

## Exhibit T

### Site Balance - Cost Breakdown

**Site Balance - Cost Breakdown**

11/1/2019

**Earthwork Cost Breakdown Concept**

Step 1: Separate earthwork costs that are unassociated with site balance. These are included in the various scopes of work.

Step 2: Separate site balance scopes based on location. Broken into:

a: All Areas (mass import, grading) - Costs are distributed by land area

b: ROW Only (Finn St. street section changes only) - Costs are distributed to ROW only.

Step 3: Allocate mass import of topsoil based estimated volumes - Private Site and Parks only

a. Note ROW and Civic Spaces have smaller quantities and are included in the scope of work outlined in step #1.

Step 4: Estimated soil reuse included in Private Development (i.e. reusing Lot 1 Block 2 soil from below grade parking to raise Lot 1 Block 29 building pad)

**Areas based on Plat Submittal dated 9/20/2019**

	w/ Highland Ball		w/o Highland Ball	
	Acres	%	Acres	%
Total Area	121.73		116.58	
ROW	29.94	24.60%	29.94	25.68%
Gateway Park	2.42	1.99%	2.42	2.08%
Neighborhood Park	1.55	1.27%	1.55	1.33%
Hidden Falls Headwater	4.74	3.89%	4.74	4.07%
City/ South Park	1.5	1.23%	1.5	1.29%
Gateway Park - Storm	1.23	1.01%	1.23	1.06%
Central Water - Storm	5.44	4.47%	5.44	4.67%
Hidden Falls - Storm	1.65	1.36%	1.65	1.42%
Civic Square	2.07	1.70%	1.51	1.30%
Private Developments	66.04	54.25%	66.60	57.12%
Highland Ball	5.15	4.23%	0	0.00%

**Cost Breakdown**

<b>2.a.All Areas (mass import, grading) - by Land Area</b>	\$ 6,761,851
ROW	\$ 1,736,574.19
Gateway Park	\$ 140,364.38
Neighborhood Park	\$ 89,902.81
Hidden Falls Headwater	\$ 274,928.58
City/ South Park	\$ 87,002.71
Gateway Park - Storm	\$ 71,342.23
Central Water - Storm	\$ 315,529.85
Hidden Falls - Storm	\$ 95,702.99
Civic Square	\$ 87,808.94
Private Developments	\$ 3,862,694.33

Parks	\$ 592,198
Stormwater	\$ 482,575
Civic	\$ 87,808
ROW	\$ 1,736,574
Private Development	\$ 3,862,694

**2.b ROW Only (Finn St. Section Added Material)**      \$ 306,987

ROW      \$ 306,987

**3. Mass Import of Topsoil**      \$ 1,535,621

Parks	373,744	CF
Private Development	1,198,626	CF
<b>Total</b>	<b>1,572,370</b>	<b>CF</b>

Parks	\$365,009
Private Development	\$1,170,612

**4. Site Balance - Private Sites Only**      \$ (1,921,954)

Private Development      \$ (1,921,954)

**Mass Grading**

Site Balance: Park Space	\$ 957,207
Site Balance: Stormwater	\$ 482,575
Site Balance: Civic Square	\$ 87,808
Site Balance: Right of Way	\$ 2,043,561
Site Balance: Private Site Development	\$ 3,111,352