

Exhibit 1
City of Lake Charles CEA Ordinance Number



City of Lake Charles

Signature

Ordinance Number: 16778

326 Pujol Street
P.O. Box 1178
Lake Charles, LA
70602-1178

An ordinance authorizing the City of Lake Charles to enter into a Cooperative Endeavor Agreement with the owners/developers of Morganfield Development to create an economic development district.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE CHARLES, LOUISIANA, in regular session convened, that:

SECTION 1: The Mayor of the City of Lake Charles, Louisiana, is hereby authorized to enter into a Cooperative Endeavor Agreement, on behalf of the City of Lake Charles, with the owners/developers of Morganfield Development to create an economic development district.

SECTION 2: The Mayor is further authorized to include any provisions in any agreement which he deems necessary to protect the interests of the City, and to pay the agreed amount from the appropriate City funds.

At a meeting of the City Council on 10/16/2013, this Ordinance was adopted by the following vote:

For: John Ieyoub, Mark Eckard, Dana Carl Jackson, Rodney Geyen, Mary Morris, Stuart Weatherford and Luvertha August

Passed and Adopted Luvertha August Date 10-16-13
Luvertha August, President or Presiding Officer

Attest Lynn F. Thibodeaux Date 10-16-13
Lynn F. Thibodeaux
Clerk of the Council

Approved by Randy Roach Date 10-18-13
Randy Roach, Mayor
City of Lake Charles, Louisiana

Exhibit 2
Economic Development District Ordinance Number

Exhibit 3
Survey of First Annexed Property

Exhibit 4
Property Description of First Annexed Property

That certain track of land containing 277.31 acres, situated in Section 23, Township 10 South, Range 8 West, of the Southwestern Land District, Calcasieu Parish, Louisiana, said parcel being further described as follows:

Commencing at the northwest corner of Section 23, point being a found 1 inch iron bar, said point hereinafter being known as the Point of Commencement and referred to as P.O.C, said point hereinafter being known as the Point of Beginning and referred to as P.O.B.;

Thence a bearing of South 89 degrees 48 minutes 29 seconds East for a distance of 1,389.11 feet to a point intersecting with the eastern right of way of Corbina Road;

Thence along said right of way a bearing of South 00 degrees 22 minutes 38 seconds West for a distance of 1,317.45 feet to a point;

Thence a bearing of South 89 degrees 50 minutes 23 seconds East for a distance of 3,934.99 feet to a point;

Thence a bearing of South 00 degrees 53 minutes 24 seconds West for a distance of 3,121.04 feet to a point intersecting with the centerline of Kayouchee Coulee Lateral L4-C;

Thence along said centerline a bearing of North 37 degrees 53 minutes 57 seconds West for a distance of 413.03 feet to a point;

Thence continuing along said centerline a bearing of North 40 degrees 32 minutes 26 seconds West for a distance of 186.49 feet to a point;

Thence continuing along said centerline a bearing of North 47 degrees 14 minutes 02 seconds West for a distance of 326.54 feet to a point;

Thence continuing along said centerline a bearing of North 67 degrees 09 minutes 24 seconds West for a distance of 128.24 feet to a point;

Thence continuing along said centerline a bearing of North 76 degrees 30 minutes 05 seconds West for a distance of 591.13 feet to a point;

Thence continuing along said centerline a bearing of North 75 degrees 24 minutes 42 seconds West for a distance of 1,261.03 feet to a point;

Thence continuing along said centerline a bearing of North 82 degrees 01 minutes 41 seconds West for a distance of 217.18 feet to a point;

Thence continuing along said centerline a bearing of North 72 degrees 34 minutes 26 seconds West for a distance of 217.18 feet to a point;

Thence continuing along said centerline a bearing of North 50 degrees 37 minutes 15 seconds West for a distance of 354.58 feet to a point;

Thence continuing along said centerline a bearing of North 71 degrees 07 minutes 41 seconds West for a distance of 172.56 feet to a point;

Thence continuing along said centerline a bearing of North 83 degrees 35 minutes 18 seconds West for a distance of 417.53 feet to a point;

Thence continuing along said centerline a bearing of North 84 degrees 32 minutes 23 seconds West for a distance of 729.63 feet to a point;

Thence continuing along said centerline a bearing of North 81 degrees 28 minutes 42 seconds West for a distance of 783.33 feet to a point intersecting with the western section line of Section 23;

Thence along said section line a bearing of North 00 degrees 47 minutes 31 seconds East for a distance of 2,651.18 feet to a point being the Point of Beginning P.O.B..

Exhibit 5
First Annexation Ordinance



City of Lake Charles

Signature

Ordinance Number: 16617

326 Pujot Street
P O Box 1178
Lake Charles, LA
70602-1178

An ordinance enlarging the boundaries of the City of Lake Charles through the annexation of 277.40 acres, more or less, and generally described as the North and South side 3500-4200 block East McNeese Street (Morganfield Development).

WHEREAS, there has been continuously on file in the Office of the Clerk of the Council of the City of Lake Charles, Louisiana, for at least ten (10) days prior to the adoption of this ordinance, a written assent of a majority of the registered voters and a majority in number of the resident property owners as well as twenty-five percent (25%) in value of the property of the resident property owners within the area proposed to be included in the corporate limits of the City of the Lake Charles, Louisiana, as evidenced by a certificate attached to said petition from the Assessor of Calcasieu Parish, Louisiana; and

WHEREAS, there has been published a Notice of Filing of the said Petition to Annex and of this ordinance in the LAKE CHARLES AMERICAN PRESS MORE THAN TEN (10) days prior to the adoption of this ordinance,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE CHARLES, LOUISIANA, in regular session convened, that:

SECTION 1: The boundaries of the City of Lake Charles, Louisiana, are hereby enlarged to include, and the corporate limits of the City of Lake Charles, Louisiana, shall hereinafter embrace, and the corporate powers shall hereinafter be exercised over the following described additional area and territory which additional area and territory to be included in the corporate limits of the City of Lake Charles, Louisiana, is generally described as located on the North and South side of the 3500-4200 blocks of East McNeese Street (Morganfield Development) containing 277.40 acres, more or less, and defined with certainty and precision as set out on the Exhibits attached hereto and made a part hereof.

SECTION 2: This ordinance shall take effect no earlier than thirty (30) days after publication of this ordinance after adoption and shall not be effective unless and until the effective date of a mutually agreeable Cooperative Endeavor Agreement establishing an Economic Development District, pursuant to applicable state law and approval by the City Council. The applicant reserves the right to withdraw the annexation request if said Agreement is not executed.

SECTION 3: All laws and ordinances or parts of laws and ordinances in conflict herewith are hereby repealed.

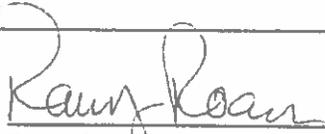
At a meeting of the City Council on 5/15/2013, this Ordinance was adopted as amended by the following vote

For: John Ieyoub, Mark Eckard, Dana Carl Jackson, Rodney Geyen, Marshall Simien, Stuart Weatherford and Luvertha August

Passed and Adopted Mark Eckard Date 5/15/13
Mark Eckard, President or Presiding Officer

Attest Lynn F. Thibodeaux Date 5/15/13
Lynn F. Thibodeaux
Clerk of the Council

Approved by



Randy Roach, Mayor
City of Lake Charles, Louisiana

Date

5-17-13

Exhibit 6
First Rezoning Ordinance



City of Lake Charles

Signature

Ordinance Number: 16618

326 Pujot Street
P.O. Box 1178
Lake Charles, LA
70602-1178

An ordinance assigning zoning classification of "Residential" subject to "Traditional Neighborhood Development" guidelines to the newly annexed 277.40 acres, more or less, generally described as the North and South sides 3500-4200 block East McNeese Street (Morganfield Development).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE CHARLES, LOUISIANA, in regular session convened, that:

SECTION 1: The property generally described as the North and South sides 3500 - 4200 Blk. E. McNeese Street containing 277.40 acres more or less (Morganfield Subdivision), legally described as set out in the Exhibit attached hereto and made a part hereof, now located in the City of Lake Charles, Louisiana, is hereby assigned and classified in the "Residential" Classification, subject to Traditional Neighborhood Development guidelines.

SECTION 2: The Planning Director shall note this amendment on the official Zoning Map of the City of Lake Charles, Louisiana

SECTION 3: This ordinance shall not be effective until the effective date of Ordinance No. 16617.

At a meeting of the City Council on 5/15/2013, this Ordinance was adopted as amended by the following vote:

For: John Ieyoub, Mark Eckard, Dana Carl Jackson, Rodney Geyen, Marshall Simien, Stuart Weatherford and Luvertha August

Passed and Adopted Mark Eckard Date 5-15-13
Mark Eckard, President or Presiding Officer

Attest Lynn F. Thibodeaux Date 5-15-13
Lynn F. Thibodeaux
Clerk of the Council

Approved by Randy Roach Date 5-17-13
Randy Roach, Mayor
City of Lake Charles, Louisiana

Exhibit 7
Survey of Second Annexed Property

Exhibit 8
Property Description of Second Annexed Property

THAT CERTAIN PARCEL OF LAND BEING 95.51 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT FROM THE CENTER OF SECTION 23, BEING A FOUND IRON ROD AND THE POINT OF COMMENCEMENT (P.O.C.), THENCE SOUTH 11°22'09" WEST A DISTANCE OF 596.26 FEET TO A POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 82°01'41" EAST A DISTANCE OF 217.18 FEET TO A POINT;

THENCE SOUTH 75°24'42" EAST A DISTANCE OF 587.30 FEET TO A POINT;

THENCE SOUTH 00°22'38" WEST A DISTANCE OF 1,872.58 FEET TO A POINT;

THENCE NORTH 89°49'33" WEST A DISTANCE OF 1,406.19 FEET TO A POINT BEING A 5/8" FOUND IRON ROD;

THENCE NORTH 89°54'41" WEST A DISTANCE OF 510.30 FEET TO A POINT;

THENCE NORTH 01°55'56" WEST A DISTANCE OF 101.24 FEET TO A POINT;

THENCE NORTH 00°22'38" EAST A DISTANCE OF 2,343.89 FEET TO A POINT;

THENCE SOUTH 84°32'23" EAST A DISTANCE OF 74.19 FEET TO A POINT;

THENCE SOUTH 83°35'18" EAST A DISTANCE OF 417.53 FEET TO A POINT;

THENCE SOUTH 71°07'41" EAST A DISTANCE OF 172.56 FEET TO A POINT;

THENCE SOUTH 50°37'15" EAST A DISTANCE OF 354.58 FEET TO A POINT;

THENCE SOUTH 72°34'26" EAST A DISTANCE OF 217.18 FEET TO THE POINT OF BEGINNING (P.O.B.)

Exhibit 9
Second Annexation Ordinance



City of Lake Charles

328 Pujot Street
P.O. Box 1178
Lake Charles, LA
70602-1178

Signature Copy

Ordinance: 17312

File Number: 280-15

Enactment Number: 17312

An ordinance annexing 95.51 acres, more or less, generally described as the east side of the 5300 block of Corbina Road into the corporate limits of the City of Lake Charles, Louisiana.

WHEREAS, there has been continuously on file in the Office of the Clerk of the Council of the City of Lake Charles, Louisiana, for at least ten (10) days prior to the adoption of this ordinance, a written assent of a majority of the registered voters and a majority in number of the resident property owners as well as twenty-five percent (25%) in value of the property of the resident property owners within the area proposed to be included in the corporate limits of the City of the Lake Charles, Louisiana, as evidenced by a certificate attached to said petition from the Assessor of Calcasieu Parish, Louisiana; and

WHEREAS, there has been published a Notice of Filing of the said Petition to Annex and of this ordinance in the LAKE CHARLES AMERICAN PRESS MORE THAN TEN (10) days prior to the adoption of this ordinance;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE CHARLES, LOUISIANA, in regular session convened, that:

SECTION 1: The boundaries of the City of Lake Charles, Louisiana, are hereby enlarged to include, and the corporate limits of the City of Lake Charles, Louisiana, shall hereinafter embrace, and the corporate powers shall hereinafter be exercised over the following described additional area and territory, which additional area and territory to be included in the corporate limits of the City of Lake Charles, Louisiana, is generally described as located at the east side of the 5300 Block of Corbina Road, containing 95.51 acres, more or less, and defined with certainty and precision as set out on the Exhibits attached hereto and made a part hereof.

SECTION 2: This ordinance shall take effect thirty (30) days after publication of this ordinance after adoption.

SECTION 3: All laws and ordinances or parts of laws and ordinances in conflict herewith are hereby repealed.

At a meeting of the City Council on 7/15/2015, this Ordinance was adopted by the following vote.

For: 6 Stuart Weatherford, Mark Eckard, John Ieyoub, Rodney Geyen, Dana Carl Jackson, and Mary Morris

Against: 0

Absent: 1 Luvertha August

Passed and Adopted

Dana C. Jackson, President or Presiding Officer

Date

7-15-15

Attest

Lynn F. Thibodeaux, Clerk of the Council

Date

7-15-15

Approved by

Randy Roach, Mayor
City of Lake Charles, Louisiana

Date

7-15-15



City of Lake Charles

326 Pajo Street
P.O. Box 1178
Lake Charles, LA
70602-1178

Signature Copy
Ordinance: 17314

File Number: 282-16

Enactment Number: 17314

An ordinance amending the Official Map of the City of Lake Charles to include newly annexed property in Councilmanic District "F", containing 95.61 acres, more or less, generally described as the east side of the 5300 block of Corbina Road, to be included in the corporate limits of the City of Lake Charles.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE CHARLES, LOUISIANA, in regular session convened, that:

SECTION 1: The Official Map of Council Districts adopted pursuant to Section 2-45 of the Code of Ordinances of the City of Lake Charles is hereby amended by including therein territory annexed into the City of Lake Charles, pursuant to City ordinance, in Councilmanic Districts as follows:

ORDINANCE NO. 17312, passed and adopted July 15, 2015 annexing property legally described as set forth on the Exhibits attached hereto and made a part hereof, Councilmanic District "F," Voting Precinct 384.

SECTION 2: The Official Map, as amended herein, shall be paraphrased for identification with this ordinance but shall not be attached hereto.

At a meeting of the City Council on 7/15/2015, this Ordinance was adopted by the following vote.

For: 8 Stuart Weatherford, Mark Eckard, John Iyoub, Rodney Geyen, Dana Carl Jackson, and Mary Morris

Against: 0

Absent: 1 Lurvertha August

Passed and Adopted Dana C. Jackson
Dana C. Jackson, President or Presiding Officer

Date 7-15-15

Attest Lynn P. Thibodeaux
Lynn P. Thibodeaux, Clerk of the Council

Date 7-15-15

Approved by Randy Roach
Randy Roach, Mayor
City of Lake Charles, Louisiana

Date 7-17-15



City of Lake Charles

326 Pujoe Street
P.O. Box 1178
Lake Charles, LA
70602-1178

Signature Copy

Ordinance: 17313

File Number: 281-15

Enactment Number: 17313

An ordinance assigning zoning classification of "Mixed Use" to recently annexed property generally described as the East side of the 5300 block of Corbina Road, containing 95.51 acres more or less, defining with certainty and precision the territory to be included in the corporate limits of the City of Lake Charles, Louisiana, and otherwise providing with respect thereto.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE CHARLES, LOUISIANA, in regular session convened, that:

SECTION 1: The property, legally described as set out in the Exhibit attached hereto and made a part hereof, now located in the City of Lake Charles, Louisiana, is hereby assigned and classified in the "Mixed Use" Zoning Classification, generally described as 95.51 acres, more or less, generally described as the east side of the 5300 Block of Corbina Road.

SECTION 2: The Planning Director shall note this amendment on the official Zoning Map of the City of Lake Charles, Louisiana.

At a meeting of the City Council on 7/15/2015, this Ordinance was adopted by the following vote.

For: 6 Stuart Weatherford, Mark Eckard, John Ieyoub, Rodney Geyen, Dana-Carl Jackson, and Mary Morris

Against: 0

Absent: 1 Luvertha August

Passed and Adopted

Dana C. Jackson
Dana C. Jackson, President or Presiding Officer

Date

7-15-15

Attest

Lynn F. Thibodeaux
Lynn F. Thibodeaux, Clerk of the Council

Date

7-15-15

Approved by

Randy Roach
Randy Roach, Mayor
City of Lake Charles, Louisiana

Date

7-17-15

Exhibit 11
MorganField Master Plan

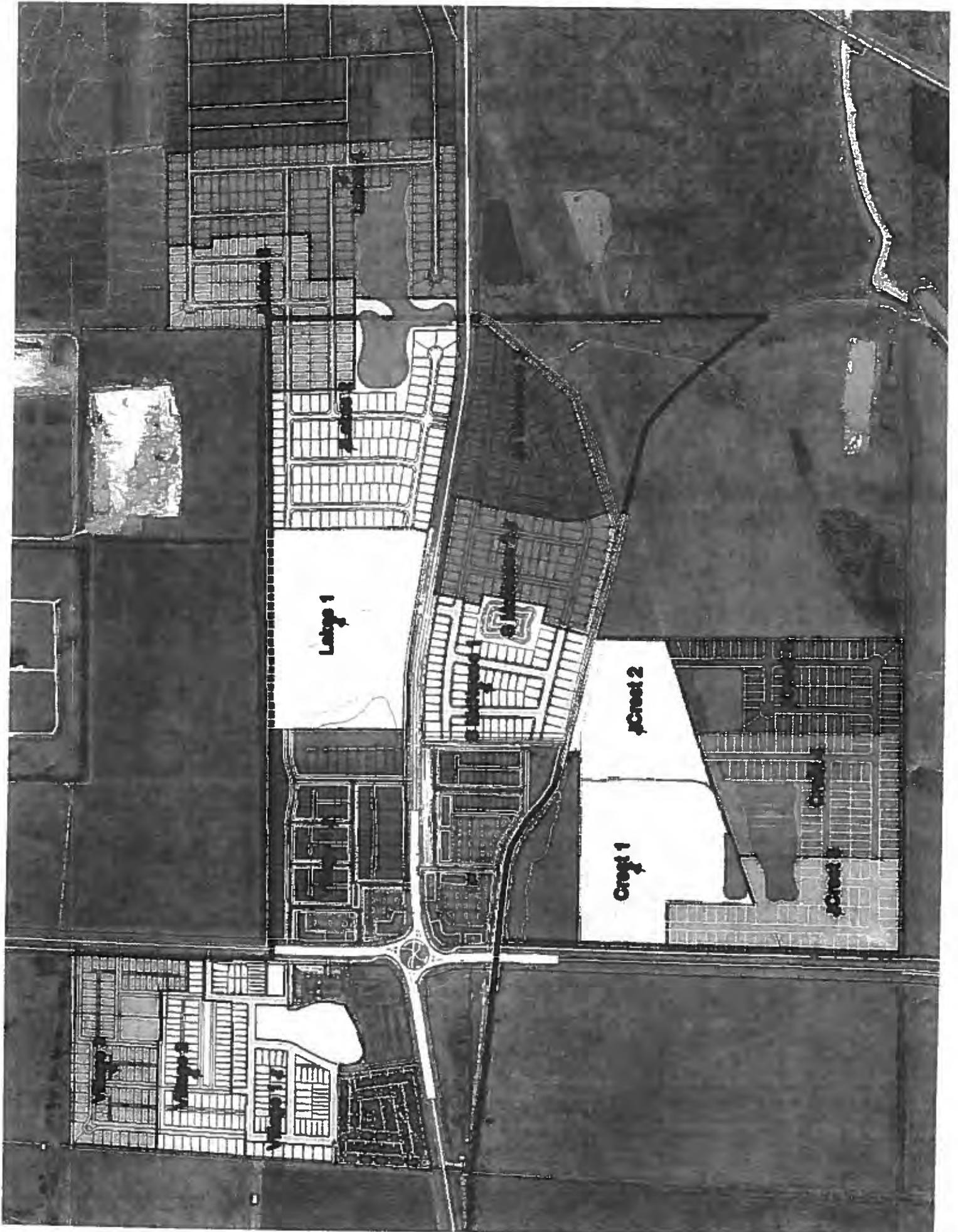


Exhibit 12
MorganField User Density

670 single family units in the TND sections

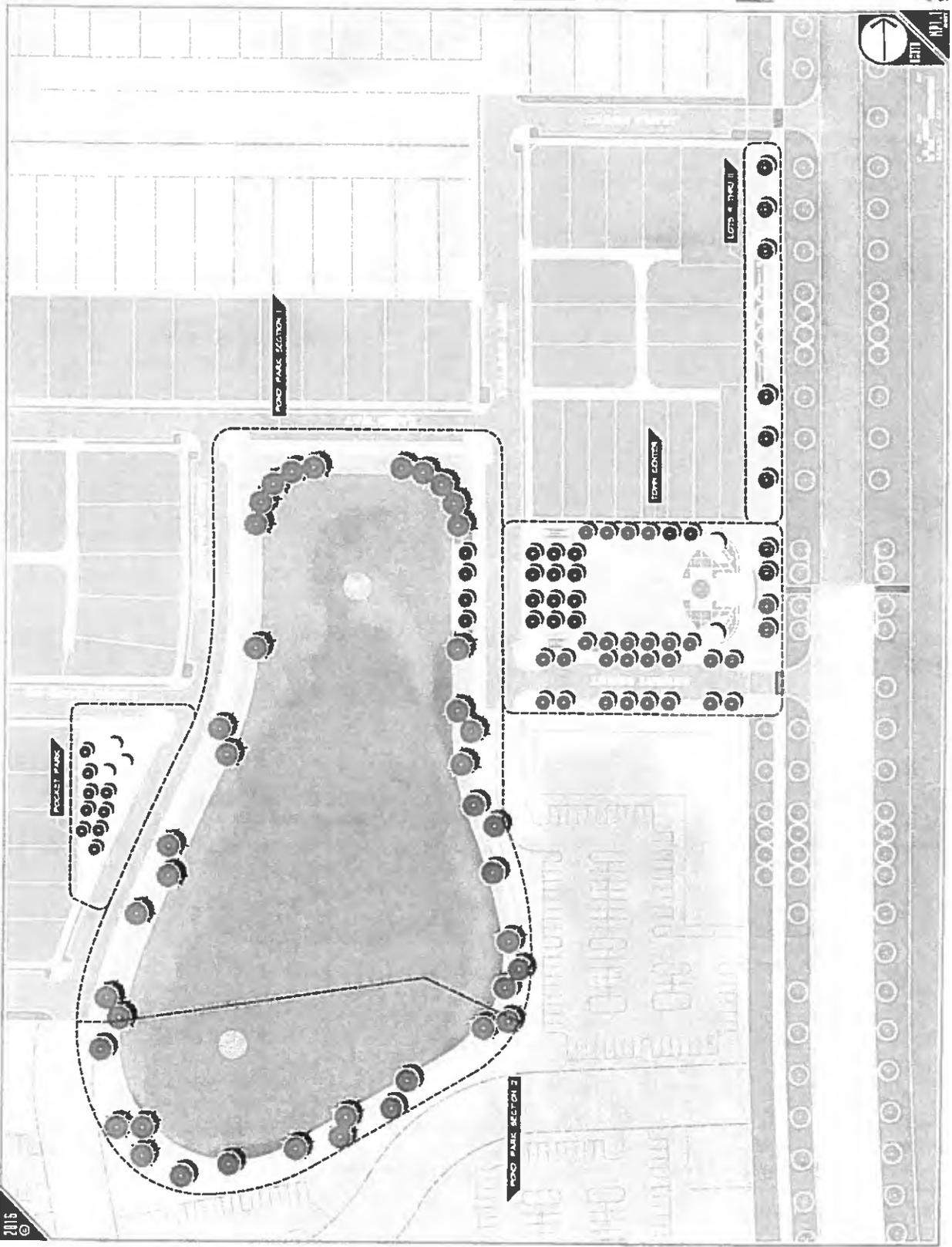
853 single family units in the conventional neighborhood sections

450 Multi-family units

345,000 sq. ft. of retail

115,000 sq. ft. of office

2015 ©



GENERAL NOTES

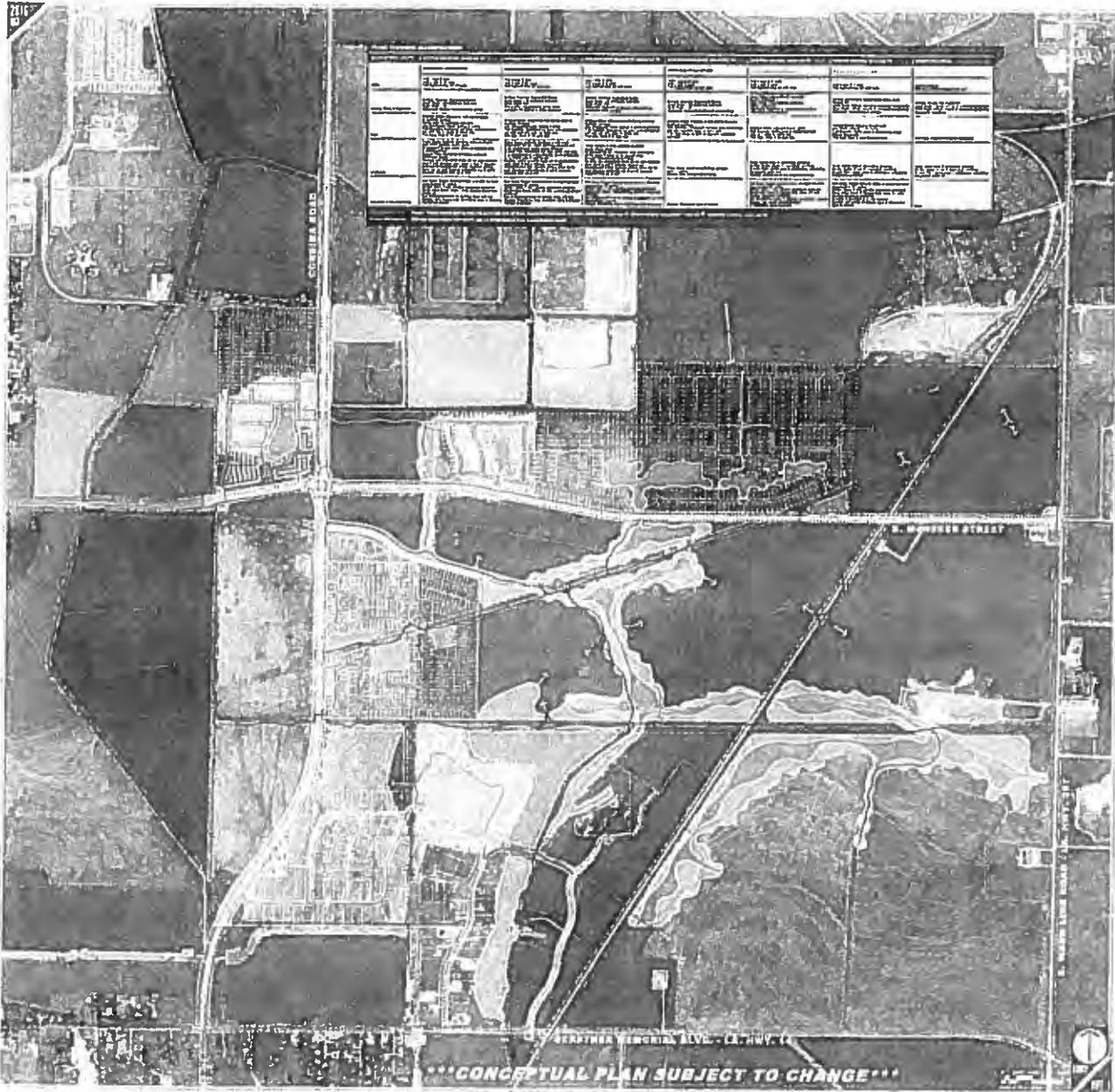
The Village at Morganfield
 1100 GARDNER BOULEVARD
 SUITE 100
 HOUSTON, TEXAS 77058

CONCEPTUAL MASTER PLAN

DRAFT

DATE: 04/24/15
 PROJECT: 15000000





NO.	DESCRIPTION	AREA (AC)	PERCENTAGE	REMARKS
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UNIVERSITY OF MISSISSIPPI

LAND

DRAFT

 TAKE AT MISSISSIPPI

 TRAIL, HOTO 2011 PLAN

 10/2011

LAND

CONCEPTUAL PLAN SUBJECT TO CHANGE

Exhibit 14
Approved Public Improvement Projects and EDD Funding

Morganfield Priority List
Preliminary OPC (Pre-Detailed Design) - PUBLIC
19-Aug-16

GROUP 1 - Roundabout

This group is for the roundabout situated at the intersection of E. McNeese and Corbina. The project includes hardscape and softscape within the center and around the perimeter of the roundabout. Hardscape includes ornamental fencing. Softscape includes trees, landscaping, sod, and irrigation.

Roundabout Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Posts w/ Stain (Large)	
Posts w/ Stain (Medium)	
3' Rail Fence Accent w/ Stain	
4" Sleeve by Directional Bore (Irrigation)	
Sub-Total	\$27,890.00

Roundabout Softscape

ITEM	AMOUNT
Tree Class "A" (Specimen - Large)	
Tree Class "B"	
Landscape	
Steel Edging	
Pinestraw Mulch	
Water Valve Adjustment	
Irrigation - Clock (Battery) & Backflow	
Irrigation - Meter (Estimate)	
Irrigation - Tree Drip	
Irrigation - Landscape	
Irrigation - Turf	
Turf - Sod	
Earthwork - Final Grade	
Sub-Total	\$91,504.00
	\$8,235.36
ALLOWANCE GROUP 1	\$119,394.00
Contingency (20%)	\$23,878.80
TOTAL - GROUP 1	\$143,272.80

GROUP 2 - Village Town Center

This group is for the Town Center situated in The Village. The project includes hardscape and softscape within the Town Center as well as softscape across the street on Advent Court. Hardscape includes sidewalks, pavilion, planters on piers, benches, and lighting. Softscape includes trees, landscaping, hedges, sod, and irrigation.

Town Center - Hardscape

ITEM		
Excavation & Embankment (Can Change Significantly)		
Concrete Sidewalk - Excavation		
Concrete Sidewalk		
Square Planter		
Brick Piers (Medium)		
Bowl Planter		
Brick Piers (Large)		
Pavilion		
Bench		
Trash Receptacle		
Pet Waste Station		
Lighting Allowance (Light Standards)		
Outlet Circuit in Light Standard		
Bollard (Lighted)		
Drainage Allowance		
Electrical Service		
4" Sleeve (Water)		
	Sub-Total	\$278,837.51

Town Center - Softscape

ITEM		
Tree Class "A"		
Evergreen Hedge		
Large Hedge		
Turf - Sod		
Landscape Allowance		
Pinestraw Mulch		
Steel Edging		
Irrigation Allowance - Clock (Battery), Backflow & Meter		
Irrigation - Tree Drip		
Irrigation - Landscape		
Irrigation - Turf		
Earthwork - Final Grade		
	Sub-Total	\$102,620.00

ALLOWANCE GROUP 2 \$381,457.51

Contingency (20%) \$76,291.50

TOTAL - GROUP 2 \$457,749.01

GROUP 3 - Village at Morganfield Pond Park

This group is for the pond park situated adjacent to the Town Center in Village at Morganfield. The project includes hardscape and softscape around the perimeter of the pond. Hardscape includes 6' wide concrete sidewalks and two lighted floating fountains. Softscape includes trees, landscaping, sod, and irrigation.

Pond Park - Hardscape

ITEM	
Erosion Control Mat Removal	
Excavation & Embankment	
Concrete Sidewalks - Excavation	
Concrete Sidewalks - 6'	
Floating Fountain	
Floating Fountain Light Kit	
Electrical Rack, Service & Bore Allowance	
	Sub-Total
	\$119,795.51

Pond Park Softscape

ITEM	
Tree Class "A"	
Landscape Allowance	
Pinestraw Mulch	
Steel Edging	
Turf - Sod	
Irrigation Allowance - Clock (Battery), Backflow & Meter	
Irrigation - Landscape	
Irrigation - Turf	
Earthwork - Final Grade	
	Sub-Total
	\$97,704.00
	ALLOWANCE GROUP 3
	\$217,499.50
	Contingency (20%)
	\$43,499.90
	TOTAL - GROUP 3
	\$260,999.40

West McNeese Streetscape (West of Roundabout on McNeese)**Softscape**

ITEM	AMOUNT
Tree Class "A"	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow (Off of West McNeese Gateway)	
Irrigation - Meter (Estimate) (Off of West McNeese Gateway)	
Irrigation - Tree Drip	
Irrigation - Turf	
4" Sleeve by Directional Bore (Irrigation)	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$89,191.25
ALLOWANCE GROUP 4	\$202,617.75
Contingency (20%)	\$40,523.55
TOTAL - GROUP 4	\$243,141.30

GROUP 5 - Streetscape (North of Roundabout on Corbina)

This group is for the streetscape on Corbina Road, north of the roundabout. The project includes softscape elements along both sides of the road. Softscape includes street tree plantings, sod and irrigation.

Softscape

ITEM	AMOUNT
Tree Class "A"	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow (Off of North Corbina Gateway)	
Irrigation - Meter (Estimate) (Off of North Corbina Gateway)	
Irrigation - Tree Drip	
Irrigation - Turf	
4" Sleeve by Directional Bore (Irrigation)	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$205,086.25
ALLOWANCE GROUP 5	\$205,086.25
Contingency (20%)	\$41,017.25
TOTAL - GROUP 5	\$246,103.50
TOTAL OF ALL 5 GROUPS	\$1,351,266.00

Morganfield Future Projects
Preliminary OPC (Pre-Detailed Design) - PUBLIC
19-Aug-16

GROUP A - North Corbina Gateway

This group is for the entrance to the Morganfield Development on Corbina north of the roundabout. The project includes hardscape and softscape elements on both sides of the street. Hardscape includes ornamental fencing. Softscape includes trees, sod, and irrigation on both sides of the street.

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Posts w/ Stain (Large) at R.O.W.	
Posts w/ Stain (Medium) at R.O.W.	
3' Rail Fence Accent w/ Stain at R.O.W.	
4" Sleeve by Directional Bore (Irrigation)	
Sub-Total	\$109,410.00

Softscape

ITEM	AMOUNT
Tree Class "A"	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow	
Irrigation - Meter (Estimate)	
Irrigation - Tree Drip	
Irrigation - Turf	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$33,532.00

ALLOWANCE GROUP A	\$142,942.00
Contingency (20%)	\$28,588.40
TOTAL - GROUP A	\$171,530.40

GROUP B - South Corbina Gateway

This group is for the entrance to the Morganfield Development on Corbina south of the roundabout. The project includes hardscape and softscape elements on both sides of the street. Hardscape includes ornamental fencing. Softscape includes trees, sod, and irrigation on both sides of the street.

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Posts w/ Stain (Large)	
Posts w/ Stain (Medium)	
3' Rail Fence Accent w/ Stain	
4" Sleeve by Directional Bore (Irrigation)	
Sub-Total	\$24,660.00

Softscape

ITEM	AMOUNT
Tree Class "A"	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow	
Irrigation - Meter (Estimate)	
Irrigation - Tree Drip	
Irrigation - Turf	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$37,928.50
ALLOWANCE GROUP B	\$62,588.50
Contingency (20%)	\$12,517.70
TOTAL - GROUP B	\$75,106.20

GROUP C - East McNeese Gateway

This group is for the entrance to the Morganfield Development on E. McNeese east of the roundabout. The project includes hardscape and softscape elements on both sides of the street. Hardscape includes the directional bore. Softscape includes trees, landscaping, sod, and irrigation on both sides of the street.

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
4" Sleeve by Directional Bore (Irrigation)	
Sub-Total	\$5,300.00

Softscape

ITEM	AMOUNT
Tree Class "A"	
Landscape	
Steel Edging	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow	
Irrigation - Meter (Estimate)	
Irrigation - Tree Drip	
Irrigation - Landscape	
Irrigation - Turf	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$50,586.50
ALLOWANCE GROUP C	\$55,886.50
Contingency (20%)	\$11,177.30
TOTAL - GROUP C	\$67,063.80

GROUP D - Trailhead (1st East of Roundabout on McNeese)

This group is for the 1st trailhead on E. McNeese, east of the roundabout. The project includes hardscape and softscape elements along both sides of the road. Hardscape includes ornamental fencing, planters on piers, sidewalks, pavement change, road striping, and crossing signs. Softscape includes street tree plantings, hedges, sod and irrigation.

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Posts w/ Stain (Large)	
Posts w/ Stain (Medium)	
3' Rail Fence Accent w/ Stain	
Planters (Large)	
Masonry Piers w/ Footing	
Concrete Sidewalk - Excavation	
Concrete Sidewalk	
Sleeves	
Striping Existing Roadway	
Pavement Change at Crossing	
Crossing Signs	
4" Sleeve by Directional Bore (Irrigation)	
Sub-Total	\$67,778.00

Softscape

ITEM	AMOUNT
Tree Class "A"	
Hedge (Grass)	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow	
Irrigation - Meter (Estimate)	
Irrigation - Tree Drip	
Irrigation - Hedge Drip	
Irrigation - Turf	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$42,850.50

ALLOWANCE GROUP D	\$109,628.50
Contingency (20%)	\$21,925.70
TOTAL - GROUP D	\$131,554.20

GROUP E - Trailhead (2nd East of Roundabout on McNeese)

This group is for the 2nd trailhead on E. McNeese, east of the roundabout. The project includes hardscape and softscape elements along both sides of the road. Hardscape includes ornamental fencing, planters on piers, sidewalks, pavement change, road striping, and crossing signs. Softscape includes street tree plantings, hedges, sod and irrigation.

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Posts w/ Stain (Large)	
Posts w/ Stain (Medium)	
3' Rail Fence Accent w/ Stain	
Planters (Large)	
Masonry Piers w/ Footing	
Concrete Sidewalk - Excavation	
Concrete Sidewalk	
Sleeves	
Striping Existing Roadway	
Pavement Change at Crossing	
Crossing Signs	
4" Sleeve by Directional Bore (Irrigation)	
Sub-Total	\$64,034.00

Softscape

ITEM	AMOUNT
Tree Class "A"	
Hedge (Grass)	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow	
Irrigation - Meter (Estimate)	
Irrigation - Tree Drip	
Irrigation - Hedge Drip	
Irrigation - Turf	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$41,836.50

ALLOWANCE GROUP E	\$105,870.50
Contingency (20%)	\$21,174.10
TOTAL - GROUP D	\$127,044.60

GROUP F - Trailhead (3rd East of Roundabout on McNeese)

This group is for the 3rd trailhead on E. McNeese, east of the roundabout. The project includes hardscape and softscape elements along both sides of the road. Hardscape includes ornamental fencing, planters on piers, sidewalks, pavement change, road striping, and crossing signs. Softscape includes street tree plantings, hedges, sod and irrigation.

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Posts w/ Stain (Large)	
Posts w/ Stain (Medium)	
3' Rail Fence Accent w/ Stain	
Planters (Large)	
Masonry Piers w/ Footing	
Concrete Sidewalk - Excavation	
Concrete Sidewalk	
Sleeves	
Striping Existing Roadway	
Pavement Change at Crossing	
Crossing Signs	
4" Sleeve by Directional Bore (Irrigation)	
Sub-Total	\$71,948.00

Softscape

ITEM	AMOUNT
Tree Class "A"	
Hedge (Grass)	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow	
Irrigation - Meter (Estimate)	
Irrigation - Tree Drip	
Irrigation - Hedge Drip	
Irrigation - Turf	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$42,058.50

ALLOWANCE GROUP F	\$114,006.50
Contingency (20%)	\$22,801.30
TOTAL - GROUP F	\$136,807.80

GROUP G - Trailhead (1st North of Roundabout on Corbina)

This group is for the 1st trailhead on Corbina, north of the roundabout. The project includes hardscape and softscape elements along both sides of the road. Hardscape includes ornamental fencing, planters on piers, sidewalks, pavement change, road striping, and crossing signs. Softscape includes street tree plantings, hedges, and irrigation on both sides of the street.

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Posts w/ Stain (Large)	
Posts w/ Stain (Medium)	
3' Rail Fence Accent w/ Stain	
Planters (Large)	
Masonry Piers w/ Footing	
Concrete Sidewalk - Excavation	
Concrete Sidewalk	
Sleeves	
Striping Existing Roadway	
Pavement Change at Crossing	
Crossing Signs	
4" Sleeve by Directional Bore (Irrigation)	
Sub-Total	\$46,954.00

Softscape

ITEM	AMOUNT
Tree Class "A"	
Hedge (Grass)	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow	
Irrigation - Meter (Estimate)	
Irrigation - Tree Drip	
Irrigation - Hedge Drip	
Earthwork - Final Grade	
Sub-Total	\$15,723.75

ALLOWANCE GROUP G	\$62,677.75
Contingency (20%)	\$12,535.55
TOTAL - GROUP G	\$75,213.30

GROUP H - Trailhead (1st South of Roundabout on Corbina)

This group is for the 1st trailhead on Corbina, south of the roundabout. The project includes hardscape and softscape elements along both sides of the road. Hardscape includes ornamental fencing, planters on piers, sidewalks, pavement change, road striping, and crossing signs. Softscape includes street tree plantings, hedges, sod, and irrigation on both sides of the street.

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Posts w/ Stain (Large)	
Posts w/ Stain (Medium)	
3' Rail Fence Accent w/ Stain	
Planters (Large)	
Masonry Piers w/ Footing	
Concrete Sidewalk - Excavation	
Concrete Sidewalk	
Sleeves	
Striping Existing Roadway	
Pavement Change at Crossing	
Crossing Signs	
4" Sleeve by Directional Bore (Irrigation)	
Sub-Total	\$55,116.00

Softscape

ITEM	AMOUNT
Tree Class "A"	
Hedge (Grass)	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow	
Irrigation - Meter (Estimate)	
Irrigation - Tree Drip	
Irrigation - Hedge Drip	
Irrigation - Turf	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$51,472.50

ALLOWANCE GROUP H	\$106,588.50
Contingency (20%)	\$21,317.70
TOTAL - GROUP H	\$127,906.20

GROUP I - Trailhead (2nd South of Roundabout on Corbina)

This group is for the 2nd trailhead on Corbina, south of the roundabout. The project includes hardscape and softscape elements along both sides of the road. Hardscape includes ornamental fencing, planters on piers, sidewalks, pavement change, road striping, and crossing signs. Softscape includes street tree plantings, hedges, sod, and irrigation on both sides of the street.

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Posts w/ Stain (Large)	
Posts w/ Stain (Medium)	
3' Rail Fence Accent w/ Stain	
Planters (Large)	
Masonry Piers w/ Footing	
Concrete Sidewalk - Excavation	
Concrete Sidewalk	
Sleeves	
Striping Existing Roadway	
Pavement Change at Crossing	
Crossing Signs	
4" Sleeve by Directional Bore (Irrigation)	
Sub-Total	\$51,588.00

Softscape

ITEM	AMOUNT
Tree Class "A"	
Hedge (Grass)	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow	
Irrigation - Meter (Estimate)	
Irrigation - Tree Drip	
Irrigation - Hedge Drip	
Irrigation - Turf	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$48,378.50

ALLOWANCE GROUP I	\$99,966.50
Contingency (20%)	\$19,993.30
TOTAL - GROUP I	\$119,959.80

GROUP J - Streetscape (South of Roundabout on Corbina)

This group is for the streetscape on Corbina Road, north of the roundabout. The project includes softscape elements along both sides of the road. Softscape includes street tree plantings, sod, turf irrigation, and tree drip irrigation.

Softscape

ITEM	AMOUNT
Tree Class "A"	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow (Off of South Corbina Gateway)	
Irrigation - Meter (Estimate) (Off of South Corbina Gateway)	
Irrigation - Tree Drip	
Irrigation - Turf	
4" Sleeve by Directional Bore (Irrigation)	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$626,600.00
ALLOWANCE GROUP J	\$626,600.00
Contingency (20%)	\$125,320.00
TOTAL - GROUP J	\$751,920.00

GROUP K - Streetscape (East of Roundabout on McNeese)

This group is for the streetscape on Corbina Road, north of the roundabout. The project includes softscape elements along both sides of the road. Softscape includes street tree plantings, sod, turf irrigation, and tree drip irrigation.

Softscape

ITEM	AMOUNT
Tree Class "A"	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow (Off of East McNeese Gateway)	
Irrigation - Meter (Estimate) (Off of East McNeese Gateway)	
Irrigation - Tree Drip	
Irrigation - Turf	
4" Sleeve by Directional Bore (Irrigation)	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$738,341.00
ALLOWANCE GROUP K	\$738,341.00
Contingency (20%)	\$147,668.20
TOTAL - GROUP K	\$886,009.20

GROUP L - Streetscape (Roundabout Perimeter)

This group is for the streetscape on Corbina Road, north of the roundabout. The project includes softscape elements along both sides of the road. Softscape includes street tree plantings, sod, turf irrigation, and tree drip irrigation.

Softscape

ITEM	AMOUNT
Tree Class "A" (Specimen)	
Pinestraw Mulch	
Irrigation - Clock (Battery) & Backflow (Off of Round-a-bout)	
Irrigation - Meter (Estimate) (Off of Round-a-bout)	
Irrigation - Tree Drip	
Irrigation - Turf	
4" Sleeve by Directional Bore (Irrigation)	
Turf - Sod	
Turf - Hydromulch	
Earthwork - Final Grade	
Sub-Total	\$73,697.50
ALLOWANCE GROUP L	\$73,697.50
Contingency (20%)	\$14,739.50
TOTAL - GROUP L	\$88,437.00

GROUP M - Bike Path (East of Roundabout on McNeese in R.O.W.)

This group is for the bike path on E. McNeese, east of the roundabout. The project includes hardscape elements along one side of the road. Hardscape includes sidewalks.

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Concrete Sidewalk - Excavation	
Concrete Sidewalk - 8'	
Drainage Allowance	
Sleeves	
Sub-Total	\$465,360.00
ALLOWANCE GROUP M	\$465,360.00
Contingency (20%)	\$93,072.00
TOTAL - GROUP M	\$558,432.00

GROUP N - Bike Path (West of Roundabout on McNeese in R.O.W.)

This group is for the bike path on E. McNeese, east of the roundabout. The project includes hardscape elements along one side of the road. Hardscape includes sidewalks.

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Concrete Sidewalk - Excavation	
Concrete Sidewalk - 8'	
Drainage Allowance	
Sleeves	
Sub-Total	\$73,590.00
ALLOWANCE GROUP N	\$73,590.00
Contingency (20%)	\$14,718.00
TOTAL - GROUP N	\$88,308.00

GROUP O - Village Pocket Park

This group is for the pocket park situated in The Village on Gardenwood Parkway. The project includes hardscape and softscape within the park's limits. Hardscape includes sidewalks, pergola, benches, and a trash receptacle. Softscape includes trees, landscaping, sod, and irrigation.

Pocket Park - Hardscape

ITEM	
Excavation & Embankment	
Concrete Sidewalk - Excavation	
Concrete Sidewalk	
Pergola - 11'x11'	
Benches	
Trash Receptacle	
Drain Pipe - 6"	
Catch Basin	
6" Sleeve by Direction Bore	
4" Sleeve (Water)	
	Sub-Total
	\$42,908.51

Pocket Park - Softscape

ITEM	
Tree Class "A"	
Landscape Allowance	
Pinestraw Mulch	
Steel Edging	
Turf - Sod	
Irrigation Allowance - Clock (Battery), Backflow & Meter	
Irrigation - Landscape	
Irrigation - Turf	
Earthwork - Final Grade	
	Sub-Total
	\$21,779.00
	ALLOWANCE GROUP O
	\$64,687.51
	Contingency (20%)
	\$12,937.50
	TOTAL - GROUP O
	\$77,625.00

GROUP P - Village Street Trees

This group is for the street trees within The Village Phase I. The project includes trees along both sides of all neighborhood roads.

Street Trees

ITEM	
Tree Class "A"	
	Sub-Total
	\$25,500.00
	ALLOWANCE GROUP P
	\$25,500.00
	Contingency (20%)
	\$5,100.00
	TOTAL - GROUP P
	\$30,600.00

GROUP Q - Village Lots 9-11

This group is for the bump-out area in front of lots 9, 10, & 11 in The Village on Corbina Road. The project includes hardscape and softscape within the bump-out. Hardscape includes sidewalks, planters on piers, and ornamental fencing. Softscape includes trees, landscaping, sod, and irrigation.

Lots 9 thru 11 - Hardscape

ITEM		
Excavation & Embankment		
Concrete Sidewalks - Excavation		
Concrete Sidewalks		
Brick Piers (Medium)		
Bowl Planter (Medium)		
Posts w/ Stain (Large)		
Posts w/ Stain (Medium)		
3' Rail Fence Accent w/ Stain		
Drainage Allowance		
4" Sleeve (Water)		
	Sub-Total	\$17,910.00

Lots 9 thru 11 - Softscape

ITEM		
Tree Class "A"		
Turf - Sod		
Landscape Allowance		
Pinestraw Mulch		
Steel Edging		
Irrigation Allowance - Clock (Battery), Backflow & Meter		
Irrigation - Landscape		
Earthwork - Final Grade		
	Sub-Total	\$27,928.60

ALLOWANCE GROUP Q	\$45,838.60
Contingency (20%)	\$9,167.72
TOTAL - GROUP Q	\$55,006.32

GROUP R - The Trace

This group includes the bike/pedestrian trail that will run throughout the entire development. Hardscape elements include a trail, shelters, ornamental fences for resting, and trail markers. Softscape elements include tree, shrub, turf, and wildflower plantings along the Trace.

Group 1 - Arterial Conveyer

Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Concrete Sidewalk - Excavation	
Concrete Sidewalk - (8' average width assumed)	
Curb Allowance (per mile for incidental curbs)	
Shelter	
Signage	
Low Ornamental Fence for Resting (every 1/2 mile)	
Drainage Allowance	
	Cost Per Linear Foot \$57.88
	Linear Foot of Trail 39,208
	Sub-Total \$2,269,359.04

Softscape

ITEM	AMOUNT
Tree Class "A" (30 ft on center)	
Ornamental Shrubs (mass of 60 plants every 240 ft with pinestraw mulch)	
Turf - Hydromulch	
Wildflowers	
Earthwork - Final Grade	
	Cost Per Linear Foot \$25.40
	Linear Foot of Trail 39,208
	Sub-Total \$995,883.20

ALLOWANCE GROUP 1 \$3,265,242.24

**Group 2 - Internal Conveyer
Hardscape**

ITEM	AMOUNT
Excavation & Embankment	
Concrete Sidewalk - Excavation	
Concrete Sidewalk - (8' average width assumed)	
Shelter	
Signage	
Low Ornamental Fence for Resting (every 1/3 mile)	
Drainage Allowance	
	Cost Per Linear Foot \$56.86
	Linear Foot of Trail 47,778
	Sub-Total \$2,716,657.08

Softscape

ITEM	AMOUNT
Tree Class "A" (30 ft on center)	
Tree Class "B" (90 ft on center)	
Ornamental Shrubs (mass of 60 plants every 240 ft with pinestraw mulch)	
Turf - Hydromulch	
Wildflowers	
Earthwork - Final Grade	
	Cost Per Linear Foot \$28.20
	Linear Foot of Trail 47,778
	Sub-Total \$1,347,339.60

ALLOWANCE GROUP 2 \$4,063,996.68

**Group 3 - Neighborhood Collector
Hardscape**

ITEM	AMOUNT
Excavation & Embankment	
Concrete Sidewalk - Excavation	
Concrete Sidewalk - (7' average width assumed)	
Shelter	
Signage	
Low Ornamental Fence for Resting (every 1/5 mile)	
Drainage Allowance	
	Cost Per Linear Foot \$51.83
	Linear Foot of Trail 22,330
	Sub-Total \$1,157,363.90

Softscape

ITEM	AMOUNT
Tree Class "A" (30 ft on center)	
Tree Class "B" (90 ft on center)	
Ornamental Shrubs (mass of 60 plants every 240 ft with pinestraw mulch)	
Turf - Hydromulch	
Wildflowers	
Earthwork - Final Grade	
	Cost Per Linear Foot \$28.20
	Linear Foot of Trail 22,330
	Sub-Total \$629,706.00

ALLOWANCE GROUP 3 \$1,787,069.90

Group 4 - Improved Natural Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Aggregate - Excavation	
Aggregate	
Shelter	
Signage	
Low Ornamental Fence for Resting (every 1/5 mile)	
Natural Seat	
Drainage Allowance	
	Cost Per Linear Foot \$23.38
	Linear Foot of Trail 17,472
	Sub-Total \$408,495.36

Softscape

ITEM	AMOUNT
Tree Saplings	
Native Shrubs	
Native Grass & Wildflowers	
	Cost Per Linear Foot \$37.62
	Linear Foot of Trail 17,472
	Sub-Total \$657,296.64

ALLOWANCE GROUP 4 \$1,065,792.00

Group 5 - Primitive Natural Hardscape

ITEM	AMOUNT
Excavation & Embankment	
De-Grassing	
Wood Chip Path	
Shelter	
Signage	
Low Ornamental Fence for Resting (every 1/5 mile)	
Natural Seat	
Drainage Allowance	
	Cost Per Linear Foot \$11.62
	Linear Foot of Trail 10,818
	Sub-Total \$125,705.16

Softscape

ITEM	AMOUNT
Tree Saplings	
Native Shrubs	
Native Grass & Wildflowers	
	Cost Per Linear Foot \$37.62
	Linear Foot of Trail 10,818
	Sub-Total \$406,973.16

Group 6 - Undefined Natural Softscape	ALLOWANCE GROUP 5 \$532,678.32
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ITEM	AMOUNT
All designated as Undefined Natural will be planted with a hardwood mix at 500 trees per acre with an anticipated cost of \$250/acre.	
	ALLOWANCE GROUP R \$10,714,779.14
	Contingency (20%) \$2,142,955.83
	TOTAL - GROUP R \$12,857,734.97

TOTAL FOR ALL GROUPS (A thru R) \$16,426,258.79

The Trace at Morganfield
Preliminary Opinion of Probable Cost - Pre-Detailed Design (The Crest to The Lakes)
18-Aug-16

Prices listed below are for planning purposes only. Actual construction costs of a section of trail may be greater than or less than the anticipated cost per linear foot, and will be determined on a project by project basis.

Costs to improve and create drainage laterals are part of a separate project.

This group is for the section of The Trace that connects The Crest to The Lakes. This project includes hardscape and softscape elements that make up this section of The Trace. Hardscape elements include a concrete sidewalk/pathway, ornamental fences for resting, and a shelter. Softscape elements include tree, shrub, turf, and wildflower plantings along The Trace.

Group 1 - The Crest to The Lakes - Internal Conveyer
Hardscape

ITEM	AMOUNT
Excavation & Embankment	
Concrete Sidewalk - Excavation	
Concrete Sidewalk - (8' average width assumed)	
Signage	
Low Ornamental Fence for Resting (every 1/3 mile)	
Drainage Allowance	
	Cost Per Linear Foot \$52.86
	Linear Foot of Trail 4,700
	Sub-Total \$248,442.00

ITEM	AMOUNT
Shelter (1 planned)	\$41,425.00

Softscape

ITEM	AMOUNT
Tree Class "A" (30 ft on center)	
Tree Class "B" (90 ft on center)	
Ornamental Shrubs (mass of 60 plants every 240 ft with pinestraw mulch)	
Turf - Hydromulch	
Wildflowers	
Earthwork - Final Grade	
	Cost Per Linear Foot \$28.20
	Linear Foot of Trail 4,700
	Sub-Total \$132,540.00

TOTAL FOR GROUP 1 \$422,407.00

**Group 2 - The Crest to The Lakes - Neighborhood Collector
Hardscape**

ITEM	AMOUNT
Excavation & Embankment	
Concrete Sidewalk - Excavation	
Concrete Sidewalk - (7' average width assumed)	
Crosswalk at E. McNeese Street**	
Low Ornamental Fence for Resting (every 1/5 mile)	
Signage	
Drainage Allowance	
	Cost Per Linear Foot \$47.83
	Linear Foot of Trail 158
	Sub-Total \$7,557.14

***Anticipated costs associated with the crosswalk at E. McNeese St. are included in the Arterial Corridor master plan OPC.*

Softscape

ITEM	AMOUNT
Tree Class "A" (30 ft on center)	
Tree Class "B" (90 ft on center)	
Ornamental Shrubs (mass of 60 plants every 240 ft with pinestraw mulch)	
Turf - Hydromulch	
Wildflowers	
Earthwork - Final Grade	
	Cost Per Linear Foot \$28.20
	Linear Foot of Trail 158
	Sub-Total \$4,455.60

TOTAL FOR GROUP 2 \$12,012.74

TOTAL FOR GROUPS 1 & 2 \$434,419.74

Exhibit 15
Financial Projection for Property

MORGANFIELD
5 Year Development Plan

As of	1st Q 16	2nd Q 16	3rd Q 16	4th Q 16	1st Q 17	2nd Q 17	3rd Q 17	4th Q 17	1st Q 18	2nd Q 18	3rd Q 18	4th Q 18	1st Q 19	2nd Q 19	3rd Q 19	4th Q 19
Lakes at Morganfield (6/5/month)																
Phase 1					Phase 2											
Approximate Acreage					32.07											
# of Lots					170											
Cummulative Acreage	28.04	28.04	28.04	28.04	60.11	60.11	60.11	60.11	60.11	60.11	60.11	60.11	60.11	60.11	60.11	60.11
Cummulative # of Lots	112	112	112	112	232	232	232	232	232	232	232	232	232	232	232	232
Village at Morganfield (4/5/month)																
Phase 1																
Approximate Acreage					Phase 2											
# of Lots					13											
Cummulative Acreage	19.52	19.52	19.52	19.52	32.52	32.52	32.52	32.52	32.52	32.52	32.52	32.52	32.52	32.52	32.52	32.52
Cummulative # of Lots	91	91	91	91	104	104	104	104	104	104	104	104	104	104	104	104
Crest at Morganfield (5/5/month)																
Phase 1																
Approximate Acreage					Phase 2											
# of Lots					13.4											
Cummulative Acreage	21.8	21.8	21.8	21.8	35.2	35.2	35.2	35.2	35.2	35.2	35.2	35.2	35.2	35.2	35.2	35.2
Cummulative # of Lots	83	83	83	83	96	96	96	96	96	96	96	96	96	96	96	96
Commercial/Retail																
Phase 1																
Approximate Acreage					Phase 2											
# of Lots					18.8											
Cummulative Acreage	1.86	1.86	1.86	1.86	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72
Cummulative # of Lots	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4
South of E. McNeese (5/5/month)																
Phase 1																
Approximate Acreage					Phase 2											
# of Lots					18.8											
Cummulative Acreage	1.86	1.86	1.86	1.86	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72
Cummulative # of Lots	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4
Projected lots for DS/D																
Phase 1																
Approximate Acreage					Phase 2											
# of Lots					18.8											
Cummulative Acreage	1.86	1.86	1.86	1.86	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72
Cummulative # of Lots	2	2	2	2	4	4	4	4	4	4	4	4	4	4	4	4
TOTAL MORGANFIELD																
TOTAL ACREAGE	47.58	47.58	47.58	47.58	103.39	103.39	103.39	103.39	103.39	103.39	103.39	103.39	103.39	103.39	103.39	103.39
TOTAL LOTS	203	203	203	203	408	408	408	408	408	408	408	408	408	408	408	408

- Notes:
1. Each Phase of development is reported at the time lots are finished and final recorded plat is complete.
 2. Development schedule is a predicted model based on anticipated lot sales absorption.
 3. Acreage is estimated based on lot density for each type of development.

Exhibit 16-A
Economic District Plat

Exhibit 16-B
Economic District Description

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 29" EAST FOR A DISTANCE OF 1389.11 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1317.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 00' 00" EAST FOR A DISTANCE OF 897.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 51' 57" EAST FOR A DISTANCE OF 126.86 FEET TO A POINT,

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2560.00 FEET, HAVING AN ARC LENGTH OF 467.16 FEET, HAVING A DELTA ANGLE OF 10° 27' 20", A CHORD BEARING OF SOUTH 84° 38' 17" EAST, AND A CHORD LENGTH OF 466.51 FEET.

THENCE PROCEED ALONG A BEARING OF SOUTH 79° 24' 37" EAST FOR A DISTANCE OF 670.53 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 10° 35' 23" EAST FOR A DISTANCE OF 130.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 09' 37" EAST FOR A DISTANCE OF 932.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 20" EAST FOR A DISTANCE OF 1302.86 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 53' 24" WEST FOR A DISTANCE OF 3121.04 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 37° 53' 57" WEST FOR A DISTANCE OF 413.03 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 40° 32' 26" WEST FOR A DISTANCE OF 186.49 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 47° 14' 02" WEST FOR A DISTANCE OF 326.54 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 67° 09' 24" WEST FOR A DISTANCE OF 128.24 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 76° 30' 05" WEST FOR A DISTANCE OF 591.13 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 75° 24' 41" WEST FOR A DISTANCE OF 673.72 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1872.58 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 49' 33" WEST FOR A DISTANCE OF 1406.19 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 54' 41" WEST FOR A DISTANCE OF 670.41 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 01° 55' 56" WEST FOR A DISTANCE OF 98.82 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 693.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 72° 57' 29" EAST FOR A DISTANCE OF 1064.61 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 00" EAST FOR A DISTANCE OF 32.43 FEET TO A POINT:

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET, HAVING AN ARC LENGTH OF 306.31 FEET, HAVING A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF NORTH 45° 22' 38" EAST, AND A CHORD LENGTH OF 275.77 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 552.71 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A DELTA ANGLE OF 03° 49' 37", A CHORD BEARING OF NORTH 87° 42' 34" WEST, AND A CHORD LENGTH OF 68.45 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 45.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 402.50 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 534.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 910.78 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 1357.31 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 84° 32' 22" WEST FOR A DISTANCE OF 494.81 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 81° 28' 42" WEST FOR A DISTANCE OF 783.33 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 31" EAST A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING.