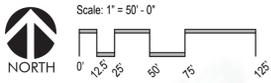


DREAM OZARK - CONCEPTUAL MASTER PLAN

FINLEY RIVER MIXED-USE REDEVELOPMENT

Master Plan



OPINION OF PROBABLE COSTS	
Mass Grading - 19.5ac @ 6,000CY/Acre @ \$4/CY	= \$468,000
Water Systems - 3,200LF @ \$60/LF	= \$192,000
Sanitary Sewer - 1,470LF @ \$50/LF	= \$73,500
Storm Water Management - 19.5ac @ 70% Imp. @ 12,800cf/ac-imp. @ \$4cf	= \$698,880
Road System - 2,260LF @ \$350/LF	= \$791,000
Cemetery Road - 340LF @ 200/LF	= \$68,000
Finley Wall - 530LF @ 15ft (Avg) @ \$25/SFF	= \$198,750
Power - Adequate power is available. The Utility will charge FULL cost of installation, minus electric revenues generated over the first year. Typically can work out to no cost option to the development.	
Contingency - @20%	= \$498,026
TOTAL	= \$2,988,156