



## Loudoun County, Virginia

www.loudoun.gov

### Department of Building and Development

1 Harrison Street, S.E., P.O. Box 7000, Mailstop #60A, Leesburg, VA 20177-7000

(703) 777-0220

FAX Numbers: Permits (703) 771-5522 - Engineering (703) 737-8993

Zoning & Administration (703) 771-5215

May 20, 2010

NA Dulles Real Estate Investor LLC  
45 Research Way, Suite 100  
East Setauket, NY 11753

### RE: Kincora On-Site Mitigation Plan

#### NOTIFICATION OF GRADING PLAN APPROVAL

The following grading plan application has been reviewed and approved. A pre-construction meeting is required prior to any work authorized by this application. The Grading Permit placard and approved grading plans will be issued at the pre-construction meeting. Please send your bond documents to the second floor, Land Development counter, with a copy of this approval letter attached.

If the work authorized by this application has access from a road maintained by VDOT, a copy of the VDOT entrance permit must be provided at this meeting. When the entrance permit is obtained, please contact me to schedule the pre-con meeting. The limits of clearing and grading must be flagged for the meeting. Please be advised that the approval of this grading permit does not grant permission to disturb and/or trespass on off-site properties. The pre-construction meeting will be held approximately 10 days after the County has accepted the bond. The E&S Engineer will notify you of the date and time.

**PROJECT NAME:** Kincora On-Site Mitigation Plan

**DATE OF APPLICATION:** June 8, 2009

**PROJECT APPLICATION NUMBER:** N/A

**GRADING PERMIT #:** X20090680001

**PIN #:** 041-29-8238

**EROSION & SEDIMENT CONTROL BOND AMOUNT:** \$88,600.00

**PHASE 1 E&S PERMIT** \_\_\_\_\_ **PHASE 2 E&S PERMIT**  \_\_\_\_\_

**LOUDOUN COUNTY PROJECT MANAGER:** N/A

**LOUDOUN COUNTY FIELD MANAGER:** Aaron Bush

**RESPONSIBLE LAND DISTURBER:** Eric Slegel, #023416, exp. 06/30/2010

Sincerely,

Aaron Bush  
Erosion & Sediment Control Engineer

Reviewed By

cc: Engineering, Reading File, LMIS

Please submit your grading permit collateral (corporate surety bond, letter of credit or cash), along with a copy of your grading plan approval letter, to the attention of: **BONDS MANAGEMENT, Department of Building & Development, 2nd Floor**. Note: If you are submitting a cash bond you must submit a substitute W-9 Form (found in your grading permit application packet) for interest that will accumulate on the principle amount of the bond

Copy

**County Of Loudoun**  
 Department of Building and Development  
 1 Harrison St., S.E., P.O. Box 7000  
 Leesburg, Virginia 20177  
 (703) 777-0220

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**Automated Inspection Request (703) 771-5331**

**Web Inspection Request [www.loudoun.gov/b&d/wairs](http://www.loudoun.gov/b&d/wairs)**

The permit holder is responsible for inspections and for assuming that the final approvals are received prior to use of building structure.

All residential permits will be revoked three (3) years from date of issuance.

Permits may be revoked if work is abandoned for a period of six (6) months.

New permits will be required to complete any work remaining on revoked permits.

When required, residential per unit cash proffers must be paid by cashier's check after all inspections have been finalized. Once received, two business days are required for processing prior to issuance of the occupancy permit.

**GRADING PERMIT # X20090680001**

Permit Issue	2010-11-18	Building Permit # :	
Applicant Name :	NA DULLES REAL ESTATE INVESTOR	Structure Type :	STRUCTURE TYPE
Owner name :	NA DULLES REAL ESTATE INVESTOR	Construction	BONDED GRADING
Property Address	21391 PACIFIC BLVD STERLING VA 20166	Permit Purpose :	WETLAND MITIGATION PLAN
Bldg/ Floor/ Unit :	WRTE28SRTE7	Pin Number :	041298238000
Section/ Lot :	LOT 3A	Tax Map Number	/80///1/////3/
Subdivision :	BECO RAY NORTH	Contractor :	OWNER
Mechanics' Lien Agent :		Related Permits	NONE
		Mech Lien Agent Ph # :	
Mech Lien Agent Addr :			

**Permit Comments**

**Detail Information**

GRADING APPLICATION DATE	2009-06-08
PRIMARY APPLICATION NUMBER	N/A
PRIMARY PROJECT NAME	KINCORA ON-SITE MITIGATION
GRADING PHASE	PHASE2
NUMBER OF LOTS	2
NUMBER OF ACRES DISTURBED	19
PROJECT TYPE	WETLAND
BOND NUMBER 1	ASB 524275
INITIAL BOND 1 AMOUNT	88600
CURRENT BOND 1 AMOUNT	88600
BOND 1 COLLATERAL	SURETY
BOND 1 COLLATERAL	5300 WELLINGTON DRIVE, SUITE 1
BOND 1 COLLATERAL	INC
BOND 1 COLLATERAL	WETLAND STUDIES AND SOLUTIONS
BOND 1 AGENT	AMERICAN SAFETY CASUALTY
PERMIT EXPIRATION DATE	2013-11-18
NUMBER OF MULTIPLE PIN NUMBERS	2
PIN - PARCEL - # 1	041298238000
PIN - PARCEL - # 2	042490209000
PLANS REVIEWED BY	ABUSH1
INSPECTION PRIORITY	HIGH
ARCHITECT CITY/STATE/ZIP	GAINSVILLE, VA 20155
ARCHITECT PHONE NUMBER	7036795600

**Fee Calculations**

<u>Description</u>	<u>Units</u>	<u>Rate</u>	<u>Total</u>
GRADING - BOND MANAGEMENT FEE	0 00	0 0000	\$705 00
PERMIT TOTAL FEE	0 00	0 0000	\$705 00

Building Official

Zoning Administrator

**MEMORANDUM**  
**OFFICE OF THE COUNTY ATTORNEY**  
**LOUDOUN COUNTY, VIRGINIA**

**RECEIVED**

**DATE:** April 2, 2012

APR 02 2012

**TO:** Vaughn Bynoe, Planner, Department of Building & Development

**FROM:** Mary Confroy Valenta, Assistant County Attorney

*Building and Development*

**SUBJECT:** Review of Bond Documents: ESMT 2011-0045  
Our File #12-13-007

The following comments represent ONLY those of the office of the County Attorney. Referral comments from the project planner/engineer or other referral agencies may necessitate additional revisions to the plat which, in turn, may necessitate additional document revisions.

The following documents pertaining to **KINCORA – LOT 1A AND 3A OPEN SPACE** have been **APPROVED, STAMPED AND INITIALED** by this office as to form: **[SEE COMMENTS BELOW]**

█ PPA (24) dated <u>1/9/12</u>	}	█ Engineer has <del>has not</del> verified the sufficiency of amount of surety
█ Bond No. <u>1000836487</u>	}	
LOC No. _____	}	Proj. Engineer <u>SG</u>
█ Surety Co. <u>US Specialty Ins. Co.</u>	}	ZMAP No. <u>2008-0021</u>
Amount \$ <u>1,889,000.00</u>	}	ELECTION DIST: <u>Broad Run</u>
A.M. BEST #000747 RATING: A+ / XIV	}	

**DESCRIPTION OF PROJECT:** Request approval of an easement (ESMT) application for the creation and vacation of open space easements on portions of Lot 1A and 3A in the planned development – mixed use business and planned development – industrial park zoning district. Property located north of Gloucester Parkway, south of Harry Byrd Highway (Route 7), east of Loudoun County Parkway, and west of Sully Road (Route 28). The attached Proffer Performance Agreement and bond are in satisfaction of the requirement that the owner post a bond pursuant to Proffer II.E of ZMAP 2008-0021.

**COMMENTS:**

**WITH REGARD TO THE AGREEMENT:** Previous comments adequately addressed.

**WITH REGARD TO THE BOND:** Previous comments adequately addressed.

**ATTACHMENTS:**



Original, Executed Documents



Other: Bond Unit Cost List (11/18/11)(attached to PPA as Exhibit 1); Exhibit plat, ESMT 2011-0045, "Open Space Easement Overlay Exhibit" (attached to PPA as Exhibit 2); CAO comment memoranda dated 2/24/12 and 3/28/12; previously reviewed documents.

**BOND COMMITTEE**

Approved: YES Date: 2/15/12

**MCV**

MCV\BONDS\KINCORA - LOT 1A AND 3A OPEN SPACE\APPROVAL (S).DOC

## PROFFER PERFORMANCE AGREEMENT

This Agreement, made and entered into this 9<sup>th</sup> day of January, 2012, by and between NA Dulles Real Estate Investor, LLC (hereinafter called "Developer"); and **THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA**, a body politic (hereinafter called "Board").

WHEREAS, Developed is obligated by the Proffers of ZMAP 2008-0021 Kincora Village Center to construct, install and perform with regards to the specific public improvements described in Paragraph 1 below: and

WHEREAS, pursuant to Proffer II.E of ZMAP 2008-0021 and the Loudoun County Zoning Ordinance, the Zoning Administrator has required a guarantee, satisfactory to the Board, in an amount sufficient for and conditioned upon the construction, installation and performance of said improvements; and

WHEREAS, in consideration of the foregoing premises and in further consideration of the approval by the Board of the Grading Plans associated with Grading Permit X2009-068-001, and any and all revisions thereof however such revisions may be redesignated (the "**Plans**"), the Developer, its successors and assigns agrees to do the following work within 24 months from the date hereof:

1. To construct, install and perform with regards to all physical improvements in accordance with the Plans and all applicable laws and regulations, including, without limitation, applicable provisions of the Loudoun County Subdivision and Zoning Ordinances, including the concept development plan and proffers and all attachments, governing such Plans (with laws, regulations and ordinances to take precedence over Plans in the event of conflict), including but not limited to, adequate\_\_\_\_\_

storm drainage system both on the subject property and on adjacent properties as needed, and the submission of as-built plans for all such public improvements. The specific public improvements to be constructed pursuant to this Agreement are as follows:

Construction, installation and performance to provide and complete the RSCRE reforestation, riparian preservation and reforestation, stream enhancement, wetland mitigation, and wetland mitigation bank, as shown on the Restoration Concept Plan referenced in the Proffers of ZMAP 2008-0021, and as more fully set forth in Proffer II.E of ZMAP 2008-0021, and as further shown on the Plans and described in (a) the attached Public Improvement Bond Unit Cost dated November 18, 2011, pages 1 through 19, inclusive, and pages A1 and A2, all attached hereto as "Exhibit 1" and (b) the exhibit plat attached to the plat entitled "Plat Showing Creation and Vacation of Open Space Easements on the Properties of NA Dulles Real Estate Investor, LLC" dated August, 2011 and revised through February 8, 2012 pursuant to ESMT 2011-0045 attached hereto as "Exhibit 2".

2. To provide adequate supervision on the project site during the installation of required improvements and a responsible superintendent or foreman together with one (1) set of approved Plans on the project site at all times when work is being performed; and

3. To maintain dust control on the project site at all times; and

4. To provide for adequate control of erosion and sedimentation by temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading and construction; and

5. To perform all overlot grading in accordance with approved Plans; and

6. To maintain control on the project site at all times so that mud is not tracked out of the project by vehicle tires and deposited on adjacent streets of the state system, or such other streets as may be adjacent to the project site.

7. It is agreed and understood that final approval of completed work can only be given by the Zoning Administrator of Loudoun County, Virginia.

8. It is agreed and understood that in the event the Developer shall default in its obligations under this Agreement and it becomes necessary for the Board to institute legal proceedings to enforce compliance with said obligations or to obtain reimbursement for costs incurred in fulfilling said obligations on behalf of the Developer, the Developer shall pay all reasonable attorney's fees and all other costs that may reasonably be incurred.

9. Developer hereby agrees to provide security in the form of a Corporate Surety Bond in the amount of \$1,889,000, which funds are to be made available to the Board upon default or breach of any of the terms and conditions of this Agreement by the Developer. Such Bond Numbered 1000836487 is attached hereto and made a part hereof, and the Developer ratifies and reaffirms its agreement that the said funds represented by the Bond are available to the Board on default of this Agreement. This paragraph shall not be construed in any manner as a waiver of any right of the Board to enforce the obligations of this Agreement against the Developer, its successors and assigns.

10. If the Bond provided to the Board pursuant to the preceding paragraph becomes not an acceptable form of Surety or security, whether as a result of the failure of the issuing Surety Company to achieve the rating required by the Board's duly adopted Bonding Policy or as a result of any other failure of such Bond to satisfy any of the other criteria established by said Bonding Policy for acceptable forms of surety or security, then the Developer shall, upon request of the Zoning Administrator, promptly provide a substitute surety or security

satisfactory to the Board. Failure of the Developer to furnish such substitute surety or security within sixty (60) days after the Zoning Administrator mails such request to the Developer by certified mail with return receipt requested shall constitute a default and a failure to perform in accordance with this Agreement and a failure to discharge its obligations under this Agreement, such that the Board may, thereafter, without further notice, call upon such Bond for payment in accordance therewith.

The undersigned warrants that this Agreement is made and executed pursuant to authority properly granted by the articles of organization, operating agreement or majority vote of the members of the Developer.

IN WITNESS WHEREOF, the Developer has caused its name and seal to be affixed hereto, by James L. Coughlan and Robert J. Coughlan, its duly authorized representatives.

NA Dulles Real Estate Investors, LLC

By: Nokes Partners, LLC

Its: Manager

By:  (SEAL)  
James L. Coughlan, Its: Authorized Signatory

By:  (SEAL)  
Robert J. Coughlan, Its: Authorized Signatory

State of New York  
County of SUFFOLK, to-wit:

I, Linda M. Rooney, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that on the 6<sup>th</sup> day of March, 2012  
James L. Coughlan and Robert J. Coughlan  
as Authorized Signatory of NA Dulles Real Estate Investors, LLC By: Nokes Partners, LLC, whose names are signed to the affixed Agreement, personally appeared before me in my jurisdiction, and acknowledged the same in my presence.

  
Notary Public

My Commission Expires: 5/27/12

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]





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then this Bond shall be void; otherwise, this Bond shall remain in full force and effect until released by the County.

3. Surety expressly WAIVES any right to receive notice, review, approve any revisions to the plans, profiles, and specifications referred to in the Agreement and no such revision shall in any way affect the obligation of the Surety under this Bond.

4. Surety shall be deemed to consent to any extension of time granted to Principal to permit performance of the obligations of the Agreement, whether or not Surety receives notice of such extension of time, and the liability of Surety under this Bond shall not be discharged or affected by any such extension of time.

5. DEFAULT:

A. Default may be deemed to have occurred on the part of the Principal if Principal shall fail to complete its obligations under the Agreement within the time set forth therein or any time extension thereof;

B. Default shall be deemed to have occurred on the part of the Principal prior to the expiration of such time period, or time extension, if, in the judgment of the Director of Building and Development ("B&D"), the Principal has:

- i. Abandoned the performance of its obligations under the Agreement; or
- ii. Renounced or repudiated its obligations under the Agreement; or
- iii. Demonstrated through insolvency, or otherwise, including the voluntary filing of a bankruptcy, that its obligations under the Agreement cannot be completed within the time allotted under the Agreement. Should the Applicant file bankruptcy, it shall provide notice of filing and obtain Bankruptcy Court permission to maintain any bonds, including this one, in place with the County.

C. Default shall be deemed to have occurred on the part of the Principal if Principal shall fail to renew this bond or to have this bond reissued prior to the completion of the Improvements covered by the Agreement.

D. The County may elect to provide Principal 30 days to cure any default with the Notice of Default.

E. In the event of default, the County may terminate whatever rights the Principal may have to construct or correct construction of facilities.

6. In the event of default by the Principal, the County shall send a Notice of Default to the Principal which may include the 30 day time period to cure the default. A copy of the Notice of Default will be sent to the Surety. Should the Principal fail to cure the default in the time allotted, the County through its Director of Building and Development or other agent, shall give written notice of same to the Surety. In the event of such default and notice, the Surety shall have either of the following options:

A. Within 21 days of receipt of the default notice, Surety shall pay over the full face value sum of the Bond to the County or such lesser sum as the Director of Building and Development may determine in his sole discretion, and thereafter be relieved of further liability under this Bond. If this option is selected by Surety, then the County will take over or relet all or any part of the work required by

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the Agreement but not completed, and will complete the same to the extent of available sums. The cost and expenses of completing the work shall include all items set forth in paragraph 7(B) of this Bond as the measure of damages. If these funds are not enough to complete the work, then the County may proceed against the Principal for any difference. If there are any funds left which are not necessary for completion of the work, then the County will remit this excess to Surety after work is completed.

B. Within 21 days of receipt of the default notice, Surety shall give written notice to the County that it will assume the Agreement and the obligations of the Principal and shall complete the Agreement according to its terms and provisions within 180 days of said notice or such other term as may be approved by County and thereafter be relieved of further liability under the terms of this Bond. In the event that Surety elects this option and then fails to faithfully perform all or any part of the work or should it unnecessarily delay completion of all or any part of the work, then the County may proceed as provided in paragraph 6 of this Bond.

C. As used in this Bond, completion of the work specifically includes performance of every obligation of the Principal under the Agreement.

D. The County shall not be required to institute suit against Principal as a precondition to seeking recovery from Surety.

7. Should Surety fail to elect either option in paragraphs 6(A) and (B), above, within 21 days of receipt of default notice, or upon election of either option should then fail to perform, in either such event, then the County may:

A. Take over or relet all or any part of the work not completed and complete the same for the account and at the expense of the Principal and Surety, who shall be jointly and severally liable to the County for the costs incurred in completion, including all items set forth in paragraph 7(B) of this Bond as the measure of damages chargeable against Principal and Surety for their breach; or

B. Bring suit, action, or proceeding to enforce the provisions of this Bond. In the event that any such suit, action, or proceeding is brought by the County, it is expressly agreed and understood that, regardless of when the breach of the underlying Agreement occurs, or the breach of the obligations of this Bond, the measure of damages recoverable shall be computed as the costs of completion or correction, or both, of the work required by the Agreement (1) at the time the work is actually completed and/or corrected to local and state approval and acceptance or (2) at the time of final judgment of a Court of competent jurisdiction; it is further expressly agreed and understood that the measure of damages shall include expenses attributable, but not limited, to administrative costs, litigation costs, attorney's fees, maintenance, deterioration, inflation, and any cost increases arising from delay occasioned by litigation, action, or proceedings necessary to enforce the provisions of this Bond, and delays by Surety under paragraph 6(B) of this Bond.

C. Should the County complete the work, the County shall not be bound by the Principal's approved construction plans if unforeseen conditions require the County to deviate from the approved plans. Such deviations shall be reasonable with regard to costs, time, and exigency and shall be at the sole discretion of the Director of Building and Development.

8. Nothing in this Bond shall be construed as creating an obligation upon the County to pay for the completion or correction of the work guaranteed under the provisions of this Bond.

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9. By signatures hereto the Principal and the Surety do hereby expressly WAIVE any objection that they, or either of them, might interpose to the authority of the County to require each and every provision of the foregoing Bond.

10. If any provision of this Bond is held to be illegal, invalid, or unenforceable, or is found to be against public policy for any reason, such provision shall be fully severable and this Bond shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never been part of this Bond, and the remaining provisions of this Bond shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision, or by its severance from this Bond.

11. The failure or refusal of the County to take any action, proceeding, or step to enforce any remedy or exercise any right under the Agreement or the taking of any action, proceeding, or step by County, acting in good faith upon the belief that same is permitted, shall not in any way release Principal or Surety, or any of them, or their respective executors, administrators, successors or assigns from liability under this Bond. Surety hereby WAIVES notice of any amendment, indulgence, or forbearance, made, granted or permitted by the County.

12. In any action or proceeding initiated in connection with this Bond and any and all obligations arising hereunder, the venue shall be the County of Loudoun, Virginia, and it is hereby further understood and agreed that this Bond shall be governed by the laws of the Commonwealth of Virginia, both as to interpretation and performance.

13. All notices sent to the Principal and Surety shall be sent to the addresses set forth on page 1 of 7 of this bond unless said Principal or Surety notify the Director of Building and Development in writing of any change. If an address of either Principal or Surety as shown on the signature page hereof is different from the address for that party as shown on page 1 of 7, notices shall be effective if sent to either address. If the addresses of any Principal or Surety change, the said Principal or Surety shall immediately notify the Director of Building and Development of such change. Failure to notify the Director of Building and Development of any change in address is deemed to be a waiver of any requirement of notice under this Bond to the Principal and Surety. All written notice to the County under this Bond shall be sent certified or registered mail, return receipt requested and addressed to the Director of Building and Development, with a copy to Bonds Management, Building and Development. However, any notice that may be required pursuant to Va. Code Ann. 49-25, as amended, shall be given to the above and to the Chairman of the Board of Supervisors and the County Attorney.

[REMAINDER OF THIS PAGE PURPOSELY BLANK. SIGNATURE PAGES FOLLOW]

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed, under seal, as of the day and year on the date set forth above.

PRINCIPAL(S) / CO-PRINCIPAL(S)

**TYPED, PRINTED NAME:** NA Dulles Real Estate Investors, LLC

By: Nokes Partners, LLC, Its: Manager

SIGNATURE: \_\_\_\_\_ (SEAL)

NAME AND TITLE: \_\_\_\_\_  
(Typed/Printed)

James L. Coughlan

Its: Authorized Signatory

SIGNATURE: \_\_\_\_\_ (SEAL)

NAME AND TITLE: \_\_\_\_\_  
(Typed)

Robert J. Coughlan

Its: Authorized Signatory

STATE OF New York  
COUNTY OF Suffolk, to wit:

I, Linda M. Rooney  
a Notary Public in and for the State and County aforesaid, do hereby certify that

James L. Coughlan  
and Robert J. Coughlan

as Authorized Signatory  
and Authorized Signatory

respectively of the NA Dulles Real Estate Investors, LLC, By: Nokes Partners, LLC, Its Manager,  
whose names are signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged their signatures affixed above, and the Corporate Seal as the genuine seal of the said corporation.

Given under my hand this 2 day of February, 2012.

Linda M. Rooney  
Notary Public

My Commission Expires: 5/27/12

My Notary Registration Number: 01R06187648



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CORPORATE SURETY

NAME, ADDRESS, AND  
TELEPHONE NUMBER:

STATE OF INCORPORATION OR ORGANIZATION:

U.S. Specialty Insurance Company

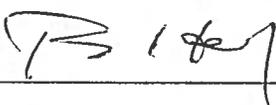
Texas

601 S. Figueroa Street, Suite 1600

LIABILITY LIMIT: \$1,889,000.00

Los Angeles, CA 90017

SIGNATURES:

1.  (SEAL)

2. \_\_\_\_\_ (SEAL)

NAME(S) AND TITLE(S) (Typed/Printed):

1. Peter Healy, Attorney-in-Fact

2. \_\_\_\_\_

STATE OF New York  
COUNTY OF New York, to wit:

I, Renee A. Trewick,  
a Notary Public in and for the State and County aforesaid, do hereby certify that  
Peter Healy  
and \_\_\_\_\_  
as Attorney-in-Fact  
and \_\_\_\_\_,  
respectively of the U.S. Specialty Insurance Company,  
whose names are signed to the foregoing, this day personally appeared before me in my State and County  
aforesaid and acknowledged their signatures affixed above, and the Corporate Seal as the genuine seal of  
the said corporation.

Given under my hand this 31st day of January, 2012.

Renee A Trewick  
Notary Public

My Commission Expires: January 26, 2014

My Notary Registration Number: 01TR6001911

RENEE A. TREWICK  
Notary Public, State of New York  
No. 01TR6001911  
Qualified in Westchester County  
Commission Expires January 26, 2014

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Countersigned by Virginia Resident Agent: **[REQUIRED]** unless current Certificate of Good Standing and certificate to transact surety business in Virginia has been filed with and approved by the County Attorney. Address must be a deliverable street address (not a P.O. Box) within the Commonwealth of Virginia.]

MA

Signature: \_\_\_\_\_ (SEAL)  
Name, Title, Business Address  
and Telephone Number (Typed/Printed) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, to wit:

The foregoing signature was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_, by \_\_\_\_\_ on  
behalf of the corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

My Notary Registration Number: \_\_\_\_\_

# POWER OF ATTORNEY

(To be used with bonds issued on behalf of U.S. SPECIALTY INSURANCE COMPANY)

Know All Men by These Presents That, U.S. SPECIALTY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Christopher McCarty, Theresa Giraldo, Tracey Watson, James Holland or Peter Healy of New York, New York

its true and lawful Attorney(s)-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed \*\*\*\*\*Seventy-Five Million\*\*\*\*\* Dollars (\$ \*\*75,000,000.00\*\* ) and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the U. S. Specialty Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted by unanimous written consent in lieu of meeting on July 7, 2003.)

In Witness Whereof, U. S. SPECIALTY INSURANCE COMPANY has caused these presents to be signed by its Vice President, and its corporate seal to be hereto affixed this 2nd day of January, 2008.

Corporate Seal



U.S. SPECIALTY INSURANCE COMPANY

By

Adam S. Pessin, Vice President

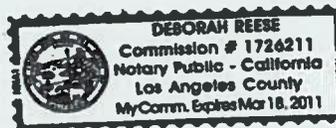
State of California

County of Los Angeles ss:

On this 2nd day of January, 2008, before me, Deborah Reese, a notary public, personally appeared Adam S. Pessin, Vice President of U.S. Specialty Insurance Company, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature Deborah Reese (Seal)



I, Jeannie Kim, Assistant Secretary of U. S. SPECIALTY INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Los Angeles, California this 31st day of January, 2012.

Corporate Seal



Jeannie Kim, Assistant Secretary

Bond No. \_\_\_\_\_

Agency No. 16423

To inquire about this bond, please write to us at surety-bond-inquiry@hcc.com

**U.S. SPECIALTY INSURANCE COMPANY**  
**STATUTORY STATEMENT OF ADMITTED ASSETS,**  
**LIABILITIES, CAPITAL AND SURPLUS (1)**  
 December 31, 2010

**Admitted Assets**

Investments:	
Fixed Maturities, at amortized cost	1,486,726,318
Cash and short term investments	92,740,113
<i>Total cash and invested assets:</i>	<u>1,579,466,431</u>

Accrued interest income	17,877,826
Premium receivable	84,212,868
Recoverable from reinsurers	24,689,562
Net deferred tax asset	39,969,829
Furniture and equipment	89,775
Receivable from parent, subsidiaries and affiliates	356,016
<i>Total admitted assets</i>	<u>167,195,876</u>
	<u>1,746,662,307</u>

(1) - In accordance with the statutory financial statements as filed on March 1, 2011.

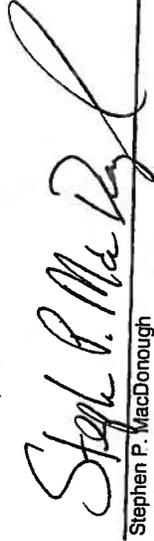
**Liabilities and Capital and Surplus**

Liabilities:	
Unpaid loss and loss adjustment expense	793,062,938
Accrued expenses	6,003,726
Taxes, licenses, and fees	1,637,072
Federal taxes	5,094,408
Unearned premiums	282,421,729
Ceded reinsurance balance payable	44,573,032
Funds held under reinsurance treaties	16,064,879
Amounts withheld or retained for others	53,244,740
Provision for reinsurance	3,319,168
Payable to parent, subsidiaries and affiliates	628,456
Payable for securities	9,888,334
<i>Total liabilities</i>	<u>1,215,938,482</u>

Capital and Surplus:	
Surplus from admitted adjusted gross DTA under SSAP 10, paragraph 10e	9,695,713
Capital Stock	4,000,000
Additional paid-in and contributed capital	187,239,656
Unassigned surplus	329,788,456
	<u>530,723,825</u>
<i>Total liabilities and capital and surplus</i>	<u>1,746,662,307</u>

I, Stephen P. MacDonough, Chief Financial Officer of U.S. Specialty Insurance Company, hereby certify that to the best of my knowledge and belief, the foregoing is a full and true Statutory Statement of Admitted Assets, Liabilities and Capital and Surplus of the Company as of December 31, 2010, prepared in conformity with accounting practices prescribed or permitted by the Texas Department of Insurance. The foregoing statement should not be taken as a complete statement of financial condition of the Company. Such a statement is available upon written request at the Company's home office located at 13403 Northwest Freeway, Houston, Texas 77040.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Corporation at Houston, Texas.

  
 Stephen P. MacDonough  
 Chief Financial Officer

# Commonwealth of Virginia

## STATE CORPORATION COMMISSION

July 1, 2011

U.S. SPECIALTY INSURANCE COMPANY  
13403 NORTHWEST FWY  
HOUSTON TX 77040-6006

is hereby licensed to transact the business of

Accident & Sickness	Fidelity
Aircraft Liability	Fire
Aircraft Physical Damage	Glass
Auto Liability	Inland Marine
Auto Physical Damage	Liability Other than Auto
Boiler & Machinery	Misc Property & Casualty
Burglary & Theft	Ocean Marine
Commercial Multi-Peril	Surety
Credit	Workers Compensation & Employers' Liability

in the Commonwealth of Virginia through the thirtieth day of June next succeeding the date hereof unless this license shall be sooner revoked or otherwise cancelled.

ID: 29599



State Corporation Commission  
Bureau of Insurance

By: Jacqueline K. Cofas  
Commissioner

**COUNTY OF LOUDOUN  
PUBLIC IMPROVEMENT BOND UNIT COST LIST AND BOND REDUCTION FORM 2010 (Grading Permit)**

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)* PROJECT NUMBER: *Grading Permit X20090680001*  
 PREPARED BY: *Ryan G. David, P.E.* FIRM: *URBAN, LTD.* DATE: *11/18/11*

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION		
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED
<b>MOBILIZATION GENERAL</b>							
Mobilization	LS	\$20,000.00	1	\$20,000.00			
Field Office	EA	\$3,000.00					
Job Sign	EA	\$1,150.00					
<b>SURVEYING</b>							
Steel Pipe Property Corner Marker Incl. Survey	EA	\$275.00					
R.O.W. Monuments Surveyed In Place							
RM -- 1	EA	\$825.00					
RM -- 2	EA	\$575.00					
<b>LANDSCAPING</b>							
Seeding	SY	\$0.77					
Sodding	SY	\$3.64					
<b>PLANTING SHRUBS</b>							
18"	EA	\$40.00					
24"	EA	\$70.00					
<b>TREES</b>							
6' - 8' (1-2 in. Caliper)	EA	\$400.00					
8' - 10' (2.5-3 in. Caliper)	EA	\$700.00					
Tree Protection	LF	\$9.00					
<b>MISCELLANEOUS SITE IMPROVEMENTS</b>							
<b>Retaining Walls</b>							
Timber Wall (Less Than 6 ft)	LF	\$325.00					
Dry Rubble RW-1 (H=6')	LF	\$450.00					
Mortared Rubble RW-1A (H=6')	LF	\$535.00					
Concrete Gravity RW-2 (H=6')	LF	\$339.00					
Concrete Gravity RW-3 (H=6')	LF	\$378.00					
<b>FENCING</b>							
Std. Fence (H=5') FR-5	LF	\$9.31					
Farm Fence (H=5') FR-3A	LF	\$10.90					
Chain Link Fence (H=6') FR 2-B	LF	\$14.52					

RECEIVED  
 FEB 07 2012  
 LOUDOUN COUNTY  
 BUILDING & DEVELOPMENT

RECEIVED  
 MAR 09, 2012  
 BUILDING AND DEVELOPMENT

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)*  
 PREPARED BY: Ryan G. David, P.E. FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090680001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION		
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED
Board Fence (H=6')	LF	\$19.35					
TOT LOTS							
Tot Lot	EA	\$16,495.00					
<b>STORM DRAINAGE</b>							
<b>STORM SEWER</b>							
NOTE: All pipe unit prices include trench, excavation, bedding, pipe, & backfill							
<b>Rock Excavation for All Pipe Types</b>							
Less than 1,500 CY (Blasting)	CY	\$110.00					
More than 1,500 CY (Blasting)	CY	\$90.00					
Less than 1,500 CY (Hoe Ram)	CY	\$135.00					
More than 1,500 CY (Hoe Ram)	CY	\$110.00					
Trench De-watering	LF	\$2.95					
<b>RCP CLASS III ROUND T &amp; G W/MASTIC</b>							
<b>12" Pipe (RCP III)</b>							
0' - 8' Cut	LF	\$44.50					
8' - 14' Cut	LF	\$62.50					
Add cost for Class IV	LF	\$0.85					
O-Ring	LF	\$5.50					
<b>15" Pipe (RCP III)</b>							
0' - 10' Cut	LF	\$49.75					
10' - 16'	LF	\$77.50					
Add Cost for Class IV	LF	\$0.95					
O-Ring	LF	\$5.50					
<b>18" Pipe (RCP III)</b>							
0' - 10' Cut	LF	\$50.00					
10' - 16' Cut	LF	\$80.00					
Add Cost for Class IV	LF	\$2.00					
O-Ring	LF	\$7.00					
<b>21" Pipe (RCP III)</b>							
0' - 10' Cut	LF	\$57.50					
10' - 16' Cut	LF	\$87.50					
Add Cost for Class IV	LF	\$2.75					
O-Ring	LF	\$13.00					
<b>24" Pipe (RCP III)</b>							
0' - 10' Cut	LF	\$67.50					

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)*  
 PREPARED BY: Ryan G. David, P.E.      FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090680001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION			
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED	
10' - 16' Cut	LF	\$95.00						
Add Cost for Class IV	LF	\$3.15						
O-Ring	LF	\$14.00						
<b>27" Pipe (RCP III)</b>								
0' - 10' Cut	LF	\$60.00						
10' - 16' Cut	LF	\$95.00						
Add Cost for Class IV	LF	\$4.00						
O-Ring	LF	\$15.00						
<b>30" Pipe (RCP III)</b>								
0' - 10' Cut	LF	\$82.50						
10' - 16' Cut	LF	\$125.00						
Add Cost for Class IV	LF	\$6.00						
O-Ring	LF	\$17.25						
<b>33" Pipe (RCP III)</b>								
0' - 12' Cut	LF	\$115.00						
10' - 18' Cut	LF	\$160.00						
Add Cost for Class IV	LF	\$6.50						
O-Ring	LF	\$21.95						
<b>36" Pipe (RCP III)</b>								
0' - 12' Cut	LF	\$120.00						
12' - 18' Cut	LF	\$175.00						
Add Cost for Class IV	LF	\$7.75						
O-Ring	LF	\$22.75						
<b>42" Pipe (RCP III)</b>								
0' - 12' Cut	LF	\$140.00						
12' - 18' Cut	LF	\$200.00						
Add Cost for Class IV	LF	\$12.00						
O-Ring	LF	\$35.45						
<b>48" Pipe (RCP III)</b>								
0' - 12' Cut	LF	\$155.00						
12' - 18' Cut	LF	\$215.00						
Add Cost for Class IV	LF	\$12.50						
O-Ring	LF	\$43.35						
<b>54" Pipe (RCP III)</b>								
0' - 12' Cut	LF	\$190.00						
12' - 18' Cut	LF	\$275.00						
Add Cost for Class IV	LF	\$18.75						
O-Ring	LF	\$44.45						
<b>60" Pipe (RCP III)</b>								

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)*  
 PREPARED BY: Ryan G. David, P.E.      FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X2009068001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION			
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED	
0' - 12' Cut	LF	\$225.00						
12' - 18' Cut	LF	\$335.00						
Add Cost for Class IV	LF	\$22.50						
O-Ring	LF	\$48.65						
<b>ELLIPTICAL PIPE - RCP CLASS III</b>								
<b>23" X 14" (18" Equiv-RCP III)</b>								
0' - 10' Cut	LF	\$75.00						
10' - 16' Cut	LF	\$110.00						
Add Cost for Class IV	LF	\$16.45						
O-Ring	LF	\$43.35						
<b>30" X 19" (24" Equiv-RCP III)</b>								
0' - 10' Cut	LF	\$90.00						
10' - 16' Cut	LF	\$130.00						
Add Cost for Class IV	LF	\$5.95						
O-Ring	LF	\$43.35						
<b>34" X 22" (27" Equiv-RCP III)</b>								
0' - 10' Cut	LF	\$83.00						
10' - 16' Cut	LF	\$120.00						
Add Cost for Class IV	LF	\$16.45						
O-Ring	LF	\$43.35						
<b>38" X 24" (30" Equiv-RCP III)</b>								
0' - 10' Cut	LF	\$120.00						
10' - 16' Cut	LF	\$167.50						
Add Cost for Class IV	LF	\$8.45						
O-Ring	LF	\$51.35						
<b>45" X 29" (36" Equiv-RCP III)</b>								
0' - 10' Cut	LF	\$165.00						
10' - 16' Cut	LF	\$235.00						
Add Cost for Class IV	LF	\$11.35						
O-Ring	LF	\$53.35						
<b>53" X 34" (42" Equiv-RCP III)</b>								
0' - 12' Cut	LF	\$210.00						
10' - 18' Cut	LF	\$300.00						
Add Cost for Class IV	LF	\$15.35						
O-Ring	LF	\$58.95						
<b>60" X 38" (48" Equiv-RCP III)</b>								
0' - 12' Cut	LF	\$255.00						
10' - 18' Cut	LF	\$375.00						
Add Cost for Class IV	LF	\$18.35						

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer ILE)*  
 PREPARED BY: Ryan G. David, P.E. FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090680001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION		
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED
O-Ring	LF	\$69.95					
<b>HDPE PIPE</b>							
8" Pipe							
0'-8' Cut	LF	\$28.65					
8'-14' Cut	LF	\$43.15					
12" Pipe							
0'-8' Cut	LF	\$38.95					
8'-14' Cut	LF	\$57.75					
15" Pipe							
0'-8' Cut	LF	\$50.25					
8'-16' Cut	LF	\$74.85					
18" Pipe							
0'-8' Cut	LF	\$66.00					
8'-16' Cut	LF	\$98.55					
24" Pipe							
0'-8' Cut	LF	\$76.90					
8'-16' Cut	LF	\$115.25					
30" Pipe							
0'-8' Cut	LF	\$91.33					
8'-16' Cut	LF	\$137.27					
36" Pipe							
0'-8' Cut	LF	\$101.68					
8'-16' Cut	LF	\$152.33					
42" Pipe							
0'-8' Cut	LF	\$113.99					
8'-16' Cut	LF	\$171.00					
48" Pipe							
0'-8' Cut	LF	\$129.55					
8'-16' Cut	LF	\$195.66					
<b>STORM STRUCTURES</b>							
<b>END SECTIONS</b>							
<b>End Section (ES-1), Concrete</b>							
<b>Pipe Size</b>							
15"	EA	\$485.00					
18"	EA	\$665.00					
21"	EA	\$645.00					
24"	EA	\$755.00					
27"	EA	\$1,065.00					
30"	EA	\$1,195.00					

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)*  
 PREPARED BY: Ryan G. David, P.E.      FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090680001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE			BOND REDUCTION		
			QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETED
36"	EA	\$1,765.00						
42"	EA	\$1,795.00						
48"	EA	\$2,135.00						
54"	EA	\$2,795.00						
60"	EA	\$3,455.00						
<b>ENDWALLS</b>								
<b>EW-1(Pre-cast)</b>								
<b>Round Pipe Size</b>								
15"	EA	\$800.00						
18"	EA	\$1,337.00						
24"	EA	\$2,021.00						
27"	EA	\$2,077.00						
30"	EA	\$2,133.00						
36"	EA	\$2,366.00						
<b>EW-1 Cast in Place</b>								
<b>[Round Pipe Size]</b>								
15"	EA	\$852.00						
18"	EA	\$1,053.00						
24"	EA	\$1,495.00						
30"	EA	\$2,144.00						
36"	EA	\$2,383.00						
<b>EW-1A (Pre-Cast)</b>								
<b>Elliptical Pipe Size</b>								
23" X 14" (18")	EA	\$695.00						
30" X 19" (24")	EA	\$969.00						
38" X 24" (30")	EA	\$1,165.00						
45" X 29" (36")	EA	\$1,445.00						
53" X 34" (42")	EA	\$1,840.00						
<b>EW-1A (Cast in Place)</b>								
<b>Elliptical Pipe Size</b>								
23" X 14" (18")	EA	\$667.00						
30" X 19" (24")	EA	\$939.00						
38" X 24" (30")	EA	\$1,247.00						
45" X 29" (36")	EA	\$1,618.00						
53" X 34" (42")	EA	\$2,109.00						
<b>EW-2 (PreCast)</b>								
<b>Round Pipe Size</b>								
42"	EA	\$5,445.00						
48"	EA	\$5,695.00						

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer ILE)*  
 PREPARED BY: Ryan G. David, P.E. FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090680001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION		%COMPLETED
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	
54"	EA	\$6,660.00					
60"	EA	\$7,140.00					
72"	EA	\$7,990.00					
84"	EA	\$9,490.00					
<b>EW-2 (Cast in Place)</b>							
<b>Round Pipe Size</b>							
42"	EA	\$4,723.00					
48"	EA	\$6,039.00					
54"	EA	\$6,972.00					
60"	EA	\$8,179.00					
72"	EA	\$10,713.00					
84"	EA	\$12,288.00					
<b>(EW-6PC) (Double Pipe)</b>							
<b>Pipe Size</b>							
2-15"	EA	\$999.00					
2-18"	EA	\$1,235.00					
2-24"	EA	\$1,510.00					
2-30"	EA	\$2,165.00					
2-36"	EA	\$2,847.00					
<b>MANHOLES</b>							
<b>Standard Brick Manhole</b>							
<b>Std Frame &amp; Cover (MH-1)</b>							
6' Depth	EA	\$3,750.00					
Depth below 6'	VF	\$163.00					
<b>Standard Precast Manhole</b>							
<b>Std Frame &amp; Cover (MH-2)</b>							
6' Depth	EA	\$3,100.00					
Depth below 6'	VF	\$177.00					
<b>Additional Cost (Amounts in parentheses to be added to the above unit costs)</b>							
Watertight Fr/Cover (Add 110)	EA	\$579.00					
Heavy Duty Fr/Cover (Add 82)	EA	\$599.00					
<b>DROP INLETS</b>							
<b>Cast in Place 48"</b>							
Drop Inlet (DI-1) 12" - 24" Pipe 0-10 VF	EA	\$3,697.00					
Drop Inlet (DI-1A) 12" - 24" Pipe 10-20 VF	EA	\$5,593.00					

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer I.E)*  
 PREPARED BY: Ryan G. David, P.E. FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090680001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION			
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETED	
Drop Inlet (DI-2) 12" - 24" Pipe 0-10 VF, 10' throat	EA	\$6,911.00						
Drop Inlet (DI-2A) 12" - 24" Pipe 10- 20 VF, 10' throat	EA	\$8,833.00						
<b>CURB DROP INLETS</b>								
<b>Curb Drop Inlet (DI-3A)</b>								
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	\$4,088.00						
<b>Curb Drop Inlet (DI-3AA)</b>								
12"-30" Pipe (Invert Depth (H) =8'-20') Inlet Length 2'-6"	EA	\$5,357.00						
<b>Curb Drop Inlet (DI-3B &amp; DI-12) 12"- 30" Pipe (Invert Depth (H) =0'-8') Inlet Length</b>								
4'	EA	\$4,279.00						
6'	EA	\$4,573.00						
8'	EA	\$4,889.00						
10'	EA	\$5,052.00						
12'	EA	\$5,227.00						
16'	EA	\$5,543.00						
20'	EA	\$5,859.00						
<b>Curb Drop Inlet (DI-3BB)</b>								
12"-30" Pipe (Invert Depth (H) =8'-20') Inlet Length								
4'	EA	\$4,276.00						
6'	EA	\$4,848.00						
8'	EA	\$5,429.00						
10'	EA	\$5,732.00						
12'	EA	\$6,011.00						
16'	EA	\$6,296.00						
20'	EA	\$6,599.00						
<b>Curb Drop Inlet (DI-3C)</b>								
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length								
4'	EA	\$4,013.00						
6'	EA	\$4,013.00						
8'	EA	\$4,588.00						
10'	EA	\$4,893.00						
12'	EA	\$5,178.00						

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)*  
 PREPARED BY: Ryan G. David, P.E.      FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X2009068001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION			
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED	
16"	EA	\$5,766.00						
20"	EA	\$6,339.00						
<u>Curb Drop Inlet (DI-3CC)</u>								
<u>12"-30" Pipe (Invert Depth</u>								
<u>(H) =8'-20') Inlet Length</u>								
6'	EA	\$4,746.00						
8'	EA	\$5,293.00						
10'	EA	\$5,627.00						
12'	EA	\$5,988.00						
16'	EA	\$6,772.00						
20'	EA	\$7,465.00						
<u>Curb Drop Inlet (DI-3D)</u>								
<u>12"-30" Pipe (Invert Depth</u>								
<u>(H) =0'-8') Inlet Length 2'-6"</u>								
	EA	\$3,633.00						
<u>Curb Drop Inlet (DI-3DD)</u>								
<u>12"-30" Pipe (Invert Depth</u>								
<u>(H) =8'-20') Inlet Length 2'-6"</u>								
	EA	\$4,367.00						
<u>Curb Drop Inlet (DI-3E)</u>								
<u>12"-30" Pipe (Invert Depth</u>								
<u>(H) =0'-8') Inlet Length</u>								
4'	EA	\$4,093.00						
8'	EA	\$4,756.00						
10'	EA	\$5,724.00						
12'	EA	\$5,833.00						
16'	EA	\$6,072.00						
20'	EA	\$6,709.00						
<u>Curb Drop Inlet (DI-3EE)</u>								
<u>12"-30" Pipe (Invert Depth</u>								
<u>(H) =8'-20') Inlet Length</u>								
6'	EA	\$7,562.00						
8'	EA	\$7,869.00						
10'	EA	\$7,999.00						
12'	EA	\$8,166.00						
16'	EA	\$8,471.00						
20'	EA	\$8,767.00						
<u>Curb Drop Inlet (DI-3F)</u>								
<u>12"-30" Pipe Inlet Length</u>								
<u>(Invert Depth (H)=0'-8')</u>								
6'	EA	\$3,765.00						

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)*  
 PREPARED BY: Ryan G. David, P.E.      FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090680001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION		
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED
8'	EA	\$4,419.00					
10'	EA	\$4,749.00					
12'	EA	\$5,085.00					
16'	EA	\$5,742.00					
20'	EA	\$6,395.00					
<u>Curb Drop Inlet (DI-3FF)</u> <u>12"-30" Pipe (Invert Depth</u> <u>(H) = 8'-20') Inlet Length</u>							
6'	EA	\$8,077.00					
8'	EA	\$8,288.00					
10'	EA	\$8,480.00					
12'	EA	\$8,669.00					
16'	EA	\$9,047.00					
20'	EA	\$9,446.00					
<u>Curb Drop Inlet (DI-4A)</u> <u>36"-48" Pipe (Invert Depth (H)=0'-</u> <u>8') Inlet Length</u>							
4'	EA	\$4,868.00					
<u>Curb Drop Inlet (DI-4AA)</u> <u>36"-48" Pipe (Invert Depth (H)=0'-</u> <u>8') Inlet Length</u>							
4'	EA	\$6,817.00					
<u>Curb Drop Inlet (DI-4B)</u> <u>36"-48" Pipe (Invert Depth</u> <u>(H) = 0'-8') Inlet Length</u>							
6'	EA	\$5,172.00					
8'	EA	\$5,499.00					
10'	EA	\$5,698.00					
12'	EA	\$5,870.00					
16'	EA	\$6,221.00					
20'	EA	\$6,571.00					
<u>Curb Drop Inlet (DI-4BB)</u> <u>36"-48" Pipe (Invert Depth</u> <u>(H) = 8'-20') Inlet Length</u>							
6'	EA	\$10,292.00					
8'	EA	\$10,643.00					
10'	EA	\$10,810.00					
12'	EA	\$10,974.00					
16'	EA	\$11,309.00					

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)*  
 PREPARED BY: Ryan G. David, P.E.      FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090660001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION		%COMPLETED
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	
<b>Curb Drop Inlet (DI-4C)</b>							
<u>36"-48" Pipe (Invert Depth</u>							
(H) =0'-8") Inlet Length							
8'	EA	\$5,612.00					
10'	EA	\$5,794.00					
12'	EA	\$5,968.00					
16'	EA	\$6,315.00					
20'	EA	\$6,657.00					
<b>Curb Drop Inlet (DI-4CC)</b>							
<u>36"-48" Pipe (Invert Depth</u>							
(H) =8'-20") Inlet Length							
6'	EA	\$13,210.00					
8'	EA	\$13,371.00					
10'	EA	\$13,693.00					
12'	EA	\$14,097.00					
16'	EA	\$14,712.00					
20'	EA	\$15,365.00					
<b>Curb Drop Inlet (DI-4D)</b>							
<u>36"-48" Pipe (Invert Depth</u>							
(H) =0'-8") Inlet Length 4'	EA	\$4,933.00					
<b>Curb Drop Inlet (DI-4DD)</b>							
<u>36"-48" Pipe (Invert Depth</u>							
(H) =8'-16") Inlet Length 4'	EA	\$9,455.00					
<b>Curb Drop Inlet (DI-4E)</b>							
<u>36"-48" Pipe (Invert Depth</u>							
(H) =0'-8") Inlet Length							
6'	EA	\$5,267.00					
8'	EA	\$5,605.00					
10'	EA	\$5,896.00					
12'	EA	\$6,233.00					
16'	EA	\$6,996.00					
20'	EA	\$7,695.00					
<b>Curb Drop Inlet (DI-4EE)</b>							
<u>36"-48" Pipe (Invert Depth</u>							
(H) =8'-16") Inlet Length							
6'	EA	\$9,165.00					
8'	EA	\$9,495.00					
10'	EA	\$9,839.00					

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)*  
 PREPARED BY: Ryan G. David, P.E. FRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090680001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION		
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED
12"	EA	\$10,167.00					
16"	EA	\$10,838.00					
20"	EA	\$11,483.00					
<b>Curb Drop Inlet (DI-4F)</b>							
<b>36"-48" Pipe Inlet Length</b>							
(Invert Depth (H)=0'-8')							
8'	EA	\$5,877.00					
10'	EA	\$6,209.00					
12'	EA	\$6,568.00					
16'	EA	\$7,259.00					
20'	EA	\$7,963.00					
<b>Curb Drop Inlet (DI-4FF)</b>							
<b>36"-48" Pipe (Invert Depth</b>							
<b>(H)=8'-16') Inlet Length</b>							
8'	EA	\$8,866.00					
10'	EA	\$9,147.00					
12'	EA	\$9,435.00					
16'	EA	\$9,997.00					
20'	EA	\$10,584.00					
<b>Median Drop Inlets - CIP</b>							
<b>Median Drop Inlet (DI-6A)</b>							
12"-24" Pipe Inlet (H=8')	EA	\$4,205.00					
<b>Median Drop Inlet (DI-6B)</b>							
12"-24" Pipe Inlet (H=8')	EA	\$4,267.00					
<b>Median Drop Inlet (DI-6C)</b>							
30"-48" Pipe Inlet (H=10')	EA	\$5,589.00					
<b>Median Drop Inlet (DI-6D)</b>							
30"-48" Pipe Inlet (H=10')	EA	\$5,692.00					
<b>Median Drop Inlet (DI-7)</b>							
Type III Top 12"-42"	EA	\$5,748.00					
Pipe Inlet (H=10')							
<b>Median Drop Inlet (DI-7A)</b>							
Type III Top 12"-42"	EA	\$6,338.00					
Pipe Inlet (H=10')							
<b>Median Drop Inlet (DI-7B)</b>							
Type III Top 12"-42"	EA	\$6,797.00					
Pipe Inlet (H=10')							
<b>MISCELLANEOUS INLETS</b>							

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)*  
 PREPARED BY: Ryan G. David, P.E. FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X2009068001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION		
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED
Ditch Drop Inlet (DI-5) Type III Tip 12"-42" Pipe Inlet (H=8')	EA	\$5,226.00					
Standard Yard Inlet (YI-1) 12"-48" Pipe (Invert Depth (H)=0'-8') Inlet Length 4'(No Aprons)	EA	\$4,749.00					
Add Yard Inlet Apron	THROAT	\$255.00					
Standard Yard Inlet (YI-3) 12"-48" Pipe (Invert Depth (H)=0'-8') Inlet Length 4'(No Aprons)	EA	\$5,127.00					
Add Yard Inlet Apron	THROAT	\$255.00					
<b>CULVERTS</b>							
<b>Single Box Culvert</b>							
<b>(BC-1A) Fills to 25'</b>							
4' X 4'	LF	\$336.00					
5' X 5'	LF	\$410.00					
6' X 6'	LF	\$498.00					
8' X 8'	LF	\$699.00					
10' X 10'	LF	\$845.00					
<b>Double Box Culvert</b>							
<b>(BC-2b) Fills to 25'</b>							
4' X 4'	LF	\$566.00					
5' X 5'	LF	\$705.00					
6' X 6'	LF	\$854.00					
8' X 8'	LF	\$1,148.00					
10' X 10'	LF	\$1,411.00					
<b>Oversized Single Box Culvert</b>							
<b>(BBC-1) Fills to 25'</b>							
12' X 6'	LF	\$1,026.00					
12' X 8'	LF	\$1,144.00					
12' X 10'	LF	\$1,239.00					
12' X 12'	LF	\$1,348.00					
<b>Triple Box Culvert</b>							
<b>(BC-3B) Fills to 25'</b>							
4' X 4'	LF	\$779.00					
5' X 5'	LF	\$965.00					
6' X 6'	LF	\$1,211.00					

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer ILE)* PROJECT NUMBER: *Grading Permit X20090680001*  
 PREPARED BY: *Ryan G. David, P.E.* FIRM: *URBAN, LTD.* DATE: *11/18/11*

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION		
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	% COMPLETED
8' X 8'	LF	\$1,633.00					
10' X 10'	LF	\$2,488.00					
<b>Quadruple Box Culvert (BC-4B) Fills to 25'</b>							
4' X 4'	LF	\$987.00					
5' X 5'	LF	\$1,225.00					
6' X 6'	LF	\$1,523.00					
8' X 8'	LF	\$1,497.00					
10' X 10'	LF	\$2,835.00					
<b>Standard Wing for Box Culvert (1 Side Only) Height of Box</b>							
4'	EA	\$675.00					
5'	EA	\$995.00					
6'	EA	\$1,337.00					
8'	EA	\$2,489.00					
10'	EA	\$3,315.00					
<b>Standard Wing for Oversized Box Culvert(BBC-W)</b>							
Height of Box							
6'	EA	\$1,351.00					
8'	EA	\$2,189.00					
10'	EA	\$3,269.00					
12'	EA	\$4,763.00					
<b>MISCELLANEOUS STORM</b>							
<b>Connection to Existing Structure</b>							
15'-36" Pipe	EA	\$735.00					
42'-60" Pipe	EA	\$1,125.00					
<b>Casina Pipe, Bore and Jack (3/8" wall)</b>							
22" ID (6'-8" Carrier Pipe)	LF	\$411.00					
24" ID (10" Carrier Pipe)	LF	\$451.00					
30" ID (12" Carrier Pipe)	LF	\$569.00					
<b>Plug Pipe</b>							
6'-12" Pipe	EA	\$142.00					
15'-36" Pipe	EA	\$323.00					
42'-60" Pipe	EA	\$522.00					
<b>Pavement Edge Pipe</b>							
Standard Pipe Underdrain	LF	\$19.00					

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer ILE)*  
 PREPARED BY: Ryan G. David, P.E. FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090680001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION		
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED
<b>Riprap</b>							
Dry, Class I, 18"	SY	\$47.87					
Dry, Class II, 18"	SY	\$51.46					
Grouted, Class I, 18"	SY	\$69.97					
<b>Filter Fabric</b>							
Class I	SY	\$3.50					
Class II	SY	\$3.00					
Class III	SY	\$2.25					
<b>Gabions (No excavation)</b>							
Mattress	CY	\$130.00					
Revetment	CY	\$164.33					
Wall	CY	\$212.25					
Paved Ditch (4" Thick)							
Concrete (Non-reinforced)	SY	\$62.00					
Bituminous Concrete(4")	SY	\$30.00					
Sodded Ditch							
Sodded Ditch (Incl Fine Grading)	SY	\$9.86					
<b>STREET CONSTRUCTION</b>							
<b>ROADS AND PARKING</b>							
<b>Soil Stabilization</b>							
Cement 6%	Inches SY/inch Depth	\$2.70					
Depth (in Inches):							
Lime 6%	SY/inch Depth	\$1.89					
Depth (in Inches):							
<b>LADBROOK DRIVE</b>							
<b>Subbase, Aggregated Material</b>							
Base Type I	SY/inch Depth	\$1.75					
Depth (in Inches):	7						
<b>Bituminous Concrete</b>							
Base Course	SY/inch Depth	\$5.59					
Depth (in Inches):	3.5						
Intermediate Course	SY/inch Depth	\$5.49					
Depth (in Inches):	2						

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer I.I.E)*  
 PREPARED BY: Ryan G. David, P.E.      FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X2009068001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION		
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED
Top Course	SY/Inch Depth	\$5.49					
Depth (in Inches):	1.5						
Prime Coat	SY	\$1.10					
Tack Coat	SY	\$1.10					
<b>LIGHT DUTY PARKING</b>							
<b>Subbase, Aggregated Material</b>							
Base Type I	SY/Inch Depth	\$1.75					
Depth (in Inches):	6						
<b>Bituminous Concrete</b>							
Base Course	SY/Inch Depth	\$5.59					
Depth (in Inches):	3						
Top Course	SY/Inch Depth	\$5.49					
Depth (in Inches):	1.5						
Prime Coat	SY	\$1.10					
Tack Coat	SY	\$1.10					
<b>HEAVY DUTY LOADING/ACCESS</b>							
<b>Subbase, Aggregated Material</b>							
Base Type I	SY/Inch Depth	\$1.75					
Depth (in Inches):	8						
<b>Bituminous Concrete</b>							
Base Course	SY/Inch Depth	\$5.59					
Depth (in Inches):	3						
Top Course	SY/Inch Depth	\$5.49					
Depth (in Inches):	2						
Prime Coat	SY	\$1.10					
Tack Coat	SY	\$1.10					
<b>Driveway Restoration</b>							
4" Concrete & 4" Gravel	SY	\$79.95					
2" S-5 & 7 6" Gravel	SY	\$31.96					
<b>Shoulders, Type I</b>							
Aggregated Base, 4"	SY	\$11.50					
Concrete Curbing							

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)*  
 PREPARED BY: Ryan G. David, P.E. FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090680001*  
 DATE: 11/18/11

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION			
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED	
Curb & Gutter CG6 & CG7	LF	\$22.50						
Curb Cut, CG-12 Detectable Surf.	EA	\$569.00						
<b>Entrances/Driveways</b>								
Commercial Entrance CG-11	SY	\$52.88						
Commercial Entrance CG-13	SY	\$64.67						
<b>Guardrails</b>								
Sid. Blocked-out W beam (GR2)	LF	\$42.50						
Sid. W beam, Weak Post GR8	LF	\$28.50						
Terminal GR-6 (L=12'-6")	EA	\$2,929.00						
Terminal, GR-7 (L=6'-3")	EA	\$2,659.00						
Type I, GR-8 Terminal (L=25')	EA	\$1,399.00						
Type II, GR-8 Terminal (L=13'-6")	EA	\$695.00						
Terminal, MB-4 (L=37'-6")	EA	\$3,495.00						
Type I, MB-5 Terminal (L=27'-1")	EA	\$2,925.00						
Type II, MB-5 Terminal (L=13'-6")	EA	\$1,675.00						
<b>Miscellaneous</b>								
Trash enclosure - Brick 6' high	LF	\$325.00						
Reinforced Concrete Pad 6" to 8"	SY	\$62.00						
Striping 4" width (VDOT Type B)	LF	\$2.25						
Concrete Wheel Stops	EA	\$70.00						
Parking Lot Striping	EA	\$50.00						
Sign Island	EA	\$850.00						
Traffic Barricade	LF	\$43.45						
Street Name Signs	EA	\$435.00						
Traffic Control Signs	EA	\$375.00						
Street Light (pole, bracket, light)	EA	\$4,285.00						
<b>SIDEWALKS AND TRAILS</b>								
<b>Sidewalk</b>								
Concrete 4" w/WWF, No base	SY	\$45.23						
Bitum. Conc, 2" w/4" Base	SY	\$30.00						
4" Conc, No Reinf., No Base	SY	\$41.00						
<b>HANDRAIL</b>								
Handrail 3 Rail 1-1/4" #4 Finish	LF	\$96.50						
<b>Wood Chip Trail</b>								
Trails(Incl Excavation & Grading)	SY	\$17.69						
Wood chip, 4' wide								
<b>Bituminous Trail</b>								
6' to 10' wide	SY	\$49.25						
<b>CRITICAL SLOPE STABILIZATION</b>								

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)* PROJECT NUMBER: *Grading Permit X20090660001*  
 PREPARED BY: *Ryan G. David, P.E.* FIRM: *URBAN, LTD.* DATE: *11/18/11*

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION			
			QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED	
Paved Flume	SY	\$67.00						
Stmwr Conc Channel-Excav	SY	\$7.75						
ADD Grass Lined-seeded	SY	\$5.37						
ADD Grass Lined-sodded	SY	\$10.89						
<b>Outlet Protection</b>								
Non-grouted Riprap 18"	SY	\$52.00						
Concrete 4"	SY	\$53.50						
Level Spreader	SY	\$4.44						
<b>Struc Streambank Protection</b>								
Non-grouted Riprap 18"	SY	\$58.00						
Gabions	CY	\$147.00						
<b>Vegetative Erosion Control</b>								
Sodding incl Fertilizing - Banks	SY	\$7.77						
Sodding incl Fertilizing - Flat	SY	\$5.36						
Seeding incl Fertilizing	SY	\$2.44						
Sodding W/Soil Treat & Watering	SY	\$3.25						
Seeding W/Soil Treat & Watering	SY	\$6.46						
Straw Mulch w/Tack	SY	\$1.40						
Jute Mesh	SY	\$1.77						

PROJECT NAME: *Kincora On-Site Mitigation Plan (Proffer II.E)* •  
 PREPARED BY: *Ryan G. David, P.E.* FIRM: *URBAN, LTD.*

PROJECT NUMBER: *Grading Permit X20090680001*  
 DATE: *11/18/11*

ITEM	UNIT	UNIT COST	BOND ESTIMATE		BOND REDUCTION	
			QUANTITY	EXTENSION	QUANTITY	% COMPLETED
<i>Special Items</i>						
FEMA Processing LOMR/CLOMR	EA	\$7,500.00				
As Built (Record Drawings)	EA	\$9,500.00				
Wetland Mitigation (W4)	LS	See Note 1		\$99,504.50		
Wetland Mitigation Bank (W3)	LS	See Note 1		\$392,272.00		
RSCORE Reforestation	LS	See Note 2		\$17,700.00		
Riparian Reforestation	LS	See Note 2		\$323,147.50		
Stream Enhancement	LS	See Note 2		\$737,315.00		
SIGNALIZATION	LS	See Note 2				
<b>Subtotal</b>				<b>\$1,589,939.00</b>		

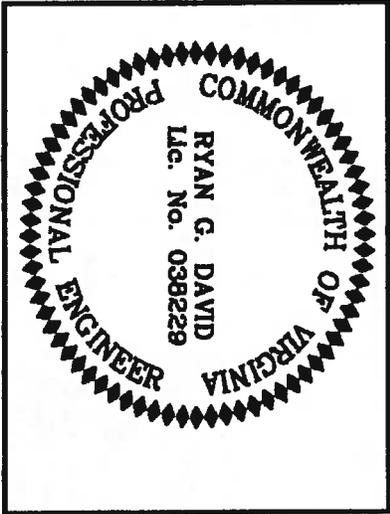
TOTAL ESTIMATE OF COMPLETED WORK:

Note 1 WETLAND MITIGATION FACILITY REQUIRES A SEPARATE ESTIMATE. WHEN SHOWN ON THE PLAN TO INCLUDE, BUT NOT LIMITED TO EXCAVATION, GRADING, BLASTING, CONCRETE, PIPING, OUTLET STRUCTURE, AND OTHER NECESSARY COMPONENTS. SEE ATTACHED APPENDIX FOR DETAILED ESTIMATE.

Note 2 ITEMS SHALL REQUIRE A SEPARATE DETAILED ESTIMATE (ATTACHED) WHEN SHOWN ON THE PLAN. SEE ATTACHED APPENDIX FOR DETAILED ESTIMATE.

Contingencies: WILL REMAIN AT 10% TILL JULY 1ST, 2014.

SEAL & SIGNATURE OF ENGINEER	TOTAL:	\$1,589,939.00
+ 10% CONTINGENCIES:		\$158,993.90
GRAND TOTAL:		\$1,748,932.90
+ 4 % INFLATION FACTOR:		\$69,957.32
2-YEAR AMOUNT=		\$1,889,000.00
BOND AMOUNT IS 100% OF THE TOTAL, ROUNDED TO NEXT \$1000.00		
BOND AMOUNT=		\$1,889,000.00



**COUNTY OF LOUDOUN**  
**PUBLIC IMPROVEMENT BOND UNIT COST LIST AND BOND REDUCTION FORM 2010 (Grading Permit)**  
**APPENDIX A - DETAILED ESTIMATE OF SPECIAL ITEMS**

PROJECT NAME: Kincoira On-Site Mitigation Plan (Proffer 11E)      PROJECT NUMBER: Grading Permit X20090680001  
 PREPARED BY: Ryan G. David, P.E.      FIRM: URBAN, LTD.      DATE: 11/18/11

ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION	BOND ESTIMATE		BOND REDUCTION		
					QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETED
<b>RSCRE Reforestation</b>									
<b>RSCRE Forested Wetland (Sheet 40a)</b>									
Plantings (Tree)	3 Gal	\$17.50	72	\$1,260.00					
Plantings (Tree)	Tubeling	\$2.00	78	\$156.00					
<b>RSCRE Forested Upland (Sheet 40a)</b>									
Plantings (Tree)	3 Gal	\$17.50	828	\$14,490.00					
Plantings (Tree)	Tubeling	\$2.00	897	\$1,794.00					
<b>SUB TOTAL</b>					\$17,700.00				
<b>Riparian Reforestation</b>									
<b>offer (Sheets 37, 38, 38A, 39 (minus W3 and W4))</b>									
Plantings (Tree)	3 Gal	\$17.50	13989	\$244,807.50					
Plantings (Tree)	Tubeling	\$2.00	39170	\$78,340.00					
<b>SUB TOTAL</b>					\$323,147.50				

PROJECT NAME: Kincoora On-Site Mitigation Plan (Proffer II E) PROJECT NUMBER: Grading Permit X20090680001  
 PREPARED BY: Ryan G. David, P.E. FIRM: URBAN, LTD. DATE: 11/18/11

ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION	BOND ESTIMATE		BOND REDUCTION		
					QUANTITY	EXTENSION	% COMPLETED		
<b>Stream Enhancement</b>									
<b>Stream Enhancement (Sheet 17a)</b>									
Stream Cleaning	LS	\$45,000.00	1	\$45,000.00					
Reach A	L.F.	\$275.00	457	\$125,675.00					
Reach B	L.F.	\$255.00	145	\$36,975.00					
Reach C	L.F.	\$315.00	95	\$29,925.00					
Reach D	L.F.	\$210.00	52	\$10,920.00					
Reach E1	L.F.	\$325.00	227	\$73,775.00					
Reach E2	L.F.	\$325.00	554	\$180,050.00					
Reach F	L.F.	\$210.00	67	\$14,070.00					
Reach G	L.F.	\$250.00	325	\$81,250.00					
Reach H	L.F.	\$275.00	489	\$134,475.00					
Plantings (Tree)	Tubelng	\$2.00	2600	\$5,200.00					
<b>SUB TOTAL</b>									\$737,315.00
<b>Wetland Mitigation (W4)</b>									
<b>Wetland Mitigation (sheets 12, 15, 16, 33)</b>									
Earthwork and Grading	LS	\$74,000.00	1	\$74,000.00					
Plantings (Tree)	3 Gal	\$17.50	641	\$11,217.50					
Plantings (Tree)	Tubelng	\$2.00	1796	\$3,592.00					
Seeding Prep - Disk Topsoil	AC	\$1,000.00	2.57	\$2,570.00					
Seeding	SY	\$0.65	12500	\$8,125.00					
<b>SUB TOTAL</b>									\$99,504.50
<b>Wetland Mitigation Bank (W3)</b>									
<b>Wetland Bank sheets 11, 15, 16, 31</b>									
Earthwork and Grading	LS	\$306,000.00	1	\$306,000.00					
Plantings (Tree)	3 Gal	\$17.50	2174	\$38,045.00					
Plantings (Tree)	Tubelng	\$2.00	6086	\$12,172.00					
Seeding Prep - Disk Topsoil	AC	\$1,000.00	8.69	\$8,690.00					
Seeding	SY	\$0.65	42100	\$27,365.00					
<b>SUB TOTAL</b>									\$392,272.00