

EXHIBIT B

Improvement Project

Updated November 8, 2018. Final Costs Displayed.

<u>Improvement Type</u>	<u>Phase 1A</u>	<u>Phase 1B</u>
Roadway	\$460,744	\$ 627,790
Roadway Transitions	\$ 40,045	\$ 12,554
Right Turn Lanes	\$ -	\$ 4,899
Trails/Sidewalks	\$ 10,421	\$ 38,350
Storm Water Management	\$ -	\$ 48,000
Street Lighting	\$ 38,952	\$ 41,048
Trunk Water	\$148,972	\$ 241,258
Trunk Sanitary Sewer	\$ 94,358	\$ 551,025
Total Costs/Phase	<u>\$793,492</u>	<u>\$1,564,924</u>
Total Costs Less Public Utilities	<u>\$550,162</u>	<u>\$ 772,641</u>

NOTE: Riverstone requested certain Phase 1B improvements to be constructed early. As a result, Phase 1B costs were increased by \$60,456, to account for a temporary gravel road. Riverstone will be assessed 100% of this additional cost. This is not reflected in Exhibit B; this is reflected in Exhibit C.

EXHIBIT C: Improvement Project Costs - Final #'s For 2018 Assessment Roll (Payable Begin 2020)

TABLE A: Total Project Costs:

<u>Total Costs</u>	
Phase 1A	\$ 793,492
Phase 1B	\$ <u>1,564,924</u>
Sub Total	\$ 2,358,416
<u>Total Costs (less Trunk Water & Sewer)</u>	
Phase 1A	\$ 550,162
Phase 1B	\$ <u>772,641</u>
Sub Total	\$ 1,322,803

TABLE B: Cost Share Agreement

	<u>City</u>	<u>Riverstone</u>	<u>Hageman</u>
Phase 1A	60%	16%	24%
Phase 1B	60%	40%	0%

TABLE C: Final Assessment Roll - Before Temp Gravel Road

	<u>City</u>	<u>Riverstone</u>	<u>Hageman</u>	<u>Totals</u>
Phase 1A	\$ 330,097	\$ 88,026	\$ 132,039	\$ 550,162
Phase 1B	\$ 463,584	\$ 309,056	\$ -	\$ 772,641
Totals	\$ <u>793,682</u>	\$ <u>397,082</u>	\$ <u>132,039</u>	\$ <u>1,322,803</u>

TABLE D: Riverstone Final Assessment Detail

Total Assessment	\$ 397,082
Add \$60,456 for Temporary Gravel Road (see Exhibit B Note 1)	\$ 60,456
Less Assessments Paid to Date (33 parcels at \$5,432)	\$ (179,256)
Number of Lots	115
% Share Per Lot	0.8696%
Final Assessment Per Lot	\$ 2,419.84

Breakdown	Lots	% Share	Estimate
Buildable (Original 51 units less 33 prepaids)	18	15.652%	\$ 43,557
Outlot F	23	20.000%	\$ 55,656
Buildable (From Original Outlot G)	39	33.913%	\$ 94,374
Outlot A (Originally Outlot G)	35	30.435%	\$ 84,695
	115	100.000%	\$ 278,282

TABLE E: Hageman Final Assessment Detail

Estimated Total Assessment	\$ 132,039
Number of Lots	1
% Share Per Lot	100%
Final Assessment Per Lot	\$ 132,039

EXHIBIT D**Riverstone Development: Payment Schedule - Final Numbers**

Capstone Riverstone: Assessment Agreement Signed: Est 7/26/17 730 Days interest: Jan 1, 2018-Dec 31, 2019

Int rate = 5 Year Treasury + 2 basis points	Principal	3.83%** Interest	Payment Amount	Pay-off Balance
Buildable Lots -18 Assessed Units Remaining				2,419.84
2019	604.96	185.36	790.32	1,814.88
2020	604.96	69.51	674.47	1,209.92
2021	604.96	46.34	651.30	604.96
2022	604.96	23.17	628.13	-
Total	\$ 2,419.84	\$ 324.38	\$ 2,744.22	

** Based on 5 year treasury rate 7-24-17 + 2 points

Capstone Riverstone: Assessment Agreement Signed: Est 7/26/17 730 Days interest: Jan 1, 2018-Dec 31, 2019

Int rate = 5 Year Treasury + 2 basis points	Principal	3.83%** Interest	Payment Amount	Pay-off Balance
Outlot F				55,656.00
2019	13,914.00	4,263.25	18,177.25	41,742.00
2020	13,914.00	1,598.72	15,512.72	27,828.00
2021	13,914.00	1,065.81	14,979.81	13,914.00
2022	13,914.00	532.91	14,446.91	-
Total	\$ 55,656.00	\$ 7,460.69	\$ 63,116.69	

** Based on 5 year treasury rate 7-24-17 + 2 points

Capstone Riverstone: Assessment Agreement Signed: Est 7/26/17 730 Days interest: Jan 1, 2018-Dec 31, 2019

Int rate = 5 Year Treasury + 2 basis points	Principal	3.83%** Interest	Payment Amount	Pay-off Balance
Outlot A (Originally Outlot G)				84,695.00
2019	21,173.75	6,487.64	27,661.39	63,521.25
2020	21,173.75	2,432.86	23,606.61	42,347.50
2021	21,173.75	1,621.91	22,795.66	21,173.75
2022	21,173.75	810.95	21,984.70	-
Total	\$ 84,695.00	\$ 11,353.36	\$ 96,048.36	

** Based on 5 year treasury rate 7-24-17 + 2 points

Capstone Riverstone: Assessment Agreement Signed: Est 7/26/17 730 Days interest: Jan 1, 2018-Dec 31, 2019

Int rate = 5 Year Treasury + 2 basis points	Principal	3.83%** Interest	Payment Amount	Pay-off Balance
Buildable Lots -39 Assessed Units (From Original Outlot G)				2,419.84
2019	604.96	185.36	790.32	1,814.88
2020	604.96	69.51	674.47	1,209.92
2021	604.96	46.34	651.30	604.96
2022	604.96	23.17	628.13	-
Total	\$ 2,419.84	\$ 324.38	\$ 2,744.22	

** Based on 5 year treasury rate 7-24-17 + 2 points