

Exhibit 9

EPCAL Proposed Sub-Division - Infrastructure Costs

	<i>Col. 1</i>	<i>Col.2</i>
	Item	Capital Costs Infrastructure (2015 \$)
1	Sanitary Sewer Construction	\$5,230,000
2	Sanitary Pump Station Construction	\$4,810,000
3	Sanitary Force Main Construction	\$1,390,000
4	Storm Sewer & Recharge Bed Construction	\$7,170,000
5	Water Main Construction	\$3,290,000
6	Roadway Construction (incl. Street Lighting)	\$13,410,000
7	Subtotal Construction	\$35,300,000
8	Design Engineering	\$2,630,000
9	Construction Inspection & Engineering	\$1,080,000
10	Subtotal Engineering	\$3,710,000
11	Soil Borings	\$50,000
12	Survey & New Utility Mapping	\$600,000
13	Subtotal Specialty Services	\$650,000
	Escalation - 6 years at 3% per year	\$7,700,000
14	Total Budgetary Investment for EPCAL Infrastructure:	\$47,400,000

Additional budget for Sewage Treatment Plant Upgrade to 0.300 MGD = \$12,000,000

Total Budgetary Investment for EPCAL Infrastructure including STP: \$59,400,000

Notes:

Construction Line items include a 20% contingency

Does not include cost for utility gas and electric infrastructure.

STP Upgrade Cost does not include escalation; STP project expected to begin construction in 2016

Based on plans prepared for subdivision approval dated August 18, 2014.

Based on 2015 costs with 6-years of escalation at 3%/year.