

# EXHIBIT 3

## OPINION OF PROBABLE COST PARKS MASTER PLAN - CMAR STYLE CONSTRUCTION

February 2, 2014

### PHASE II

Name	Direct Construction Costs	General Conditions	Construction Management Fee's	Profit	Project Contingency	GMP	Permit Fee's - 2.5%	Furnishings	Pre-Construction Phase	GRAND TOTAL	Size (A)	Price/Acre	Price/Acre Direct
Bluesten Park	20,227,469.50	2,589,116.10	3,539,807.16	1,751,698.86	4,045,493.90	32,153,585.52	505,686.74	1,234,350.82	2,559,586.95	36,453,210.03	21.46	1,698,658	942,566
Sunset Park	342,625.00	43,856.00	59,959.38	29,671.33	51,393.75	527,505.45	8,565.63	0	17,131.25	553,202.33	0.475	1,164,636	721,316
Ingalls Park	1,145,577.50	146,633.92	200,476.06	99,207.01	171,836.63	1,763,731.12	28,639.44	22,650.00	104,367.33	1,919,387.89	4.64	413,661	246,892
G.I. Tennis Center	\$3,976,745.00	509,023.36	695,930.38	344,386.12	596,511.75	6,122,596.60	99,418.63	\$96,525.00	\$851,674.50	7,170,214.73	5.25	1,365,755	757,475
Golden Isles Park	978,396.50	125,234.75	171,219.39	84,729.14	146,759.48	1,506,339.25	24,459.91	0	111,839.65	1,642,638.81	1.61	1,020,273	607,700
Staffing	1,000,517.30									1,000,517.30			
Total Phase I	\$27,671,330.80	\$3,413,864.13	\$4,667,392.36	\$2,309,692.45	\$5,011,995.50	\$42,073,757.94	\$666,770.34	\$1,353,525.82	\$3,644,599.68	\$47,738,653.78	33.44	1,427,805	827,616

### PHASE III

Name	Direct Construction Costs	General Conditions	Construction Management Fee's	Profit	Project Contingency	GMP	Permit Fee's - 2.5%	Furnishings	Pre-Construction Phase	GRAND TOTAL	Size (A)	Price/Acre	Price/Acre Direct
Chaves Lake Park	2,048,825.00	262,249.60	358,544.38	177,428.25	307,323.75	3,154,370.97	51,220.63	56,000.00	370,882.50	3,632,474.10	3.17	1,145,891	646,317
Historic Village	489,500.00	N/A	N/A	N/A	48,950.00	538,450.00	7,342.50	20,000.00	15,000.00	580,792.50	2000 SF	\$280/SF	\$245/SF
Sunrise Park	\$1,695,733.65	217,053.91	296,753.39	146,850.53	254,360.05	2,610,751.53	42,393.34	25,000.00	30,000.00	2,708,144.87	1.95	1,388,792	869,607
Staffing	690,175.68									690,175.68			
Total Phase II	\$4,924,234.33	\$479,303.51	\$655,297.76	\$324,278.78	\$610,633.80	\$6,303,572.50	\$100,956.47	\$101,000.00	\$415,882.50	\$6,921,411.46			
Total Phase I-II	\$32,595,565.13	\$3,893,167.64	\$5,322,690.13	\$2,633,971.23	\$5,622,629.30	\$48,377,330.44	\$767,726.80	\$1,454,525.82	\$4,060,482.18	\$54,660,065.24			
Total Staffing										\$1,690,692.98			
GRAND TOTAL										\$56,350,758.22			