SITE DESIGN AND DEVELOPMENT
FEASIBILITY REPORT

N Alamo Heights Apartments

10.00 Acres out of Lot 14,
Alamo Land and Sugar Company's Subdivision
Hidalgo County, Texas

Submitted and Prepared for
Texas Grey Oaks, LLC
710 N. Post Oak Rd., Ste 400
Houston, Texas 77024

And

Texas Department of Housing & Community Affairs
221 E. 11th Street
Austin, Texas 78701

Prepared by: Melden and Hunt, Inc.

Consultants • Engineers • Surveyors
Established In 1947

Civil Engineering - Water & Wastewater - Land Development - Irrigation
Environmental - Transportation - Surveying - Construction Management

Edinburg P: 956-381-0981 P: 956-487-8256
F: 956-381-1839 F: 956-488-8591
MHI Project No. 18032.02
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EXECUTIVE SUMMARY
EXECUTIVE SUMMARY

North Alamo Heights Apartments

Subject tract is 10.000 acres situated within Hidalgo County, Texas. Hidalgo County has adopted no zoning regulations in this unincorporated area. Subdividing the property will be required for the development of this property. Since the subject tract is within the City of San Juan’s Extra Territorial Jurisdiction (ETJ), the developer will be required to obtain approval from both The City of San Juan and Hidalgo County. The development will have one point of ingress/egress and two additional exits to Retama Street, which is a minor arterial. An Environmental Site Assessment was completed on the property and no recognized environmental concerns were noted. According to the Soil Conservation Service, the soils are Hidalgo sandy clay loam with low plasticity index and low shrink-swell potential. The property is in FEMA Flood Zone “X500” (Zone B). Zone “X500” (Zone B) is defined as areas of the 500-year flood, which is an area of moderate flood hazard. Water and sewer services are immediately adjacent to the access road within Retama Street right-of-way. As part of this feasibility report, we have met with the City of San Juan, Hidalgo County, Irrigation District No 2, North Alamo Water Supply Corp. and Hidalgo County Drainage District to ensure which are the approval agencies to verify compliance with all requirements.

Improvements to the site will include the following:

1. A series of storm inlets will be placed along the development that will capture and divert water to a detention pond on the north property line. Storm water will then outfall to an existing City of San Juan storm sewer system that is 360 feet north of the north-west corner of the development. The detention pond will have sufficient capacity to be in compliance with Hidalgo County Drainage District requirements.
2. Site access from Retama Street.
3. There is an existing North Alamo Water Supply 8-inch water line that currently runs to the center of the property. This line will be looped back to the 8-inch line that is within Retama Streets west right-of-way per the Fire code requirements.
4. Connection to the North Alamo Water Supply existing 8-inch sanitary sewer collection line that is located within the east right-of-way of Retama Street adjacent to the development.
5. Connection to power, gas, and communications and extension into the site.
6. Adequate parking for the 140-unit facility with sidewalks and appropriate ADA spaces and ramps all meeting Hidalgo County development requirements.
7. Landscaping and irrigation as required.

The approval process for the subdivision plat and zoning will take approximately 170 days. Upon approval of the plat, the developer will have the option to construct the public improvements or submit a letter of credit so that the plat can be recorded, and a building permit may be issued.
FEASIBILITY STUDY
FEASIBILITY STUDY

North Alamo Heights Apartments

EXISTING SITE CONDITIONS:

The proposed development is located approximately 677 feet north of the intersection of Sioux Road and Retama Street on the east side of Retama Street. Retama Street fronts the west, an elementary school along the north property line, a residential house along the east property line, and a residential house and vacant tract of land along the south property boundary. Existing water, sewer, storm sewer, cable, storm sewer and overhead power are located within the right of way of Retama Street.

SURVEY and/or PROPERTY INFORMATION:

A 1A survey of the 10,000-acre tract has been completed and is included as part of this report.

ENVIRONMENTAL SITE ASSESMENT:

A Phase 1 ESA of the 10,000-acre tract has been completed and has been submitted as a separate report to the developer. No recognized environmental concerns were noted.

GEOTECHNICAL REPORT:

A geotechnical report has not been performed for the site. According to the Soil Survey of Hidalgo County, Texas published by the Soil Conservation Service, the soils are Hidalgo sandy clay loam with low plasticity index and low shrink-swell potential.

STORM WATER MANAGEMENT:

According to the Boundary and Topographical Survey conducted on the site, the site is fairly flat. There is an existing City of San Juan storm sewer network north of the northwest corner of the property. Hidalgo County’s detention requirements are to provide detention on the difference between the pre-development 10-year rain frequency storm event and the post-development conditions for a 10-year rain frequency storm event. The release rate into the receiving system, in this case, the existing storm sewer system along Retama Street, will be limited to the pre-developed 10-year rain frequency storm event.

FLOODPLAIN INFORMATION:

The property is within FEMA’s Flood Zone X SHADED which is defined as being part of the 500 year flood area, at risk for moderate flood hazard. The area is between the limits of the 100-year and 500-year floods risk. Zone X SHADED are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile. On site detention will be required. The existing topography of the
property is flat. Our development will have a series of storm inlets to ensure that proper drainage throughout the site. Storm water runoff will be diverted to an onsite detention pond that in compliance with Hidalgo County Drainage District requirements.

TOPOGRAPHIC REVIEW:

A review of the topographical survey shows that the site drains to the southwest corner of the property. No other key features were observed on the map for this site. Attached please find a copy of the USGS Topographic Map. A Boundary and Topographical Survey was conducted on the site as well, which shows approximately a 1.5 foot of fall across the site on the south side from northeast to southwest. Elevations along the south east property line average about 108 and elevations along the south west property line average about 101.20.

SITE INGRESS/EGRESS AND RIGHT OF WAYS REQUIREMENTS:

The site is subject to ingress/egress requirements set forth by the Hidalgo County Pct. 2 right-of-way department. Hidalgo County’s Engineering and Right-of-Way departments will review the site development plans as part of the Building Department permit process and provide further comments on issues related to deceleration lanes, median cuts, etc.

OFF-SITE UTILITIES REQUIREMENTS:

An offsite storm line will be required to discharge the detention pond as part of this development. The line will be installed approximately 520 feet from the northwest corner of the property to an existing City of San Juan inlet. An 8-inch offsite water line will be required to provide a looped connection to the existing water line that is within the west right-of-way of Retama Street. This is a fire department requirement. Costs for these offsite improvements are estimated to be $50,000.00

ON-SITE UTILITIES REQUIREMENTS:

On-site costs related to the development that can be accounted for at this time, are the water distribution system, sanitary sewer system, grading dry utilities, striping and signage, and parking lot pavement. Based on the preliminary site plans, those costs are estimated to be $1,713,960.00

Sewer services in the area are provided by North Alamo Water Supply under their CCN and an existing 8-inch sewer line located within the east right-of-way of Retama Street. Water service will be provided by the North Alamo Water Supply under their CCN and an existing 8-inch that is stubbed out to the center of our development.

ELECTRICITY, TELEPHONE, CABLE TV, AND GAS:

American Electrical and Power (AEP) provides electricity to this area. Other utilities to service the site are cable TV by Spectrum, and gas by Texas Gas Service. At this time we understand that these utility companies have service lines available in the area.
ZONING REQUIREMENTS:

The 10,000-acre development is within the Hidalgo County and does not have zoning requirements.

BUILDING CODE/ORDINANCES/ DESIGN REQUIREMENTS:

Hidalgo County Building Department will review and provide permits for any construction on this site. The County requires compliance with the latest International Codes, along with the National Electrical Code. Hidalgo County subdivision and design guidelines can be found in the link below:

https://www.hidalgocounty.us/344/Permitting-Division

IMPACT OR DEVELOPMENT FEE SUMMARY:

- North Alamo Water Supply Corp Water/ Sewer Impact Fees $140,000.00
- Water Meter (2 – 8” water meters) $112,000.00
- Subdivision App Fee $250.00
- Park’s Fee $84,000.00
- Irrigation Review Fee $300.00
- Irrigation Exclusion Fee $320.00
- Drainage District Review Fee $250.00

BUILDING PERMIT FEE SUMMARY:

There is a Hidalgo County building permit review fee. The fee is calculated by the Department at the time the plans are submitted for their review. At this time, it is estimated that the building fee for this project will be $30,000.00. The permitting time is 14-21 days depending on Hidalgo County Building Departments work load.

SITE PLAN OBSERVATIONS, RECOMMENDATIONS, DESIGN

The Civil Site Plan and Preliminary Site Plan adhere to all known applicable zoning, subdivision, site development, and building code ordinances. The site plan identifies all structures, site amenities, parking spaces (include handicap spaces and ramps), driveways, topography, site drainage and detention, water and wastewater utility tie-ins, general placement of retaining walls, setback requirements, as well as, any other typical or locally required items.

The City of San Juan Fire Department will review the site plan during the Site Plan Approval process for conformance to the latest International Fire Code. Post-development runoff detention will be required on site. The Site Plan Approval can be reviewed and approved simultaneously with the subdivision platting process. It is anticipated that this process will take approximately 6 months. This process will need to be completed prior to obtaining the building permit.
SETBACKS AND PARKING REQUIREMENTS

The setback are as follows:

Front: 25 Feet
Side: 6 Feet
Rear: 25 Feet

Parking requirements are as follows:

1 Bedroom – 1.5 parking spaces
2 Bedroom – 1.75 parking spaces
3 Bedroom – 2 Parking spaces

ENTITLEMENT/SITE DEVELOPMENT/PERMITTING PROCESS AND TIMING:

- Submit to City of San Juan for preliminary plat approval
- City holds P&Z Meeting for preliminary plat approval (20 days)
- City holds City Council for preliminary plat approval (7 days)
- Submit to Hidalgo County Planning Departments
- Receive preliminary approval from Hidalgo County Advisory Committee (21 days)
- Receive preliminary approval from Hidalgo County Commissioners Court (7 days)
- Submit to City of San Juan for final plat approval (30 days)
- City holds P&Z Meeting for final plat approval (20 days)
- City holds City Council for final & preliminary plat approval (7 days)
- Submit recording package to Hidalgo County Planning Department for final plat approval (30 days)
- Receive final approval from Hidalgo County Advisory Committee (21 days)
- Receive final approval from Hidalgo County Commissioners Court (7 days)
- Record Subdivision plat (10 days)
- Submit for building permit when ready

MILLAGE RATE:

The combined tax rate for this property location is $2.3239. Based on the Site's location, property taxes would be paid to the Hidalgo County (0.580), Hidalgo County Drainage District #1 (0.0951), EMS District #4 (0.0254), South Texas College (0.1850), PSJA ISD (1.3892) and South Texas Schools (0.0492). Rollback taxes may be assessed on the site at the time of development.

Property ID: 112570
Geographic ID: A1800-00-043-0014-00
LOCATION MAP
SURVEY & METES AND BOUNDS
SURVEY PLAT SHOWING
16.60 ACRES OUT OF
LOT 14, BLOCK 45
ALAMO LAND AND SUGAR
COMPANY'S SUBDIVISION
VOLUME 1, PAGES 24-26, H.C.M.R.
HIDALGO COUNTY, TEXAS
A tract of land containing 10,000 acres situated in Hidalgo County, Texas, being a part or portion out of Lot 14, Block 43, Alamo Land and Sugar Company’s Subdivision, according to the plat thereof recorded in Volume 1, Pages 24-26, Hidalgo County Map Records, which said 10,000-acre tract was conveyed to King’s Way Missionary Institute, by virtue of a Special Warranty Deed recorded under Document Number 1727387, Hidalgo County Official Records, said 10,000 acres also being more particularly described as follows:

BEGINNING at a Nail set on the Northwest corner of said Lot 14, Block 43, the Northeast corner of Grandora #1 Subdivision (JR M Subdivision), according to the plat thereof recorded in Volume 44, Page 17, Hidalgo County Map Records, the Southeast corner of Grandora Subdivision Phase II, according to the plat thereof recorded in Volume 45, Page 133, Hidalgo County Map Records and the Southwest corner of PSJA Eldora RD Elementary, according to the plat thereof recorded in instrument Number 2186996, Hidalgo County Map Records, for the Northwest corner of this herein described tract;

1. THENCE, S 81° 25’ 19” E (East deed call) along the North line of said Lot 14, Block 43 and the South line of said PSJA Eldora RD Elementary, at a distance of 25.00 feet pass a No. 4 rebar found at the future East right-of-way line of Retama Street, as per the 2016 thoroughfare plan amendments approved by the transportation policy committee February 18, 2016, approved by county commissioner’s court March 22, 2016, continuing a total distance of 660.00 feet to a No. 5 rebar found [Northing: 1848419.629, Easting: 1103609.370] at the Southeast corner of said PSJA Eldora RD Elementary and the Southwest corner of Nicolas Alvarez Subdivision, according to the plat thereof recorded in Instrument Number 214351, Hidalgo County Map Records, for the Northeast corner of this tract;

2. THENCE, S 08° 34’ 41” W (South deed call) a distance of 660.00 feet to a No. 4 rebar set [Northing: 1848353.031, Easting: 1103510.926] for the Southwest corner of this tract;

3. THENCE, N 81° 25’ 19” W (West deed call) at a distance of 635.00 feet pass a No. 4 rebar found at said future East right-of-way line of Retama Street, continuing a total distance of 660.00 feet to a No. 4 rebar set at the West line of said Lot 14, Block 43, the East line of said Grandora #1 Subdivision (JR M Subdivision) and in the apparent East right-of-way line of Retama Street, for the Northwest corner of this tract;

4. THENCE, N 08° 34’ 41” E (North deed call) along the West line of said Lot 14, Block 43, the East line of said Grandora #1 Subdivision (JR M Subdivision) and the apparent East right-of-way line of Retama Street, a distance of 660.00 feet to the POINT OF BEGINNING and containing 10,000 acres, of which 0.379 of one acre lies within the future right-of-way of Retama Street, leaving a future net of 9.621 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 01/30/2018 UNDER MY DIRECTION AND SUPERVISION.

FRED L. KURTH, R.P., L.S. #4750

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

ISSUED TO:

FRED L. KURTH

REGISTERED PROFESSIONAL LAND SURVEYOR

2:\Surveys\2018\18032.08\M&BD\10.00 Ac. M&B.docx Page 2 of 2
PROPOSED SITE PLAN
Date: FEBRUARY 15, 2018

RE: MULTI - FAMILY DEVELOPMENT

To Whom It May Concern:

In reference to the above named location, North Alamo Water Supply Corporation is the certified supplier of potable water for this location (Certificate of Convenience and Necessity # 10553). North Alamo Water Supply Corporation is able and willing to serve this location on an individual application basis at the time that all rules and regulations of the corporation are complied with. This letter is given on the basis of information supplied to the corporation by the owner/realtor as to location and compliance with county regulations.

Sincerely,

Steven P. Sanchez
General Manager
North Alamo Water Supply Corporation
February 6, 2018

Sylvia Garcia  
Melden & Hunt, Inc.  
115 West McIntyre  
Edinburg, Texas 78541

Re: Utility Availability Request for proposed development in San Juan just south of Ridge Rd. to the west of Stewart Rd.

Dear Sylvia,

I have reviewed the request for information on the availability of telephone service to the proposed development mentioned above.

AT&T does have telephone facilities in the area and we will be happy to work with your client to provide telephone service.

Thank you,

Eliezer “Al” Garza  
Manager Engineering Design  
956 630-8257 office  
956 630-8258 fax
February 13, 2018

Melden & Hunt, Inc.
Attn: Ms. Sylvia Garcia
115 West McIntyre
Edinburg, TX 78541

RE: Letter of Service Availability
    Proposed 140 +/- Multi-family Unit Development
    North of E. Sioux Road & East Retama Street
    San Juan, Hidalgo County, Texas.

Dear Ms. Garcia,

Thank you for the opportunity to assist you and potentially serve the residents of your future new build. As with all new construction, the sooner that Spectrum Community Solutions is involved and provided site maps and/or an RFP, the sooner we can provide preliminary surveying on entry points, conduit routing and equipment facilities to ensure the availability of services by SCS.

This letter serves to confirm that SCS's system may be extended to provide video, high-speed data, and digital phone service to the proposed property. However, in consideration of the substantial investment by SCS, we will require a signed easement and services agreement to initiate the process.

When you are ready to start coordinating your project, please contact me at 956-535-0202. You can also find any information regarding SCS’s services at www.spectrum.com. I welcome the opportunity to work with you in the development of this project and future new builds.

Sincerely,

Jim Aguilar, Jr.
Sr. Account Executive, Multifamily
Spectrum Community Solutions
1514 S. 77 Sunshine Strip, Ste. 1
Harlingen, Texas 78550
956-535-0202 Cell#
jaaguilar@spectrum.com
February 6, 2018

Sylvia A. Garcia
Administrative Assistant
Subdivision Development
Melden & Hunt, Inc.
115 West McIntyre
Edinburg, Texas 78541

RE: E Sioux Rd & Retama Rd
San Juan, TX

Ms. Garcia,

This letter is to inform you that we have reviewed your information regarding the above-mentioned request. Texas Gas Service has a 2" gas line about 1,700 feet north of property that can be used to provide natural gas service to this subdivision.

Please contact our Texas Gas Service Project Manager, Bernardo Elizondo at (956) 444-3947 when you are ready to initiate service. We will provide a cost and contract required for the service line.

Should you have any questions or require further information, please do not hesitate to contact me at (956)444-3929.

Thank you.

Octavio Rangel.
Tech Analyst
Texas Gas Service
(956)444-3829
Octavio.Rangel@ongas.com
FEMA MAP
SITE WORK COST ESTIMATE
This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

Columns B and C: In determining actual construction cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the Site Work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
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<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
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<td>$ 1,713,960</td>
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Signature of Registered Engineer

Printed Name: Mario Reyna

Seal: MARIO A. REYNA

Date: 2-21-16

If a revised form is submitted, date of submission: ___________________
OFFSITE WORK COST EST.
Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

Columns B and C: In determining actual construction cost, two different methods may be used:

Column D: To arrive at total construction costs in Column D:

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the offsite work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

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<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
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Lines 35-37 Hidden

Total $ 50,000

Signature of Registered Engineer responsible for Budget Justification

Printed Name 2-21-18

Date

If a revised form is submitted, date of submission:
USGS TOPO MAP
SOILS MAP