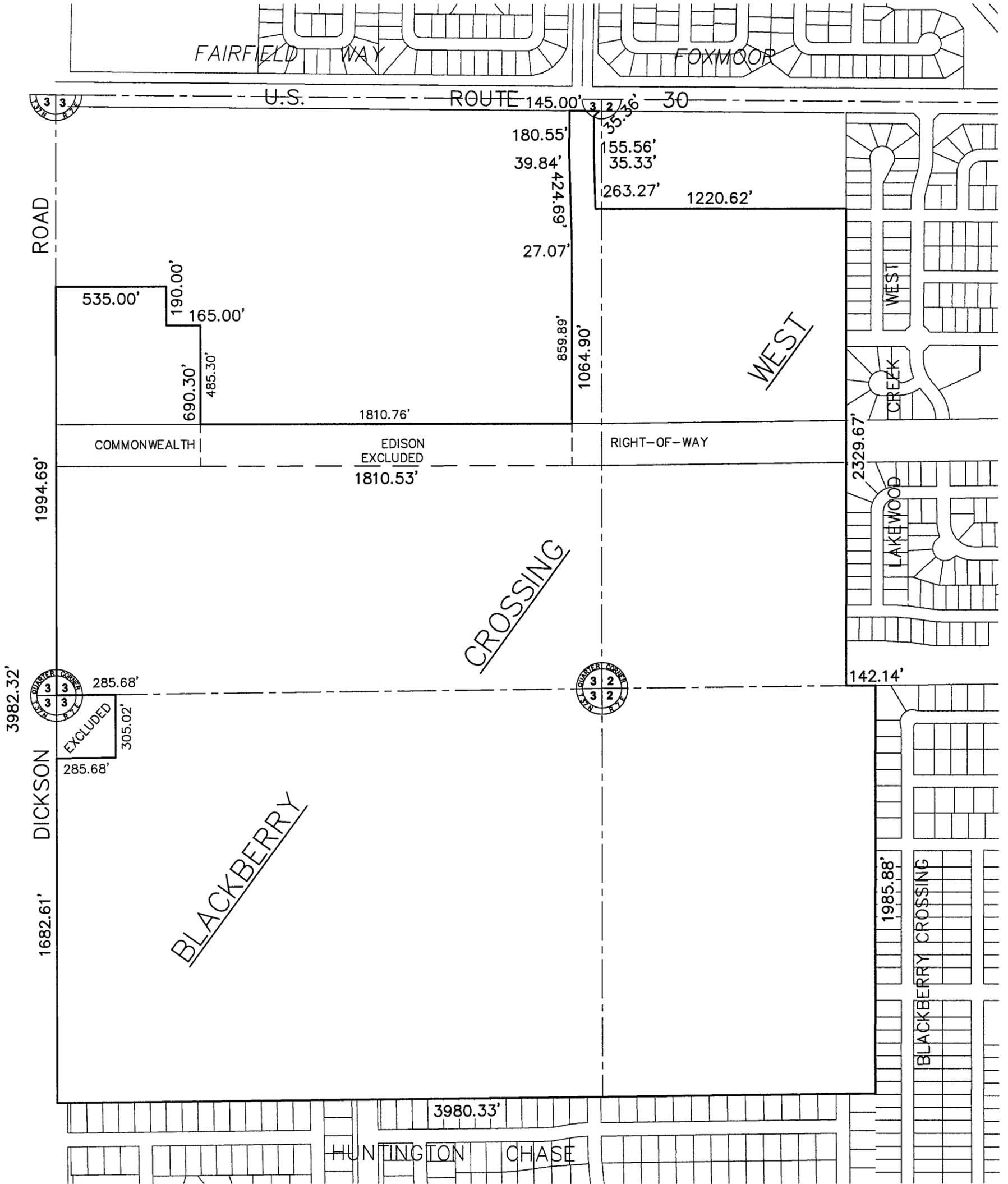
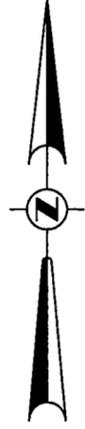
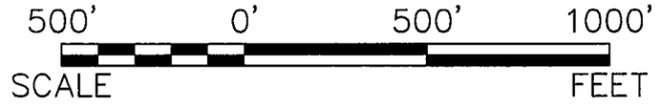


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DATE: 02/28/07 FILE NAME: 0101.DWG
 DRAWN BY: RSC LID: BCL/RSK/ST
 COMPUTATION DATE: 02-22-04 JOB NO: 0000007
 PLOTTED: N/A

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EXHIBIT SSA MAP



Engineering Enterprises, Inc.
Civil Engineers & Land Surveyors
52 Wheeler Road
Sugar Grove, Illinois 60554 630/466-9350

NOVEMBER 18, 2005
PROJ. M0034405

EXHIBIT E

Special Tax Roll and Report

VILLAGE OF MONTGOMERY
SPECIAL SERVICE AREA NUMBER TEN
SPECIAL TAX ROLL AND REPORT

Prepared for

VILLAGE OF MONTGOMERY
1300 South Broadway
Montgomery, IL 60538
(630) 896-8080

Prepared by

DAVID TAUSSIG & ASSOCIATES, INC.
1301 Dove Street, Suite 600
Newport Beach, CA 92660
(949) 955-1500

Exhibit
E

VILLAGE OF MONTGOMERY
SPECIAL SERVICE AREA NUMBER TEN

SPECIAL TAX ROLL AND REPORT
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List of Exhibits

Exhibit A – Special Tax Roll

Exhibit B – Prepayment of the Maximum Parcel Special Tax

Exhibit C – Engineer's Opinion of Probable Construction Costs

I. INTRODUCTION

Pursuant to the provisions of the Act and in accordance with the "Establishing Ordinance" being Ordinance No. 1156 passed by the Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, State of Illinois, on December 13, 2004 in connection with the proceedings for Special Service Area Number Ten (hereinafter referred to as "SSA No. 10"), this Special Tax Roll and Report of SSA No.10 (the "Report") is herewith submitted and made part of the Establishing Ordinance.

II. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means the Special Service Area Tax Law, being 35 ILCS 200/27-5 et seq., as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 10 and the Bonds as determined by the Village or its designee: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the Village or designee thereof or both); the costs of collecting the Special Taxes (whether by the Village, the County, or otherwise); the costs of remitting the Special Taxes to the fiscal agent and/or trustee for any Bonds; the costs of the fiscal agent and/or trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture; periodic costs on the Bonds, including, but not limited to, the costs of remarketing and letter of credit draw fees; the costs of the Village or designee in computing the amount of rebatable arbitrage, if any; the costs of the Village or designee in applying for and maintaining ratings of the Bonds; the costs of the Village or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes; the costs associated with the release of funds from any escrow account or funds held pursuant to the Bond Indenture; and any termination payments owed by the Village in connection with any guaranteed investment contract, forward purchase agreement, or other investment of funds held under the Bond Indenture. Administrative Expenses shall also include amounts advanced by the Village for any administrative purpose of SSA No. 10 including the costs of computing Special Tax Bond Prepayment amounts, recording of lien satisfaction or other notices related to a Special Tax Bond Prepayment or Mandatory Special Tax Prepayment, discharge or satisfaction of Special Taxes; and the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes and the reasonable fees of legal counsel to the Village incurred in connection with all of the foregoing.

"Board" means the Village President and the Board of Trustees of the Village of Montgomery, having jurisdiction over SSA No. 10.

"Bond Indenture" means the trust indenture and any supplemental indentures between the Village and the trustee named therein authorizing the issuance of the Bonds.

"Bonds" means any bonds or other debt, including refunding bonds, whether in one or more series, issued by the Village and secured by the Maximum Parcel Special Tax for SSA No. 10, the proceeds of which will be used to finance inter alia, all or a portion of the public improvements.

"Calendar Year" means the twelve-month period starting January 1 and ending December 31.

"Consultant" means the designee of the Village responsible for determining the Special Taxes and assisting the Village and/or the County in providing for the collection of the Special Taxes, continuing disclosure, and any other administrative efforts related to SSA No. 10.

"County" means the County of Kendall, Illinois.

"Dwelling Unit" or "DU" means a residential dwelling unit.

"Final Plat" means a final plat of subdivision approved by the Village and recorded with the County.

"Mandatory Special Tax Prepayment" means the Special Tax Bond Prepayment as described in Section VI F.1 and F.2 herein and calculated pursuant to Exhibit B herein.

"Maximum Parcel Special Tax" means the maximum special tax, determined in accordance with Section VI that can be collected by the Village in any Calendar Year on any Parcel. Maximum Parcel Special Taxes means the sum of the Maximum Parcel Special Tax for all Parcels of Single-family Property and Townhome Property.

"Maximum SSA Special Taxes" means the Maximum Parcel Special Taxes plus any additional special taxes levied, in accordance with any supplemental ordinances adopted by the Village that can be collected by the Village in any Calendar Year.

"Parcel" means a lot or parcel within the boundaries of SSA No. 10 shown on a Final Plat and/or PIN Map.

"PIN Map" means an official map of the County Assessments Division or other authorized County official designating parcels by permanent index number.

"Preliminary Plat" means a subdivision plat for SSA No. 10 approved by or submitted to the Village, but not recorded with the County.

"Residential Property" means all Parcels within the boundaries of SSA No. 10 on which Dwelling Units have been, may be, or are anticipated to be constructed as determined from any Preliminary or Final Plat.

"Single-family Property" means all Parcels within the boundaries of SSA No. 10 on which single-family Dwelling Units have been, may be, or are anticipated to be constructed as determined from any Preliminary or Final Plat. The single-family

Dwelling Units are anticipated to be constructed as shown on the Preliminary Plats of Blackberry Crossing West Unit 2 and Unit 3, dated October 5, 2004 and June 23, 2004, respectively.

"**Special Tax**" means the special tax to be extended and collected in each Calendar Year on each Parcel.

"**Special Tax Bond Prepayment**" means that amount required to fully prepay the Maximum Parcel Special Tax computed pursuant to Exhibit B herein.

"**Special Tax Requirement**" means that amount determined by the Village or its designee as required in any Calendar Year to pay: (1) the Administrative Expenses, (2) debt service on any Bonds, (3) reasonably anticipated delinquent Special Taxes, (4) any amount required to replenish any reserve fund established in connection with such Bonds, (5) the costs of credit enhancement and fees for instruments that serve as the basis of a reserve fund in lieu of cash related to any such Bonds, and less (6) available funds as directed under the Bond Indenture.

"**Special Tax Roll**" means the Special Tax Roll included herein as Exhibit A, as may be amended pursuant to Section VI.D.

"**Townhome Property**" means all Parcels within the boundaries of SSA No. 10 on which townhome Dwelling Units have been, may be, or are anticipated to be constructed as determined from any Preliminary or Final Plat. The townhome Dwelling Units are anticipated to be constructed as shown on the Preliminary Plat of Blackberry Crossing West Unit 1 dated July 28, 2004.

"**Village**" means the Village of Montgomery, Kane and Kendall Counties, State of Illinois.

III. SPECIAL SERVICE AREA DESCRIPTION

A. BOUNDARIES OF SSA No. 10

SSA No. 10 consists of approximately three hundred twenty-three (323) acres of land generally located at the southeast corner of U.S. Route 30 and Dickson Road, the legal description for which is attached as Exhibit C of the Establishing Ordinance.

B. ANTICIPATED LAND USES

SSA No. 10 is anticipated to consist of five hundred forty-nine (549) single-family Dwelling Units (i.e., single-family homes) and one hundred twelve (112) townhome Dwelling Units.

IV. SPECIAL SERVICES

SSA No. 10 has been established to finance certain special services conferring special benefit thereto and which are in addition to the municipal services provided to the Village as a whole. A general description, estimated cost, and allocation of these special services are set forth in the following sections.

A. GENERAL DESCRIPTION

The special services that are eligible to be financed by SSA No. 10 consist of certain public improvements with appurtenances and appurtenant work in connection therewith necessary to serve SSA No. 10 (hereinafter referred to as the "Eligible Improvements"). The Eligible Improvements are generally described as follows:

Sanitary sewer facilities, water facilities, storm sewer facilities, roads and streets, street lighting and signs, bike paths, erosion control improvements, engineering related to any of the foregoing, and other eligible costs as set forth in the Establishing Ordinance.

B. ESTIMATED COSTS

The estimated costs for the Eligible Improvements and the amounts anticipated to be financed by SSA No. 10 are presented in Table 1 below.

TABLE 1 ESTIMATED COSTS FOR ELIGIBLE IMPROVEMENTS		
PUBLIC IMPROVEMENT	TOTAL COSTS	COSTS ANTICIPATED TO BE FINANCED BY SSA NO. 10
Sanitary Sewer Facilities	\$2,464,896	\$2,464,896
Water Facilities	\$1,995,665	\$1,995,665
Storm Sewer Facilities	\$2,498,041	\$2,498,041
Road Facilities		
Pavement Improvements	\$12,487,915	\$9,566,372
Lighting and Street Sign Improvements	\$412,720	\$220,770
Erosion Control Improvements	\$232,722	\$232,722
Miscellaneous Improvements		
Bicycle Pathway	\$192,154	\$128,904
Construction Phase Services	\$444,540	\$334,540
GRAND TOTAL	\$20,728,652	\$17,441,909

C. ALLOCATION

Special taxes levied pursuant to the Act must bear a rational relationship between the amount of the special tax levied against each Parcel within SSA No. 10 and the special service benefit conferred. Therefore, the public improvements anticipated to be financed by SSA No. 10 as shown in Table 1 have been allocated in accordance with the benefit rendered to the property therein, with benefit

estimated to be a function of (i) the service or benefit area for said improvements and (ii) the relative capacity for said improvements reserved for or to be used by properties within the benefit area. A discussion of the relevant benefit area(s) and measures of public facilities usage is detailed below.

1. BENEFIT AREA

The scope of the Eligible Improvements is local in nature, and therefore the benefit area coincides with the property served by these improvements. In other words, the improvements that serve the Single-family Property benefit the Single-family Property. The same is true for the improvements serving the Townhome Property.

2. PUBLIC FACILITY USAGE

Once the benefit area has been established, the special services may be allocated among the Parcels of Single-family Property and Townhome Property in accordance with use. As is discussed in the following sections, commonly accepted measures for public facility usage indicate that the benefit conferred by the Eligible Improvements applies uniformly by land use type. Therefore the improvements serving the Single-family Property are allocated equally to each Dwelling Unit therein, and the improvements serving the Townhome Property are also allocated equally to each Dwelling Unit therein.

a. SANITARY SEWER AND WATER USAGE

The primary determinant of sanitary sewer and water usage is the applicable population equivalent, or P.E. Household population is the criteria commonly used to project sewer and water service demand. *Wastewater Engineering, Third Edition* indicates that residential wastewater flow rates are typically determined on the basis of population density and the average per capita contribution of wastewater. The Illinois Environmental Protection Agency's criteria for water storage and distribution systems assume an everyday use equal to 50 gallons per day per person. In addition, an emergency capacity is set at 50 gallons per day per person. This equates to 350 gallons per day for each single-family home given the applicable IEPA P.E. factor of 3.5 for single-family homes.

The IEPA does not publish P.E. factors for townhome Dwelling Units. However, IEPA indicates that the published P.E. factors for apartments may be used to estimate P.E. for townhomes. P.E. factors for apartments range from 1.5 to 3.0 depending upon bedroom count. As each townhome Dwelling Unit is anticipated to have two or three bedrooms, the P.E. factor of 3.0 for two to three-bedroom apartments is used.

b. ROAD USAGE

Road usage is typically computed on the basis of anticipated trip generation. The Institute of Traffic Engineers publication *Trip Generation Sixth Edition*, indicates average weekday trips per single-family detached home and townhome of 9.57 and 5.86, respectively.

c. STORM SEWER USAGE

Storm sewer facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall.

The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions within SSA No. 10, storm flows will tend to vary with land use and the associated impervious area.

Impervious ground coverage factors for residential development vary by development density or the number of dwelling units per gross acre, with gross acreage being exclusive of open space. The gross density for the Single-family Property is approximately three Dwelling Units to an acre. The TR-55 Manual indicates an impervious ground coverage factor of thirty percent (30%) for this development density. The TR-55 Manual specifies impervious ground coverage factors for townhome development of sixty-five percent (65%).

As the respective Dwelling Units within the Single-family Property and Townhome Property are anticipated to have approximately the same impervious area, the storm flow and therefore usage of the storm sewer system is not expected to vary in any material amount from single-family home to single-family home or from townhome to townhome.

3. ALLOCATED COSTS

The developer's engineer has prepared an estimate of probable costs ("Engineer's Opinion of Probable Construction Cost") for SSA No. 10, the summary of which is attached hereto as Exhibit C. The Engineer's Opinion

of Probable Construction Cost¹ identifies Eligible Improvements that serve, and therefore benefit, the Single-family Property and Townhome Property of \$17,512,402 and \$3,216,250, respectively. These improvements are shown by improvement type in Table 2 below.

TABLE 2 ELIGIBLE IMPROVEMENTS BY LAND USE			
ELIGIBLE IMPROVEMENTS	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	TOTAL
Sanitary Sewer Facilities	\$2,335,697	\$129,200	\$2,464,896
Water Facilities	\$1,759,820	\$235,846	\$1,995,665
Storm Sewer Facilities	\$2,196,778	\$301,263	\$2,498,041
Pavement Improvements	\$10,214,975	\$2,272,939	\$12,487,915
Lighting and Street Sign Improvements	\$350,350	\$62,370	\$412,720
Erosion Control Improvements	\$159,709	\$73,013	\$232,722
Miscellaneous Improvements	\$144,210	\$47,944	\$192,154
Construction Phase Services	\$350,863	\$93,677	\$444,540
GRAND TOTAL	\$17,512,402	\$3,216,250	\$20,728,652
NUMBER OF DUS	549	112	NA

Dividing by the number of Dwelling Units results in the allocated costs shown in Table 3 on the following page.

¹ Prepared by Cemcon, Ltd.

**TABLE 3
ELIGIBLE IMPROVEMENT COSTS
PER DWELLING UNIT**

ELIGIBLE IMPROVEMENT	ALLOCATED COST PER DWELLING UNIT	
	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY
Sanitary Sewer Facilities	\$4,254.46 / SFDU ¹	\$1,153.57 / TDU ²
Water Facilities	\$3,205.50 / SFDU ¹	\$2,105.77 / TDU ²
Storm Sewer Facilities	\$4,001.42 / SFDU ¹	\$2,689.84 / TDU ²
Pavement Improvements	\$18,606.51 / SFDU ¹	\$20,294.10 / TDU ²
Lighting and Street Sign Improvements	\$638.16 / SFDU ¹	\$556.88 / TDU ²
Erosion Control Improvements	\$290.91 / SFDU ¹	\$651.90 / TDU ²
Miscellaneous Improvements	\$262.68 / SFDU ¹	\$428.07 / TDU ²
Construction Phase Services	\$639.09 / SFDU ¹	\$836.40 / TDU ²
TOTAL ALLOCATED COST	\$31,898.73 / SFDU¹	\$28,716.52 / TDU²
TOTAL COST FUNDED BY SSA	\$25,911.95 / SFDU¹	\$28,716.52 / TDU²
¹ Single-Family Dwelling Unit ² Townhome Dwelling Unit		

The portion of these improvements to be financed with bond proceeds is shown in Table 4. All Eligible Improvements that are not financed through SSA No. 10 will be funded by the developer and are categorized as "Developer's Equity."

**TABLE 4
FUNDING OF ELIGIBLE PUBLIC IMPROVEMENTS**

PUBLIC IMPROVEMENT	GRAND TOTAL	SSA NO. 10			DEVELOPER'S EQUITY
		TOTAL	SINGLE-FAMILY PROPERTY	TOWNHOME PROPERTY	
Sanitary Sewer Facilities	\$2,464,896	\$2,464,896	\$2,335,697	\$129,200	\$0
Water Facilities	\$1,995,665	\$1,995,665	\$1,759,820	\$235,846	\$0
Storm Sewer Facilities	\$2,498,041	\$2,498,041	\$2,196,778	\$301,263	\$0
Pavement Improvements	\$12,487,915	\$9,566,372	\$7,293,433	\$2,272,939	\$2,921,543
Lighting and Street Sign Improvements	\$412,720	\$220,770	\$158,400	\$62,370	\$191,950
Erosion Control Improvements	\$232,722	\$232,722	\$159,709	\$73,013	\$0
Miscellaneous Improvements	\$192,154	\$128,904	\$80,960	\$47,944	\$63,250
Construction Phase Services	\$444,540	\$334,540	\$240,863	\$93,677	\$110,000
TOTAL	\$20,728,652	\$17,441,909	\$14,225,659	\$3,216,250	\$3,286,743
TOTAL COST PER DWELLING UNIT	NA	NA	\$25,911.95	\$28,716.52	NA

D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS

The description of the Eligible Improvements, as set forth herein, is general in nature. The final description, specifications, location, and costs of improvements and facilities will be determined upon the preparation of final plans and specifications and completion of the improvements. The final plans may show substitutes, in lieu or modifications to the Eligible Improvements in order to accomplish the works of improvements, and any substitution, increase, or decrease to the amount of public improvements financed shall not be a change or modification in the proceedings as long as the ratio of the Single-family Property to Townhome Property Eligible Improvement costs actually funded by SSA No. 10 is consistent with the ratio of such costs as determined from Table 4 above.

V. BOND ASSUMPTIONS

It is anticipated that certain of the Eligible Improvements will be financed through the issuance of a single series of bonds. Total authorized bonded indebtedness is \$20,000,000. Bonds in the approximate amount of \$20,000,000 are anticipated to be issued in December 2004. Issuance costs are estimated to be approximately two and one quarter percent (2.25%) of the principal amount of the bonds. The bond issue will include approximately twenty-seven (27) months of capitalized interest. The term of the bonds is anticipated to be 20 years, with principal amortized over a period of approximately 10 years.

The final sizing of the bonds may be modified as appropriate to meet the objectives of the financing and prevailing bond market conditions. These modifications may include, but are not limited to, changes in the following:

- Bond timing, phasing, and/or escrows;
- Capitalized interest period;
- Principal amortization (i.e., bond term and annual debt service payment);
- Reserve fund size and form, if any; and
- Coupon rates.

Therefore, the actual bonded indebtedness, and consequently the amount of public improvements financed by SSA No. 10, may increase or decrease depending upon these variables.

VI. MAXIMUM PARCEL SPECIAL TAX

A. DETERMINATION

When multiple land uses are anticipated, the Maximum Parcel Special Tax is a function of the (i) relative amounts of the Eligible Improvement costs funded for such land uses and (ii) the Maximum Parcel Special Taxes required to pay debt service on the Bonds. In order to measure the relative difference in funded public improvement costs for each land use type, Equivalent Dwelling Unit ("EDU") factors have been calculated for the Eligible Improvements to be funded by SSA No. 10. A single-family Dwelling Unit is deemed the typical residential unit and is assigned an EDU factor of 1.00. The EDU factor for townhome Dwelling Units is equal to the ratio of the funded Eligible Improvements for townhome Dwelling Units to the funded Eligible Improvements for single-family Dwelling Units. The funded Eligible Improvements per Dwelling Unit is calculated by dividing the amounts to be funded for Single-family Property and Townhome Property shown in Table 4 by the respective number of Dwelling Units. EDUs are shown in Table 5 below.

TABLE 5				
EDU FACTORS				
	COST/DWELLING UNIT	EDU FACTOR	DWELLING UNITS	EDUs
Single-Family Property	\$25,911.95	1.000	549 units	549.000
Townhome Property	\$28,716.52	1.108	112 units	124.096
Total			661 units	673.096

The Maximum Parcel Special Tax is derived from the required Maximum Parcel Special Taxes which are equal to the sum of the estimated (i) maximum annual interest and principal payments on the Bonds and (ii) estimated Administrative Expenses. The derivation of the Maximum Parcel Special Tax is shown in Table 6 below.

**TABLE 6
MAXIMUM PARCEL SPECIAL TAX**

LEVY YEAR	(A)	(B)	(C)	(D)	(E)	(F)
	DEBT SERVICE	ADMINISTRATIVE EXPENSES	MAXIMUM PARCEL SPECIAL TAXES ¹	MAXIMUM PARCEL SPECIAL TAX		
				EDU ²	SINGLE-FAMILY PROPERTY ^{3,4}	TOWNHOME PROPERTY ^{3,5}
2005	\$1,400,000	\$20,500	\$1,420,500	\$2,110.40	\$2,110.40	\$2,338.32
2006	\$1,400,000	\$20,808	\$1,420,808	\$2,110.85	\$2,110.85	\$2,338.83
2007	\$1,400,000	\$21,120	\$1,421,120	\$2,111.32	\$2,111.32	\$2,339.34
2008	\$1,400,000	\$21,436	\$1,421,436	\$2,111.79	\$2,111.79	\$2,339.86
2009	\$1,400,000	\$21,758	\$1,421,758	\$2,112.27	\$2,112.27	\$2,340.39
2010	\$1,400,000	\$22,084	\$1,422,084	\$2,112.75	\$2,112.75	\$2,340.97
2011	\$1,400,000	\$22,416	\$1,422,416	\$2,113.24	\$2,113.24	\$2,341.47
2012	\$1,400,000	\$22,752	\$1,422,752	\$2,113.74	\$2,113.74	\$2,342.03
2013	\$1,400,000	\$23,093	\$1,423,093	\$2,114.25	\$2,114.25	\$2,342.59
2014	\$2,845,000	\$23,439	\$2,868,439	\$4,261.56	\$4,261.56	\$4,721.61
2015	\$2,848,850	\$23,791	\$2,872,641	\$4,267.80	\$4,267.80	\$4,728.73
2016	\$2,850,350	\$24,148	\$2,874,498	\$4,270.56	\$4,270.56	\$4,731.78
2017	\$2,849,150	\$24,510	\$2,873,660	\$4,269.32	\$4,269.32	\$4,730.40
2018	\$2,844,900	\$24,878	\$2,869,778	\$4,263.55	\$4,263.55	\$4,724.01
2019	\$2,847,250	\$25,251	\$2,872,501	\$4,267.59	\$4,267.59	\$4,728.50
2020	\$2,850,150	\$25,630	\$2,875,780	\$4,272.47	\$4,272.47	\$4,733.89
2021	\$2,847,900	\$26,014	\$2,873,914	\$4,269.69	\$4,269.69	\$4,730.82
2022	\$2,845,150	\$26,404	\$2,871,554	\$4,266.19	\$4,266.19	\$4,726.94
2023	\$2,846,200	\$26,800	\$2,873,000	\$4,268.34	\$4,268.34	\$4,729.32

¹Column A plus Column B.

²Column C divided by 673.096 EDUs (See Table 5).

³Per Dwelling Unit

⁴1.000 EDU per Single Family Dwelling Unit

⁵1.108 EDU per Townhome Dwelling unit

Amounts have been rounded to the nearest penny.

The Maximum Parcel Special Tax per EDU is simply computed by dividing the Maximum Parcel Special Taxes by the number of EDUs. Multiplying this amount by the applicable EDU factor yields the Maximum Parcel Special Tax for Single-family Property and Townhome Property. Therefore, the Maximum Parcel Special

Taxes are weighted in proportion to the allocation of funded Eligible Improvements as shown in Section IV.C, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within SSA No. 10 as required pursuant to the Act.

B. APPLICATION

Prior to the recordation of a Final Plat, the Maximum Parcel Special Tax for a Parcel of Residential Property shall be calculated by multiplying the number of expected single-family or townhome Dwelling Units for such Parcel by the applicable Maximum Parcel Special Tax. The expected number of single-family and townhome Dwelling Units shall be based on the Preliminary Plat in effect as of September 30 of that year.

Subsequent to the recordation of the Final Plat, the Maximum Parcel Special Tax for a lot of Residential Property shall be calculated by multiplying the applicable Maximum Parcel Special Tax determined pursuant to Table 6 by the number of Dwelling Units to be or constructed on such lot.

C. TERM

The Maximum Parcel Special Tax shall not be levied after Calendar Year 2023 (to be collected in Calendar Year 2024).

D. SPECIAL TAX ROLL AMENDMENT

Each Calendar Year, in conjunction with the abatement ordinance adopted by the Village, the Village shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. The amended Special Tax Roll shall be recorded with the County.

E. OPTIONAL PREPAYMENT

The Maximum Parcel Special Tax for any Parcel may be prepaid and the obligation of the Parcel to pay the Maximum Parcel Special Tax permanently satisfied pursuant to Section A of Exhibit B attached hereto, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment.

An owner of a Parcel intending to prepay the Maximum Parcel Special Tax shall provide the Village with written notice of intent to prepay. Within 30 days of receipt of such written notice, the Village or its designee shall notify such owner of the amount of the Special Tax Bond Prepayment for such Parcel and the date through which the amount such amount shall be valid.

F. MANDATORY PREPAYMENT

1. MANDATORY PREPAYMENT UPON SALE OF LOT

The Maximum Parcel Special Tax shall be prepaid in its entirety upon the closing of the sale of any lot for which a building permit has been issued. The amount of the Mandatory Special Tax Prepayment shall be calculated pursuant to Section B.1 of Exhibit B attached hereto.

2. MANDATORY PREPAYMENT UPON REDUCTION OF MAXIMUM PARCEL SPECIAL TAXES

If at any time the Consultant determines that there has been or will be a reduction in the Maximum Parcel Special Taxes as a result of a change to the anticipated number of single-family and/or townhome Dwelling Units (i.e. 549 and 112, respectively), then a Mandatory Special Tax Prepayment shall be calculated pursuant to Section B.2 of Exhibit B attached hereto.

Please refer to Section VII.B below for details on the collection procedure of the Mandatory Special Tax Prepayment.

VII. ABATEMENT AND COLLECTION

A. ABATEMENT

On or before the last Tuesday of December of each Calendar Year, commencing with Calendar Year 2005 and for each following Calendar Year, the Village or its designee shall calculate a projected Special Tax Requirement for the immediately succeeding year. Each month the Village or its designee shall adjust the projected Special Tax Requirement to reflect actual obligations payable from the Maximum Parcel Special Tax. The Special Tax shall be levied on each Parcel of Residential Property subject to the special tax proportionately up to 100% of the applicable Maximum Parcel Special Tax until the amount of the levy equals the adjusted Special Tax Requirement.

B. COLLECTION PROCESS

1. SPECIAL TAX

The Special Tax shall be billed directly to and collected from the owner(s) of the Residential Property by the Village or its designee. It is anticipated that the Special Tax will be billed and collected on a monthly basis to coincide with the interest payments on the Bonds. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax applicable to any Parcel. The Board may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 10.

2. MANDATORY PREPAYMENT OF SPECIAL TAX

The Mandatory Special Tax Prepayment required pursuant to Section VI.F.1 shall be due prior to or simultaneous with the closing of the sale of any lot for which a building permit has been issued. Prior to the sale of any such lot, the seller shall request from the Consultant a calculation of the amount of the Mandatory Special Tax Prepayment. Upon receipt of the Mandatory Special Tax Prepayment calculation, the seller shall prepare a satisfaction of lien(s), the form of which is set forth in Exhibit C to the Bond Indenture, for the applicable lot(s) and obtain the signature of the Village and Consultant.

Upon receipt by the Trustee or a title company on behalf of the Trustee (as such terms are defined in the Bond Indenture) of any Mandatory Special Tax Prepayment, the Trustee shall execute the satisfaction of lien and the Trustee or the title company, on behalf of the Trustee shall file the satisfaction of lien with the Recorder of Deeds of Kendall County, Illinois.

The Mandatory Special Tax Prepayment required pursuant to Section VI.F.2 shall be due prior to any development approval, subdivision of land, conveyance, or other action that results in a reduction in the Maximum Parcel Special Taxes. A Mandatory Special Tax Prepayment levied pursuant to Section VI.F.2 shall be levied against the property on which the reduction has or will occur, have the same sale and lien priorities as are provided for regular property taxes, and shall not reduce the Maximum Parcel Special Tax for any Parcel.

C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Calendar Year may send a written notice describing the error to the Consultant not later than thirty (30) days after having paid the Special Tax which is alleged to be in error. The Consultant shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Consultant determines that an error did in fact occur and the Special Tax should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Special Tax applicable to such Parcel in the next Calendar Year. Cash refunds shall only be made in the final Calendar Year for the Special Tax. The decision of the Consultant regarding any error in respect to the Special Tax shall be final.

VIII. AMENDMENTS

This Report may be amended by ordinance of the Village and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 10 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax for the benefit of the owners of the Bonds, (iii)

otherwise improve the ability of the Village to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the Bonds and Administrative Expenses, and (iv) make any change deemed necessary or advisable by the Village, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Board if it violates any other agreement binding upon the Village and unless and until it has (i) found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds or the Village has obtained the consent of one hundred percent (100.00%) of the owners of the Bonds and (ii) received an opinion of a nationally recognized bond counsel to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of the Bond Indenture and this Report.

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EXHIBIT A

SPECIAL TAX ROLL

VILLAGE OF MONTGOMERY, SSA NO. 10
 BLACKBERRY CROSSING WEST

SPECIAL TAX ROLL
 CALENDAR YEAR 2005 THROUGH CALENDAR YEAR 2023

Levied Calendar Year	Maximum Parcel Special Tax Per Dwelling Unit		02-03-200-002		02-03-400-006		02-03-400-007		02-02-100-001		02-03-300-003		GRAND TOTAL
	SFH	TOWNHOME	SFH	TOWNHOME	SFH	TOWNHOME	SFH	TOWNHOME	SFH	TOWNHOME	SFH	TOWNHOME	
2005	\$2,110.40	\$2,338.32	180	\$0.00	156	\$0.00	0	\$0.00	195	112	18	0	\$1,420,500
2006	\$2,110.85	\$2,338.83	\$379,871.52	\$0.00	\$329,221.98	\$0.00	\$0.00	\$411,527.48	\$261,891.87	\$37,987.15	\$0.00	\$0.00	\$1,420,808
2007	\$2,111.32	\$2,339.34	\$379,953.88	\$0.00	\$329,293.37	\$0.00	\$0.00	\$411,616.71	\$261,948.65	\$37,995.39	\$0.00	\$0.00	\$1,421,120
2008	\$2,111.79	\$2,339.86	\$380,037.32	\$0.00	\$329,365.68	\$0.00	\$0.00	\$411,707.10	\$262,006.17	\$38,003.73	\$0.00	\$0.00	\$1,421,436
2009	\$2,112.27	\$2,340.39	\$380,121.83	\$0.00	\$329,438.92	\$0.00	\$0.00	\$411,798.64	\$262,064.43	\$38,012.18	\$0.00	\$0.00	\$1,421,758
2010	\$2,112.75	\$2,340.93	\$380,207.93	\$0.00	\$329,513.54	\$0.00	\$0.00	\$411,891.93	\$262,123.80	\$38,020.79	\$0.00	\$0.00	\$1,422,084
2011	\$2,113.24	\$2,341.47	\$380,295.11	\$0.00	\$329,589.10	\$0.00	\$0.00	\$411,986.37	\$262,183.90	\$38,029.51	\$0.00	\$0.00	\$1,422,416
2012	\$2,113.74	\$2,342.03	\$380,383.90	\$0.00	\$329,666.04	\$0.00	\$0.00	\$412,082.56	\$262,245.11	\$38,038.39	\$0.00	\$0.00	\$1,422,752
2013	\$2,114.25	\$2,342.59	\$380,473.75	\$0.00	\$329,743.92	\$0.00	\$0.00	\$412,179.90	\$262,307.06	\$38,047.38	\$0.00	\$0.00	\$1,423,093
2014	\$4,261.56	\$4,721.81	\$380,564.94	\$0.00	\$329,822.95	\$0.00	\$0.00	\$412,278.69	\$262,369.93	\$38,056.49	\$0.00	\$0.00	\$2,868,439
2015	\$4,267.80	\$4,728.73	\$767,080.80	\$0.00	\$664,803.36	\$0.00	\$0.00	\$831,004.20	\$528,842.55	\$76,708.08	\$0.00	\$0.00	\$2,872,641
2016	\$4,270.56	\$4,731.78	\$768,204.51	\$0.00	\$665,777.24	\$0.00	\$0.00	\$832,221.55	\$529,617.26	\$76,820.45	\$0.00	\$0.00	\$2,874,498
2017	\$4,269.32	\$4,731.78	\$768,701.11	\$0.00	\$666,207.63	\$0.00	\$0.00	\$832,516.76	\$529,959.63	\$76,870.11	\$0.00	\$0.00	\$2,873,660
2018	\$4,263.55	\$4,724.01	\$767,438.88	\$0.00	\$665,113.41	\$0.00	\$0.00	\$831,392.12	\$529,089.42	\$76,743.89	\$0.00	\$0.00	\$2,869,778
2019	\$4,267.59	\$4,728.50	\$768,167.07	\$0.00	\$665,744.79	\$0.00	\$0.00	\$832,180.99	\$529,591.45	\$76,816.71	\$0.00	\$0.00	\$2,872,501
2020	\$4,272.47	\$4,733.89	\$769,043.94	\$0.00	\$666,504.75	\$0.00	\$0.00	\$833,130.94	\$530,195.98	\$76,904.39	\$0.00	\$0.00	\$2,875,780
2021	\$4,269.69	\$4,730.82	\$768,544.93	\$0.00	\$666,072.27	\$0.00	\$0.00	\$832,590.34	\$529,851.96	\$76,854.49	\$0.00	\$0.00	\$2,873,914
2022	\$4,266.19	\$4,726.94	\$767,913.82	\$0.00	\$665,525.31	\$0.00	\$0.00	\$831,906.64	\$529,416.85	\$76,791.38	\$0.00	\$0.00	\$2,871,554
2023	\$4,268.34	\$4,729.32	\$768,300.51	\$0.00	\$665,860.44	\$0.00	\$0.00	\$832,325.55	\$529,683.44	\$76,830.05	\$0.00	\$0.00	\$2,873,000

EXHIBIT B

**PREPAYMENT OF THE
MAXIMUM PARCEL SPECIAL TAX**

**VILLAGE OF MONTGOMERY
SPECIAL SERVICE AREA NUMBER TEN**

PREPAYMENT FORMULA

All capitalized terms not defined in this Exhibit B shall have the meaning given to such terms in the Report.

A. OPTIONAL PREPAYMENT OF THE MAXIMUM PARCEL SPECIAL TAX

Pursuant to Section VI.E of the Report, the Maximum Parcel Special Tax may be prepaid and permanently satisfied under the conditions set forth therein. The Special Tax Bond Prepayment for a Parcel means an amount equal to (a) the sum of (1) Principal, (2) Premium, (3) Defeasance, and (4) Fees where the terms "Principal," "Premium," "Defeasance," and "Fees" have the following meanings:

"Principal" means the principal amount of Bonds to be redeemed and equals the quotient derived by dividing (a) the then current Calendar Year Maximum Parcel Special Tax for the Parcel intending to prepay by (b) the corresponding Calendar Year Maximum Parcel Special Taxes, (and excluding from (b) that portion of the Maximum Parcel Special Tax for any Parcel(s) that has been prepaid), and multiplying the quotient by the principal amount of outstanding Bonds.

"Premium" means an amount equal to the Principal multiplied by the applicable redemption premium, if any, for any Bonds so redeemed with the proceeds of any such prepayment. Any applicable redemption premium shall be as set forth in the Bond Indenture.

"Defeasance" means the amount needed to pay interest on the Principal to be redeemed until the earliest redemption date for the outstanding Bonds less any Special Tax heretofore paid and which has not been used for the Special Tax Requirement.

"Fees" equal the expenses of SSA No. 10 associated with the Special Tax Bond Prepayment as calculated by the Village or its designee and include, but are not limited to, the costs of computing the Special Tax Bond Prepayment, the costs of redeeming the Bonds, and the costs of recording and publishing any notices to evidence the Special Tax Bond Prepayment and the redemption of Bonds.

The amount of any Special Tax Bond Prepayment computed pursuant to this Section A shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined herein.

B. MANDATORY PREPAYMENT

1. MANDATORY PREPAYMENT UPON SALE OF LOT

The Mandatory Special Tax Prepayment amount upon the sale of a lot as described in Section VI.F.1 will be calculated using the prepayment formula described in Section A above.

2. MANDATORY PREPAYMENT UPON REDUCTION OF MAXIMUM PARCEL SPECIAL TAXES

The Mandatory Special Tax Prepayment amount upon a reduction in the Maximum Parcel Special Taxes as described in Section VI.F.2 will be calculated using the prepayment formula described in Section A above with the following modifications:

The amount by which the Maximum Parcel Special Taxes have been reduced shall serve as the numerator when computing Principal.

Notwithstanding the above, the Mandatory Special Tax Prepayment shall not exceed the Bonds plus any Premium, Defeasance, and Fees as such terms are defined in Section A above. The Mandatory Special Tax Prepayment shall be levied and collected pursuant to Section VI.F and Section VII.B of the Report.

The sum of the amounts calculated in Section A and B above shall be paid to the Village, deposited with the trustee, and used to redeem Bonds in accordance with the Bond Indenture and to pay the Fees associated with the Special Tax Bond Prepayment. Upon the payment of the Special Tax Bond Prepayment amount to the Village, the obligation to pay the Maximum Parcel Special Tax for such Parcel shall be deemed to be permanently satisfied, the Maximum Parcel Special Tax shall not be collected thereafter from such Parcel, and the Consultant shall cause a satisfaction of special tax lien for such Parcel to be recorded within 30 working days of receipt of the Special Tax Bond Prepayment.

EXHIBIT C

**ENGINEER'S ESTIMATE OF
PROBABLE CONSTRUCTION COSTS**

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

PROJECT: Blackberry Crossing Addition - Unit 1

JOB NO.: 608.057

DATE: APRIL 27, 2004

REVISED: SEPT. 16, 2004

REVISED: OCT. 10, 2004

APPROX.

NO.	ITEM	QUANTITY	UNIT	PRICE	AMOUNT
I. SANITARY SEWER IMPROVEMENTS					
1	Sanitary Sewer, 8" PVC SDR 26, 4-8' Deep	521	L.F.	\$ 18.20	\$ 9,482.20
2	Sanitary Sewer, 8" PVC SDR 26, 8 - 12' Deep	1,855	L.F.	18.40	34,132.00
3	Sanitary Sewer, 14" PVC SDR 26, 12-16' Deep	174	L.F.	45.00	7,830.00
4	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 4-8' Deep	2	E.A.	1,378.00	2,756.00
5	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 8 - 12' Deep	9	E.A.	1,573.00	14,157.00
6	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 12-16' Deep	1	E.A.	2,147.00	2,147.00
7	Sanitary Service, 6" PVC SDR 26	1,300	L.F.	17.50	22,750.00
8	Connect to Existing Sanitary Sewer	1	E.A.	1,500.00	1,500.00
9	Plug & Blocking	1	E.A.	500.00	500.00
10	Trench Backfill	1,200	C.Y.	18.50	22,200.00
Sub-Total Sanitary Sewer Improvements					\$ 117,454.20

II. WATERMAIN IMPROVEMENTS

1	DIWM 8", Cl. 52 w/Polyethylene Wrap	1,782	L.F.	\$ 18.40	\$ 32,788.80
2	DIWM 12", Cl. 52 w/Polyethylene Wrap	3,758	L.F.	25.80	96,956.40
3	8" Valve in 4' Dia. Vault	8	E.A.	1,519.00	12,152.00
4	12" Valve in 5' Dia. Vault	7	E.A.	2,130.00	14,910.00
5	Hydrant w/Aux. Valve	16	E.A.	1,815.00	29,040.00
6	Water Service 1", Ty. K w/ Box (Long)	9	E.A.	670.00	6,030.00
7	Water Service 1", Ty. K w/ Box (Short)	19	E.A.	262.00	4,978.00
8	Connect to Existing	2	E.A.	550.00	1,100.00
9	Trench Backfill	700	C.Y.	18.50	12,950.00
10	Water Tight Plug and Blocking	3	E.A.	500.00	1,500.00
11	Watermain Protection	1	L.S.	2,000.00	2,000.00
Sub-Total Watermain Improvements					\$ 214,405.20

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

PROJECT: Blackberry Crossing Addition - Unit 1

JOB NO.: 608.057

DATE: APRIL 27, 2004

REVISED: SEPT. 16, 2004

REVISED: OCT. 10, 2004

APPROX.

NO.	ITEM	QUANTITY	UNIT	PRICE	AMOUNT
III. STORM SEWER IMPROVEMENTS					
1	Storm Sewer, 6" PVC w/Filter Fabric	329	L.F.	\$ 9.00	\$ 2,961.00
2	Storm Sewer, 12" RCP, Ty. 1	2,820	L.F.	14.30	40,326.00
3	Storm Sewer, 15" RCP, Ty. 1	728	L.F.	16.10	11,720.80
4	Storm Sewer, 18" RCP, Ty. 1	916	L.F.	19.20	17,587.20
5	Storm Sewer, 21" RCP, Ty. 1	559	L.F.	22.50	12,577.50
6	Storm Sewer, 24" RCP, Ty. 1	223	L.F.	26.40	5,887.20
7	Storm Sewer, 27" RCP, Ty. 1	136	L.F.	31.30	4,256.80
8	Storm Sewer, 30" RCP, Ty. 1	236	L.F.	32.90	7,764.40
9	Storm Sewer, 36" RCP, Ty. 1	769	L.F.	44.20	33,989.80
10	Storm Sewer, 42" RCP, Ty. 1	445	L.F.	53.00	23,585.00
11	Storm Sewer, 48" RCP, Ty. 1	26	L.F.	72.90	1,895.40
12	Inlet Ty. A w/ Ty. 8 Gr.	15	E.A.	434.00	6,510.00
13	Inlet Ty. A w/ R-3281-A Fr. & Gr.	9	E.A.	560.00	5,040.00
14	Inlet Ty. A w/ R-3246-1 FR. & GR.	1	E.A.	560.00	560.00
15	Inlet Ty. B w/ Ty. 8 Gr.	4	E.A.	600.00	2,400.00
16	Inlet Ty. B w/ R-3281-A Fr. & Gr.	2	E.A.	720.00	1,440.00
17	Catch Basin Ty. C w/ R-3281-A Fr. & Gr., 2' Dia.	5	E.A.	686.00	3,430.00
18	Catch Basin Ty. A w/ R-3281-A Fr. & Gr., 3' Dia.	8	E.A.	780.00	6,240.00
19	Catch Basin Ty. A w/ R-3281-A Fr. & Gr., 4' Dia.	2	E.A.	1,257.00	2,514.00
20	Catch Basin Ty. A w/ R-3281-A Fr. & Gr., 5' Dia.	1	E.A.	1,898.00	1,898.00
21	Catch Basin Ty. A w/ R-3281-A Fr. & Gr., 6' Dia.	2	E.A.	3,497.00	6,994.00
22	Catch Basin Ty. A w/ Fr. + C.L., 4' Dia. w/Restrictor	1	E.A.	4,000.00	4,000.00
23	Storm M.H. Ty A w/ Ty 8 Gr., 4' Dia.	5	E.A.	1,095.00	5,475.00
24	Storm M.H. Ty A w/TY. 1 FR. & C.L., 4' Dia.	14	E.A.	1,184.00	16,576.00
25	Storm M.H. Ty A w/R-3281-A FR. & GR., 4' Dia.	4	E.A.	1,221.00	4,884.00
26	Storm M.H. Ty A w/TY. 1 FR. & O.L., 4' Dia.	4	E.A.	1,184.00	4,736.00
27	Storm M.H. Ty A w/TY. 1 FR. & O.L., 5' Dia.	1	E.A.	1,648.00	1,648.00
28	Storm M.H. Ty A w/TY. 1 FR. & C.L., 6' Dia.	2	E.A.	3,460.00	6,920.00
29	Storm M.H. Ty A w/R-3281-A FR. & GR., 6' Dia.	1	E.A.	3,497.00	3,497.00
30	Storm M.H. Ty A w/ Ty 8 Gr., 6' Dia.	2	E.A.	3,371.00	6,742.00
31	Storm M.H. Ty A w/TY. 1 FR. & O.L., 6' Dia.	1	E.A.	3,460.00	3,460.00
32	Storm M.H. Ty A w/TY. 1 FR. & C.L., 7' Dia.	1	E.A.	4,200.00	4,200.00
33	Flared End Section, 12" RCP w/ Grate	1	E.A.	460.00	460.00
34	Flared End Section, 15" RCP w/ Grate	1	E.A.	584.00	584.00
35	Flared End Section, 21" RCP w/ Grate	1	E.A.	699.00	699.00
36	Flared End Section, 48" RCP w/ Grate	1	E.A.	1,642.00	1,642.00
37	Rip Rap w/ Maintenance	15	C.Y.	30.00	450.00
38	Trench Backfill	450	C.Y.	18.50	8,325.00
Sub-Total Storm Sewer Improvements				\$	273,875.10

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

PROJECT: Blackberry Crossing Addition - Unit 1

JOB NO.: 608.057

DATE: APRIL 27, 2004

REVISED: SEPT. 16, 2004

REVISED: OCT. 10, 2004

APPROX.

NO.	ITEM	QUANTITY UNIT	UNIT PRICE	AMOUNT
IV. PAVEMENT IMPROVEMENTS				
1	Acquisition	20.95 Acre	\$ 51,050.00	\$ 1,069,497.50
2	Fine Grading	33,800 S.Y.	0.90	30,420.00
3	Agg. Base Cse. Ty. B (CA-6) 10"	4,130 S.Y.	7.00	28,910.00
4	Agg. Base Cse. Ty. B (CA-6) 12"	25,540 S.Y.	7.50	191,550.00
5	Agg. Base Cse. Ty. B (CA-6) 4"	2,490 S.Y.	3.00	7,470.00
6	Bit. Binder Cse., 2 1/2" Cl. I	1,240 TONS	35.00	43,400.00
7	Bit. Binder Cse., 4" Cl. I	1,350 TONS	35.00	47,250.00
8	Bit. Binder Cse., 9" Cl. I	5,840 TONS	35.00	204,400.00
9	Bit. Surface Cse., 1 1/2" Cl. I	2,220 TONS	42.00	93,240.00
10	Bit. Surface Cse., 2" Cl. I	480 TONS	42.00	20,160.00
11	Bit Material Prime Coat @ 0.3 Gal./SY	8,970 GAL.	1.10	9,867.00
12	Bit Material Tack Coat @ 0.1 Gal./SY	2,990 GAL.	1.10	3,289.00
13	PCC Sidewalk 5' Wide, 5" Thick w/4" CA-6 Subbase	43,400 S.F.	2.75	119,350.00
14	PCC Curb & Gutter Ty. B-6.12	12,040 L.F.	12.50	150,500.00
15	PCC Curb & Gutter Ty. B-6.12 (Reverse Pitch)	2,590 L.F.	12.50	32,375.00
16	Backfill Curb	14,630 L.F.	1.00	14,630.00

Sub-Total Pavement Improvements **\$ 2,066,308.50**

V. LIGHTING AND STREET SIGN IMPROVEMENTS

1	150 Watt H.P.S.(Clear) Lumin STD 20'-7" Mounting Height G.E. M-C-111 Street Light Complete with Wiring Runs	12 EA.	\$ 2,900.00	\$ 34,800.00
2	250 Watt H.P.S.(Clear) Lumin STD 24" Mounting Height G.E. M-C-111 Street Light Complete with Wiring Runs	6 EA.	3,500.00	21,000.00
3	Street Sign	6 EA.	150.00	900.00

Sub-Total Lighting Improvements **\$ 56,700.00**

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

PROJECT: Blackberry Crossing Addition - Unit 1

JOB NO.: 608.057

DATE: APRIL 27, 2004

REVISED: SEPT. 16, 2004

REVISED: OCT. 10, 2004

APPROX.

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
VI. <u>EROSION CONTROL IMPROVEMENTS</u>					
1	Silt Fence Inlet Protector w/ Maintenance	30	E.A.	\$ 75.00	\$ 2,250.00
2	Permanent Seeding (ROW, Open Areas, Detention Areas)	10	Ac.	3,000.00	30,000.00
3	Native Plantings in stormwater management facilities	1	L.S.	25,000.00	25,000.00
4	Erosion Control Blanket	36,500	S.F.	0.25	9,125.00
	Sub-Total Erosion Control Improvements				\$ 66,375.00
VII. <u>MISCELLANEOUS IMPROVEMENTS</u>					
1	10' Wide Bike Path (2" Surface Course, 8" Agg. Base Course TY B)	3,790	L.F.	\$ 11.50	\$ 43,585.00
	Sub-Total Miscellaneous Improvements				\$ 43,585.00
VIII. <u>CONSTRUCTION PHASE SERVICES</u> (including staking, observation and Record Drawings)					
		1	L.S.	\$ 85,161.09	\$ 85,161.09
	Sub-Total Construction Phase Services				\$ 85,161.09

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

PROJECT: Blackberry Crossing Addition - Unit 1

JOB NO.: 608.057

DATE: APRIL 27, 2004

REVISED: SEPT. 16, 2004

REVISED: OCT. 10, 2004

APPROX.

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
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SUMMARY

I.	SANITARY SEWER IMPROVEMENTS			\$	117,454.20
II.	WATERMAIN IMPROVEMENTS			\$	214,405.20
III.	STORM SEWER IMPROVEMENTS			\$	273,875.10
IV.	PAVEMENT IMPROVEMENTS			\$	2,066,308.50
V.	LIGHTING AND STREET SIGN IMPROVEMENTS			\$	56,700.00
VI.	EROSION CONTROL IMPROVEMENTS			\$	66,375.00
VII.	MISCELLANEOUS IMPROVEMENTS			\$	43,585.00
VIII.	CONSTRUCTION PHASE SERVICES			\$	85,161.09
	TOTAL IMPROVEMENTS			\$	2,923,864.09
	10% CONTINGENCIES			\$	292,386.41
	LETTER OF CREDIT AMOUNT			\$	3,216,250.50

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

PROJECT: Blackberry Crossing Addition - Unit 2

JOB NO.: 608.057

DATE: JULY 19, 2004

REVISED: AUGUST 4, 2004

APPROX.

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
I. SANITARY SEWER IMPROVEMENTS					
1	Sanitary Sewer, 8" PVC SDR 26, 4'-8' Deep	2,076	L.F.	\$ 19.00	\$ 39,444.00
2	Sanitary Sewer, 8" PVC SDR 26, 8'-12' Deep	5,617	L.F.	20.00	112,340.00
3	Sanitary Sewer, 10" PVC SDR 26, 4'-8' Deep	461	L.F.	21.00	9,681.00
4	Sanitary Sewer, 10" PVC SDR 26, 8'-12' Deep	2,978	L.F.	22.50	67,005.00
5	Sanitary Sewer, 10" PVC SDR 26, 12'-16' Deep	77	L.F.	23.50	1,809.50
6	Sanitary Sewer, 12" PVC SDR 26, 12'-16' Deep	155	L.F.	27.00	4,185.00
7	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 4 - 8' Deep	6	E.A.	1,400.00	8,400.00
8	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 8 - 12' Deep	39	E.A.	1,600.00	62,400.00
9	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 12-16' Deep	3	E.A.	2,200.00	6,600.00
10	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 12-16' Deep w/Drop Structure	1	E.A.	3,200.00	3,200.00
11	Sanitary Service, 6" PVC SDR 26	8,094	L.F.	17.50	141,645.00
12	Connect to Existing Sanitary Sewer	3	E.A.	500.00	1,500.00
13	Trench Backfill	18,000	C.Y.	16.00	288,000.00
Sub-Total Sanitary Sewer Improvements				\$	746,209.50
II. WATERMAIN IMPROVEMENTS					
1	DIWM 6", Cl. 52 w/Polyethylene Wrap	55	L.F.	\$ 18.50	\$ 1,017.50
2	DIWM 8", Cl. 52 w/Polyethylene Wrap	11,406	L.F.	19.00	216,714.00
3	DIWM 12", Cl. 52 w/Polyethylene Wrap	1,433	L.F.	22.00	31,526.00
4	DIWM 16", Cl. 52 w/Polyethylene Wrap	2,610	L.F.	28.00	73,080.00
5	8" Valve in 4' Dia. Vault	28	E.A.	1,600.00	44,800.00
6	12" Valve in 5' Dia. Vault	3	E.A.	2,000.00	6,000.00
7	16" Valve in 5' Dia. Vault	4	E.A.	2,200.00	8,800.00
8	Hydrant w/Aux. Valve	42	E.A.	1,850.00	77,700.00
9	Water Service 1", Ty. K w/ Box (Long)	109	E.A.	926.00	100,934.00
10	Water Service 1", Ty. K w/ Box (Short)	104	E.A.	350.00	36,400.00
11	Connect to Existing	4	E.A.	500.00	2,000.00
12	Trench Backfill	2,000	C.Y.	16.00	32,000.00
13	Water Tight Plug and Blocking	2	E.A.	500.00	1,000.00
14	Watermain Protection	1	L.S.	20,000.00	20,000.00
Sub-Total Watermain Improvements				\$	651,971.50

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

PROJECT: Blackberry Crossing Addition - Unit 2

JOB NO.: 608.057

DATE: JULY 19, 2004

REVISED: AUGUST 4, 2004

APPROX.

NO.	ITEM	QUANTITY	UNIT	PRICE	AMOUNT
III. STORM SEWER IMPROVEMENTS					
1	Storm Sewer, 6" PVC (Sump Connections)	1,065	L.F.	\$ 8.50	\$ 9,052.50
2	Storm Sewer, 6" PVC w/Filter Fabric	757	L.F.	9.00	6,813.00
3	Storm Sewer, 12" RCP, Ty. 1	10,382	L.F.	14.00	145,348.00
4	Storm Sewer, 15" RCP, Ty. 1	2,608	L.F.	16.00	41,728.00
5	Storm Sewer, 18" RCP, Ty. 1	756	L.F.	20.00	15,120.00
6	Storm Sewer, 21" RCP, Ty. 1	1,246	L.F.	24.00	29,904.00
7	Storm Sewer, 24" RCP, Ty. 1	1,666	L.F.	26.00	43,316.00
8	Storm Sewer, 27" RCP, Ty. 1	873	L.F.	29.00	25,317.00
9	Storm Sewer, 30" RCP, Ty. 1	515	L.F.	34.00	17,510.00
10	Storm Sewer, 36" RCP, Ty. 1	1,265	L.F.	41.50	52,497.50
11	Storm Sewer, 42" RCP, Ty. 1	222	L.F.	47.00	10,434.00
12	Storm Sewer, 54" RCP, Ty. 1	205	L.F.	65.00	13,325.00
13	Inlet Ty. A w/ Ty. 8 Gr., 2' Dia.	55	E.A.	500.00	27,500.00
14	Inlet Ty. A w/ R-3281-A Fr. & Gr., 2' Dia.	21	E.A.	625.00	13,125.00
15	Inlet Ty. A w/ R-3281-AL Fr. & Gr., 2' Dia.	9	E.A.	625.00	5,625.00
16	Inlet Ty. B w/ R-3281-A FR. & GR., 3' Dia.	8	E.A.	1,000.00	8,000.00
17	Inlet Ty. B w/ Ty. 8 Gr., 3' Dia.	23	E.A.	855.00	19,665.00
18	Inlet Ty. B w/ R-3281-AL FR. & GR., 3' Dia.	3	E.A.	1,000.00	3,000.00
19	Catch Basin Ty. C w/ R-3281-A Fr. & Gr., 2' Dia.	11	E.A.	770.00	8,470.00
20	Catch Basin Ty. C w/ R-3281-AL Fr. & Gr., 2' Dia.	6	E.A.	770.00	4,620.00
21	Catch Basin Ty. A w/ R-3281-A Fr. & Gr., 3' Dia.	12	E.A.	1,100.00	13,200.00
22	Catch Basin Ty. A w/ R-3281-AL Fr. & Gr., 3' Dia.	6	E.A.	1,100.00	6,600.00
23	Catch Basin Ty. A w/ R-3281-A Fr. & Gr., 4' Dia.	10	E.A.	1,400.00	14,000.00
24	Catch Basin Ty. A w/ R-3281-AL Fr. & Gr., 4' Dia.	1	E.A.	1,400.00	1,400.00
25	Catch Basin Ty. A w/ R-3281-A Fr. & Gr., 5' Dia.	1	E.A.	1,900.00	1,900.00
26	Catch Basin Ty. A w/ TY. 1 FR. & CL., 5' Dia.	1	E.A.	1,900.00	1,900.00
27	Storm M.H. Ty A w/ Ty 8 Gr., 4' Dia.	5	E.A.	1,300.00	6,500.00
28	Storm M.H. Ty A w/TY. 1 FR. & C.L., 4' Dia.	31	E.A.	1,300.00	40,300.00
29	Storm M.H. Ty A w/R-3281-A FR. & GR., 4' Dia.	8	E.A.	1,300.00	10,400.00
30	Storm M.H. Ty A w/TY. 1 FR. & O.L., 4' Dia.	2	E.A.	1,300.00	2,600.00
31	Storm M.H. Ty A w/TY. 1 FR. & C.L., 5' Dia.	10	E.A.	1,800.00	18,000.00
32	Storm M.H. Ty A w/ Ty 8 Gr., 5' Dia.	1	E.A.	1,800.00	1,800.00
33	Storm M.H. Ty A w/TY. 1 FR. & C.L., 6' Dia.	2	E.A.	2,200.00	4,400.00
34	Storm M.H. Ty A w/TY. 1 FR. & O.L., 6' Dia.	1	E.A.	2,200.00	2,200.00
35	Storm M.H. Ty A w/TY. 1 FR. & C.L., 7' Dia.	2	E.A.	2,400.00	4,800.00
36	Storm M.H. Ty A w/R-3281-A FR. & GR., 7' Dia.	1	E.A.	2,400.00	2,400.00
37	Clean-out Structure, w/ Ty. 1 FR. & CL.	3	E.A.	525.00	1,575.00
38	Flared End Section, 12" RCP w/ Grate	10	E.A.	600.00	6,000.00
39	Flared End Section, 15" RCP w/ Grate	5	E.A.	650.00	3,250.00
40	Flared End Section, 18" RCP w/ Grate	3	E.A.	700.00	2,100.00
41	Flared End Section, 21" RCP w/ Grate	3	E.A.	750.00	2,250.00
42	Flared End Section, 24" RCP w/ Grate	2	E.A.	950.00	1,900.00
43	Flared End Section, 27" RCP w/ Grate	3	E.A.	1,200.00	3,600.00
44	Flared End Section, 42" RCP w/ Grate	2	E.A.	1,600.00	3,200.00
45	Flared End Section, 54" RCP w/ Grate	1	E.A.	2,100.00	2,100.00
46	Rip Rap w/ Maintenance	40	C.Y.	30.00	1,200.00
47	Trench Backfill	2,500	C.Y.	16.00	40,000.00

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

PROJECT: Blackberry Crossing Addition - Unit 2

JOB NO.: 608.057

DATE: JULY 19, 2004

REVISED: AUGUST 4, 2004

APPROX.

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Sub-Total Storm Sewer Improvements			\$	699,945.00

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

PROJECT: Blackberry Crossing Addition - Unit 2

JOB NO.: 608.057

DATE: JULY 19, 2004
 REVISED: AUGUST 4, 2004

APPROX.

NO.	ITEM	QUANTITY	UNIT	PRICE	AMOUNT
IV. PAVEMENT IMPROVEMENTS					
1	Acquisition	57.57	Acre	\$ 51,050.00	\$ 2,938,948.50
2	Fine Grading	62,360	S.Y.	0.90	56,124.00
3	Agg. Base Cse. Ty. B (CA-6) 12"	56,070	S.Y.	6.75	378,472.50
4	Agg. Base Cse. Ty. B (CA-6) 4"	6,290	S.Y.	3.00	18,870.00
5	Bit. Binder Cse., 2 1/2" Cl. I	6,774	TONS	32.00	216,768.00
6	Bit. Binder Cse., 4" Cl. I	289	TONS	32.00	9,248.00
7	Bit. Binder Cse., 7 1/2" Cl. I	9,100	TONS	32.00	291,200.00
8	Bit. Surface Cse., 1 1/2" Cl. I	4,836	TONS	36.00	174,096.00
9	Bit Material Prime Coat @ 0.3 Gal./SY	16,820	GAL.	1.10	18,502.00
10	Bit Material Tack Coat @ 0.1 Gal./SY	5,610	GAL.	1.10	6,171.00
11	PCC Sidewalk 5' Wide, 5" Thick w/4" CA-6 Subbase	131,455	S.F.	2.75	361,501.25
12	PCC Curb & Gutter Ty. B-6.12	31,510	L.F.	8.75	275,712.50
13	PCC Curb & Gutter Ty. B-6.12 (Reverse Pitch)	6,240	L.F.	8.75	54,600.00
14	Backfill Curb	37,750	L.F.	1.00	37,750.00
	Sub-Total Pavement Improvements				\$ 4,837,963.75
V. LIGHTING AND STREET SIGN IMPROVEMENTS					
1	150 Watt H.P.S.(Clear) Lumin STD 20'-7" Mounting Height G.E. M-C-111 Street Light Complete with Wiring Runs	34	EA.	\$ 2,500.00	\$ 85,000.00
2	250 Watt H.P.S.(Clear) Lumin STD 24" Mounting Height G.E. M-C-111 Street Light Complete with Wiring Runs	16	EA.	3,500.00	56,000.00
3	Street Sign	15	EA.	150.00	2,250.00
4	Stop Signs	5	EA.	150.00	750.00
	Sub-Total Lighting Improvements				\$ 144,000.00
VI. EROSION CONTROL IMPROVEMENTS					
1	Silt Fence Inlet Protector w/ Maintenance	85	E.A.	\$ 75.00	\$ 6,375.00
2	Permanent Seeding (ROW, Open Areas, Detention Areas)	22.7	Ac.	3,000.00	68,100.00
3	Native Plantings in stormwater management facilities	1	L.S.	50,000.00	50,000.00
4	Erosion Control Blanket	82,860	S.F.	0.25	20,715.00
	Sub-Total Erosion Control Improvements				\$ 145,190.00
VII. MISCELLANEOUS IMPROVEMENTS					
1	10' Wide Bike Path (2" Surface Course, 8" Agg. Base Course TY B)	6,400	L.F.	\$ 11.50	\$ 73,600.00
	Sub-Total Miscellaneous Improvements				\$ 73,600.00
VIII. CONSTRUCTION PHASE SERVICES					
		1	L.S.	\$ 218,966.39	\$ 218,966.39

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

PROJECT: Blackberry Crossing Addition - Unit 2

JOB NO.: 608.057

DATE: JULY 19, 2004

REVISED: AUGUST 4, 2004

APPROX.

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	(Including staking, observation and Record Drawings)				
	Sub-Total Construction Phase Services			\$	218,966.39

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

PROJECT: Blackberry Crossing Addition - Unit 2

JOB NO.: 608.057

DATE: JULY 19, 2004

REVISED: AUGUST 4, 2004

APPROX.

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
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SUMMARY

I.	SANITARY SEWER IMPROVEMENTS				\$ 746,209.50
II.	WATERMAIN IMPROVEMENTS				\$ 651,971.50
III.	STORM SEWER IMPROVEMENTS				\$ 699,945.00
IV.	PAVEMENT IMPROVEMENTS				\$ 4,837,963.75
V.	LIGHTING AND STREET SIGN IMPROVEMENTS				\$ 144,000.00
VI.	EROSION CONTROL IMPROVEMENTS				\$ 145,190.00
VII.	MISCELLANEOUS IMPROVEMENTS				\$ 73,600.00
VIII.	CONSTRUCTION PHASE SERVICES (Including staking, observation and Record Drawings)				\$ 218,966.39
	TOTAL IMPROVEMENTS				\$ 7,517,846.14
	10% CONTINGENCIES				\$ 751,784.61
	LETTER OF CREDIT AMOUNT				\$ 8,269,630.76

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

PROJECT: Blackberry Crossing West - Unit 3

JOB NO.: 608.057

DATE: AUGUST 16, 2004

REVISED:

APPROX.

NO.	ITEM	QUANTITY UNIT	UNIT PRICE	AMOUNT
I. SANITARY SEWER IMPROVEMENTS				
1	Sanitary Sewer, 8" PVC SDR 26, 4'-8' Deep	471 L.F.	\$ 19.00	\$ 8,949.00
2	Sanitary Sewer, 8" PVC SDR 26, 8'-12' Deep	9,453 L.F.	20.00	189,060.00
3	Sanitary Sewer, 8" PVC SDR 26, 12'-16' Deep	2,572 L.F.	22.50	57,870.00
4	Sanitary Sewer, 8" PVC SDR 21, 12'-16' Deep	388 L.F.	24.00	9,312.00
5	Sanitary Sewer, 10" PVC SDR 26, 8'-12' Deep	168 L.F.	22.50	3,780.00
6	Sanitary Sewer, 10" PVC SDR 26, 12'-16' Deep	2,090 L.F.	23.50	49,115.00
7	Sanitary Sewer, 10" PVC SDR 21, 12'-16' Deep	896 L.F.	24.50	21,952.00
8	Sanitary Sewer, 10" PVC SDR 21, 16'-20' Deep	2,873 L.F.	31.00	89,063.00
9	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 8 - 12' Deep	42 E.A.	1,600.00	67,200.00
10	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 12-16' Deep	23 E.A.	2,200.00	50,600.00
11	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 12-16' Deep w/Drop Structure	3 E.A.	3,200.00	9,600.00
12	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 16-20' Deep	9 E.A.	2,550.00	22,950.00
13	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 16-20' Deep w/Drop Structure	1 E.A.	3,600.00	3,600.00
14	Sanitary Service, 6" PVC SDR 26	12,770 L.F.	17.50	223,475.00
15	Connect to Existing Sanitary Sewer	2 E.A.	500.00	1,000.00
16	PVC Service Riser	77 E.A.	125.00	9,625.00
17	Trench Backfill	35,000 C.Y.	16.00	560,000.00
Sub-Total Sanitary Sewer Improvements				\$ 1,377,151.00

II. WATERMAIN IMPROVEMENTS

1	DIWM 6", Cl. 52 w/Polyethylene Wrap	17 L.F.	\$ 18.50	\$ 314.50
2	DIWM 8", Cl. 52 w/Polyethylene Wrap	15,008 L.F.	19.00	285,152.00
3	DIWM 12", Cl. 52 w/Polyethylene Wrap	1,860 L.F.	22.00	40,920.00
4	DIWM 16", Cl. 52 w/Polyethylene Wrap	4,398 L.F.	28.00	123,144.00
5	8" Valve in 4' Dia. Vault	37 E.A.	1,600.00	59,200.00
6	12" Valve in 5' Dia. Vault	9 E.A.	2,000.00	18,000.00
7	16" Valve in 5' Dia. Vault	2 E.A.	2,200.00	4,400.00
8	Hydrant w/Aux. Valve	65 E.A.	1,850.00	120,250.00
9	Water Service 1", Ty. K w/ Box (Long)	159 E.A.	926.00	147,234.00
10	Water Service 1", Ty. K w/ Box (Short)	177 E.A.	350.00	61,950.00
11	Connect to Existing	3 E.A.	500.00	1,500.00
12	Trench Backfill	2,800 C.Y.	16.00	44,800.00
13	Water Tight Plug and Blocking	2 E.A.	500.00	1,000.00
14	Watermain Protection	1 L.S.	40,000.00	40,000.00

Sub-Total Watermain Improvements

\$ 947,864.50

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

PROJECT: Blackberry Crossing West - Unit 3

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APPROX.

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
III. STORM SEWER IMPROVEMENTS					
1	Storm Sewer, 6" PVC (Sump Connections)	2,426	L.F.	\$ 8.50	\$ 20,621.00
2	Storm Sewer, 6" PVC w/Filter Fabric	360	L.F.	9.00	3,240.00
3	Storm Sewer, 12" RCP, Ty. 1	15,414	L.F.	14.00	215,796.00
4	Storm Sewer, 15" RCP, Ty. 1	4,997	L.F.	16.00	79,952.00
5	Storm Sewer, 18" RCP, Ty. 1	3,087	L.F.	20.00	61,740.00
6	Storm Sewer, 21" RCP, Ty. 1	3,066	L.F.	24.00	73,584.00
7	Storm Sewer, 24" RCP, Ty. 1	2,473	L.F.	26.00	64,298.00
8	Storm Sewer, 27" RCP, Ty. 1	1,357	L.F.	29.00	39,353.00
9	Storm Sewer, 30" RCP, Ty. 1	1,401	L.F.	34.00	47,634.00
10	Storm Sewer, 36" RCP, Ty. 1	2,020	L.F.	41.50	83,830.00
11	Storm Sewer, 42" RCP, Ty. 1	799	L.F.	47.00	37,553.00
12	Storm Sewer, 48" RCP, Ty. 1	1,031	L.F.	55.00	56,705.00
13	Storm Sewer, 54" RCP, Ty. 1	46	L.F.	65.00	2,990.00
14	Inlet Ty. A w/ Ty. 8 Gr., 2' Dia.	110	E.A.	500.00	55,000.00
15	Inlet Ty. A w/ R-3281-A Fr. & Gr., 2' Dia.	30	E.A.	625.00	18,750.00
16	Inlet Ty. A w/ R-3281-AL Fr. & Gr., 2' Dia.	11	E.A.	625.00	6,875.00
17	Inlet Ty. A w/ TY. 1 FR. & CL., 2' Dia.	1	E.A.	625.00	625.00
18	Inlet Ty. B w/ R-3281-A FR. & GR., 3' Dia.	7	E.A.	1,000.00	7,000.00
19	Inlet Ty. B w/ Ty. 8 Gr., 3' Dia.	36	E.A.	855.00	30,780.00
20	Catch Basin Ty. C w/ R-3281-A Fr. & Gr., 2' Dia.	22	E.A.	770.00	16,940.00
21	Catch Basin Ty. C w/ R-3281-AL Fr. & Gr., 2' Dia.	9	E.A.	770.00	6,930.00
22	Catch Basin Ty. A w/ R-3281-A Fr. & Gr., 3' Dia.	13	E.A.	1,100.00	14,300.00
23	Catch Basin Ty. A w/ R-3281-AL Fr. & Gr., 3' Dia.	2	E.A.	1,100.00	2,200.00
24	Catch Basin Ty. A w/ R-3281-A Fr. & Gr., 4' Dia.	18	E.A.	1,400.00	25,200.00
25	Catch Basin Ty. A w/ R-3281-AL Fr. & Gr., 4' Dia.	1	E.A.	1,400.00	1,400.00
26	Catch Basin Ty. A w/ TY. 1 FR. & CL., 4' Dia.	1	E.A.	1,400.00	1,400.00
27	Catch Basin Ty. A w/ R-3281-A Fr. & Gr., 5' Dia.	1	E.A.	1,900.00	1,900.00
28	Catch Basin Ty. A w/ R-3281-A Fr. & Gr., 6' Dia.	1	E.A.	2,400.00	2,400.00
29	Catch Basin Ty. A w/ R-3281-AL Fr. & Gr., 6' Dia.	1	E.A.	2,400.00	2,400.00
30	Storm M.H. Ty A w/ Ty 8 Gr., 4' Dia.	30	E.A.	1,300.00	39,000.00
31	Storm M.H. Ty A w/TY. 1 FR. & C.L., 4' Dia.	31	E.A.	1,300.00	40,300.00
32	Storm M.H. Ty A w/R-3281-A FR. & GR., 4' Dia.	14	E.A.	1,300.00	18,200.00
33	Storm M.H. Ty A w/TY. 1 FR. & O.L., 4' Dia.	32	E.A.	1,300.00	41,600.00
34	Storm M.H. Ty A w/TY. 1 FR. & C.L., 5' Dia.	16	E.A.	1,800.00	28,800.00
35	Storm M.H. Ty A w/R-3281-A FR. & GR., 5' Dia.	2	E.A.	1,800.00	3,600.00
36	Storm M.H. Ty A w/TY. 1 FR. & C.L., 6' Dia.	11	E.A.	2,200.00	24,200.00
37	Storm M.H. Ty A w/TY. 1 FR. & O.L., 6' Dia.	5	E.A.	2,200.00	11,000.00
38	Storm M.H. Ty A w/ Ty 8 Gr., 5' Dia.	1	E.A.	2,050.00	2,050.00
39	Storm M.H. Ty A w/R-3281-A FR. & GR., 6' Dia.	1	E.A.	2,200.00	2,200.00
40	Storm M.H. Ty A w/TY. 1 FR. & C.L., 7' Dia.	4	E.A.	2,400.00	9,600.00
41	Storm M.H. Ty A w/R-3281-A FR. & GR., 7' Dia.	1	E.A.	2,400.00	2,400.00
42	Storm M.H. Ty A w/TY. 1 FR. & C.L., 8' Dia.	2	E.A.	4,000.00	8,000.00
43	Clean-out Structure, w/ Ty. 1 FR. & CL.	12	E.A.	525.00	6,300.00
44	Flared End Section, 12" RCP w/ Grate	2	E.A.	600.00	1,200.00
45	Flared End Section, 18" RCP w/ Grate	2	E.A.	700.00	1,400.00
46	Flared End Section, 48" RCP w/ Grate	1	E.A.	2,100.00	2,100.00
47	Rip Rap w/ Maintenance	6	C.Y.	30.00	180.00
48	Trench Backfill	4,600	C.Y.	16.00	73,600.00

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JOB NO.: 608.057

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APPROX.

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Sub-Total Storm Sewer Improvements				\$ 1,297,126.00

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

PROJECT: Blackberry Crossing West - Unit 3

JOB NO.: 608.057

DATE: AUGUST 16, 2004

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NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
IV. PAVEMENT IMPROVEMENTS					
1	Acquisition	48.84	Acre	\$ 51,050.00	\$ 2,493,282.00
2	Fine Grading	83,200	S.Y.	0.90	74,880.00
3	Agg. Base Cse. Ty. B (CA-6) 12"	76,050	S.Y.	6.75	513,337.50
4	Agg. Base Cse. Ty. B (CA-6) 4"	7,150	S.Y.	3.00	21,450.00
5	Bit. Binder Cse., 2 1/2" Cl. I	9,360	TONS	32.00	299,520.00
6	Bit. Binder Cse., 4" Cl. I	2,520	TONS	32.00	80,640.00
7	Bit. Surface Cse., 1 1/2" Cl. I	6,560	TONS	36.00	236,160.00
8	Bit Material Prime Coat @ 0.3 Gal./SY	22,820	GAL.	1.10	25,102.00
9	Bit Material Tack Coat @ 0.1 Gal./SY	7,610	GAL.	1.10	8,371.00
10	PCC Sidewalk 5' Wide, 5" Thick w/4" CA-6 Subbase	101,000	S.F.	2.75	277,750.00
11	PCC Curb & Gutter Ty. B-6.12	42,860	L.F.	8.75	375,025.00
12	Backfill Curb	42,860	L.F.	1.00	42,860.00
Sub-Total Pavement Improvements					\$ 4,448,377.50
V LIGHTING AND STREET SIGN IMPROVEMENTS					
1	150 Watt H.P.S.(Clear) Lumin STD 20'-7" Mounting Height G.E. M-C-111 Street Light Complete with Wiring Runs	68	EA.	\$ 2,500.00	\$ 170,000.00
2	Street Sign	22	EA.	150.00	3,300.00
3	Stop Signs	8	EA.	150.00	1,200.00
Sub-Total Lighting Improvements					\$ 174,500.00
VI. MISCELLANEOUS IMPROVEMENTS					
1	10' Wide Bike Path (2" Surface Course, 8" Agg. Base Course TY B)	5,000	L.F.	\$ 11.50	\$ 57,500.00
Sub-Total Miscellaneous Improvements					\$ 57,500.00
VII. CONSTRUCTION PHASE SERVICES					
1	(Including staking, observation and Record Drawings)	1	L.S.	\$ 100,000.00	\$ 100,000.00
Sub-Total Construction Phase Services					\$ 100,000.00

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ENGINEER'S OPINION
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PROJECT: Blackberry Crossing West - Unit 3

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REVISED:

APPROX.

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
SUMMARY					
I.	SANITARY SEWER IMPROVEMENTS			\$	1,377,151.00
II.	WATERMAIN IMPROVEMENTS			\$	947,864.50
III.	STORM SEWER IMPROVEMENTS			\$	1,297,126.00
IV.	PAVEMENT IMPROVEMENTS			\$	4,448,377.50
V.	LIGHTING AND STREET SIGN IMPROVEMENTS			\$	174,500.00
VI.	MISCELLANEOUS IMPROVEMENTS			\$	57,500.00
VII.	CONSTRUCTION PHASE SERVICES (Including staking, observation and Record Drawings)			\$	100,000.00
	TOTAL IMPROVEMENTS			\$	8,402,519.00
	10% CONTINGENCIES			\$	840,251.90
	LETTER OF CREDIT AMOUNT			\$	9,242,770.90