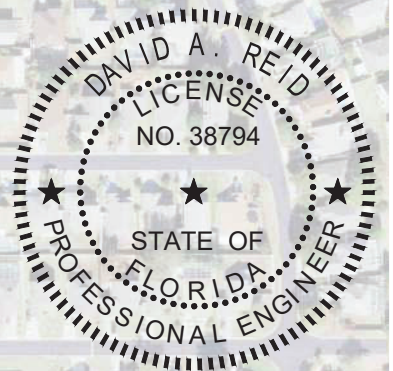
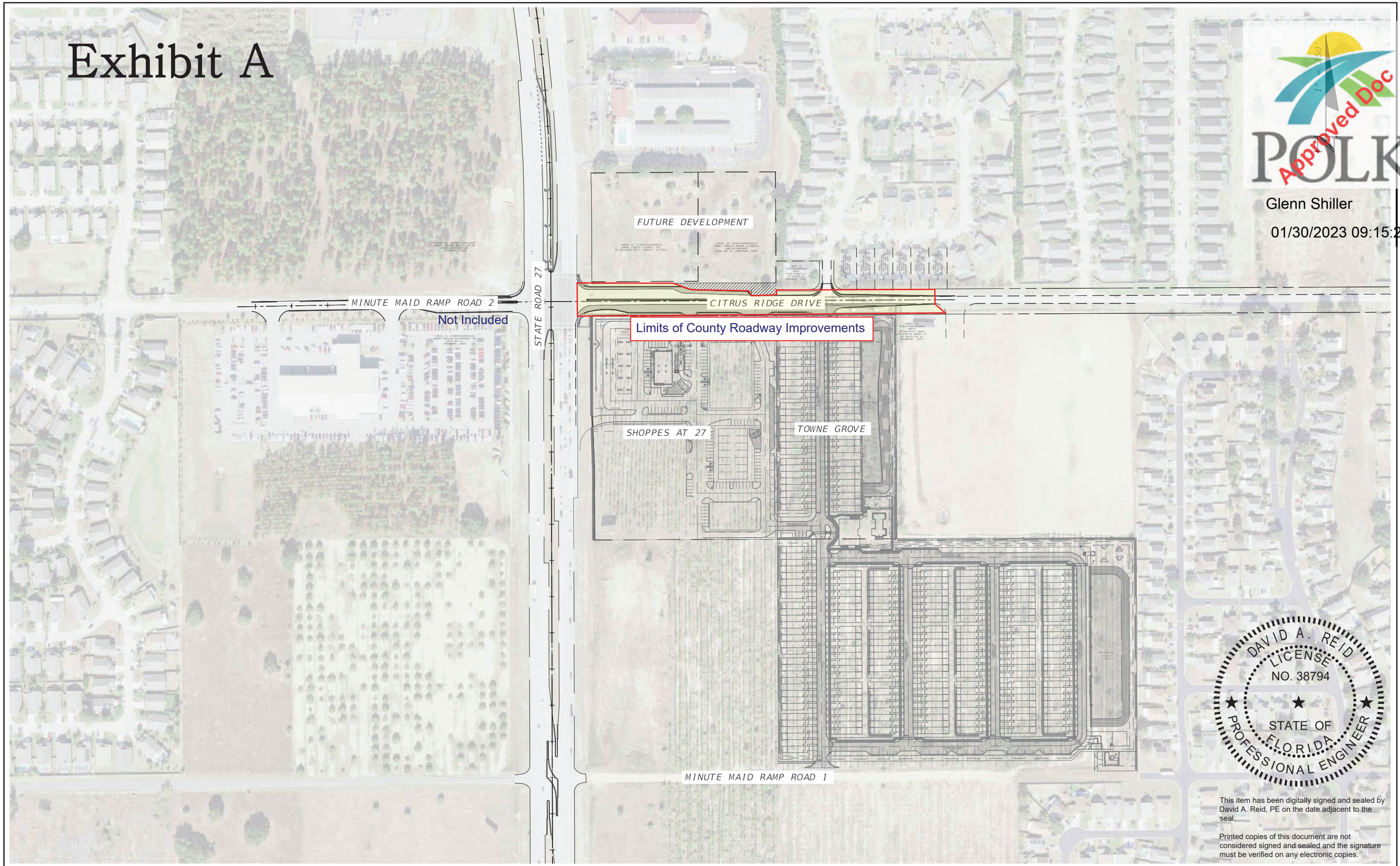


Exhibit A



Glenn Shiller

01/30/2023 09:15:20



This item has been digitally signed and sealed by David A. Reid, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS				DAVID A. REID, PE P.E. LICENSE NUMBER 38794 HAMILTON ENGINEERING & SURVEYING,LLC. 431 E. HORATIO AVE., SUITE 260 MAITLAND, FLORIDA, 32751	CITRUS RIDGE DRIVE IMPROVEMENTS			OVERALL AERIAL SITE PLAN	SHEET NO.	
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY			1 . 2	
						POLK				

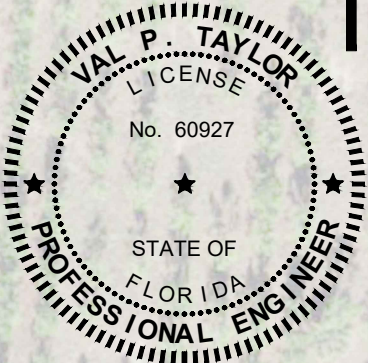
Exhibit B

PARCEL ID: 272619704500010090
OWNER: MAHALAK AUTOMOTIVE INC
MINUTE MAID RAMP RD,
DAVENPORT, 33837

PARCEL ID: 272619704500010221
OWNER: MAHALAK ENTERPRISES INC
42650 HWY 27,
DAVENPORT, 33837

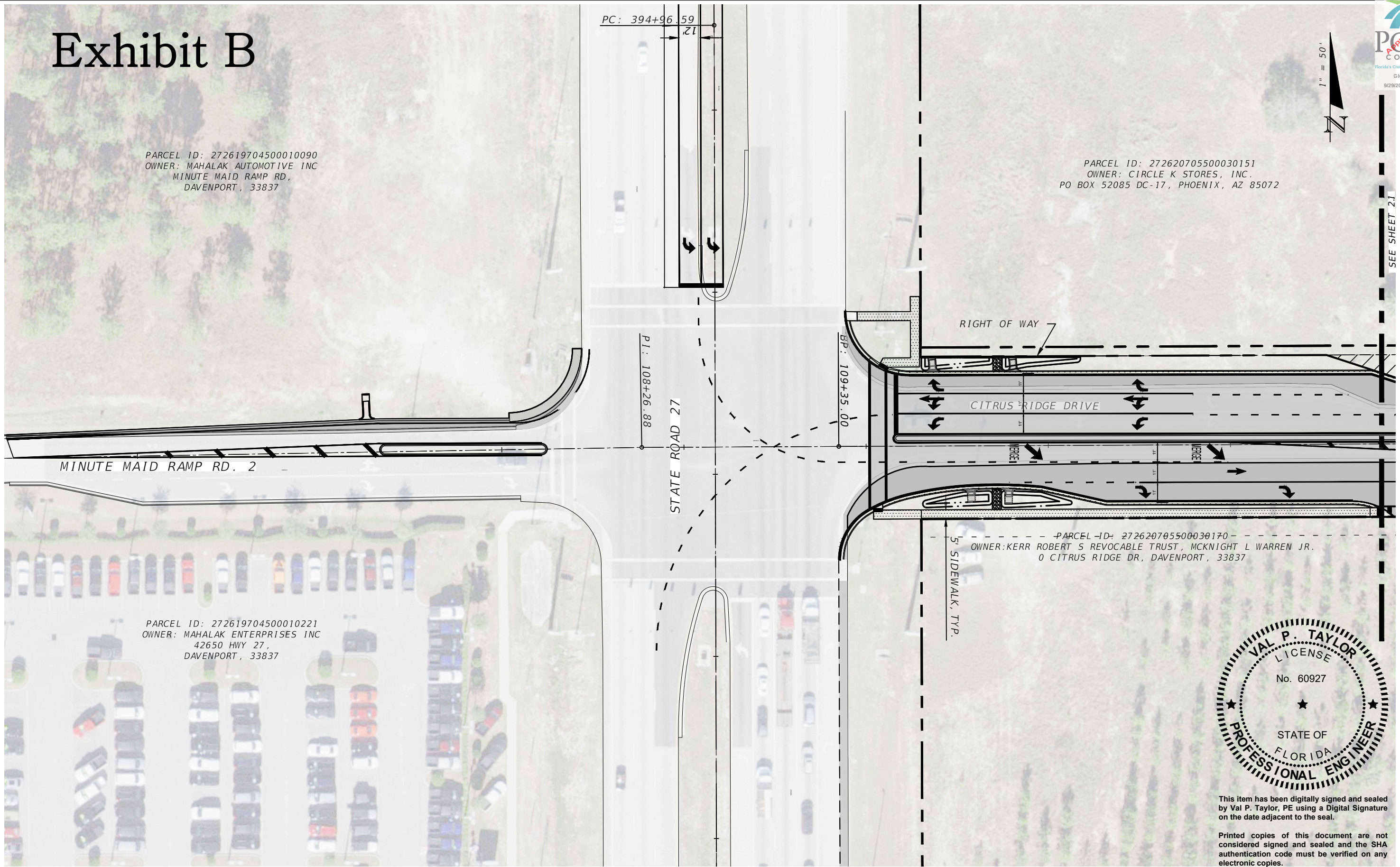
PARCEL ID: 272620705500030151
OWNER: CIRCLE K STORES, INC.
PO BOX 52085 DC-17, PHOENIX, AZ 85072

PARCEL ID: 272620705500030170
OWNER: KERR ROBERT S REVOCABLE TRUST, MCKNIGHT L WARREN JR.
0 CITRUS RIDGE DR, DAVENPORT, 33837



This item has been digitally signed and sealed by Val P. Taylor, PE using a Digital Signature on the date adjacent to the seal.

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REVISIONS				VAL P. TAYLOR, PE P.E. LICENSE NUMBER 60927 HAMILTON ENGINEERING & SURVEYING, LLC. 775 WARNER LANE ORLANDO, FLORIDA, 32803	POLK COUNTY DEPARTMENT OF TRANSPORTATION		AERIAL SITE PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY		
7-19-21	RAI COMMENT 6-16-21					POLK		2.0
8-18-21	RAI COMMENT 8-16-21							
9-16-21	RAI COMMENT 9-14-21							

Exhibit B

SEE SHEET 2.0



PARCEL ID: 272620705500030151
OWNER: HANZLIK ANDREW & OSEMLAK
HANZLIK MARGARET
42383 HWY 27, DAVENPORT, 33837

FUTURE RIGHT OF WAY

RIGHT OF WAY

R.O.W. TO BE DEDICATED
BY OTHERS

PARCEL ID: 272620706008000010
OWNER: MILLS ANTONETTE C
101 MAJESTY DR,
DAVENPORT, 33837

RIGHT OF WAY

MAJESTY DRIVE
P.I: 116+30.02

PARCEL ID: 2726207060080000300
OWNER: OBRIEN DEBORAH
101 TIFFANY LOOP,
DAVENPORT, 33837

PARCEL ID: 2726207060080000290
OWNER: SEPULVEDA TRAI DA
115 TIFFANY LOOP,
DAVENPORT, 33837

PARCEL ID: 2726207060080000280
OWNER: FOSS CHRISTOPHER G
125 TIFFANY LOOP,
DAVENPORT, 33837

PARCEL ID: 2726207060080000270
OWNER: RUGGIERI DAVID T
135 TIFFANY LOOP,
DAVENPORT, 33837

PARCEL ID: 2726207060080000260
OWNER: WASHINGTON STRONG
145 TIFFANY LOOP,
DAVENPORT, 33837

PARCEL ID: 2726207060080000250
OWNER: HERNANDEZ PAMELA E
155 TIFFANY LOOP,
DAVENPORT, 33837

RIGHT OF WAY

EP: 119+83.63

CITRUS RIDGE DRIVE

25' ROW DEDICATION

RIGHT OF WA

PARCEL ID: 272620705500030170
OWNER: KERR ROBERT S REVOCABLE TRUST, MCKNIGHT L WARREN JR.
0 CITRUS RIDGE DR, DAVENPORT, 33837

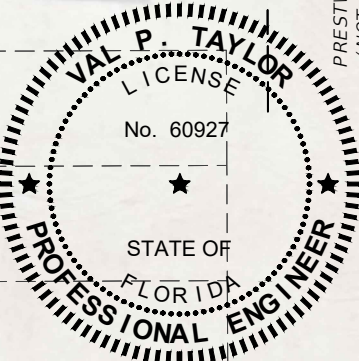
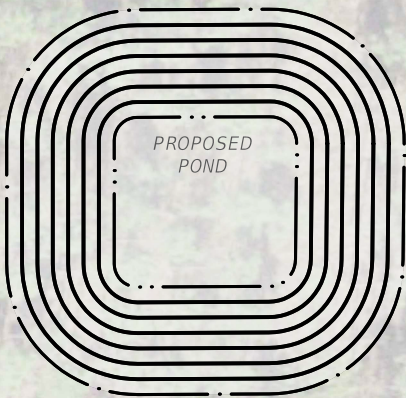
PARCEL ID: 272620705500030190
OWNER: CITRUS RIDGE AT 27 LLC
0 CITRUS RIDGE DR, DAVENPORT, 33837

5' SIDEWALK, TYP.

5' SIDEWALK, TYP.

PARCEL ID: 2726207060190000650
OWNER: BETTER BUILT HOMES
RESIDENTIAL GROUP LLC
102 BOYDFIELD LN,
DAVENPORT, 33837

PRESTWICK DRIVE
(NOT SURVEYED)



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by Val P. Taylor, PE using a Digital Signature
on the date adjacent to the seal.

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authentication code must be verified on any
electronic copies.

REVISIONS				VAL P. TAYLOR, PE P.E. LICENSE NUMBER 60927 HAMILTON ENGINEERING & SURVEYING, LLC. 775 WARNER LANE ORLANDO, FLORIDA, 32803	POLK COUNTY DEPARTMENT OF TRANSPORTATION		AERIAL SITE PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY		
7-19-21	RAI COMMENT 6-16-21							
8-18-21	RAI COMMENT 8-16-21							
9-16-21	RAI COMMENT 9-14-21					POLK		2.1

Exhibit C



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

April 15, 2025

Owais Khanani
Managing Partner
Elevation Development, LLC
189 South Orange Ave, Suite 1550
Orlando, FL 32801

RE: Citrus Ridge Blvd
Polk County, Florida
Certified Cost Breakdown

Dear Owais:

Madden, Moorhead & Stokes has reviewed the attached contractor's cost estimate and certifies the contract cost breakdown as itemized on Exhibit A attached:

Total Cost = \$2,577,559.31

If you have any questions please feel free to contact our office.

Sincerely,

Madden, Moorhead & Stokes, LLC

David A. Reid, PE
VP Operations
FL PE No. 38794

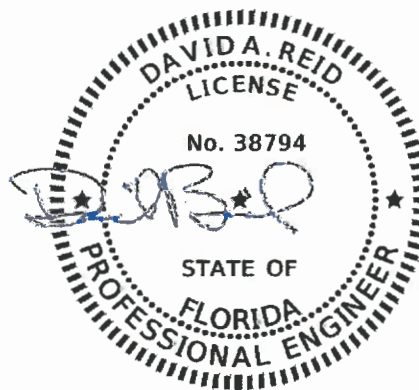


Exhibit A

PAGE 1 OF 4



CGC 058810

8803 Futures Dr Ste 2 Office 8, Orlando, FL 32819

Phone: 407-855-5959

COMPANY: ELEVATION DEVELOPMENT
ATTN: LOUBNA KABOUNE
189 S ORANGE AVE, STE 1550
ORLANDO, FL 32801
O) 407-270-8866
EMAIL: lkaboune@elevationdev.com

DATE: 04/02/25 PROJECT#
JOB: CITRUS RIDGE DR only
LOCATION: HWY 27 & CITRUS RIDGE
DAVENPORT, FL
PLAN DATE:
LATEST REVISION: N/A

THIS PROPOSAL IS TO PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO COMPLETE PROJECT AS OUTLINED BELOW:

DESCRIPTION OF WORK	UNIT	ESTIMATED	UNIT	EXTENSION
GENERAL CONDITIONS				
MOBILIZATION / GENERAL CONDITIONS	LS	1		
NIGHT WORK COST	LS	1		
GENERAL CONDITIONS SUB-TOTAL				\$140,625.00
EROSION CONTROL				
TYPE III SILT FENCE	LF	1,800		
TEMPORARY CONSTRUCTION ENTRY (IF NEEDED)	EA	0		
INLET PROTECTION	EA	10		
EROSION CONTROL SUB-TOTAL				\$11,000.00
DEMOLITION				
SAW CUT ASPHALT AND HAUL OFF SITE	LF	4,006		
EXISTING FLUME REMOVAL	LS	1		
CUT TRENCH ACROSS CITRUS RIDGE	LS	1		
DEMOLITION SUB-TOTAL				\$32,655.00
EARTHWORK				
CLEARING & GRUBBING	LS	1		
IMPORT FILL (IF NEEDED)	CY	0	\$24.00	\$0.00
EARTHWORK SUB-TOTAL				\$22,850.00
CITRUS RIDGE DR ASPHALT PAVEMENT				
MAINTENANCE OF TRAFFIC	EA	1		
GRADE	SY	4,225		
COMPACTED SUBBASE	SY	2,914		
14" LIMEROCK BASE (TWO LIFTS)	SY	2,859		
1.5" SP 12.5C 30% RAP ASPHALT PAVEMENT	SY	3,074		
2" SP 12.5 C 30% RAP ASPHALT PAVEMENT	SY	2,485		
1" FC 9.5	SY	5,468		

1.5" FC 12.5	SY	290		
ASPHALT MILLING 1.5"/OVERLAY TWO LIFTS 1.5" AND 2" SP 12.5 30% RAP	SY	3,273		
LANE DIVERSION	LS	1		
CITRUS RIDGE DR ASPHALT PAVEMENT SUB-TOTAL			\$614,133.94	
CONCRETE ITEMS				
COMPACTED SIDEWALK SUBGRADE	SY			
4' TRAFFIC SEPARATOR	LF			
TYPE F CURB (MACHINE POURED)	LF			
MIAMI CURB (HAND FORMED)	SF			
CONCRETE FLUME	EA			
4" SIDEWALK 2,500 PSI FDOT MIX	SF			
H.C. RAMP	LF			
CONCRETE ITEMS SUB-TOTAL			\$288,753.00	
GRADING				
FINAL DRESS	LS	1		
STRIPING & SIGNAGE	LS	1		
GRADING SUB-TOTAL			\$34,900.00	
SITE WORK TOTAL			\$1,144,916.94	
MATERIALS BY OWNER				
SOV BY OWNER				
UNDERGROUND				
DRAINAGE				
18" RCP	LF	520		
24" RCP (IF NEEDED)	LF	0		
30" RCP	LF	38		
14"X23" ERCP	LF	75		
TYPE 7MANHOLE (base Installed S-5)	EA	1		
P-5 INLET (base Installed S-2, S-3)	EA	4		
P-6 INLET (base installed S-1)	EA	2		
P-9 INLET	EA	2		
TYPE F INLET (base Installed S-4)	EA	1		
24" M.E.S.	EA	1		
30" M.E.S.	EA	1		
CONNECT TO EXISTING	EA	1		
CLEAN STORM LINES/ VIDEO	LF	1067		
STORM - OPEN CUT/REPAIR	EA	2		
DRAIN INLET PROTECTION	EA	8		
DRAINAGE SUB-TOTAL			\$276,306.80	

SEWER				
8" GATE VALVE	EA	1		
8" MAIN FORCE	LF	968		
FORCE MAIN FITTINGS	LS	1		
CONNECT TO EXIST FORCE MAIN	EA	1		
LINE STOPS	EA	4		
FORCE MAIN PRESSURE TEST	LS	1		
GROUT EXISTING SAN/FM	LF	968		
SEWER SUB-TOTAL				\$197,445.00
WATER				
8" PVC WATER LINE	LF	400		
8" GATE VALVE	EA	4		
2" JUMPER ASSEMBLY	EA	1		
WATER FITTINGS/TEST	EA	1		
LINE STOP - WATER	EA	4		
CONN TO EXIST WATERLINE	EA	1		
WATER MAIN FLUSH & TEST	LS	1		
WATERLINE REMOVAL (GROUT EXSITING)	LF	1,014		
OPEN CUT	EA	1		
WATER SUB-TOTAL				\$183,117.00
RECLAIM WATER				
4" PVC RECLAIM LINE	LF	100		
8" PVC RECLAIM LINE	LF	440		
8" GATE VALVE	EA	2		
2" JUMPER ASSEMBLY	EA	1		
RECLAIM FITTINGS/TEST	EA	1		
CONN TO EXIST RECLAIM LINE	EA	1		
RECLAIM PRESSURE TESTING	LS	1		
REUSE LINE REMOVAL(GROUT EXSITING)	LF	222		
RECLAIM WATER SUB-TOTAL				\$131,450.00
UNDERGROUND TOTAL				\$788,318.80
SITE WORK & UNDERGROUND GRAND TOTAL				\$1,933,235.74
ALLOWANCES				
ALLOWANCE FOR MATERIAL SUPPOSED TO BE ONSITE AND MAY NOT BE OR MAY BE UNUSEABLE				\$315,000.00
ALLOWANCE FOR STRUCTURES SUPPOSED TO BE ONSITE AND MAY NOT BE OR MAY BE UNUSEABLE				\$95,000.00

CONDITIONS ATTACHED (INITIAL REQUIRED)

Sub-Total = \$2,343,235.74
 10% Contingency = \$234,323.57
 Total Cost = \$2,577,559.31

THIS PROPOSAL IS SUBJECT TO ALL TERMS AND CONDITIONS OF ALL DOCUMENTS HEREOF, AND SHALL BECOME PART OF CONTRACT WHEN ACCEPTANCE BELOW IS SIGNED BY AN AUTHORIZED AGENT OF BOTH PARTIES

ACCEPTED:

DATE: _____

SIGNATURE: _____

PRINT NAME: _____

DATE: _____

Exhibit D

Eligible Impact Fee Credit

Improvement	Cost	Non-Project Impact (%)
EB Through Lane	\$684,888.87	48.3%
WB Through Lane	\$318,820.57	
Additional Work*	\$388,200.00	

* Additional work - (Merge lanes, miscellaneous work)

$\$684,888.87 + \$318,820.57 + \$388,200 = \$1,391,909.44$

$\$1,391,909.44 \times .483 \text{ (Non-Project Impact \%)} = \mathbf{\$672,292.26}$