



Jordan Company
Investment & Commercial Real Estate



Available Land
Hickory Road & E. Cherokee Drive
Holly Springs, GA 30188
+/- 26.5 acres

LOCATION: Subject property is located in unincorporated Cherokee County, at the northeast quadrant of the intersection of Hickory Road and East Cherokee Drive. Subject is approximately .3 miles south of the intersection of Hickory Flat Highway and East Cherokee Drive.

The property is within a ½ mile of Hickory Flat Elementary School (Enrollment of 1261), Dean Rusk Middle School (Enrollment 831), and Sequoyah High School (Enrollment 2055). The property is also 3 miles east of Harmony on the Lakes, as development of 1523 homes with an average selling price in the \$300's for houses and in the high \$100s for townhomes.

SITE SIZE: +/- 26.5 Acres

ZONING: General Commercial-Conditional

FRONTAGE: Approximately 800 feet on East Cherokee Drive and 685 feet on Hickory Road.

TRAFFIC COUNTS: 9870 Vehicles per day at the site

ON-SITE: The site is partially cleared, but undeveloped and has been subdivided into four outparcels and one large parcel. There is a cell tower on site, creating \$508 in monthly income and the last extension expires 8/25/2014.

TAXES: \$42,082.84 (2009)

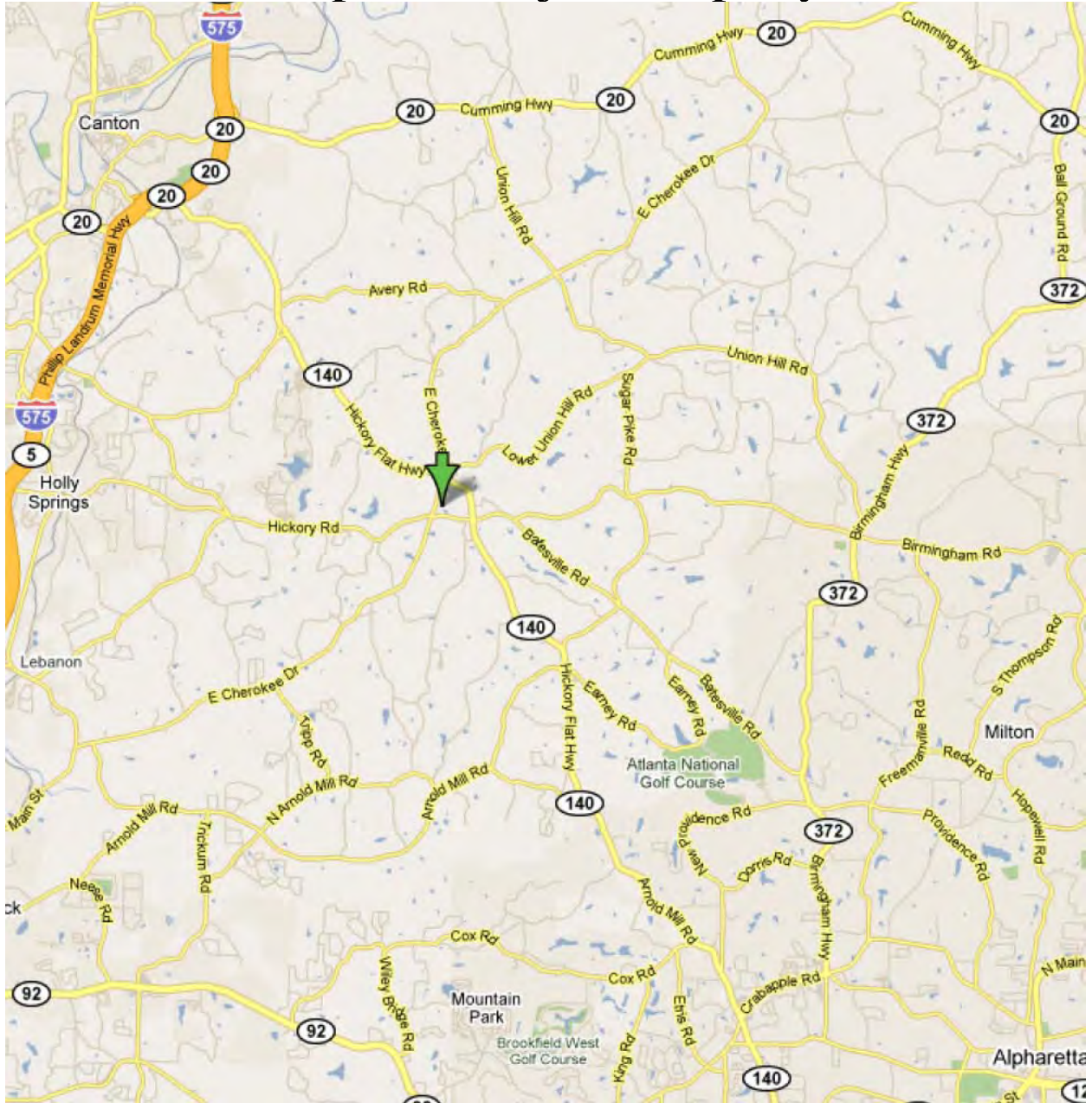
UTILITIES AVAILABLE: Water, sewer (on-site)

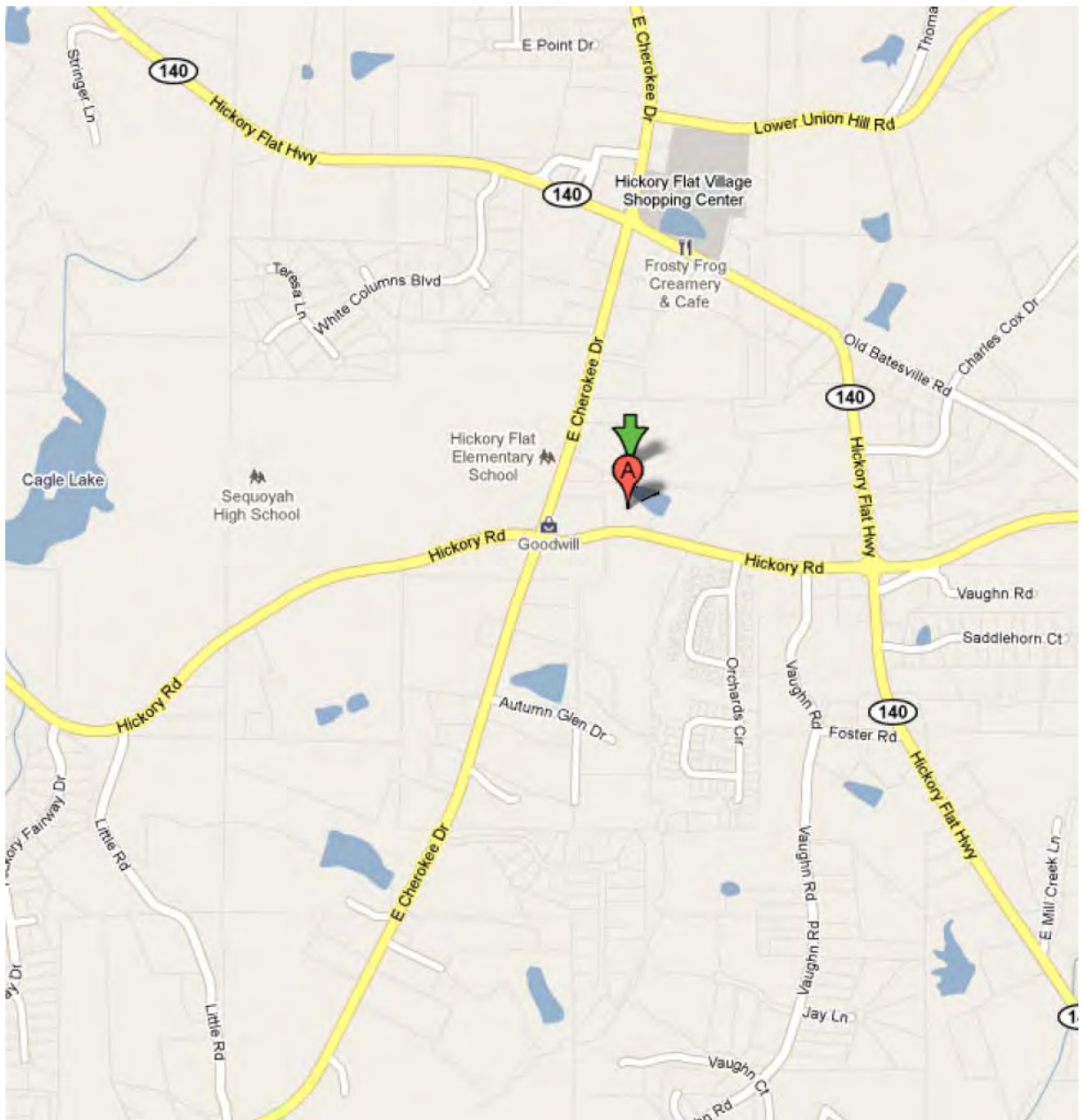
ASKING PRICE: \$2,600,000

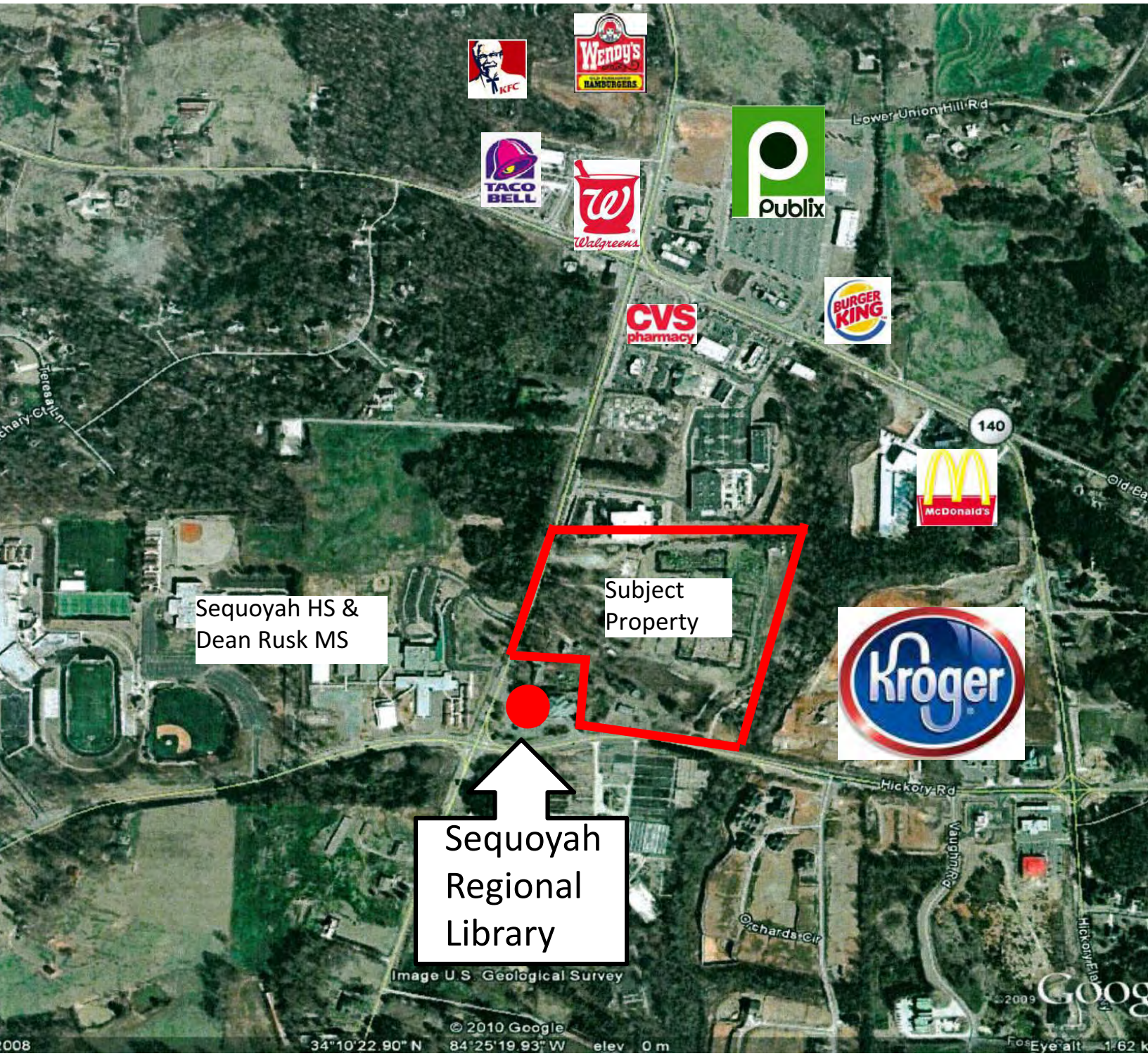
Presented by:
The Jordan Company
Rob Jordan/David Walmsley
4200 Northside Parkway, Atlanta, GA 30327
404-237-2900

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.

Maps of Subject Property







Sequoyah HS &
Dean Rusk MS

Subject
Property

Sequoyah
Regional
Library

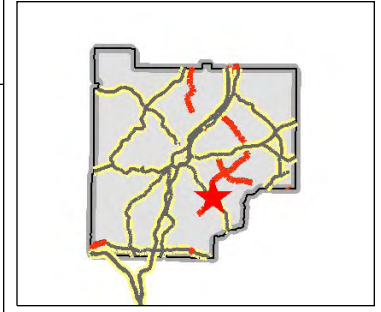
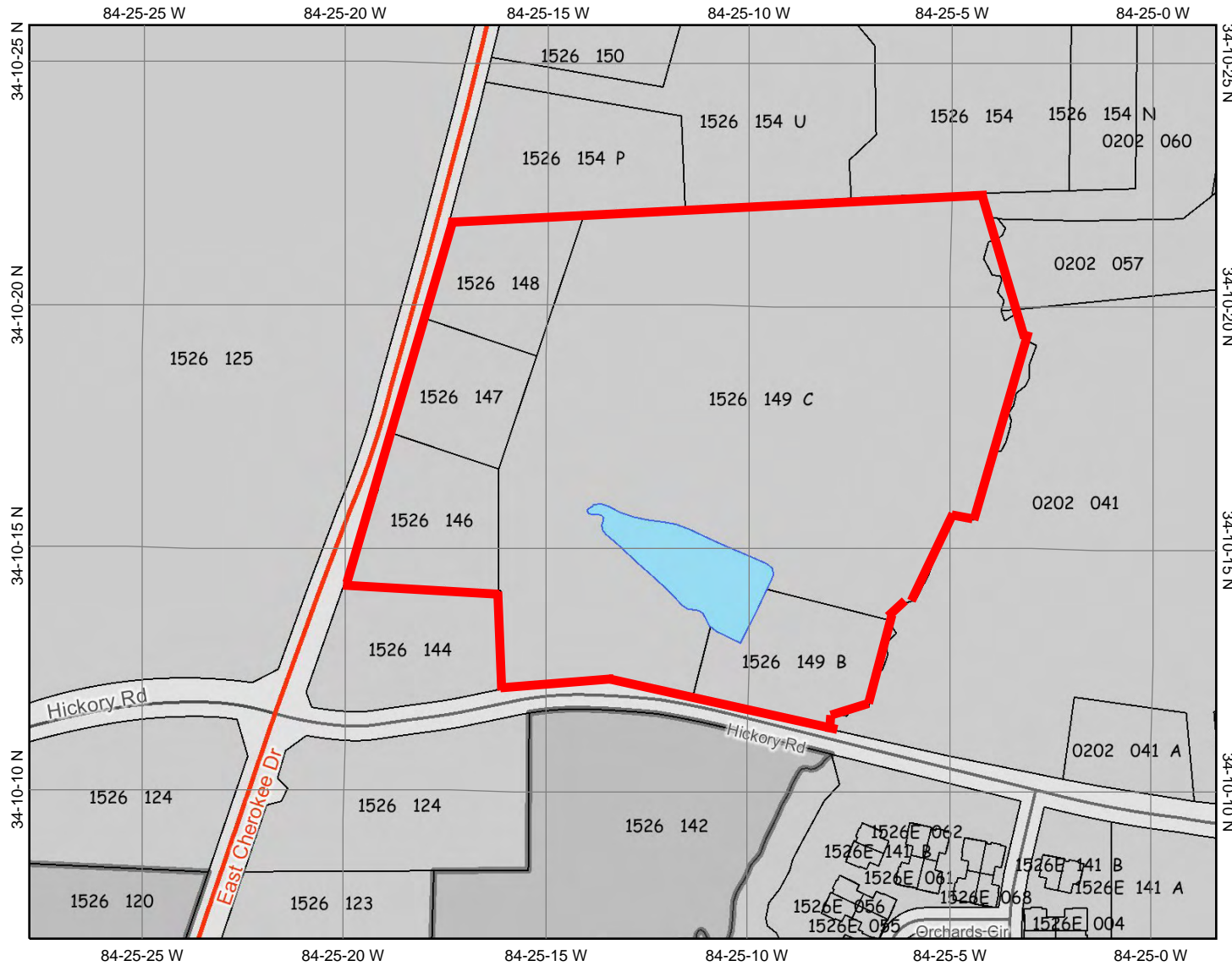
Image U.S. Geological Survey

© 2010 Google

34°10'22.90" N 84°25'19.93" W elev 0 m

2009
Google
Eye alt 1.62 k

Hickory Rd & E. Cherokee Drive Land



Legend

- Interstates and Highways**
 - Interstate and Principal Arterial
 - Highway Ramp
 - Minor Arterial
- Streets**
 - Major Collector
 - Minor Collector
 - Unclassified
 - Local
 - Minor Local
- Lakes**
- Tax Parcels**
- City Boundaries**
- Cherokee County**



Map center: 2219866, 1517460

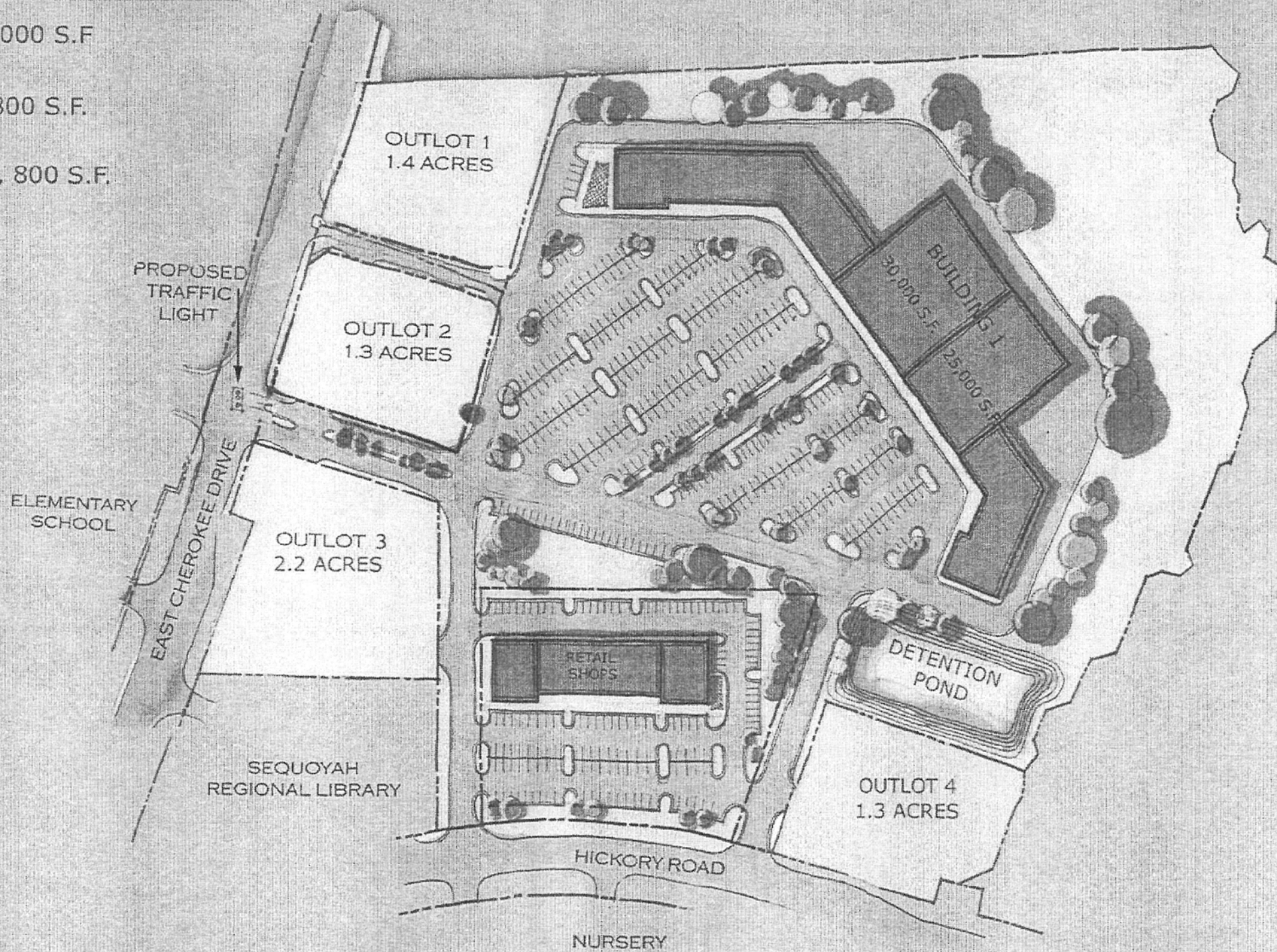


Scale: 1:4,057

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

SITE ANALYSIS

BUILDING 1 94,000 S.F.
RETAIL SHOPS 20,800 S.F.
TOTAL S.F. 114,800 S.F.

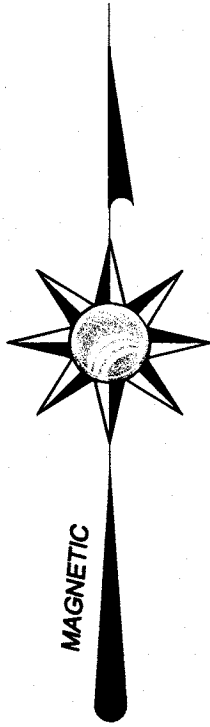


VILLAGE AT HICKORY CROSSING

CHEROKEE COUNTY, GEORGIA

FR
HILL · FOLEY · ROSSI AND ASSOCIATES, LLC
ARCHITECTURE · ENGINEERING · SPACE PLANNING

HICKORY CROSSING LLC.



DEVELOPER/BUILDER:

HICKORY CROSSING, LLC
 1130 HURRICANE SHOALS ROAD
 LAWRENCEVILLE, GEORGIA 30043
 24-HR CONTACT RESPONSIBLE FOR EROSION
 AND SEDIMENT CONTROL
 RON GARRARD (404) 285-8756

SITE INFORMATION:

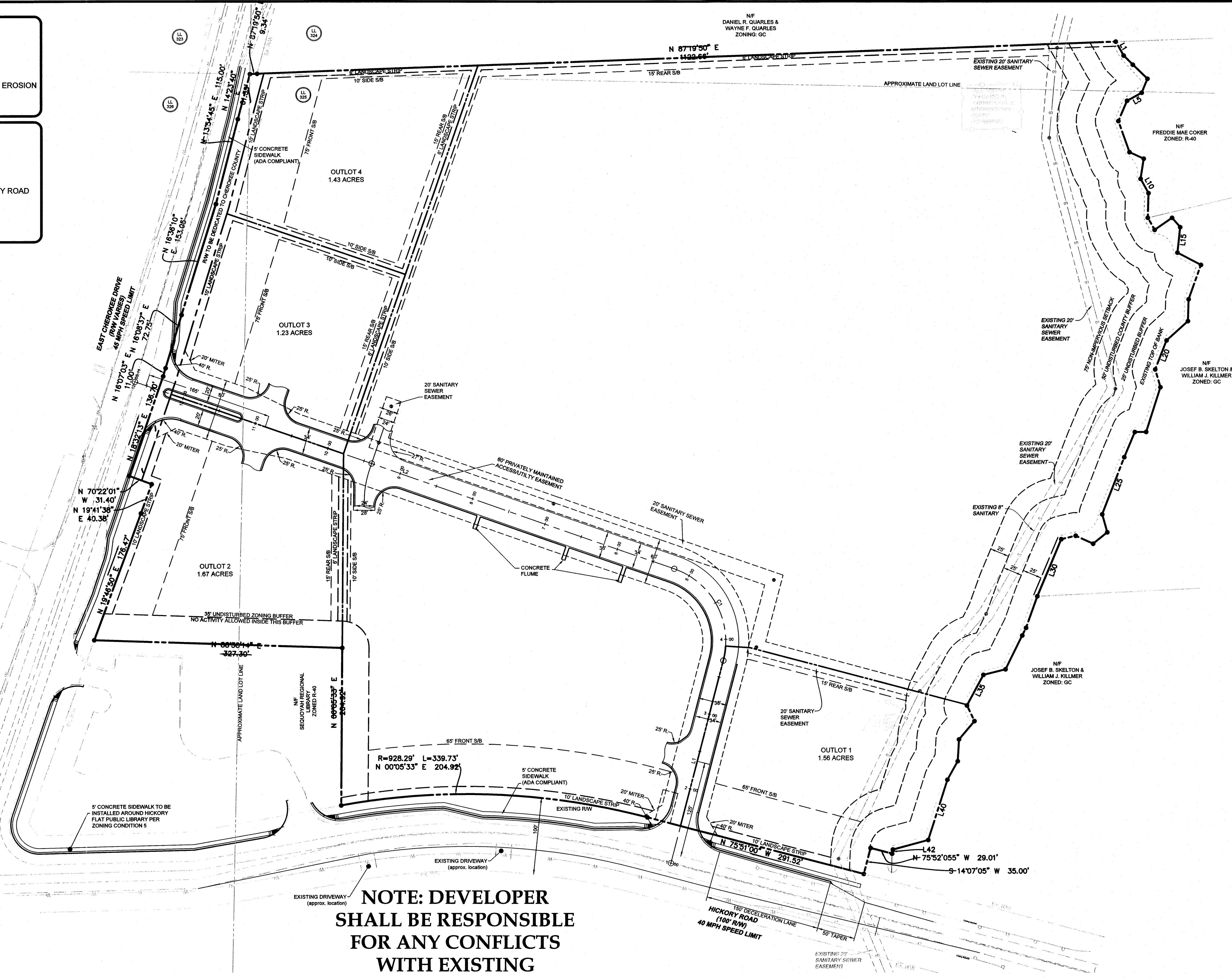
LAND LOT(S): 324, 325, AND 326
 DISTRICT: 15th
 SECTION: 2nd
 EAST CHEROKEE DRIVE & HICKORY ROAD
 CHEROKEE COUNTY, GEORGIA
 SITE ACREAGE: 26.28
 DISTURBED ACREAGE: 23.82
 CURRENT ZONING: GC

LINE	LENGTH	BEARING
L1	272.10	N 14 46'10" E
L2	744.94	N 70°55'4" W
L3	338.37	S 70°55'4" W

CURVE	LENGTH	CHORD BEARING	RADIUS
C1	135.89	N 28°07'52" W	100.00

TEXT LEGEND

- AC = Acreage
- ASP = Aluminum Steel Pipe (Type II)
- BC = Back of Curb
- BM = Benchmark
- CB = Catch Basin (S=Single & D=Double)
- CL = Centerline
- CO = Clean out
- DI = Ductile Iron Pipe
- DIP = Ductile Iron Pipe
- ELEV = Elevation
- FIE = Finished Floor Elevation
- FI = Fire Hydrant
- GI = Gutter Inlet
- HC = Handicap Ramp
- HDPPE = High Density Polyethylene Pipe
- HW = Headwall
- E = Invert Elevation
- JB = Junction Box
- LL = Land Lot
- LL = Land Lot Line
- MH = Manhole
- PP = Polyethylene Pipe
- PL = Property Line
- PP = Power Pole
- PVC = Polyvinyl Chloride Pipe
- PVM = Pavement
- R/W = Right-of-way
- RCP = Reinforced Conc. Pipe
- SB = Building Setback Line
- SC = 3/8" CURB
- SES = Safety End Section
- SW = Concrete Sidewalk
- TI = Trench Inlet



ISSUE	DATE	DESCRIPTION
A	5/15/09	SUBMITTAL TO CHEROKEE COUNTY

SITE PLAN
HICKORY CROSSING

DIST.: 15
 LAND LOTS: 324, 325, & 326
 CHEROKEE COUNTY, GEORGIA

Landtec
 Engineering & Surveying
 1426 BURNING WOOD BUSINESS BLVD., SUITE 100
 LAWRENCEVILLE, GA 30046
 PHONE: (678) 730-0120
 FAX: (678) 714-8429
 EMAIL: info@landtec.com

GEORGIA
 REGISTERED PROFESSIONAL ENGINEER
 WILLIAM RUSSELL FOLSON
 No. 40041
 8/17/05
 GASWCC LEVEL II
 CERTIFICATION #21540
 EXPIRATION DATE: 11/03/09

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF LANDTEC ENGINEERING & SURVEYING AND SHALL NOT BE REPRODUCED, OR USED IN ANY MANNER WITHOUT THE PERMISSION OF THE ENGINEER.
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

DRAWN BY:	DESIGNED BY:
TMM	TMM
CHECKED BY:	DATE:
WRF	8/4/2008
PROJECT:	FILE:
07-216B	07-216 P2

SCALE:
 1 INCH = 60 FEET

 C-3.1

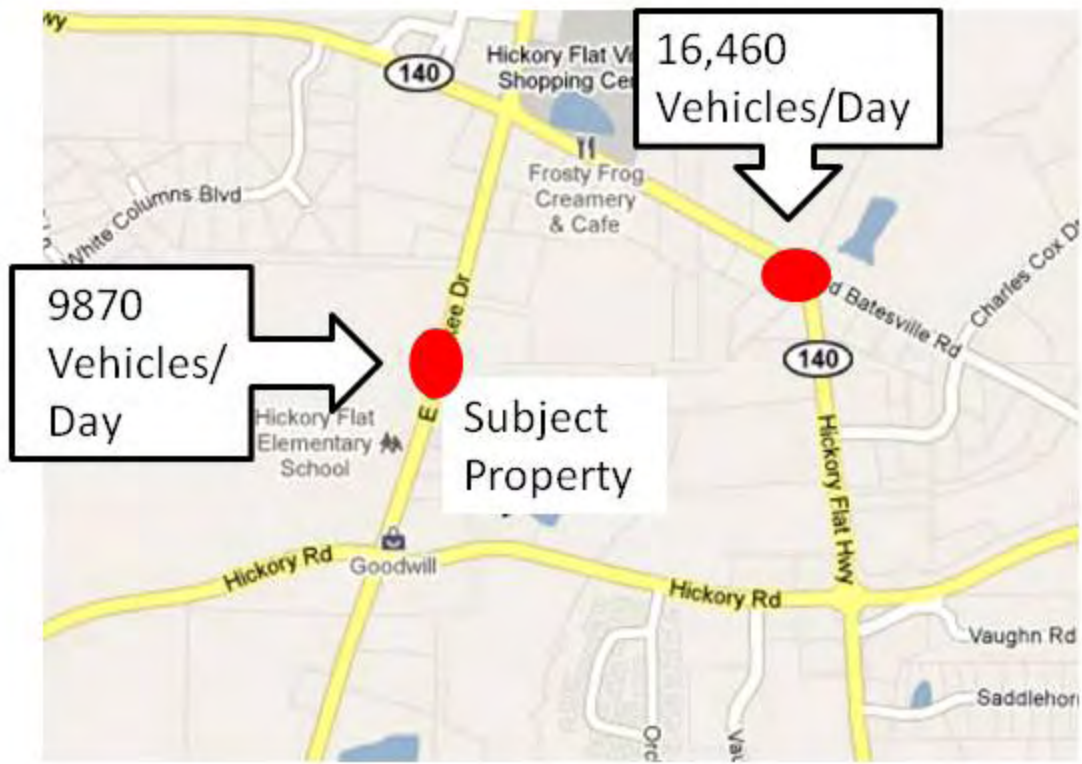


Jordan Company
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Traffic Counts

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Jordan Company
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Demographics

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	Population	1-mi.	3-mi.	5-mi.
2009 Male Population		443	8,516	27,965
2009 Female Population		433	8,548	27,847
% 2009 Male Population		50.57%	49.91%	50.11%
% 2009 Female Population		49.43%	50.09%	49.89%
2009 Total Adult Population		623	11,930	39,249
2009 Total Daytime Population		968	16,287	48,532
2009 Total Daytime Work Population		442	7,076	21,624
2009 Median Age Total Population		35	33	33
2009 Median Age Adult Population		42	41	41
2009 Age 0-5		81	1,789	5,860
2009 Age 6-13		123	2,369	7,468
2009 Age 14-17		49	976	3,236
2009 Age 18-20		32	606	2,038
2009 Age 21-24		32	638	2,299
2009 Age 25-29		43	1,011	3,779
2009 Age 30-34		59	1,299	4,389
2009 Age 35-39		81	1,622	5,094
2009 Age 40-44		93	1,688	5,350
2009 Age 45-49		77	1,461	4,739
2009 Age 50-54		67	1,157	3,611
2009 Age 55-59		42	813	2,667
2009 Age 60-64		28	514	1,740
2009 Age 65-69		25	409	1,237
2009 Age 70-74		20	313	999
2009 Age 75-79		11	182	614
2009 Age 80-84		8	125	425
2009 Age 85+		6	91	268
% 2009 Age 0-5		9.24%	10.48%	10.50%
% 2009 Age 6-13		14.03%	13.88%	13.38%
% 2009 Age 14-17		5.59%	5.72%	5.80%
% 2009 Age 18-20		3.65%	3.55%	3.65%
% 2009 Age 21-24		3.65%	3.74%	4.12%
% 2009 Age 25-29		4.90%	5.93%	6.77%
% 2009 Age 30-34		6.73%	7.61%	7.86%
% 2009 Age 35-39		9.24%	9.51%	9.13%
% 2009 Age 40-44		10.60%	9.89%	9.59%
% 2009 Age 45-49		8.78%	8.56%	8.49%
% 2009 Age 50-54		7.64%	6.78%	6.47%
% 2009 Age 55-59		4.79%	4.76%	4.78%
% 2009 Age 60-64		3.19%	3.01%	3.12%
% 2009 Age 65-69		2.85%	2.40%	2.22%
% 2009 Age 70-74		2.28%	1.83%	1.79%
% 2009 Age 75-79		1.25%	1.07%	1.10%
% 2009 Age 80-84		0.91%	0.73%	0.76%
% 2009 Age 85+		0.68%	0.53%	0.48%
2009 White Population		829	15,904	50,958
2009 Black Population		8	315	1,653
2009 Asian/Hawaiian/Pacific Islander		4	126	593
2009 American Indian/Alaska Native		3	50	185
2009 Other Population (Incl 2+ Races)		31	669	2,424
2009 Hispanic Population		56	1,095	3,890
2009 Non-Hispanic Population		820	15,969	51,922
% 2009 White Population		94.74%	93.20%	91.30%
% 2009 Black Population		0.91%	1.85%	2.96%
% 2009 Asian/Hawaiian/Pacific Islander		0.46%	0.74%	1.06%
% 2009 American Indian/Alaska Native		0.34%	0.29%	0.33%
% 2009 Other Population (Incl 2+ Races)		3.54%	3.92%	4.34%
% 2009 Hispanic Population		6.39%	6.42%	6.97%
% 2009 Non-Hispanic Population		93.61%	93.58%	93.03%
2000 Non-Hispanic White		444	8,998	34,394
2000 Non-Hispanic Black		2	93	424
2000 Non-Hispanic Amer Indian/Alaska Native		2	19	59
2000 Non-Hispanic Asian		1	47	184
2000 Non-Hispanic Hawaiian/Pacific Islander		n/a	n/a	4
2000 Non-Hispanic Some Other Race		n/a	n/a	6
2000 Non-Hispanic Two or More Races		4	88	297
% 2000 Non-Hispanic White		98.01%	97.33%	97.25%
% 2000 Non-Hispanic Black		0.44%	1.01%	1.20%
% 2000 Non-Hispanic Amer Indian/Alaska Native		0.44%	0.21%	0.17%
% 2000 Non-Hispanic Asian		0.22%	0.51%	0.52%
% 2000 Non-Hispanic Hawaiian/Pacific Islander		0.00%	0.00%	0.01%

Population

	1-mi.	3-mi.	5-mi.
% 2000 Non-Hispanic Some Other Race	0.00%	0.00%	0.02%
% 2000 Non-Hispanic Two or More Races	0.88%	0.95%	0.84%

Population Change

	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2009 Total Population	876	17,064	55,813
2009 Total Households	293	5,952	19,404
Population Change 1990-2009	560	11,564	31,373
Household Change 1990-2009	183	3,995	11,013
% Population Change 1990-2009	177.22%	210.25%	128.37%
% Household Change 1990-2009	166.36%	204.14%	131.25%
Population Change 2000-2009	403	7,518	19,128
Household Change 2000-2009	136	2,694	6,905
% Population Change 2000-2009	85.20%	78.76%	52.14%
% Households Change 2000-2009	86.62%	82.69%	55.24%

Housing

	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	164	3,406	12,896
2000 Occupied Housing Units	159	3,284	12,466
2000 Owner Occupied Housing Units	144	3,013	11,209
2000 Renter Occupied Housing Units	14	272	1,257
2000 Vacant Housing Units	5	122	430
% 2000 Occupied Housing Units	96.95%	96.42%	96.67%
% 2000 Owner Occupied Housing Units	88.34%	88.44%	86.92%
% 2000 Renter Occupied Housing Units	8.59%	7.98%	9.75%
% 2000 Vacant Housing Units	3.07%	3.58%	3.33%

Income

	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$81,624	\$75,573	\$73,989
2009 Per Capita Income	\$30,132	\$30,121	\$30,580
2009 Average Household Income	\$90,088	\$86,355	\$87,959
2009 Household Income < \$10,000	11	198	596
2009 Household Income \$10,000-\$14,999	3	62	310
2009 Household Income \$15,000-\$19,999	7	156	563
2009 Household Income \$20,000-\$24,999	7	201	640
2009 Household Income \$25,000-\$29,999	4	90	485
2009 Household Income \$30,000-\$34,999	5	123	470
2009 Household Income \$35,000-\$39,999	9	235	780
2009 Household Income \$40,000-\$44,999	7	180	675
2009 Household Income \$45,000-\$49,999	12	276	900
2009 Household Income \$50,000-\$59,999	18	450	1,409
2009 Household Income \$60,000-\$74,999	37	961	3,081
2009 Household Income \$75,000-\$99,999	100	1,961	5,958
2009 Household Income \$100,000-\$124,999	47	667	1,784
2009 Household Income \$125,000-\$149,999	16	247	914
2009 Household Income \$150,000-\$199,999	6	90	501
2009 Household Income \$200,000-\$249,999	2	18	89
2009 Household Income \$250,000-\$499,999	2	39	243
2009 Household Income \$500,000+	n/a	n/a	5
2009 Household Income \$200,000+	4	57	336
% 2009 Household Income < \$10,000	3.75%	3.33%	3.07%
% 2009 Household Income \$10,000-\$14,999	1.02%	1.04%	1.60%
% 2009 Household Income \$15,000-\$19,999	2.39%	2.62%	2.90%
% 2009 Household Income \$20,000-\$24,999	2.39%	3.38%	3.30%
% 2009 Household Income \$25,000-\$29,999	1.37%	1.51%	2.50%
% 2009 Household Income \$30,000-\$34,999	1.71%	2.07%	2.42%
% 2009 Household Income \$35,000-\$39,999	3.07%	3.95%	4.02%
% 2009 Household Income \$40,000-\$44,999	2.39%	3.02%	3.48%
% 2009 Household Income \$45,000-\$49,999	4.10%	4.64%	4.64%
% 2009 Household Income \$50,000-\$59,999	6.14%	7.56%	7.26%
% 2009 Household Income \$60,000-\$74,999	12.63%	16.14%	15.88%
% 2009 Household Income \$75,000-\$99,999	34.13%	32.94%	30.71%
% 2009 Household Income \$100,000-\$124,999	16.04%	11.20%	9.19%
% 2009 Household Income \$125,000-\$149,999	5.46%	4.15%	4.71%
% 2009 Household Income \$150,000-\$199,999	2.05%	1.51%	2.58%
% 2009 Household Income \$200,000-\$249,999	0.68%	0.30%	0.46%
% 2009 Household Income \$250,000-\$499,999	0.68%	0.66%	1.25%
% 2009 Household Income \$500,000+	0.00%	0.00%	0.03%
% 2009 Household Income \$200,000+	1.37%	0.96%	1.73%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2009 Children/Infants Clothing Stores	\$163,223	\$2,996,930	\$9,753,728

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2009 Jewelry Stores	\$124,320	\$2,281,226	\$7,352,043
2009 Mens Clothing Stores	\$234,561	\$4,312,616	\$14,059,690
2009 Shoe Stores	\$213,122	\$3,925,405	\$12,940,252
2009 Womens Clothing Stores	\$394,044	\$7,275,652	\$23,960,721
2009 Automobile Dealers	\$2,659,810	\$49,470,926	\$165,708,600
2009 Automotive Parts/Acc/Repair Stores	\$340,761	\$6,295,035	\$20,749,816
2009 Other Motor Vehicle Dealers	\$104,818	\$1,929,847	\$6,342,684
2009 Tire Dealers	\$94,727	\$1,746,841	\$5,702,223
2009 Hardware Stores	\$44,807	\$825,829	\$2,980,978
2009 Home Centers	\$233,725	\$4,394,871	\$15,533,542
2009 Nursery/Garden Centers	\$100,527	\$1,853,826	\$6,048,987
2009 Outdoor Power Equipment Stores	\$27,299	\$521,271	\$1,854,046
2009 Paint/Wallpaper Stores	\$8,804	\$166,443	\$586,088
2009 Appliance/TV/Other Electronics Stores	\$275,630	\$5,059,294	\$16,393,697
2009 Camera/Photographic Supplies Stores	\$42,244	\$781,313	\$2,598,089
2009 Computer/Software Stores	\$122,896	\$2,282,338	\$7,647,314
2009 Beer/Wine/Liquor Stores	\$174,053	\$3,197,262	\$10,442,696
2009 Convenience/Specialty Food Stores	\$248,403	\$5,535,600	\$18,602,355
2009 Restaurant Expenditures	\$1,403,699	\$30,481,696	\$99,207,523
2009 Supermarkets/Other Grocery excl Conv	\$1,821,249	\$33,723,374	\$112,470,114
2009 Furniture Stores	\$268,912	\$4,966,895	\$16,376,609
2009 Home Furnishings Stores	\$182,561	\$3,344,927	\$10,869,211
2009 Gen Merch/Appliance/Furniture Stores	\$2,385,813	\$44,031,344	\$145,128,663
2009 Gasoline Stations w/ Convenience Stores	\$1,440,236	\$27,444,097	\$90,384,834
2009 Other Gasoline Stations	\$1,191,832	\$21,908,498	\$71,782,478
2009 Department Stores excl Leased Depts	\$2,661,443	\$49,090,637	\$161,522,359
2009 General Merchandise Stores	\$2,116,900	\$39,064,447	\$128,752,053
2009 Other Health/Personal Care Stores	\$168,510	\$3,134,481	\$10,518,963
2009 Pharmacies/Drug Stores	\$874,248	\$16,195,668	\$53,993,538
2009 Pet/Pet Supplies Stores	\$120,906	\$2,245,372	\$7,563,334
2009 Book/Periodical/Music Stores	\$42,874	\$780,095	\$2,436,043
2009 Hobby/Toy/Game Stores	\$22,607	\$478,429	\$2,122,383
2009 Musical Instrument/Supplies Stores	\$24,305	\$450,056	\$1,491,011
2009 Sewing/Needlework/Piece Goods Stores	\$7,730	\$141,966	\$465,997
2009 Sporting Goods Stores	\$192,256	\$3,448,516	\$10,616,967
2009 Video Tape Stores - Retail	\$21,929	\$404,574	\$1,330,304



Jordan Company
Investment & Commercial Real Estate



Zoning Information

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.

RESOLUTION NO. 2005 - R - 100

CASE #05-09-~~072~~ 071

MetroGroup Development

A resolution approving the rezoning of the following described property:

11.56 acres located in land lot(s) 325, 326 of the 15th district, 2nd section of Cherokee County, Georgia, and indicated as part of parcel(s) 147A, 149, 146, 147, 149B, & 148 on tax map 15N26.

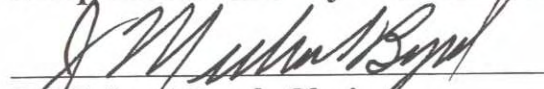
WHEREAS, it hereby is found and determined that a petition to change the zone of the above described property from R-40 to GC was filed on June 20th, 2005.

Proposed Use: Retail Shopping Center

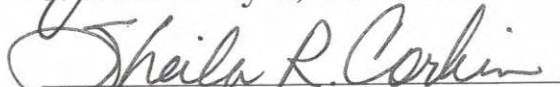
WHEREAS, it likewise is found that the Cherokee County Municipal Planning Commission, after notice as required by law, did conduct a public hearing upon such change of zone on Tuesday, October 6th, 2005 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission was for approval of GC with conditions.

NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the above described property is now located in the **GC (General Commercial)** zoning district with the conditions as shown on the attached Exhibit "A", and the Cherokee County Zoning Administrator hereby is directed to change the district maps accompanying and being part of the rezoning resolution.

Adopted this 1st day of November, 2005.



J. Michael Byrd, Chairman



Sheila R. Corbin, County Clerk

EXHIBIT "A"
Rezoning Case # 05-09-072
MetroGroup/Mann Property Rezoning
Conditions

1. No individual building to be constructed in the approximately 12-acre tract to be rezoned as part of this application shall have a building footprint of greater than 50,000 square feet.
2. The total square footage of the aggregate building footprints in the entire 26 acres combined Mann Tract, which includes the 12 acres of property to be rezoned as part of this application and the existing 14 acres of zoned property adjacent to this tract, shall not exceed 305,000 square feet.

A traffic study has been produced by A&R Engineering, Inc. dated September 13, 2005, which has been delivered to the County with recommended designs. The traffic study includes traffic information required by Cherokee County. The developer considers the following key components as part of the traffic plan:

- a. East Cherokee Road – Applicant will install a traffic signal as warranted along the East Cherokee Road frontage at the main entrance to the development on East Cherokee. In connection with the installation of the traffic signal, the intersection shall have a dedicated southbound left turn lane and a dedicated northbound right hand lane for vehicles entering the site. The westbound approach shall have dedicated right and left turn lanes for traffic exiting the development.
 - b. Hickory Road – The site driveway on Hickory Road shall be stop signed control with Hickory Road remaining free flow. The southbound approach should have dedicated left and right turn lanes for traffic exiting the development. There shall be a dedicated eastbound left turn lane and a dedicated westbound right turn lane for vehicles entering the driveway.
 - c. All conditions noted above must be approved by the Cherokee County Engineering Department and are considered requirements only in the event these improvements are permitted by the Cherokee County. Developer will meet any other requirements of the Cherokee County Engineering Department not included above.
4. The applicant agrees to install sidewalks along the right of way adjacent to the subject property on both East Cherokee Road and Hickory Road.
 5. The applicant agrees to work with the Sequoyah Regional Library System to install sidewalks around the Hickory Flat Public Library property if physically feasible from a grade standpoint and existing trees.

6. The applicant agrees to install sidewalks along the right of way adjacent to the cemetery south of the Zaxby's on East Cherokee Road.
7. Cross access to other commercial projects: Applicant will use all diligent efforts to make available a vehicular cross access point between the subject property and each of the commercially zoned properties to the North (Hickory Flat Crossing) and to the East (former Lifescapes site).
8. Pedestrian lighting shall be lantern or acorn style lighting for pedestrian areas. Box lighting shall be used to parking lots. No cobra lights mounted on wooden poles are permitted.
9. Storefront designs on shops shall vary every 50 feet on average to avoid monotonous building facades. Offsets will be used vertically and horizontally to produce visual interest.
10. All out-parcel buildings shall have brick as the primary exterior material on all sides with stucco, cast stone, and cementitious lap siding allowed as accent materials. All major buildings (footprints greater than 10,000square feet) shall use brick as the primary exterior material for the front elevations.
11. All rooflines shall have detailed cornice or parapets. Wall cladding materials shall be brick, cast stone or pre-cast concrete, stucco or cementitious lap siding. No vinyl siding or metal wall cladding is permitted. Rears of buildings not facing public areas shall be finished with stucco or cementitious lap siding.
12. Dumpster enclosures visible from common areas shall be clad in materials matching the adjacent buildings with a gate provided.
13. Monument signs if constructed shall be constructed of brick, cast stone or pre-cast concrete, or stucco.
14. Applicant agrees to work with the Cherokee County School Board in regards to sewer service for Hickory Flat Elementary School. Prior to applicant finalizing their site engineering plans, the applicant shall provide an estimate to the school board for the incremental material cost to increase the size of the sewer pipe to be installed as part of the Applicant's development to accommodate the additional capacity for the elementary school. Such incremental material costs as well as any additional costs such as upgrading the lift station above its present capacity shall be paid for by the school board. The school board shall have 30 days from receipt of such information to reach an agreement with the Applicant.

Agreed to this 31st^h day of October 2005:

By: Mark Gottlieb
Metro Group Development (Applicant)