



BOGIA ENGINEERING INC.

PENN HILLS SUBDIVISION
PHASE 3

1340 Penn Avenue
Wyomissing, PA 19610

Telephone 610-678-3071
Fax 610-678-3517

PENN TOWNSHIP

FEBRUARY 12, 2019

Table with columns: DESCRIPTION, UNIT, QUANTITY, UNIT COST, TOTAL COST. Includes sections for MOBILIZATION/DEMOLITION, E&S CONTROLS, STORM SEWER, SANITARY SEWER, PAVING, and CONCRETE.

8" X 7" X 18" VERTICAL CURB W/ 4" STONE BASE		LF	2679	\$ 16.00	<u>\$42,864.00</u>
	SUBTOTAL				<u>\$302,809.00</u>
<u>MISCELLANEOUS</u>					
STOP SIGN		EA	2	\$ 360.00	\$720.00
NO PARKING SIGN		EA	6	\$ 360.00	\$2,160.00
STREET SIGNS		EA	2	\$ 360.00	\$720.00
BOUNDARY MONUMENTS		EA	12	\$ 75.00	\$900.00
LOT MARKERS		EA	48	\$ 50.00	\$2,400.00
	MISC SUBTOTAL				<u>\$6,900.00</u>
<u>ELECTRICAL/GAS TRENCHING</u>					
EXTENSION OF ALL UTILITY SERVICES (PHASE 1 AND 2)		LS	1	\$ 8,781.00	\$8,781.00
STREET LIGHTS (MATCH PHASE 1 AND 2 FIXTURES AND POLES)		EA	5	\$ 1,500.00	\$7,500.00
	SUBTOTAL				<u>\$16,281.00</u>
<u>DEED PREPARING/RECORDING</u>					
BMP REQUIRED DEEDS		LS	1	\$ 1,170.00	\$1,170.00
WAIVER NOTE B DEED SUBMISSION		LS	1	\$ 585.00	\$585.00
LOT 57 DEED RESTRICTION		LS	1	\$ 293.00	\$293.00
<u>PLAN PREPARATION/SUBMISSION OF AS-BUILT PLANS</u>					
		LS	1	\$ 4,390.00	\$4,390.00
<u>LONG TERM MAINTENANCE BOND FOR CONNECTED IMPROVEMENTS</u>					
		LS	1	\$ 5,854.00	\$5,854.00
	SUBTOTAL				<u>\$12,292.00</u>
	PROJECT TOTAL				<u>\$794,031.35</u>
<u>TOWNSHIP INSPECTION OF IMPROVEMENTS (5%)</u>					
		LS	1	\$39,701.57	<u>\$39,701.57</u>
<u>CONTINGENCY (10%)</u>					
		LS	1	\$79,403.14	<u>\$79,403.14</u>
	TOTAL COST ESTIMATE				<u>\$913,136.05</u>



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BERNVILLE BOROUGH WATER SYSTEM

AUGUST 31, 2018

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
<u>WATERLINE - (2) CUL DE SACS & FIRE</u>				
<u>HYDRANTS</u>				
8" DIP	LF	670	\$ 40.00	\$26,800.00
6" DIP	LF	30	\$ 35.00	\$1,050.00
8" - 45° BENDS	EA	2	\$ 150.00	\$300.00
8" X 6" REDUCER	EA	1	\$ 175.00	\$175.00
FIRE HYDRANT ASSEMBLY	EA	3	\$ 5,400.00	\$16,200.00
HOT SHOT BLOW OFF ASSEMBLY	EA	1	\$ 1,500.00	\$1,500.00
WATER SERVICES - 3/4"	EA	24	\$ 600.00	\$14,400.00
TESTING	EA	1	\$ 1,000.00	\$1,000.00
				<u>SUBTOTAL</u>
				<u>\$61,425.00</u>
<u>CONTINGENCY (10%)</u>	LS	1	\$6,142.50	<u>\$6,142.50</u>
				<u>TOTAL COST ESTIMATE</u>
				<u>\$67,567.50</u>



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PENN TOWNSHIP

FEBRUARY 12, 2019

Table with columns: DESCRIPTION, UNIT, QUANTITY, UNIT COST, TOTAL COST. Includes sections for MOBILIZATION/DEMOLITION, E&S CONTROLS, STORM SEWER, SANITARY SEWER, PAVING, CONCRETE, MISCELLANEOUS, ELECTRICAL/GAS TRENCHING, DEED PREPARING/RECORDING, and ABANDONMENT OF TEMPORARY TURNAROUND.

<u>LONG TERM MAINTENANCE BOND FOR CONNECTED IMPROVEMENTS</u>	LS	1	\$ 4,146.00	\$4,146.00
				<u>\$10,708.00</u>
				<u>\$423,612.30</u>
<u>TOWNSHIP INSPECTION OF IMPROVEMENTS (5%)</u>	LS	1	\$21,180.62	<u>\$21,180.62</u>
<u>CONTINGENCY (10%)</u>	LS	1	\$42,361.23	<u>\$42,361.23</u>
			TOTAL COST ESTIMATE	<u>\$487,154.15</u>



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BERNVILLE BOROUGH WATER SYSTEM

AUGUST 31, 2018

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
<u>WATERLINE</u>				
WATER SERVICES - 3/4"	EA	17	\$ 600.00	\$10,200.00
TESTING	EA	1	\$ 1,000.00	\$1,000.00
SUBTOTAL				<u>\$11,200.00</u>
<u>CONTINGENCY (10%)</u>	LS	1	\$1,120.00	<u>\$1,120.00</u>
TOTAL COST ESTIMATE				<u><u>\$12,320.00</u></u>

**MOYER REALTY ADVISORS, LLC
REAL ESTATE APPRAISERS AND CONSULTANTS**

1150 Glenlivet Drive, Suite A-11
Allentown, Pennsylvania 18106-3104
Phone (610) 356-4417 • Fax (610) 336-4418

Ms. Amanda Amenu
August 27, 2018
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The following appraisal sets forth the most pertinent data gathered, the techniques employed and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with our interpretation of: the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP); the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; The Financial Institutions Reform, Recovery, Enforcement Act of 1989 (FIRREA); Title XI Regulations; and the client's reported appraisal standards.

Our estimate of the Market Value of the fee simple interest in the subject property "as is", consisting of 41 approved/partially improved lots as of August 20, 2018, is:

**ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS
(\$1,250,000)**

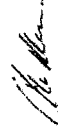
Our estimate of the prospectus Market Value of the fee simple interest in the subject property as approved/improved with 41 lots anticipated to occur on or about December 1, 2018 however as best perceived on our date of inspection of August 20, 2018, is:

**TWO MILLION THIRTY THOUSAND DOLLARS
(\$2,030,000)**

This letter is invalid as an opinion of value if detached from the report which contains the text, exhibits and an Addendum.

This appraisal cannot be completely understood without reading the Assumptions and Limiting Conditions which are Addendum to this report. These should be read and thoroughly understood before relying on any information or analysis presented herein.

The undersigned hereby acknowledge that I have the appropriate education and experience to complete the attached appraisal assignment in a competent manner. The reader is referred to the appraiser's statements of qualifications in the Addendum to the attached report. Respectfully submitted,



Charles A. Moyer, MAI, Owner/President
Pennsylvania Certified General Real Estate Appraiser
Cert. No. GA-000533-L
E-Mail: chuck@moyerrealtyllc.com