

EXHIBIT C

DATE 05/14/2014

HARBISON INTERNATIONAL INC.
 COST ESTIMATE FOR
 TENT. PARCEL MAP NO. 2013-03 AND REZONE APP. NO. R-13-014
 EAST WASHINGTON AVE AND NORTH WINERY AVENUE
 APN 462-123-16S

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
OFF-SITE WORK				
1.	MOBLIZATION		LUMP SUM	\$1,500
2.	EARTH WORK CUT AND FILL	1200 CY	\$3.00	\$3,600
3.	STREET LIGHT	1 EA	\$2,980.00	\$2,980
4.	SIDEWALK	2250 SF	\$6.00	\$13,500
5.	HANDICAP RAMP	2 EA	\$1,980.00	\$3,960
12.	STREET TREES	5 EA	\$500.00	\$2,500
13.	REMOVE EXIST. DRIVEWAY	18 LF	\$50.00	\$900
14.	UNDERGROUND POWER LINE		LUMP SUM	\$22,500
19.	SURVEYING CONST. STAKING		LUMP SUM	\$3,000
20.	NEW DRIVEWAY	600 SF	\$6.00	\$3,600
21.	AS-BUILT PLANS		LUMP SUM	\$1,200
22.	SEWER MAIN 8 INCH	450 LF	\$45.00	\$20,250
23.	SEWER MANHOLE	2 EA	\$1,760.00	\$3,520
24.	SEWER SERVICES	3 EA	\$870.00	\$2,610
25.	CONNECTION TO SEWER MAIN	1 EA	\$800.00	\$800
26.	WATER MAIN	3 EA	\$500.00	\$1,500
27.	WATER METER	3 EA	\$500.00	\$1,500
	TOTAL			\$89,420
15% CONTINGENCY				
				\$13,413
TOTAL CONSTRUCTION COST				\$102,833
CITY FEES / OTHER FEES				
1.	TENTATIVE MAP AND REZONE FEE		LUMP SUM	\$12,000
2.	FMFCD FEE		LUMP SUM	\$3,900
3.	CITY PLAN CHECK FEES		LUMP SUM	\$12,500
4.	SEWER AND WATER FEES		LUMP SUM	\$8,900
5.	FINAL MAP FEE		LUMP SUM	\$7,900
6.	ENGINEERING FEE		LUMP SUM	\$25,000
7.	PG AND E FEE		LUMP SUM	\$16,000
TOTAL CITY FEES / OTHER FEES				\$86,200
TOTAL CONSTRUCTION COST AND CITY FEES / OTHER FEES				\$189,033
AVERAGE COST FOR EACH LOT FOR 3 LOTS				\$63,011
AVERAGE COST FOR EACH LOT FOR 2 LOTS				\$94,517