

RESOLUTION NO. 000939

PASSED December 9, 2002

A Resolution approving the final plat of "Townsend, A Planned Development, Phase One", located in the vicinity of N.W. 23rd Terrace between N.W. 31st Avenue and N.W. 34th Avenue; authorizing the Mayor and Clerk of the Commission to execute a Tri-Party Agreement for the construction of improvements; and providing an immediate effective date.

WHEREAS, the Development Review Board approved the design plat of "Townsend, A Planned Development, Phase One" on January 11, 2001; and

WHEREAS, the owner of the plat has submitted a final plat which substantially conforms to the design plat as approved by the City Commission on February 12, 2001 and which incorporates all modifications and revisions specified in such approval; and

WHEREAS, Ordinance No. 980726 adopted on August 9, 1999, approved the Planned Development on this Property, and the Ordinance requires final plat approval on at least 20% of the site acreage within 36 months of the adoption date of Ordinance No. 980726, which date was then extended by the City Commission on July 22, 2002, for an additional 6 month period;

WHEREAS, the owner of the proposed subdivision has requested the City Commission to accept and approve the final plat as provided in Chapter 177 of the Florida Statutes and Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida; and

WHEREAS, the City Commission finds that the final plat described herein is consistent with the City of Gainesville 1991-2001 Comprehensive Plan and the City of Gainesville 2000-2010 Comprehensive Plan as adopted by Resolution No. 002684.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA;

Section 1. The final plat of "Townsend, A Planned Development, Phase One" is accepted and approved by the City Commission on the following described property lying in the City of Gainesville, Alachua County, Florida:


(See Exhibit "A" attached hereto and made a part hereof as if set forth in full)

Section 2. The Mayor and Clerk of the Commission are authorized to execute a Tri-Party Agreement with a lending institution and the subdivider which secures the construction and completion of the improvements required under the ordinances of the City of Gainesville, a copy of which agreement is attached hereto as Exhibit "B".

Section 3. The Clerk of the Commission is authorized and directed to affix his signature to the record plat on behalf of the City Commission and accept the dedication of public rights-of-way, easements, and other dedicated portions as shown on the plat.


Section 4. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this 9th day of December, 2002.



Thomas D. Bussing, Mayor

APPROVED AS TO FORM AND LEGALITY:



Marion J. Radson, City Attorney

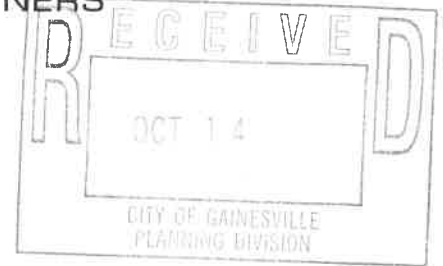
ATTEST:



Kurt Lannon,
Clerk of the Commission

DEC 10 2002

(REVISED) OCTOBER 2, 2002



LEGAL DESCRIPTION

(TOWNSEND SOUTH, PHASE ONE)

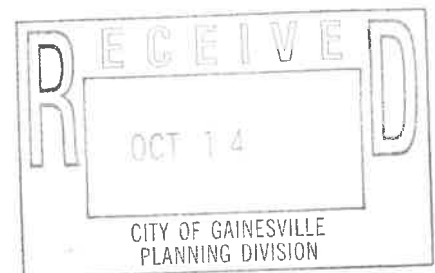
A PORTION OF THE NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND RUN THENCE SOUTH 00°33'35" EAST, ALONG THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 75.11 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (PERRY C. MCGRIFF - RLS 509) AT THE NORTHWEST CORNER OF PALMETTO WOODS UNIT NO. 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 14 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID CONCRETE MONUMENT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 39TH AVENUE (STATE ROAD NO. 232); THENCE CONTINUE SOUTH 00°33'35" EAST, ALONG THE EAST BOUNDARY OF SAID NE 1/4, A DISTANCE OF 1227.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°33'35" EAST, ALONG SAID EAST BOUNDARY, 1045.07 FEET; THENCE SOUTH 89°26'25" WEST, 190.24 FEET; THENCE SOUTH 32°45'44" EAST, 9.39 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 405.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°42'34" AN ARC DISTANCE OF 181.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 19°54'27" EAST, 180.21 FEET; THENCE SOUTH 07°03'10" EAST, 73.34 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°48'06" AN ARC DISTANCE OF 13.00 FEET TO THE END OF SAID CURVE, SAID END OF CURVE LYING ON THE NORTHERLY RIGHT OF WAY LINE OF NW 31ST AVENUE (COUNTY ROAD NO. 232-A) (100' RIGHT OF WAY); SAID RIGHT OF WAY LINE BEING 50.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE 1/4, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 75°05'01" EAST, 12.86 FEET; THENCE NORTH 89°59'04" WEST, ALONG SAID RIGHT OF WAY LINE, 429.09 FEET; THENCE NORTH 00°42'31" WEST, 185.73 FEET; THENCE NORTH 89°17'29" EAST, 11.00 FEET; THENCE NORTH 00°42'31" WEST, 118.41 FEET; THENCE SOUTH 89°17'29" WEST, 150.00 FEET; THENCE NORTH 00°42'31" WEST, 47.00 FEET; THENCE NORTH 89°17'29" EAST, 6.00 FEET; THENCE NORTH 00°42'31" WEST, 300.16 FEET; THENCE SOUTH 89°17'29" WEST, 80.00 FEET; THENCE NORTH 00°42'31" WEST, 131.14 FEET; THENCE NORTH 01°08'58" EAST, 217.50 FEET; THENCE NORTH 90°00'00" EAST, 149.61 FEET; THENCE NORTH 05°00'52" WEST, 90.35 FEET; THENCE NORTH 90°00'00" EAST, 79.84 FEET; THENCE NORTH 00°00'00" WEST, 213.00 FEET; THENCE NORTH

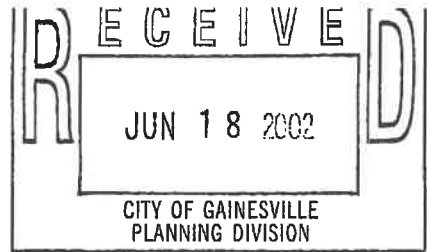
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THENCE ALONG SAID JURISDICTIONAL LIMIT LINE, THROUGH THE FOLLOWING 48
COURSES AND DISTANCES:

- 1)NORTH 28°37'16" WEST, 3.18 FEET
- 2)NORTH 24°49'47" WEST, 89.12 FEET
- 3)NORTH 30°50'00" EAST, 124.21 FEET
- 4)NORTH 10°31'23" EAST, 53.20 FEET
- 5)NORTH 15°01'50" EAST, 60.54 FEET
- 6)NORTH 63°47'58" EAST, 54.96 FEET
- 7)NORTH 55°15'22" EAST, 12.40 FEET
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- 19)SOUTH 60°46'22" EAST, 36.08 FEET
- 20)SOUTH 44°00'41" EAST, 11.41 FEET
- 21)SOUTH 06°16'33" WEST, 42.91 FEET
- 22)SOUTH 43°16'00" WEST, 12.15 FEET
- 23)SOUTH 29°07'47" WEST, 55.42 FEET
- 24)SOUTH 40°03'50" WEST, 25.49 FEET
- 25)SOUTH 44°32'21" WEST, 25.75 FEET
- 26)SOUTH 11°51'25" EAST, 24.37 FEET
- 27)SOUTH 30°21'23" WEST, 29.24 FEET
- 28)SOUTH 29°45'42" WEST, 23.55 FEET
- 29)SOUTH 29°26'12" WEST, 27.53 FEET
- 30)SOUTH 12°38'24" WEST, 15.03 FEET
- 31)SOUTH 51°12'56" WEST, 51.84 FEET
- 32)NORTH 76°18'53" WEST, 21.95 FEET
- 33)SOUTH 61°04'11" WEST, 57.40 FEET
- 34)SOUTH 16°02'28" EAST, 15.86 FEET
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THENCE NORTH 90°00'00" EAST, 4.28 FEET TO THE EAST BOUNDARY OF THE
NORTHEAST 1/4 OF SAID SECTION 25 AND THE POINT OF BEGINNING.

CONTAINING 21.13 ACRES, MORE OR LESS.





AGREEMENT

THIS TRI-PARTY AGREEMENT (this "Agreement") is entered into this 12th day of June, 2002, by and among SUNTRUST BANK ("Lender"), TOWNSEND TND, LLC, a Florida limited liability company ("Developer") and W.G. JOHNSON AND SON, INC. ("Contractor") for the purposes set forth herein and for the benefit of the City OF GAINESVILLE, FLORIDA (the "City").

RECITALS

A. Developer intends to develop a residential subdivision to be know as Townsend - Phase One, a Traditional Neighborhood Development and to record a plat of the same on the real property described on attached Exhibit "A".(the "Subdivision").

B. Developer has contracted with the Contractor to install the streets, necessary drainage water, sewer and other improvements (the "Improvements") required under applicable law and ordinances of the City pursuant to a contract between Developer and Contractor a copy of which is attached hereto as Exhibit "B". (the "Contract").

C. As a condition of the acceptance of the plat of the Subdivision for recording, require that assurances be given before the Subdivision is platted that the Improvements will be completed within a reasonable time to the standards required by the City and will together with the other components of the Improvements be the responsibility of the Developer after completion for maintenance and repair until accepted by the City.

D. Lender has made a loan to the Developer for the purpose of paying the cost of the Improvements and has agree to join in this Agreement for the purpose of assuring the City funds will be available for completion of the Improvements in the event the Developer or the Contractor fail to complete the same.

E. The parties hereto now desire to reduce their understanding and agreement to writing.

NOW THEREFORE, in consideration of the mutual covenants and promises hereinafter made by the parties hereto, it is agreed as follows:

1. The parties hereto agree to the truth of the recitals set forth herein and to their incorporation herein by reference.
2. Lender from the loan proceeds made available to the Developer for construction of the Improvements hereby sets aside for this purpose, the sum of \$753,524.52 which is 120% of the amount set forth in the Contract and which will be used exclusively for construction of the Improvements and may not be used for any other purpose until such Improvements are in place and accepted by the City. Disbursement of the funds during the course of

construction will be made on certification by Eng-Denman & Associates, Inc., P.E., a private engineer acting for the account of the Developer, as to the value of work then completed, and then, acceptance by the City of such certification, or, a separate certification by the City. The Lender shall then advance to the Developer for payment to the Contractor the sum agreed by the private engineer and the City, each progress payment to be charged a ten percent (10%) retainage, to be paid with the final payment on completion of the Improvements and so certified to by the City.

Should the Contractor default in performance under this Contract, the Developer agrees to proceed promptly to engage a new contractor within thirty (30) days to complete these Improvements. The selection of the new contractor will be subject to approval by the Lender and by the City which approval will not be unreasonably withheld. Should the Developer not proceed to relet the contract within such time period on a default by the present Contractor, the Lender and/or the City shall be entitled to complete the Improvements so that the City will accept the Improvements, and use for the purpose of paying for such completion, the balance remaining of the loan funds attributable to the Contract and if such amounts are not sufficient, the Lender shall advance additional monies up to (10%) of the original fund for a maximum total of \$816,318.23 if so, and shall have the option to advance any additional monies that may be required, all of which advances have been secured by the Developer to the Lender.

This completion may be by the Lender and another contractor, or by the City, directly whichever shall be determined by the Lender and the City to be most appropriate for an early completion of the Improvements and final acceptance by the City.

The Developer and the Contractor agree to prosecute the construction of the Improvements in a reasonably diligent manner to assure completion within 150 days from recording of the plat. Should the Developer be required to engage a new contractor as a result of the default by the Contractor, the time for completion will be extended for a period not to exceed ninety (90) additional days. If in the judgment of the City, the progress of construction is falling behind schedule, the City will so advise the Developer who shall then be bound to take corrective measures. The Lender shall likewise be advised and may thereupon withhold further disbursements of progress payment until a resolution of the problem acceptable to the City may be obtained. The obligation of Lender hereunder shall cease on the earlier of one (1) year from the date of completion as set forth in the Contract or such date as all the Improvements have been completed and so certified to by the City.

Should the City have to take over and complete or have completed the Improvements required by City ordinances, then the obligation of the Lender to pay a sum equal to the cost of such Improvements to the City (in accordance with the terms and conditions of the agreement) or make such sum available that shall exist independent of and regardless of whether or not the Developer may be in default on its agreement with the Lender.

THIS AGREEMENT signed at Gainesville, Florida, this 12th day of June, 2002.

Signed and sealed in the presence of:

Gresse Bolduc
Jennifer R. Wraith
As to Lender

Lender:
SUNTRUST BANK

By: Trey D. Bell
As Its: Vice President

Developer:
TOWNSEND TND, LLC

By: Haile Plantation Corporation,
a Florida corporation, Its Managing Member

By: [Signature]
ROBERT B. KRAMER, President

Kathy Prevatt
Gresse Bolduc
As to Developer

Contractor:
W.G. JOHNSON AND SON, INC.

By: [Signature]
As Its: President

Gresse Bolduc
Kathy Prevatt
As to Contractor

CITY OF GAINESVILLE, FLORIDA

By: _____

As to City

(REVISED) OCTOBER 2, 2002

LEGAL DESCRIPTION

(TOWNSEND SOUTH, PHASE ONE)

A PORTION OF THE NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND RUN THENCE SOUTH 00°33'35" EAST, ALONG THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 75.11 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (PERRY C. MCGRUFF - RLS 509) AT THE NORTHWEST CORNER OF PALMETTO WOODS UNIT NO. 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 14 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID CONCRETE MONUMENT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 39TH AVENUE (STATE ROAD NO. 232); THENCE CONTINUE SOUTH 00°33'35" EAST, ALONG THE EAST BOUNDARY OF SAID NE 1/4, A DISTANCE OF 1227.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°33'35" EAST, ALONG SAID EAST BOUNDARY, 1045.07 FEET; THENCE SOUTH 89°26'25" WEST, 190.24 FEET; THENCE SOUTH 32°45'44" EAST, 9.39 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 405.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°42'34" AN ARC DISTANCE OF 181.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 19°54'27" EAST, 180.21 FEET; THENCE SOUTH 07°03'10" EAST, 73.34 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°48'06" AN ARC DISTANCE OF 13.00 FEET TO THE END OF SAID CURVE, SAID END OF CURVE LYING ON THE NORTHERLY RIGHT OF WAY LINE OF NW 31ST AVENUE (COUNTY ROAD NO. 232-A) (100' RIGHT OF WAY); SAID RIGHT OF WAY LINE BEING 50.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE 1/4, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 75°05'01" EAST, 12.86 FEET; THENCE NORTH 89°59'04" WEST, ALONG SAID RIGHT OF WAY LINE, 429.09 FEET; THENCE NORTH 00°42'31" WEST, 185.73 FEET; THENCE NORTH 89°17'29" EAST, 11.00 FEET; THENCE NORTH 00°42'31" WEST, 118.41 FEET; THENCE SOUTH 89°17'29" WEST, 150.00 FEET; THENCE NORTH 00°42'31" WEST, 47.00 FEET; THENCE NORTH 89°17'29" EAST, 6.00 FEET; THENCE NORTH 00°42'31" WEST, 300.16 FEET; THENCE SOUTH 89°17'29" WEST, 80.00 FEET; THENCE NORTH 00°42'31" WEST, 131.14 FEET; THENCE NORTH 01°08'58" EAST, 217.50 FEET; THENCE NORTH 90°00'00" EAST, 149.61 FEET; THENCE NORTH 05°00'52" WEST, 90.35 FEET; THENCE NORTH 90°00'00" EAST, 79.84 FEET; THENCE NORTH 00°00'00" WEST, 213.00 FEET; THENCE NORTH

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CONTAINING 21.13 ACRES, MORE OR LESS.

EXHIBIT "B"

CONTRACT

RAMCO FORM 70

CONTRACT

THIS CONTRACT made and entered into this 6th day of MAY,
 A. D. TWO THOUSAND AND TWO, by and between
W G JOHNSON AND SON, INC., 2430 NW 73rd PLACE
 of the City of GAINESVILLE, County of ALACHUA, State of Florida,
 Party of the First Part, and TOWNSEND TND, LLC, 5201 SW 91st Drive, Suite A
 of Gainesville, FL Part Y of the Second Part,

WITNESSETH: That, in consideration of the covenants and agreements hereinafter con-
 tained on the part of said Part Y of the Second part the said Party of the First Part does agree
 as follows: **TOWNSEND PUD - PHASE I**

- PAVING AND DRAINAGE
- WASTEWATER COLLECTION SYSTEM
- POTABLE WATER DISTRIBUTION SYSTEM

All work for the above referenced project will be performed as per preliminary plans drawn and submitted by Eng. Denman and Associates, Inc, dated May, 2001, and as per attached Schedule "A".



IN CONSIDERATION THEREOF, the said Part Y of the Second Part agrees d to pay to the said Party of the First Part, the sum of Six hundred twenty-seven thousand, nine hundred thirty seven dollars and 10/100 Dollars (\$ 627,937.10) in the following manner, to-wit:

The Owner shall make progress payments to the Contractor on a monthly basis for work completed. Each payment shall be charged ten percent (10%) retainage to be paid with the final payment on completion.

When work performed on the job site by the Contractor is deemed 100% complete by City of Gainesville, and the Contractor cannot get the final release for the project due to any work or problems caused by anyone other than the Contractor, interest shall be charged on the balance due at that time, at the rate of 10%

IN WITNESS WHEREOF, the above named Parties have hereunto set their hands and seals on the day above written, and for themselves, their heirs, administrators and assigns, do hereby agree to do the full performance of the covenants and agreements as hereinabove set forth.

Witnessed:
Henry Luther
Dora Lee Bryan

Signed:

ROBERT B. KRAMER, MANAGER (Seal)
TOWNSEND TND, LLC (Seal)

GLENN JOHNSON, PRESIDENT (Seal)
W G JOHNSON AND SON, INC.

FROM :

FAX NO. :
SCHEDULE A

May. 09 2002 10:28AM P3

PRELIMINARY

05/02/2002

Townsend PUD - Phase I

PRELIMINARY BID PROPOSAL
W.G. Johnson and Son, Inc.

05/02/02

Paving and Drainage	\$ 404,961.35
Wastewater Collection System	\$ 173,313.00
Potable Water Distribution System	\$ 49,662.75
	\$ 627,937.10

PRELIMINARY

05/02/2002

Townsend PUD - Phase I

Preliminary Bid Proposal by W.G. Johnson and Son, Inc.
Paving and Drainage

Item	Item Description	Quantity	Unit	Unit Price	Amount
1	Clear and grub right of way	2.91	Ac.	\$ 2,850.00	\$8,293.50
2	Clear and grub for drainage easement	0.08	Ac.	\$ 2,850.00	\$228.00
3	Clear and grub Stormwater Basin	6.54	Ac.	\$ 2,850.00	\$18,639.00
4	Roadway Excavation	3883	CY	\$ 2.50	\$9,707.50
5	Roadway Fill	433	CY	\$ 2.25	\$974.25
6	Basin Excavation	48988	CY	\$ 2.50	\$122,465.00
7	Basin Fill	1554	CY	\$ 1.50	\$2,331.00
8	Undercut		CY	\$ 8.60	\$0.00
9	12" Roadway Subgrade Stabilization LBA 30	7771	SY	\$ 1.10	\$8,548.10
10	6" Limerock Base	6389	SY	\$ 5.00	\$31,945.00
11	1-1/4" Type S-III Asphalt Concrete	6389	SY	\$ 3.75	\$23,958.75
12	Type F curb and gutter	4211	LF	\$ 8.00	\$33,688.00
13	Seed, Mulch & Fertilize in Basin area above Water line	12172	SY	\$ 0.50	\$6,086.00
14	15" RCP	877	LF	\$ 16.25	\$14,261.25
15	18" RCP	453	LF	\$ 18.25	\$8,220.25
16	24" RCP	977	LF	\$ 26.75	\$26,134.75
17	30" RCP	134	LF	\$ 36.50	\$4,891.00
18	Type P-9 curb inlet (0-10' out)	16	Ea.	\$ 1,750.00	\$28,000.00
19	Type P-9 curb inlet (10'-15' out)	2	Ea.	\$ 2,000.00	\$4,000.00
20	72" Type J-9 curb inlet (4'-6')	1	Ea.	\$ 2,300.00	\$2,900.00
21	60" Type J-9 curb inlet (8'-10')	1	Ea.	\$ 2,325.00	\$2,325.00
22	60" Type J-9 curb Inlet (12'-14')	1	Ea.	\$ 2,475.00	\$2,475.00
23	60" Type J-9 curb Inlet (10'-12')	1	Ea.	\$ 2,550.00	\$2,550.00
24	Type O inlet	8	Ea.	\$ 1,200.00	\$9,600.00
25	Type P-8 Curb Inlet	1	Ea.	\$ 2,850.00	\$2,850.00
26	Mitred End Section	2	Ea.	\$ 1,500.00	\$3,000.00
27	Match Existing Edge of Pavement	1	LS	\$ 500.00	\$500.00
28	Testing	1	LS	\$ 3,500.00	\$3,500.00
29	Construction Surveying	1	LS	\$ 21,000.00	\$21,000.00
30	Construction Signage	1	LS	\$ 2,000.00	\$2,000.00

Note: No sod (or seed and mulch) within ROW included in these quantities
Price does not include brick pavers

\$404,861.35

PRELIMINARY

05/02/2002

Townsend PUD - Phase I

Preliminary Bid Proposal by W.G. Johnson and Son, Inc.
Wastewater Collection System

Item	Item Description	Quantity	Unit	Unit Price	Amount
1	Connect to Existing PVC Sanitary Sewer	1	LS	\$ 350.00	\$350.00
2	Manhole (0'-10' cut)	12	Ea.	\$ 1,400.00	\$16,800.00
3	8" PVC (0'-10' cut)	465	LF	\$ 10.95	\$5,091.75
4	10" PVC (0'-10' cut)	1635	LF	\$ 12.95	\$21,173.25
5	4" PVC Service Line	986	LF	\$ 5.50	\$5,423.00
6	8" x 4" Wye and Bend	11	Ea.	\$ 50.00	\$550.00
7	10" x 4" Wye and Bend	14	Ea.	\$ 75.00	\$1,050.00
8	Connection into MH	8	Ea.	\$ 50.00	\$400.00
9	4" Clean-out	33	Ea.	\$ 75.00	\$2,475.00
10	10" Plug	2	Ea.	\$ 75.00	\$150.00
11	Testing	1	LS	\$ 2,000.00	\$2,000.00
12	Construction Surveying	1	LS	\$ 2,850.00	\$2,850.00
13	Clay off (Contingency)	30000	YD	\$ 3.50	\$105,000.00
14	Fill on (Contingency)	2000	CY	\$ 5.00	\$10,000.00

\$179,313.00

PRELIMINARY

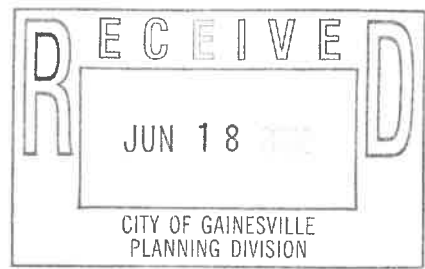
05/02/2002

Townsend PUD - Phase I

Bid Proposal by W.G. Johnson and Son, Inc.
Water Distribution system

Item	Item description	Quantity	Unit	Unit Price	Amount
1	12" x 8" Tap (By GRU)	1	LS	N/A	N/A
2	Connect to Existing PVC WM	1	LS	\$ 150.00	\$ 150.00
3	2" PVC Water Main	491	LF	\$ 4.50	\$ 2,209.50
4	6" DIP Water Main	620	LF	\$ 12.25	\$ 7,695.00
5	8" DIP Water Main	380	LF	\$ 14.50	\$ 5,510.00
6	8" PVC Water Main	775	LF	\$ 12.25	\$ 9,493.75
7	1" Pb Service Line	114	LF	\$ 4.25	\$ 484.50
8	1-1/2" Pb Service Line	410	LF	\$ 4.50	\$ 1,845.00
9	3" Casing	90	LF	\$ 5.00	\$ 450.00
10	2" x 2" Tee	8	Ea.	\$ 10.00	\$ 80.00
11	6" x 2" Saddle	11	Ea.	\$ 200.00	\$ 2,200.00
12	2" Gate Valve and Box	11	Ea.	\$ 85.00	\$ 935.00
13	2" Resilient gate valve & box	4	Ea.	\$ 175.00	\$ 700.00
14	6" Gate Valve and Box	3	Ea.	\$ 495.00	\$ 1,485.00
15	8" Gate Valve and Box	2	Ea.	\$ 595.00	\$ 1,190.00
16	6" DI 11-1/4 degree bend	1	Ea.	\$ 250.00	\$ 250.00
17	6" DI 22-1/2 degree bend	1	Ea.	\$ 250.00	\$ 250.00
18	8" DI 22-1/2 degree bend	1	Ea.	\$ 325.00	\$ 325.00
19	8" 45 degree bend	3	Ea.	\$ 395.00	\$ 1,185.00
20	6" x 6" DI Anchoring Tee	1	Ea.	\$ 250.00	\$ 250.00
21	8" x 6" DI Anchoring Tee	3	Ea.	\$ 300.00	\$ 900.00
22	8" x 8" DI Anchoring Tee	3	Ea.	\$ 350.00	\$ 1,050.00
23	Fire Hydrant Assembly	2	Ea.	\$ 1,700.00	\$ 3,400.00
24	3" Blow off Assembly & Sample Point	3	Ea.	\$ 600.00	\$ 1,800.00
25	2" Blow off Assembly & Sample Point	2	Ea.	\$ 200.00	\$ 400.00
26	6" x 2" Tap Sleeve	1	Ea.	\$ 100.00	\$ 100.00
27	8" x 2" Tap Sleeve	3	Ea.	\$ 150.00	\$ 450.00
28	Reaction Blocks	13	Ea.	\$ 75.00	\$ 975.00
29	Meter	33	Ea.	N/A	N/A
30	Testing	1	LS	\$ 2,000.00	\$ 2,000.00
31	Construction Surveying	1	LS	\$ 2,000.00	\$ 2,000.00

\$ 49,662.75



AGREEMENT

THIS TRI-PARTY AGREEMENT (this "Agreement") is entered into this 12th day of June, 2002, by and among SUNTRUST BANK ("Lender"), TOWNSEND TND, LLC, a Florida limited liability company ("Developer") and W.G. JOHNSON AND SON, INC. ("Contractor") for the purposes set forth herein and for the benefit of the City OF GAINESVILLE, FLORIDA (the "City").

RECITALS

A. Developer intends to develop a residential subdivision to be know as Townsend - Phase One, a Traditional Neighborhood Development and to record a plat of the same on the real property described on attached Exhibit "A".(the "Subdivision").

B. Developer has contracted with the Contractor to install the streets, necessary drainage water, sewer and other improvements (the "Improvements") required under applicable law and ordinances of the City pursuant to a contract between Developer and Contractor a copy of which is attached hereto as Exhibit "B". (the "Contract").

C. As a condition of the acceptance of the plat of the Subdivision for recording, require that assurances be given before the Subdivision is platted that the Improvements will be completed within a reasonable time to the standards required by the City and will together with the other components of the Improvements be the responsibility of the Developer after completion for maintenance and repair until accepted by the City.

D. Lender has made a loan to the Developer for the purpose of paying the cost of the Improvements and has agree to join in this Agreement for the purpose of assuring the City funds will be available for completion of the Improvements in the event the Developer or the Contractor fail to complete the same.

E. The parties hereto now desire to reduce their understanding and agreement to writing.

NOW THEREFORE, in consideration of the mutual covenants and promises hereinafter made by the parties hereto, it is agreed as follows:

1. The parties hereto agree to the truth of the recitals set forth herein and to their incorporation herein by reference.
2. Lender from the loan proceeds made available to the Developer for construction of the Improvements hereby sets aside for this purpose, the sum of \$753,524.52 which is 120% of the amount set forth in the Contract and which will be used exclusively for construction of the Improvements and may not be used for any other purpose until such Improvements are in place and accepted by the City. Disbursement of the funds during the course of

construction will be made on certification by Eng-Denman & Associates, Inc., P.E., a private engineer acting for the account of the Developer, as to the value of work then completed, and then, acceptance by the City of such certification, or, a separate certification by the City. The Lender shall then advance to the Developer for payment to the Contractor the sum agreed by the private engineer and the City, each progress payment to be charged a ten percent (10%) retainage, to be paid with the final payment on completion of the Improvements and so certified to by the City.

Should the Contractor default in performance under this Contract, the Developer agrees to proceed promptly to engage a new contractor within thirty (30) days to complete these Improvements. The selection of the new contractor will be subject to approval by the Lender and by the City which approval will not be unreasonably withheld. Should the Developer not proceed to relet the contract within such time period on a default by the present Contractor, the Lender and/or the City shall be entitled to complete the Improvements so that the City will accept the Improvements, and use for the purpose of paying for such completion, the balance remaining of the loan funds attributable to the Contract and if such amounts are not sufficient, the Lender shall advance additional monies up to (10%) of the original fund for a maximum total of \$816,318.23 if so, and shall have the option to advance any additional monies that may be required, all of which advances have been secured by the Developer to the Lender.

This completion may be by the Lender and another contractor, or by the City, directly whichever shall be determined by the Lender and the City to be most appropriate for an early completion of the Improvements and final acceptance by the City.

The Developer and the Contractor agree to prosecute the construction of the Improvements in a reasonably diligent manner to assure completion within 150 days from recording of the plat. Should the Developer be required to engage a new contractor as a result of the default by the Contractor, the time for completion will be extended for a period not to exceed ninety (90) additional days. If in the judgment of the City, the progress of construction is falling behind schedule, the City will so advise the Developer who shall then be bound to take corrective measures. The Lender shall likewise be advised and may thereupon withhold further disbursements of progress payment until a resolution of the problem acceptable to the City may be obtained. The obligation of Lender hereunder shall cease on the earlier of one (1) year from the date of completion as set forth in the Contract or such date as all the Improvements have been completed and so certified to by the City.

Should the City have to take over and complete or have completed the Improvements required by City ordinances, then the obligation of the Lender to pay a sum equal to the cost of such Improvements to the City (in accordance with the terms and conditions of the agreement) or make such sum available that shall exist independent of and regardless of whether or not the Developer may be in default on its agreement with the Lender.

THIS AGREEMENT signed at Gainesville, Florida, this 12th day of June, 2002.

Signed and sealed in the presence of:

Jessie Bolduc
Jennifer R. Wirth
As to Lender

Lender:
SUNTRUST BANK

By: T. Scott Stolt
As Its: Vice President

Developer:
TOWNSEND TND, LLC

By: Haile Plantation Corporation, a Florida corporation, Its Managing Member

By: [Signature]
ROBERT B. KRAMER, President

Contractor:
W.G. JOHNSON AND SON, INC.

By: [Signature]
As Its: President

CITY OF GAINESVILLE, FLORIDA

By: [Signature]

APPROVED AS TO FORM AND LEGALITY
BY: [Signature]
MARION J. RADSON, CITY ATTORNEY
CITY OF GAINESVILLE, FLORIDA
DEC 10 2002

[Signature]
Jessie Bolduc
As to Developer

Jessie Bolduc
[Signature]
As to Contractor

[Signature]
As to City

(REVISED) OCTOBER 2, 2002

LEGAL DESCRIPTION

(TOWNSEND SOUTH, PHASE ONE)

A PORTION OF THE NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND RUN THENCE SOUTH 00°33'35" EAST, ALONG THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 75.11 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (PERRY C. MCGRUFF - RLS 509) AT THE NORTHWEST CORNER OF PALMETTO WOODS UNIT NO. 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK K, PAGE 14 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID CONCRETE MONUMENT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 39TH AVENUE (STATE ROAD NO. 232); THENCE CONTINUE SOUTH 00°33'35" EAST, ALONG THE EAST BOUNDARY OF SAID NE 1/4, A DISTANCE OF 1227.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°33'35" EAST, ALONG SAID EAST BOUNDARY, 1045.07 FEET; THENCE SOUTH 89°26'25" WEST, 190.24 FEET; THENCE SOUTH 32°45'44" EAST, 9.39 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 405.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°42'34" AN ARC DISTANCE OF 181.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 19°54'27" EAST, 180.21 FEET; THENCE SOUTH 07°03'10" EAST, 73.34 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°48'06" AN ARC DISTANCE OF 13.00 FEET TO THE END OF SAID CURVE, SAID END OF CURVE LYING ON THE NORTHERLY RIGHT OF WAY LINE OF NW 31ST AVENUE (COUNTY ROAD NO. 232-A) (100' RIGHT OF WAY); SAID RIGHT OF WAY LINE BEING 50.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE 1/4, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 75°05'01" EAST, 12.86 FEET; THENCE NORTH 89°59'04" WEST, ALONG SAID RIGHT OF WAY LINE, 429.09 FEET; THENCE NORTH 00°42'31" WEST, 185.73 FEET; THENCE NORTH 89°17'29" EAST, 11.00 FEET; THENCE NORTH 00°42'31" WEST, 118.41 FEET; THENCE SOUTH 89°17'29" WEST, 150.00 FEET; THENCE NORTH 00°42'31" WEST, 47.00 FEET; THENCE NORTH 89°17'29" EAST, 6.00 FEET; THENCE NORTH 00°42'31" WEST, 300.16 FEET; THENCE SOUTH 89°17'29" WEST, 80.00 FEET; THENCE NORTH 00°42'31" WEST, 131.14 FEET; THENCE NORTH 01°08'58" EAST, 217.50 FEET; THENCE NORTH 90°00'00" EAST, 149.61 FEET; THENCE NORTH 05°00'52" WEST, 90.35 FEET; THENCE NORTH 90°00'00" EAST, 79.84 FEET; THENCE NORTH 00°00'00" WEST, 213.00 FEET; THENCE NORTH

90°00'00" EAST, 48.91 FEET TO THE JURISDICTIONAL LIMIT LINE OF A WETLAND;
THENCE ALONG SAID JURISDICTIONAL LIMIT LINE, THROUGH THE FOLLOWING 48
COURSES AND DISTANCES:

- 1)NORTH 28°37'16" WEST, 3.18 FEET
- 2)NORTH 24°49'47" WEST, 89.12 FEET
- 3)NORTH 30°50'00" EAST, 124.21 FEET
- 4)NORTH 10°31'23" EAST, 53.20 FEET
- 5)NORTH 15°01'50" EAST, 60.54 FEET
- 6)NORTH 63°47'58" EAST, 54.96 FEET
- 7)NORTH 55°15'22" EAST, 12.40 FEET
- 8)SOUTH 83°15'12" EAST, 46.12 FEET
- 9)SOUTH 71°31'54" EAST, 36.64 FEET
- 10)NORTH 33°26'39" EAST, 40.47 FEET
- 11)NORTH 38°23'04" EAST, 27.59 FEET
- 12)NORTH 33°58'36" EAST, 54.87 FEET
- 13)NORTH 11°25'04" EAST, 24.13 FEET
- 14)NORTH 31°14'55" WEST, 59.51 FEET
- 15)NORTH 12°04'52" EAST, 81.88 FEET
- 16)SOUTH 82°14'34" EAST, 18.55 FEET
- 17)NORTH 78°07'54" EAST, 37.18 FEET
- 18)SOUTH 75°48'43" EAST, 46.09 FEET
- 19)SOUTH 60°46'22" EAST, 36.08 FEET
- 20)SOUTH 44°00'41" EAST, 11.41 FEET
- 21)SOUTH 06°16'33" WEST, 42.91 FEET
- 22)SOUTH 43°16'00" WEST, 12.15 FEET
- 23)SOUTH 29°07'47" WEST, 55.42 FEET
- 24)SOUTH 40°03'50" WEST, 25.49 FEET
- 25)SOUTH 44°32'21" WEST, 25.75 FEET
- 26)SOUTH 11°51'25" EAST, 24.37 FEET
- 27)SOUTH 30°21'23" WEST, 29.24 FEET
- 28)SOUTH 29°45'42" WEST, 23.55 FEET
- 29)SOUTH 29°26'12" WEST, 27.53 FEET
- 30)SOUTH 12°38'24" WEST, 15.03 FEET
- 31)SOUTH 51°12'56" WEST, 51.84 FEET
- 32)NORTH 76°18'53" WEST, 21.95 FEET
- 33)SOUTH 61°04'11" WEST, 57.40 FEET
- 34)SOUTH 16°02'28" EAST, 15.86 FEET
- 35)SOUTH 42°59'15" EAST, 20.23 FEET
- 36)SOUTH 69°42'26" EAST, 52.57 FEET
- 37)SOUTH 61°52'04" EAST, 37.03 FEET
- 38)SOUTH 77°49'41" EAST, 45.51 FEET
- 39)NORTH 85°42'30" EAST, 32.28 FEET
- 40)NORTH 73°38'25" EAST, 53.08 FEET
- 41)NORTH 12°34'45" EAST, 29.32 FEET
- 42)NORTH 53°17'16" EAST, 24.01 FEET
- 43)NORTH 81°09'03" EAST, 31.21 FEET
- 44)SOUTH 38°33'14" EAST, 19.16 FEET
- 45)SOUTH 04°27'23" WEST, 39.07 FEET
- 46)SOUTH 00°08'59" WEST, 43.55 FEET
- 47)SOUTH 02°35'59" EAST, 69.30 FEET
- 48)SOUTH 02°56'36" EAST, 61.12 FEET

THENCE NORTH 90°00'00" EAST, 4.28 FEET TO THE EAST BOUNDARY OF THE
NORTHEAST 1/4 OF SAID SECTION 25 AND THE POINT OF BEGINNING.

CONTAINING 21.13 ACRES, MORE OR LESS.

EXHIBIT "B"

CONTRACT

RAMCO FORM 70

CONTRACT

THIS CONTRACT made and entered into this 6th day of MAY,
TWO THOUSAND AND TWO, by and between
A. D W G JOHNSON AND SON, INC., 2430 NW 73rd PLACE
of the City of GAINESVILLE, County of ALACHUA, State of Florida,
Party of the First Part, and TOWNSEND TND, LLC, 5201 SW 91st Drive, Suite A
of Gainesville, FL Part y of the Second Part,

WITNESSETH: That, in consideration of the covenants and agreements hereinafter contained on the part of said Part y of the Second part the said Party of the First Part does agree as follows:

- TOWNSEND PUD - PHASE I
- PAVING AND DRAINAGE
- WASTEWATER COLLECTION SYSTEM
- POTABLE WATER DISTRIBUTION SYSTEM

All work for the above referenced project will be performed as per preliminary plans drawn and submitted by Eng. Denman and Associates, In, dated May, 2001, and as per attached Schedule "A".

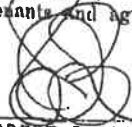

IN CONSIDERATION THEREOF, the said Part y of the Second Part agree^d to pay to the said Party of the First Part, the sum of Six hundred twenty-seven thousand, nine hundred thirty seven dollars and 10/100 Dollars (\$ 627,937.10) in the following manner, to-wit:

The Owner shall make progress payments to the Contractor on a monthly basis for work completed. Each payment shall be charged ten percent (10%) retainage to be paid with the final payment on completion.

When work performed on the job site by the Contractor is deemed 100% complete by City of Gainesville, and the Contractor cannot get the final release for the project due to any work or problems caused by anyone other than the Contractor, interest shall be charged on the balance due at that time, at the rate of 10%

IN WITNESS WHEREOF, the above named Parties have hereunto set their hands and seals on the day above written, and for themselves, their heirs, administrators and assigns, do hereby agree to do the full performance of the covenants and agreements as hereinabove set forth.

Witnessed:
Henry Luther
Dora Leo Bryan

Signed:

ROBERT B. KRAMER, MANAGER (Seal)
TOWNSEND TND, LLC (Seal)

GLENN JOHNSON, PRESIDENT (Seal)
W G JOHNSON AND SON, INC.

FROM :

FAX NO. :
SCHEDULE A

May. 09 2002 10:28AM P3

PRELIMINARY

05/02/2002

Townsend PUD - Phase I

PRELIMINARY BID PROPOSAL
W.G. Johnson and Son, Inc.

05/02/02

Paving and Drainage	\$ 404,961.35
Wastewater Collection System	\$ 173,313.00
Potable Water Distribution System	\$ 49,662.75
	\$ 627,937.10

PRELIMINARY

05/02/2002

Townsend PUD - Phase I

Preliminary Bid Proposal by W.G. Johnson and Son, Inc.
Paving and Drainage

Item	Item Description	Quantity	Unit	Unit Price	Amount
1	Clear and grub right of way	2.91	Ac.	\$ 2,850.00	\$8,293.50
2	Clear and grub for drainage easement	0.08	Ac.	\$ 2,850.00	\$228.00
3	Clear and grub Stormwater Basin	6.54	Ac.	\$ 2,850.00	\$18,639.00
4	Roadway Excavation	3883	CY	\$ 2.50	\$9,707.50
5	Roadway Fill	433	CY	\$ 2.25	\$974.25
6	Basin Excavation	48986	CY	\$ 2.50	\$122,465.00
7	Basin Fill	1554	CY	\$ 1.50	\$2,331.00
8	Undercut		CY	\$ 8.60	\$0.00
9	12" Roadway Subgrade Stabilization LBA 30	7771	SY	\$ 1.10	\$8,548.10
10	6" Limerock Base	6389	SY	\$ 5.00	\$31,945.00
11	1-1/4" Type S-III Asphalt Concrete	6389	SY	\$ 3.75	\$23,958.75
12	Type F curb and gutter	4211	LF	\$ 8.00	\$33,688.00
13	Seed, Mulch & Fertilize in Basin area above Water line	12172	SY	\$ 0.50	\$6,086.00
14	15" RCP	877	LF	\$ 16.25	\$14,251.25
15	18" RCP	453	LF	\$ 19.25	\$8,720.25
16	24" RCP	977	LF	\$ 26.75	\$26,134.75
17	30" RCP	134	LF	\$ 36.50	\$4,891.00
18	Type P-9 curb inlet (0-10' cut)	16	Ea.	\$ 1,750.00	\$28,000.00
19	Type P-9 curb inlet (10'-15' cut)	2	Ea.	\$ 2,000.00	\$4,000.00
20	72" Type J-9 curb inlet (4'-6')	1	Ea.	\$ 2,300.00	\$2,300.00
21	60" Type J-9 curb inlet (8'-10')	1	Ea.	\$ 2,325.00	\$2,325.00
22	60" Type J-9 curb inlet (12'-14')	1	Ea.	\$ 2,475.00	\$2,475.00
23	60" Type J-9 curb inlet (10'-12')	1	Ea.	\$ 2,550.00	\$2,550.00
24	Type C inlet	8	Ea.	\$ 1,200.00	\$9,600.00
25	Type P-8 Curb Inlet	1	Ea.	\$ 2,850.00	\$2,850.00
26	Mitred End Section	2	Ea.	\$ 1,500.00	\$3,000.00
27	Match Existing Edge of Pavement	1	LS	\$ 500.00	\$500.00
28	Testing	1	LS	\$ 3,500.00	\$3,500.00
29	Construction Surveying	1	LS	\$ 21,000.00	\$21,000.00
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Note: No sod (or seed and mulch) within ROW included in these quantities
 Price does not include brick pavers

\$404,961.35

PRELIMINARY

05/02/2002

Townsend PUD - Phase I

Preliminary Bid Proposal by W.G. Johnson and Son, Inc.
Wastewater Collection System

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5	4" PVC Service Line	986	LF	\$ 5.50	\$5,423.00
6	8" x 4" Wye and Bend	11	Ea.	\$ 50.00	\$550.00
7	10" x 4" Wye and Bend	14	Ea.	\$ 75.00	\$1,050.00
8	Connection into MH	8	Ea.	\$ 50.00	\$400.00
9	4" Clean-out	33	Ea.	\$ 75.00	\$2,475.00
10	10" Plug	2	Ea.	\$ 75.00	\$150.00
11	Testing	1	LS	\$ 2,000.00	\$2,000.00
12	Construction Surveying	1	LS	\$ 2,850.00	\$2,850.00
13	Clay off (Contingency)	30000	YD	\$ 3.50	\$105,000.00
14	Fill on (Contingency)	2000	CY	\$ 5.00	\$10,000.00

\$173,313.00

PRELIMINARY

05/02/2002

Townsend PUD - Phase I

Bid Proposal by W.G. Johnson and Son, Inc.
Water Distribution system

Item	Item description	Quantity	Unit	Unit Price	Amount
1	12" x 8" Tap (By GRU)	1	LS	N/A	N/A
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5	8" DIP Water Main	380	LF	\$ 14.50	\$ 5,510.00
6	8" PVC Water Main	775	LF	\$ 12.25	\$ 9,493.75
7	1" Pb Service Line	114	LF	\$ 4.25	\$ 484.50
8	1-1/2" Pb Service Line	410	LF	\$ 4.50	\$ 1,845.00
9	3" Casing	90	LF	\$ 5.00	\$ 450.00
10	2" x 2" Tee	8	Ea.	\$ 10.00	\$ 80.00
11	6" x 2" Saddle	11	Ea.	\$ 200.00	\$ 2,200.00
12	2" Gate Valve and Box	11	Ea.	\$ 85.00	\$ 935.00
13	2" Resilient gate valve & box	4	Ea.	\$ 175.00	\$ 700.00
14	6" Gate Valve and Box	3	Ea.	\$ 495.00	\$ 1,485.00
15	8" Gate Valve and Box	2	Ea.	\$ 595.00	\$ 1,190.00
16	6" DI 11-1/4 degree bend	1	Ea.	\$ 250.00	\$ 250.00
17	6" DI 22-1/2 degree bend	1	Ea.	\$ 250.00	\$ 250.00
18	8" DI 22-1/2 degree bend	1	Ea.	\$ 325.00	\$ 325.00
19	8" 45 degree bend	3	Ea.	\$ 395.00	\$ 1,185.00
20	6" x 6" DI Anchoring Tee	1	Ea.	\$ 250.00	\$ 250.00
21	8" x 6" DI Anchoring Tee	3	Ea.	\$ 300.00	\$ 900.00
22	8" x 8" DI Anchoring Tee	3	Ea.	\$ 350.00	\$ 1,050.00
23	Fire Hydrant Assembly	2	Ea.	\$ 1,700.00	\$ 3,400.00
24	3" Blow off Assembly & Sample Point	3	Ea.	\$ 600.00	\$ 1,800.00
25	2" Blow off Assembly & Sample Point	2	Ea.	\$ 200.00	\$ 400.00
26	6" x 2" Tap Sleeve	1	Ea.	\$ 100.00	\$ 100.00
27	8" x 2" Tap Sleeve	3	Ea.	\$ 150.00	\$ 450.00
28	Reaction Blocks	13	Ea.	\$ 75.00	\$ 975.00
29	Meter	33	Ea.	N/A	N/A
30	Testing	1	LS	\$ 2,000.00	\$ 2,000.00
31	Construction Surveying	1	LS	\$ 2,000.00	\$ 2,000.00

\$ 49,662.75