

MARSHALLS CORNER PENNYTOWN COSTS

As of 01/18/13

LAND ACQUISITION COSTS

Purchase of Land - part I	\$5,302,459.60
Purchase of Land - part II	899,500.00
<u>Utility costs to owner at closing</u>	<u>2,297.86</u>
Total Acquisition Costs	\$6,204,257.64

CONSULTING COSTS - DUE DILIGENCE FOR LAND ACQUISITION

BRB Valuation and Consulting	Appraisal Services	6,198.76
Omni Environmental	Environmental Consulting	63,134.95
Hopewell Valley Engineering	Surveying and Dam Review	28,483.71
M2 Assoc	Water Evaluation Consultant	60,064.00
Alliance Environmental	Wastewater Evaluation Consulting	147,253.40
Herbert VanNess Cayci and Goodell	Township Legal	1,797.99
<u>Ronald Curini</u>	<u>Appraisal Services</u>	<u>1,650.00</u>
Total Due Diligence Costs		\$308,582.81

REDEVELOPMENT CONSULTING SERVICES

Dr. Sidney Wong	Economic Consultant	23,250.00
Orth-Rodgers	Traffic Engineering Services	12,397.14
M2Associates	Water Evaluation Consultants	55,038.00
Mcmanimon and Scotland	Special Redevelopment Counsel	41,786.55
Clark, Caton and Hintz	Planning Consultant	42,677.91
Birdsall	Wastewater Evaluation Consultant	24,329.00
Banisch	Township Planner	2,073.30
Herbert VanNess Cayci and Goodell	Township Legal	4,713.00
<u>Martin Appraisal</u>	<u>Appraisal Services</u>	<u>1,500.00</u>
Total Redevelopment Consulting Costs		\$207,764.90

TOTAL COSTS TO DATE:

\$6,720,605.17