

WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1400
Salt Lake City, Utah 84101

CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1
CORAL CANYON ASSESSMENT AREA

DESIGNATION RESOLUTION

DATED AS OF NOVEMBER 14, 2024

DESIGNATION RESOLUTION

WHEREAS, the Board of Trustees (the “Board”) of Coral Canyon Infrastructure Financing District No. 1 (the “District”), adopted Resolution No. 2024-05 on November 14, 2024, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

BE IT RESOLVED by the Board of Trustees of Coral Canyon Infrastructure Financing District No. 1, as follows:

Section 1. The Board hereby determines that it will be in the best interest of the District to designate an area to finance the costs of publicly owned infrastructure, facilities or systems more specifically described in Section 4 herein, along with other necessary miscellaneous improvements, and to complete said improvements in a proper and workmanlike manner (collectively, the “Improvements”). The Board hereby determines that it is in the best interest of the District to levy assessments against properties benefited by the Improvements to finance the costs of said Improvements. The Board hereby finds that pursuant to the Act, the Improvements constitute a publicly owned infrastructure, facility or system that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide.

Section 2. Pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended and the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (together, the “Act”), the owners (the “Owners”) of all properties to be assessed within the designated assessment area have voluntarily waived, among other things, all notice and hearing requirements, the right to contest or protest, and the right to have a board of equalization appointed as set forth in the Act, and have consented to (a) the levy of an assessment against their property for the benefits to be received from the Improvements, (b) the designation of the assessment area as herein described, (c) the financing of the Improvements by the District through the issuance of assessment bonds, including the payment of installments over a period of not to exceed 30 years, (d) the acquisition and/or construction of the Improvements, and (e) the method and estimated amount of assessment as set forth herein in accordance with the Acknowledgment, Waiver and Consent Agreement attached hereto as Exhibit A. The properties to be assessed are identified by legal description in Exhibit B attached hereto.

Section 3. The District hereby designates an assessment area which shall be known as “Coral Canyon Assessment Area” (the “Assessment Area”). A map and depiction of the Assessment Area is attached hereto as Exhibit C. The District received an appraisal of the unimproved property (from an appraiser who is a member of the Appraisal Institute) and addressed to the District verifying that the market value of the property, after completion of the Improvements, is at least three times the amount of the assessments proposed to be levied against the unimproved property.

Section 4. The Improvements shall be generally located in and around the map and depiction area attached hereto as Exhibit C. The District plans to finance the costs of publicly owned infrastructure, facilities or systems as part of an approximately 53-acre residential development (the “Development”). The district plans to levy the assessments to finance the

Improvements within the Development. The Improvements are more particularly described as follows:

- Sewer improvements, including, but not limited to, mains, lift stations, manholes and manhole linings, sewer cleanouts, and laterals (various sizes).

- Water improvements, including but not limited to, mains, valves, tees/crosses, bends, thrust bonds, fire hydrants, blow offs and appurtenances (various sizes).

- Roads and roadway improvements including, but not limited to, rights of way, earthwork, curbs, gutters, sidewalks, street signage, centerline monuments, conduit crossings, street striping, streetlights and mailboxes.

- Storm drain improvements, including but, but not limited to, storm drain pipes, catch basins, junction boxes, inlets, culverts, cleanouts, trash racks, rip-rap and geotextile fabric.

As further engineering, costs, efficiencies, or any other issues present themselves, the District hereby reserves the right to approve reasonable changes to the allocation of expenditures described above and the location and specifications of the Improvements (but not to the Improvements) without obtaining the consent of the property owners within the Assessment Area.

Section 5. Pursuant to the Act, the Board has determined to levy assessments to pay the cost of the Improvements. The assessments are assessed against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act (and in any event the Owners have consented to such manner without reservation) and shall be payable in annual installments as set forth in the Assessment Ordinance. The District has determined that the reasonable useful life of the Improvements is at least thirty (30) years and that it is in the District and the Owners' best interest for certain property owner installments to be paid for over up to thirty (30) years.

Section 6. The total acquisition and/or construction cost of the Improvements, including estimated overhead costs, administrative costs, costs of funding reserves, and debt issuance costs, is estimated at \$13,545,000, of which \$13,545,000 is anticipated to be paid by assessments to be levied against the properties within the Assessment Area to be benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed. The District expects to finance the cost of the Improvements by issuing assessment bonds (the "Bonds"). The District currently estimates selling the Bonds at a true interest cost interest rate of approximately 5.671% per annum, maturing within thirty (30) years of their date of issuance. Inasmuch as bonds have not been issued, the District notes that the interest rate and annual payment are only as estimated and not a cap or maximum amount. It is anticipated that the reserve fund will be initially funded with proceeds of the Bonds. The estimated cost of Improvements to be assessed against the benefited properties within the Assessment Area are to be initially assessed using an equivalent residential unit ("ERU") as follows:

Section 7. As set forth in the Assessment Ordinance, the assessment methodology may, under certain circumstances, be altered in the future.

<u>Improvements</u>	<u>Assessment</u>	<u>Assessment Method</u>	<u>Assessment Per ERU</u>
All above-described Improvements	\$13,545,000	ERU	\$40,097.69

Section 8. The Board intends to levy assessments as provided in the Act on all parcels and lots of real property within the Assessment Area to be benefited by the Improvements, and the Owners of which have executed the Acknowledgment, Waiver and Consent Agreement described in Section 2 herein. The purpose of the assessment and levy is to finance the cost of the Improvements, which the District will not assume or pay. The existing planning and zoning conditions of the District shall govern the development in the Assessment Area.

The Owners have waived the right to prepay the assessment without interest within twenty-five (25) days after the ordinance levying the assessments becomes effective. A property owner may prepay the assessment as provided in the Assessment Ordinance. The assessments shall be levied against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act, and in any case, the Owners have consented to such methodology as provided in Section 11-42-409(5) of the Act. Other payment provisions and enforcement remedies shall be in accordance with the Act.

A map of the Assessment Area and the location of the Improvements and other related information are on file in the office of the Secretary/Clerk who will make such information available to all interested persons.

Section 9. The District will collect the Assessments by directly billing each property owner rather than inclusion on a property tax notice.

Section 10. A professional engineer has prepared a "Certificate of Project Engineer," attached hereto as Exhibit C, which, among other things, identifies the Improvements to be constructed and installed and is available upon request from the District. The findings and determinations set forth in this Resolution are based, in part, upon said Certificate of Project Engineer.

Section 11. The provisions of the Assessment Ordinance shall govern the levy, payment and applicable provisions regarding the assessments notwithstanding anything contained herein to the contrary. As required by Section 11-42-206(3) of the Act, within 15 days of the completion of this Resolution, the Secretary/Clerk shall (i) record an original or certified copy of this designation resolution with Washington County and (ii) where applicable, file with the Washington County Recorder a notice of proposed assessment.

Dated as of November 14, 2024.

CORAL CANYON INFRASTRUCTURE
FINANCING DISTRICT NO. 1

By:  _____
Chair

ATTEST:

By:  _____
Secretary/Clerk

STATE OF UTAH)
 : ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this Nov. 15, 2024, by Nick Meister, the Chair of the Board of Trustees of Coral Canyon Infrastructure Financing District No. 1 (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

Stephanie Heiner
NOTARY PUBLIC



STATE OF UTAH)
 : ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this Nov. 15, 2024, by Seth Robertson, the Secretary/Clerk of Coral Canyon Infrastructure Financing District No. 1 (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

Stephanie Heiner
NOTARY PUBLIC



EXHIBIT A

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this “Agreement”) is entered into November 15, 2024, by CW The Island, LLC, a Utah limited liability company, CW The Solis, LLC, a Utah limited liability company, and CW The Rise II, LLC, a Utah limited liability company (the “Owners” or, collectively, the “Owner”).

R E C I T A L S:

1. As of the date hereof, the Owner owns the real property described in Exhibit A attached hereto (the “Subject Property”), which constitutes a portion of the property to be assessed within the Assessment Area described herein.

2. The Owner desires that Coral Canyon Infrastructure Financing District No. 1 (the “District”) designate an assessment area pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), for purposes of constructing publicly owned infrastructure, facilities or systems along with other necessary miscellaneous improvements (the “Improvements”), as more fully described in the Assessment Ordinance (defined herein).

3. Estimated costs for the Improvements, including estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs, is estimated at \$13,545,000, all of which shall be assessed against the properties benefited within the Assessment Area. The Owner anticipates using other funding to complete the remainder of the Improvements. If the Assessments and additional funding are not sufficient to complete the Improvements, the Owner hereby agrees to pay to complete the Improvements, including, but not limited to, an additional assessment on the Owner’s property without any ability to contest such assessment.

4. Pursuant to the Act, the Board of Trustees of the District (the “Board”) has or is expected to approve (i) a Designation Resolution, a copy of which is attached hereto as Exhibit B (the “Designation Resolution”) designating an assessment area to be known as “Coral Canyon Assessment Area” (the “Assessment Area”) and (ii) an Assessment Ordinance for the Assessment Area (the “Assessment Ordinance”), a copy of which is attached hereto as Exhibit C, which, among other things, contemplates the reallocation and adjustment of the Assessments by the District among subdivided parcels within the Assessment Area.

5. The Owner and the District desire to include the Subject Property in the Assessment Area and to expedite such process by waiving certain statutory procedures as permitted by the Act for the purpose of accelerating the financing of the Improvements.

NOW, THEREFORE, in consideration of the premises stated herein, the inclusion of the Subject Property in the Assessment Area, the acquisition, construction and installation of the Improvements and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner hereby agrees as follows:

Section 1. Representations and Warranties of the Owner. The Owner hereby represents and warrants that:

(a) the Owner is the sole owner of the Subject Property identified as such in Exhibit A attached hereto;

(b) the Owner has taken all action necessary to execute and deliver this Agreement;

(c) the execution and delivery of this Agreement by the Owner does not conflict with, violate, or constitute on the part of the Owner a breach or violation of any of the terms and provisions of, or constitute a default under (i) any existing constitution, law, or administrative rule or regulation, decree, order, or judgment; (ii) any corporate restriction or any bond, debenture, note, mortgage, indenture, agreement, or other instrument to which the Owner is a party or by which the Owner is or may be bound or to which any of the property or assets of the Owner is or may be subject; or (iii) the creation and governing instruments of the Owner, if applicable;

(d) there is no action, suit, proceeding, inquiry, or investigation at law or in equity by or before any court or public board or body and to which the Owner is a party, or threatened against the Owner (i) seeking to restrain or enjoin the levy or collection of the Assessments, (ii) contesting or affecting the establishment or existence, of the Owner or any of its officers or employees, its assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Owner, including its power to develop the Subject Property, or (iii) wherein an unfavorable decision, ruling, or finding would adversely affect the validity or enforceability or the execution and delivery by the Owner of this Agreement;

(e) the Owner has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Owner has not indicated their consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee;

(f) the Owner is not in default under any resolution, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Owner is subject, or by which it or its properties are or may be bound, which would have a material adverse effect on the development of the Subject Property;

(g) the Owner is in compliance and will comply in all material respects with all provisions of applicable law relating to the development of the Subject Property, including applying for all necessary permits;

(h) the Owner hereby consents in all respects to the Improvements and assessment methodology as described in the Designation Resolution and Assessment Ordinance, including as provided in the Act;

(i) the assessment bonds, together with funds and loans of the Owner, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report for Coral Canyon PID Subdivision, prepared by Colliers International Valuation & Advisory Services, dated June 27, 2024;

(j) each entity comprising the Owner is an affiliate (within the meaning of the Assessment Ordinance) with respect to each other entity comprising the Owner;

(k) the Subject Property is located in Washington City, in Washington County, Utah, and the legal description of the Subject Property contained in the Designation Resolution, the Assessment Ordinance, and Exhibit A hereto is an accurate and complete description of the real property it is intended to describe; and

(l) the undersigned are authorized to execute and deliver this Agreement for and on behalf of the Owner.

Section 2. Acknowledgment by the Owner. The Owner on behalf of itself, and its successors in title and assigns, hereby acknowledges and certifies that:

(a) the undersigned, on behalf of the Owner, are duly qualified representatives of the Owner with the power and authority to execute this Agreement for and on behalf of the Owner and have heretofore consulted their own counsel prior to the execution and delivery of this Agreement;

(b) the Owner has received a copy of the Designation Resolution, the Assessment Ordinance and any other information necessary to execute this Agreement;

(c) the consents set forth in Section 3 herein will benefit the Owner by expediting the assessment process and providing for the financing of the Improvements by the issuance of assessment bonds;

(d) the Assessments constitute a legal, valid and binding lien on the Subject Property;

(e) the Assessment Ordinance and the rights of the District thereunder with respect to the enforcement of the lien of the Assessments and all other conditions therein;

(f) the Owners have provided the pertinent information supporting the estimated cost of the Improvements, the allocation of Equivalent Residential Units (“ERUs”) in the Assessment Area, the property description and tax parcel identifications of the Subject Property and the Assessment Area and the assessment

list attached to the Assessment Ordinance, and the District is relying on this Agreement in order to issue its assessment bonds related to the Improvements;

(g) the levy of the Assessments on the Subject Property will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Owner is a party or to which its property or assets are subject;

(h) the Owner further acknowledges and agrees that if for any reason the Assessments are insufficient to complete the Improvements, the property owners within the Assessment Area may be responsible for paying any pro-rata share of additional costs required to complete the Improvements, including, but not limited to, an additional assessment on their property without any ability to contest such assessment;

(i) the Owner, notwithstanding Section 11-42-206(3)(e) of the Act, has provided the legal description and tax identification number of each parcel of property within the Assessment Area and shall be responsible for any errors related to such information;

(j) the District cannot guaranty or predict the interest rates of the assessment bonds related to the Assessment Area, which will have a direct impact on the amount of the Assessments;

(k) each parcel of property (including subdivided parcels, if applicable) within the Assessment Area shall initially have an allocation of ERUs;

(l) the amount of the Assessment on the Subject Property reflects an equitable portion of the benefit the Subject Property will receive from the Improvements, but nevertheless, the Owner hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act; and

(m) the Owner has received consents to the Assessment and issuance of the assessment bonds described herein from all lienholders on the Subject Property whose consent is required.

Section 3. Consent by Owner. The Owner, on behalf of itself, and its successors in title and assigns, hereby consents to:

(a) the inclusion of the Subject Property in the Assessment Area and the designation of the Assessment Area for the purpose of financing the cost of the Improvements with assessments to be levied against properties within said Assessment Area, including the Subject Property, all as described in the Designation Resolution, the estimated costs of the Improvements, the method of assessment, and the Assessment Ordinance;

(b) the District financing the acquisition, construction and installation of the Improvements through the issuance of assessment bonds as provided in the Act;

(c) the allocation of Assessments as described in Exhibit A hereto and as further described in the Assessment Ordinance, including the number of ERUs attributable to each unit type;

(d) aggregation of all Assessments of all properties owned by the same owner (including an affiliate of such owner) as a single unified assessment against all properties owned by the same owner, as further described in the Assessment Ordinance;

(e) in accordance with Section 2(f) above the Owners were responsible for providing the legal description and tax identification number of each parcel of property within the Assessment Area, in the event of a shortfall described in Section 11-42-206(3)(e) of the Act, the Owners consent and agree (i) to be held jointly and severally liable for and (ii) to pay such shortfall on behalf of the District;

(f) all foreclosure remedies of the Subject Property in accordance with the Act and the Assessment Ordinance;

(g) not suing or enjoining the levy, collection, or enforcement of the Assessment levied pursuant to the Assessment Ordinance or in any manner attacking or questioning the legality of said Assessment levied within the Assessment Area pursuant to the Assessment Ordinance; and

(h) the District imposing assessments to be paid in installments over a period of not to exceed thirty (30) years from the effective date of an assessment resolution.

Section 4. Waiver. The Owner, on behalf of itself, and its successors in title and assigns, hereby waives:

(a) any and all notice and hearing requirements set forth in the Act;

(b) its rights for contesting, protesting, or challenging the legality or validity of the equitability or fairness of the Assessments, or the creation and establishing of the Assessment Area, the adopting of the Assessment Ordinance or the levy and collection of Assessments pursuant to the Assessment Ordinance, whether by notice to the District or by judicial proceedings, or by any other means;

(c) the right to have appointed by the District a board of equalization and review which would hear aggrieved property owners and recommend adjustments in assessments, if deemed appropriate, the right to a hearing before a board of equalization and review and the right to appeal from any determination of a board of equalization and review as provided in the Act;

(d) the right to pay cash for its assessment during a cash prepayment period which would otherwise extend for twenty-five (25) days after the adoption and publication of the Assessment Ordinance as provided in the Act;

(e) any right to contest its assessment, including but not limited to the 30-day contestability period provided in Section 11-42-106 of the Act;

(f) any right to contest that the Improvements qualify as a publicly owned infrastructure, system or other facility that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide and the Owner further acknowledges that it has consulted with counsel regarding the same; and

(g) any other procedures that the District may be required to follow in order to designate an assessment area or to levy an assessment as described in the Designation Resolution and the Assessment Ordinance.

Section 5. Amendment. The Owner hereby acknowledges that bond counsel will rely on the representations, warranties, acknowledgments, consents, and agreements herein contained in issuing opinions relating to the levy of the assessments and the issuance of assessment bonds and consequently agrees that this Agreement may not be amended, modified, or changed without the prior written consent of the District and such bond counsel.

Section 6. Severability. The invalidity or un-enforceability in particular circumstances of any provision of this Agreement shall not extend beyond such provision or circumstances and no other provision hereof shall be affected by such invalidity or un-enforceability.

Section 7. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 8. Successors and Assigns. This Agreement shall be binding upon the Owner and its successors and assigns.

Section 9. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

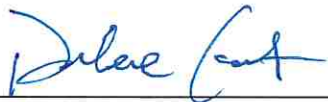
Section 10. Counterparts. This Agreement may be executed in several counterparts, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

Section 11. Defined Terms. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Assessment Ordinance.

IN WITNESS WHEREOF, the undersigned, on behalf of the Owner, have hereunto executed this Agreement as of the date first hereinabove set forth.

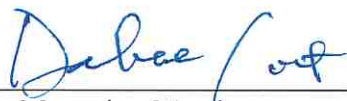
OWNER:

CW THE ISLAND, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: 
Managing Member

OWNER:

CW THE SOLIS, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: 
Managing Member

OWNER:

CW THE RISE II, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

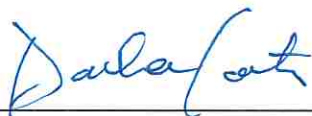
By: 
Managing Member

EXHIBIT A

TAX ID AND LEGAL DESCRIPTION OF PROPERTY TO BE ASSESSED

Assessment Method and Amount*

Total Assessment	\$13,545,000
Total ERUs	337.80
Assessment Per ERU	\$40,097.69

Type	Classification	Quanty	Lien/Lot	ERUs Per Unit	Total Assessment
Isle Townhome	A	91	\$88,214.92	2.20	\$8,027,558
Rise Townhome	B	62	40,097.69	1.00	2,486,057
Solis SFD	C	43	70,497.33	1.76	3,031,385
		196			\$13,545,000

Lot No.	Property Owner	Parcel ID	Classification	ERUs	Total Assessment
1	CW The Island, LLC	W-ICC-1-1-CC	A	2.2	\$88,214.92
2	CW The Island, LLC	W-ICC-1-2-CC	A	2.2	88,214.92
3	CW The Island, LLC	W-ICC-1-3-CC	A	2.2	88,214.92
4	CW The Island, LLC	W-ICC-2-4-CC	A	2.2	88,214.92
5	CW The Island, LLC	W-ICC-2-5-CC	A	2.2	88,214.92
6	CW The Island, LLC	W-ICC-2-6-CC	A	2.2	88,214.92
7	CW The Island, LLC	W-ICC-2-7-CC	A	2.2	88,214.92
8	CW The Island, LLC	W-ICC-2-8-CC	A	2.2	88,214.92
9	CW The Island, LLC	W-ICC-2-9-CC	A	2.2	88,214.92
10	CW The Island, LLC	W-ICC-2-10-CC	A	2.2	88,214.92
11	CW The Island, LLC	W-ICC-2-11-CC	A	2.2	88,214.92
12	CW The Island, LLC	W-ICC-2-12-CC	A	2.2	88,214.92
13	CW The Island, LLC	W-ICC-2-13-CC	A	2.2	88,214.92
14	CW The Island, LLC	W-ICC-2-14-CC	A	2.2	88,214.92
15	CW The Island, LLC	W-ICC-2-15-CC	A	2.2	88,214.92
16	CW The Island, LLC	W-ICC-2-16-CC	A	2.2	88,214.92
17	CW The Island, LLC	W-ICC-2-17-CC	A	2.2	88,214.92
18	CW The Island, LLC	W-ICC-2-18-CC	A	2.2	88,214.92
19	CW The Island, LLC	W-ICC-2-19-CC	A	2.2	88,214.92
20	CW The Island, LLC	W-ICC-2-20-CC	A	2.2	88,214.92
21	CW The Island, LLC	W-ICC-2-21-CC	A	2.2	88,214.92
22	CW The Island, LLC	W-ICC-2-22-CC	A	2.2	88,214.92
23	CW The Island, LLC	W-ICC-2-23-CC	A	2.2	88,214.92

24	CW The Island, LLC	W-ICC-2-24-CC	A	2.2	88,214.92
25	CW The Island, LLC	W-ICC-2-25-CC	A	2.2	88,214.92
26	CW The Island, LLC	W-ICC-2-26-CC	A	2.2	88,214.92
27	CW The Island, LLC	W-ICC-2-27-CC	A	2.2	88,214.92
28	CW The Island, LLC	W-ICC-2-28-CC	A	2.2	88,214.92
29	CW The Island, LLC	W-ICC-2-29-CC	A	2.2	88,214.92
30	CW The Island, LLC	W-ICC-2-30-CC	A	2.2	88,214.92
31	CW The Island, LLC	W-ICC-2-31-CC	A	2.2	88,214.92
32	CW The Island, LLC	W-ICC-2-32-CC	A	2.2	88,214.92
33	CW The Island, LLC	W-ICC-2-33-CC	A	2.2	88,214.92
34	CW The Island, LLC	W-ICC-2-34-CC	A	2.2	88,214.92
35	CW The Island, LLC	W-ICC-2-35-CC	A	2.2	88,214.92
36	CW The Island, LLC	W-ICC-2-36-CC	A	2.2	88,214.92
37	CW The Island, LLC	W-ICC-2-37-CC	A	2.2	88,214.92
38	CW The Island, LLC	W-ICC-2-38-CC	A	2.2	88,214.92
39	CW The Island, LLC	W-ICC-2-39-CC	A	2.2	88,214.92
40	CW The Island, LLC	W-ICC-3-40-CC	A	2.2	88,214.92
41	CW The Island, LLC	W-ICC-3-41-CC	A	2.2	88,214.92
42	CW The Island, LLC	W-ICC-3-42-CC	A	2.2	88,214.92
43	CW The Island, LLC	W-ICC-3-43-CC	A	2.2	88,214.92
44	CW The Island, LLC	W-ICC-3-44-CC	A	2.2	88,214.92
45	CW The Island, LLC	W-ICC-3-45-CC	A	2.2	88,214.92
46	CW The Island, LLC	W-ICC-3-46-CC	A	2.2	88,214.92
47	CW The Island, LLC	W-ICC-3-47-CC	A	2.2	88,214.92
48	CW The Island, LLC	W-ICC-3-48-CC	A	2.2	88,214.92
49	CW The Island, LLC	W-ICC-3-49-CC	A	2.2	88,214.92
50	CW The Island, LLC	W-ICC-3-50-CC	A	2.2	88,214.92
51	CW The Island, LLC	W-ICC-3-51-CC	A	2.2	88,214.92
52	CW The Island, LLC	W-ICC-3-52-CC	A	2.2	88,214.92
53	CW The Island, LLC	W-ICC-3-53-CC	A	2.2	88,214.92
54	CW The Island, LLC	W-ICC-3-54-CC	A	2.2	88,214.92
55	CW The Island, LLC	W-ICC-3-55-CC	A	2.2	88,214.92
56	CW The Island, LLC	W-ICC-3-56-CC	A	2.2	88,214.92
57	CW The Island, LLC	W-ICC-3-57-CC	A	2.2	88,214.92
58	CW The Island, LLC	W-ICC-3-58-CC	A	2.2	88,214.92
59	CW The Island, LLC	W-ICC-3-59-CC	A	2.2	88,214.92
60	CW The Island, LLC	W-ICC-3-60-CC	A	2.2	88,214.92
61	CW The Island, LLC	W-ICC-1-61-CC	A	2.2	88,214.92
62	CW The Island, LLC	W-ICC-1-62-CC	A	2.2	88,214.92
63	CW The Island, LLC	W-ICC-1-63-CC	A	2.2	88,214.92
64	CW The Island, LLC	W-ICC-1-64-CC	A	2.2	88,214.92
65	CW The Island, LLC	W-ICC-1-65-CC	A	2.2	88,214.92
66	CW The Island, LLC	W-ICC-1-66-CC	A	2.2	88,214.92

67	CW The Island, LLC	W-ICC-1-67-CC	A	2.2	88,214.92
68	CW The Island, LLC	W-ICC-1-68-CC	A	2.2	88,214.92
69	CW The Island, LLC	W-ICC-1-69-CC	A	2.2	88,214.92
70	CW The Island, LLC	W-ICC-1-70-CC	A	2.2	88,214.92
71	CW The Island, LLC	W-ICC-1-71-CC	A	2.2	88,214.92
72	CW The Island, LLC	W-ICC-1-72-CC	A	2.2	88,214.92
73	CW The Island, LLC	W-ICC-1-73-CC	A	2.2	88,214.92
74	CW The Island, LLC	W-ICC-1-74-CC	A	2.2	88,214.92
75	CW The Island, LLC	W-ICC-1-75-CC	A	2.2	88,214.92
76	CW The Island, LLC	W-ICC-1-76-CC	A	2.2	88,214.92
77	CW The Island, LLC	W-ICC-1-77-CC	A	2.2	88,214.92
78	CW The Island, LLC	W-ICC-3-78-CC	A	2.2	88,214.92
79	CW The Island, LLC	W-ICC-3-79-CC	A	2.2	88,214.92
80	CW The Island, LLC	W-ICC-3-80-CC	A	2.2	88,214.92
81	CW The Island, LLC	W-ICC-3-81-CC	A	2.2	88,214.92
82	CW The Island, LLC	W-ICC-3-82-CC	A	2.2	88,214.92
83	CW The Island, LLC	W-ICC-3-83-CC	A	2.2	88,214.92
84	CW The Island, LLC	W-ICC-1-84-CC	A	2.2	88,214.92
85	CW The Island, LLC	W-ICC-1-85-CC	A	2.2	88,214.92
86	CW The Island, LLC	W-ICC-1-86-CC	A	2.2	88,214.92
87	CW The Island, LLC	W-ICC-1-87-CC	A	2.2	88,214.92
88	CW The Island, LLC	W-ICC-1-88-CC	A	2.2	88,214.92
89	CW The Island, LLC	W-ICC-1-89-CC	A	2.2	88,214.92
90	CW The Island, LLC	W-ICC-1-90-CC	A	2.2	88,214.92
91	CW The Island, LLC	W-ICC-1-91-CC	A	2.2	88,214.92
69-130	CW The Rise II, LLC	Not Assigned ¹	B	62	2,486,057
111	CW The Solis, LLC	W-Sol-4-111-CC	C	1.76	70,497.33
112	CW The Solis, LLC	W-Sol-4-112-CC	C	1.76	70,497.33
113	CW The Solis, LLC	W-Sol-4-113-CC	C	1.76	70,497.33
114	CW The Solis, LLC	W-Sol-4-114-CC	C	1.76	70,497.33
115	CW The Solis, LLC	W-Sol-4-115-CC	C	1.76	70,497.33
116	CW The Solis, LLC	W-Sol-4-116-CC	C	1.76	70,497.33
117	CW The Solis, LLC	W-Sol-4-117-CC	C	1.76	70,497.33
118	CW The Solis, LLC	W-Sol-4-118-CC	C	1.76	70,497.33
119	CW The Solis, LLC	W-Sol-4-119-CC	C	1.76	70,497.33
120	CW The Solis, LLC	W-Sol-4-120-CC	C	1.76	70,497.33
121	CW The Solis, LLC	W-Sol-4-121-CC	C	1.76	70,497.33
122	CW The Solis, LLC	W-Sol-4-122-CC	C	1.76	70,497.33
123	CW The Solis, LLC	W-Sol-4-123-CC	C	1.76	70,497.33
124	CW The Solis, LLC	W-Sol-4-124-CC	C	1.76	70,497.33
125	CW The Solis, LLC	W-Sol-4-125-CC	C	1.76	70,497.33
126	CW The Solis, LLC	W-Sol-4-126-CC	C	1.76	70,497.33
127	CW The Solis, LLC	W-Sol-4-127-CC	C	1.76	70,497.33

128	CW The Solis, LLC	W-Sol-4-128-CC	C	1.76	70,497.33
129	CW The Solis, LLC	W-Sol-4-129-CC	C	1.76	70,497.33
130	CW The Solis, LLC	W-Sol-4-130-CC	C	1.76	70,497.33
131	CW The Solis, LLC	W-Sol-4-131-CC	C	1.76	70,497.33
132	CW The Solis, LLC	W-Sol-4-132-CC	C	1.76	70,497.33
133	CW The Solis, LLC	W-Sol-4-133-CC	C	1.76	70,497.33
134	CW The Solis, LLC	W-Sol-4-134-CC	C	1.76	70,497.33
135	CW The Solis, LLC	W-Sol-4-135-CC	C	1.76	70,497.33
136	CW The Solis, LLC	W-Sol-4-136-CC	C	1.76	70,497.33
137	CW The Solis, LLC	W-Sol-4-137-CC	C	1.76	70,497.33
138	CW The Solis, LLC	W-Sol-4-138-CC	C	1.76	70,497.33
139	CW The Solis, LLC	W-Sol-4-139-CC	C	1.76	70,497.33
140	CW The Solis, LLC	W-Sol-4-140-CC	C	1.76	70,497.33
141	CW The Solis, LLC	W-Sol-4-141-CC	C	1.76	70,497.33
142	CW The Solis, LLC	W-Sol-4-142-CC	C	1.76	70,497.33
143	CW The Solis, LLC	W-Sol-4-143-CC	C	1.76	70,497.33
144	CW The Solis, LLC	W-Sol-4-144-CC	C	1.76	70,497.33
145	CW The Solis, LLC	W-Sol-4-145-CC	C	1.76	70,497.33
146	CW The Solis, LLC	W-Sol-4-146-CC	C	1.76	70,497.33
147	CW The Solis, LLC	W-Sol-4-147-CC	C	1.76	70,497.33
148	CW The Solis, LLC	W-Sol-4-148-CC	C	1.76	70,497.33
149	CW The Solis, LLC	W-Sol-4-149-CC	C	1.76	70,497.33
150	CW The Solis, LLC	W-Sol-4-150-CC	C	1.76	70,497.33
151	CW The Solis, LLC	W-Sol-4-151-CC	C	1.76	70,497.33
152	CW The Solis, LLC	W-Sol-4-152-CC	C	1.76	70,497.33
153	CW The Solis, LLC	W-Sol-4-153-CC	C	1.76	70,497.33

* Figures have been rounded

1 Parcel ID not assigned due to recent ownership by SITLA. See Division 3 legal description on following pages for legal description of this area.

Legal Description

The Assessment Area is more particularly described as follows:

DIVISION 1:

BEGINNING AT A POINT THAT LIES SOUTH 89°03'04" EAST 1,162.41 FEET ALONG THE SECTION LINE AND SOUTH 514.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 75°11'57" EAST 688.82 FEET TO THE WESTERLY OF CORAL CANYON AREA 2 PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 17°58'34" WEST ALONG SAID WESTERLY LINE 190.72 FEET; THENCE SOUTH 54°31'53" EAST ALONG SAID WESTERLY LINE 388.39 FEET TO THE WESTERLY LINE OF CORAL CANYON AREA 6 PHASE 1 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND A 465.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 23°48'12" WEST 288.43 FEET, CENTER POINT LIES SOUTH 48°07'43" EAST) THROUGH A CENTRAL ANGLE OF 36°08'09", A DISTANCE OF 293.27 FEET; THENCE SOUTH 05°44'08" WEST ALONG SAID WESTERLY LINE 122.37 FEET TO THE NORTHEAST MOST CORNER OF SOLIS AT CORAL CANYON PHASE 3 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG THE NORTHERLY LINE OF SOLIS AT CORAL CANYON PHASE 3 THE FOLLOWING FOURTEEN (14) COURSES: 1) NORTH 86°23'37" WEST 694.78 FEET, 2) NORTH 03°36'23" EAST 18.22 FEET, 3) NORTH 86°23'37" WEST 55.00 FEET, 4) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 5) NORTH 86°23'37" WEST 185.49 FEET, 6) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 42°19'13" WEST 20.87 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 88°08'48", A DISTANCE OF 23.08 FEET, 7) NORTH 85°19'34" WEST 55.08 FEET, 8) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 47°34'24" WEST 21.59 FEET, CENTER POINT LIES NORTH 88°27'35" WEST) THROUGH A CENTRAL ANGLE OF 92°03'59", A DISTANCE OF 24.10 FEET 9) NORTH 86°23'37" WEST 188.02 FEET, 10) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°23'37" WEST 21.21 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 11) NORTH 86°23'37" WEST 55.00 FEET, 12) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 13) NORTH 86°23'37" WEST 77.10 FEET, AND 14) WESTERLY ALONG A 172.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 85°03'04" WEST 8.08 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 02°41'04", A DISTANCE OF 8.08 FEET TO A POINT ON THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 AS ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 06°17'28" EAST 77.40 FEET 2) NORTH 14°49'34" WEST 122.39 FEET 3) NORTH 33°11'34" WEST 119.79 FEET, AND 4) NORTH 38°04'08" WEST 80.25 FEET; THENCE NORTH 51°55'52" EAST 155.00 FEET; THENCE SOUTH 38°04'08" EAST 51.61 FEET; THENCE NORTH 51°55'52" EAST 97.68 FEET; THENCE NORTH 37°44'46" WEST 1.07 FEET; THENCE NORTH 52°44'25" EAST 98.09 FEET; THENCE NORTH 37°15'35" WEST 21.73 FEET; THENCE NORTH 52°44'25" EAST 154.47 FEET; THENCE SOUTH 27°05'45" EAST 55.88 FEET; THENCE SOUTH 15°04'42" WEST 16.06 FEET; THENCE SOUTH 14°48'03" EAST 110.00 FEET; THENCE NORTH 75°11'57" EAST 153.00 FEET; THENCE SOUTH 14°48'03" EAST 17.66 FEET; THENCE NORTH 75°11'57" EAST 117.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 867,303 SQUARE FEET OR 19.91 ACRES.

DIVISION 2:

BEGINNING AT A POINT ON THE EASTERLY LINE PARCEL W-4-2-5-231-CC SAID POINT LIES NORTH 88°14'54" WEST 419.09 FEET AND SOUTH 1,307.67 FEET; FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 02°58'29" EAST 305.77 FEET, 2) SOUTH 23°08'01" EAST 298.51 FEET, AND 3) SOUTH 76°49'16" EAST 385.48 FEET TO THE NORTHWESTERLY LINE OF TELEGRAPH ROAD; THENCE SOUTH 19°39'15" WEST ALONG THE NORTHWESTERLY LINE 34.63 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND A 940.65 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°11'47" WEST 567.04 FEET, CENTER POINT LIES NORTH 70°20'45" WEST) THROUGH A CENTRAL ANGLE OF 35°05'03", A

DISTANCE OF 575.99 FEET TO THE EASTERLY LINE OF SAID PARCEL W-4-2-5-231-CC; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 57°20'48" WEST 251.94 FEET 2) NORTH 76°01'23" WEST 263.08 FEET 3) SOUTH 69°35'41" WEST 314.58 FEET 4) SOUTH 89°57'02" WEST 146.07 FEET, 5) SOUTH 86°12'32" WEST 219.76 FEET AND 6) SOUTH 62°07'59" WEST 75.99 FEET; THENCE NORTH 27°58'11" WEST 142.98 FEET; THENCE NORTH 40°34'41" EAST 107.86 FEET; THENCE NORTH 24°29'14" EAST 75.79 FEET; THENCE NORTH 41°41'48" EAST 392.25 FEET; THENCE NORTH 35°20'32" EAST 440.04 FEET; THENCE NORTH 50°16'44" EAST 126.58 FEET; THENCE NORTH 17°40'47" EAST 32.78 FEET; THENCE NORTH 24°42'42" WEST 85.91 FEET; THENCE NORTH 49°16'58" EAST 138.57 FEET; THENCE NORTH 53°20'59" EAST 50.00 FEET; THENCE NORTHWESTERLY ALONG A 525.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 37°05'51" WEST 8.19 FEET, CENTER POINT LIES SOUTH 53°20'59" WEST) THROUGH A CENTRAL ANGLE OF 00°53'39", A DISTANCE OF 8.19 FEET; THENCE NORTH 49°22'07" EAST 110.74 FEET; THENCE SOUTH 76°02'18" EAST 57.06 FEET; THENCE SOUTH 36°04'21" EAST 237.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,034,141 SQUARE FEET OR 23.74 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 88°14'54" WEST 560.69 FEET ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 8 AND THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

DIVISION 3:

BEGINNING AT A POINT THAT IS ON THE SOUTHEASTERLY LINE OF TELEGRAPH ROAD AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE. SAID POINT LIES SOUTH 01°05'53" WEST 451.72 FEET ALONG THE SECTION LINE AND WEST 828.31 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 40°58'21" EAST 214.98 FEET; THENCE SOUTH 86°33'29" EAST 121.11 FEET; THENCE SOUTH 18°22'32" EAST 95.14 FEET; THENCE SOUTH 26°05'36" WEST 108.58 FEET; THENCE SOUTH 16°45'16" WEST 88.90 FEET; THENCE SOUTH 03°27'54" EAST 187.97 FEET; THENCE SOUTH 14°41'55" WEST 54.08 FEET; THENCE SOUTH 36°48'09" WEST 94.63 FEET; THENCE SOUTH 56°28'50" WEST 208.91 FEET; THENCE SOUTH 75°38'11" WEST 183.28 FEET TO THE NORTHEASTERLY LINE OF RISE AT CORAL CANYON PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 52°02'18" WEST 151.47 FEET, 2) NORTH 35°25'10" WEST 66.72 FEET, 3) NORTH 50°30'11" EAST 75.81 FEET, 4) NORTH 39°29'05" WEST 250.93 FEET, 5) SOUTH 50°30'55" WEST 78.87 FEET, AND 6) NORTH 39°18'33" WEST 77.48 FEET TO SAID SOUTHEASTERLY LINE OF TELEGRAPH ROAD; THENCE NORTH 51°16'56" EAST ALONG SAID SOUTHEASTERLY LINE 162.68 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND A 3,340.00 FOOT RADIUS CURVE TO THE

LEFT, (LONG CHORD BEARS NORTH 46°06'12" EAST 602.97 FEET, CENTER POINT
LIES NORTH 38°43'04" WEST) THROUGH A CENTRAL ANGLE OF 10°21'28", A
~~DISTANCE OF 603.79 FEET TO THE POINT OF BEGINNING.~~

CONTAINING 428,281 SQUARE FEET OR 9.83 ACRES.

EXHIBIT B

DESIGNATION RESOLUTION

EXHIBIT C

ASSESSMENT ORDINANCE

WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1400
Salt Lake City, Utah 84101

CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1

CORAL CANYON ASSESSMENT AREA

ASSESSMENT ORDINANCE

DATED AS OF NOVEMBER 14, 2024

ASSESSMENT ORDINANCE

WHEREAS, the Board of Trustees (the “Board”) of Coral Canyon Infrastructure Financing District No. 1 (the “District”), adopted Resolution No. 2024-05 on November 14, 2024 (the “Authorizing Resolution”), pursuant to which the Board authorized and approved the form of this Assessment Ordinance and the form of the related designation resolution (the “Designation Resolution”); and

WHEREAS, the District, pursuant to the Assessment Area Act, Title 11 Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), and pursuant to the Authorizing Resolution and the Designation Resolution, designated Coral Canyon Assessment Area (the “Assessment Area”) after having obtained from the fee simple owner(s) of all the property to be assessed within the Assessment Area (the “Owners”) an executed Acknowledgement, Waiver and Consent Agreement (the “Waiver and Consent”) attached to the Designation Resolution; and

WHEREAS, the District plans to finance the costs of publicly owned infrastructure, facilities or systems as part of an approximately 53-acre residential development (the “Development”). The District plans to levy the assessments to finance the Improvements within the Development. The Board desires to assess and finance the Improvements (plus related overhead, administration, capitalized interest, reserves, permits, fees, and closing costs) benefitting the Assessment Area as follows:

- Sewer improvements, including, but not limited to, mains, lift stations, manholes and manhole linings, sewer cleanouts, and laterals (various sizes).
- Water improvements, including but not limited to, mains, valves, tees/crosses, bends, thrust bonds, fire hydrants, blow offs and appurtenances (various sizes).
- Roads and roadway improvements including, but not limited to, rights of way, earthwork, curbs, gutters, sidewalks, street signage, centerline monuments, conduit crossings, street striping, streetlights and mailboxes.
- Storm drain improvements, including but, but not limited to, storm drain pipes, catch basins, junction boxes, inlets, culverts, cleanouts, trash racks, rip-rap and geotextile fabric.

WHEREAS, the Board has (i) determined the total estimated cost of the Improvements, (ii) received an appraisal (the “Appraisal”) of the property to be assessed (from an appraiser who is a member of the Appraisal Institute) and addressed to the District verifying that the market value of the property, after completion of the proposed improvements, is at least three times the amount of the assessments proposed to be levied against the property to be assessed, and (iii) desires to assess the properties within the Assessment Area, and has prepared an assessment list of the assessments to be levied to finance the cost of the Improvements (the “Assessments”); and

WHEREAS, the Board hereby finds that pursuant to the Act, the Improvements constitute a publicly owned infrastructure, facility, or system that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide; and

WHEREAS, the District now desires to confirm the assessment list and to levy said Assessments in accordance with this Ordinance:

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1:

Section 1. Definitions; Appraisal Requirement. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Designation Resolution. For purposes of this Ordinance:

(a) “Assessment Bonds” means the assessment bonds anticipated to be issued by the District for the Assessment Area, which may be issued in one or more series (or any bonds which refund the same).

(b) “ATV Ratio” means the Assessment to Value Ratio and shall be the ratio of (A) the remaining unpaid Assessment on a Subdivision Parcel or Remaining Subdivision parcel, as applicable, plus any other unpaid assessment liens or property tax liens on such Subdivision Parcel divided by (B) the Fair Market Value of such Subdivision Parcel.

(c) “Fair Market Value” shall be determined using either taxable value as maintained on the tax records of Washington County, Utah (the “County”) (plus the costs of the Improvements if not accounted for yet in the taxable value) or by appraised value presented by the owner of the Subdivision Parcel or Remaining Subdivision Parcel, as applicable, and determined by a certified appraiser acceptable to the District, including the costs of the Improvements and any other additions or improvements to the extent currently funded at the time of such appraisal, and meeting any other appraisal requirements of the District related to the Assessment Bonds.

(d) “Foreclosure Agent” means the Person appointed by the District to process and carry out on behalf of the District any foreclosure of the delinquent Assessments pursuant to this Assessment Ordinance and the Indenture. The initial Foreclosure Agent shall be Snow Jensen & Reece, P.C.

(e) “Indenture” means the indenture(s) of trust and pledge under which the Assessment Bonds are issued.

(f) “Original ATV Ratio” means the ATV Ratio on a parcel, Subdivision Parcel, or Remaining Subdivision Parcel, as applicable, at the time of closing of the Assessment Bonds (as reasonably determined by the District).

(g) “Person” means natural persons, firms, partnerships, associations, corporations, trusts, public bodies, and other entities.

(h) Whenever an appraisal is required under this Ordinance, the District and Title Owners may continue to utilize an appraisal previously delivered in connection with the Assessment Area so long as (i) such appraisal describes the intended use of the Subdivision Parcel and such parcel entitled for such intended use and/or density (as applicable), (ii) the Title Owner certifies in writing that it is not aware of any facts or

circumstances that would cause the relevant values contained in such appraisal to be materially less than the market value of the Subdivision Parcel, and (iii) the District in its reasonable judgment has no reason to question such certification.

Section 2. Determination of Estimated Costs of the Improvements and Right of District to Levy Additional Assessments for Completion. The Board has determined that the estimated acquisition, construction and installation costs of the Improvements within the Assessment Area, including estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs, is estimated at \$13,545,000, all of which shall be assessed within the Assessment Area. Such amount to be levied is an estimate, as permitted under Section 11-42-401 of the Act. The Owners anticipate using additional funding in order to complete the Improvements. If the Assessments and additional funding are not sufficient in amount to complete the Improvements and pay related costs as described above, the Owners shall be responsible to pay the remaining amount in order to complete the Improvements. However, the District does not guaranty such payments from the Owners. Therefore, if for any reason the Owners do not pay such remaining amount to complete the Improvements, any and all property owners within the Assessment Area shall be responsible for paying any pro-rata share of additional costs required to complete the Improvements, including, but not limited to, an additional assessment on their property without any ability to contest such assessment.

Section 3. Approval of Assessment List; Findings. The Board confirms and adopts the assessment list for the Assessment Area, a copy of which is attached hereto as Exhibit A and incorporated herein by reference (the "Assessment List"). The Board has determined that the Assessments are levied according to the benefits to be derived by each property within the Assessment Area and, in any case, the Owners have consented to such methodology as provided in Section 11-42-409(5) of the Act.

Section 4. Levy of Assessments. The Board does hereby levy a collective initial Assessment against each and every parcel of property identified in the Assessment List (the "Collective Assessment"). On the date of this Ordinance all of the property being assessed is owned by the same Owner (or an affiliate thereof) and the Assessments are initially levied against all parcels. The Collective Assessment and the currently anticipated amount of Assessments expected to be levied upon each parcel of property and the number of ERUs (defined herein) anticipated to be allocated to each parcel of property in the Assessment Area (upon compliance with the process and coverage described herein) reflects an equitable portion of the benefit each parcel of property will receive from the Improvements and, in any case, the Owners have consented to such methodology as provided in Section 11-42-409(5) of the Act.

Section 5. Amount of Total Assessments. The Assessments do not exceed in the aggregate the sum of: (a) the estimated contract price of the Improvements (plus related capitalized soft costs); (b) the estimated acquisition price of the Improvements; (c) the reasonable cost of (i) utility services, maintenance, and operation to the extent permitted by the Act and (ii) labor, materials, or equipment supplied by the District, if any; (d) the price or estimated price of purchasing property; (e) overhead costs not to exceed fifteen percent (15%) of the sum of (a), (b), and (c); (f) an amount for contingencies of not more than ten percent (10%) of the sum of (a) and (c); (g) estimated interest on interim warrants and bond anticipation notes issued to finance the

Improvements, if any; (h) an amount sufficient to fund a reserve fund; and (i) the capitalized interest on each assessment bond.

Section 6. Method and Rate. Each of the benefited properties and all of them collectively will be assessed within the Assessment Area initially pursuant to an equivalent residential unit (“ERU”) method as follows:

<u>Improvements</u>	<u>Assessment</u>	<u>Assessment Method</u>	<u>Assessment Per ERU</u>
All above-described Improvements	\$13,545,000	ERU	\$40,097.69

The currently anticipated number of ERUs and ERUs per unit type is set forth on Exhibit A hereto. Notwithstanding the levy of the assessments, in order to provide additional security for the payment of assessments, the District shall require that all assessments of all properties owned by the same Owner within the Assessment Area (or an affiliate of the same Owner) be aggregated as a single unified assessment against all properties owned by the same Owner within the Assessment Area (or an affiliate of the same Owner). As used in this Ordinance, the term “affiliate” means with respect to any Owner, any Person that controls, is controlled by or is under common control with such Owner, and the term “control” or “controlled” means the ownership of more than twenty percent (20%) of the outstanding voting ownership interests of the Owner in question or the power to direct the management of the Owner in question (subject to any required approvals for major decisions by anyone holding equity interests in the owner in question).

Section 7. Payment of Assessments.

(a) The Board hereby determines that the Improvements have a weighted average useful life of not less than thirty (30) years, and requires that Assessments be prepaid for all parcels on or before the time of a final inspection required for the issuance of a certificate of occupancy for a residential unit within such parcel. Pursuant to Section 11-42-409(5) of the Act, the Owners have consented to aggregate annual Assessment payments which are not in substantially equal amounts and instead aggregate annual Assessment payments shall be in accordance with the debt service payments as shall be established in the Indenture; subject, however, to adjustment as described herein. Interest on the unpaid balance of the Assessments shall accrue at the same rate or rates as shall be borne by the Assessment Bonds, plus an annual administration cost incurred by the District, plus any third party direct out of pocket costs of the District related to the administration and collection of the Assessments. The District may outsource all or a portion of the administration services, including legal costs or consulting costs as an additional out of pocket cost, including, but not limited to, all costs related to foreclosure (and other remedies) and amendments to this Ordinance.

(b) The District will collect the Assessments by directly billing each property owner rather than inclusion on a property tax notice. The bill for each Assessment payment shall be due March 1 and September 1 of each year (approximately 30 days after sending such bills for such period), which shall be sent on or prior to February 1 and August 1 of each year, respectively, commencing February, 1 2027, due to capitalized interest. However, failure to send any such bill by the scheduled date shall not impact the requirement of property owners to timely pay their Assessments on the due date thereof.

(c) All unpaid installments of an Assessment levied against any parcel of property may be paid prior to the dates on which they become due, but any such prepayment must include an additional amount equal to the interest which would accrue on the Assessment to the next succeeding date on which interest is payable on the Assessment Bonds, plus such additional amount as, in the opinion of the District Chair or designee as approved by the District (the “Chair”) (with assistance from the administrator of the Assessments, if any), is necessary to assure the availability of money to pay interest on the Assessment Bonds as interest becomes due and payable, plus any premiums required to redeem the Assessment Bonds on their first available call date pursuant to the Indenture (defined herein), plus any reasonable administrative costs.

(d) The property assessed has yet to be fully subdivided as anticipated for development. The property identified on the Assessment List (whether before or after formal subdivision individually, a “Subdivision Parcel” and collectively, the “Subdivision Parcels”) may hereafter be subdivided and re-subdivided, with the consent of the District (which consent shall not be unreasonably withheld). The owner of a Subdivision Parcel may make changes to that Subdivision Parcel including, without limitation, reducing or increasing the size of that Subdivision Parcel, modifying the boundary description of that Subdivision Parcel, and otherwise make changes necessary or appropriate to plat that Subdivision Parcel; provided that (i) the total Assessment of that Subdivision Parcel after the applicable change is unaffected and (ii) the ATV Ratio is less than or equal to the greater of (A) the Original ATV Ratio or (B) 33.3%. Provided, however, any adjustment of a parcel outside of the boundaries of the Assessment Area would require an amendment to this Ordinance to that effect, in accordance with the Act. Once a Subdivision Parcel is subdivided, the lien of the Assessment Area will be re-allocated to or released from, as appropriate, any property located outside the subdivided portion of that Subdivision Parcel by either the District adopting an amendment to this Ordinance or by the Chair or other authorized officer of the District authorized to make such changes and record the applicable notices (within the provisions of this Ordinance) and provided the ATV Ratio of such subdivided portion (after release of the property), is less than or equal to the greater of (A) the Original ATV Ratio or (B) 33.3%.

(e) An interest in a Subdivision Parcel may be sold, transferred or exchanged to any Person (the “Title Owner”) so long as the interest is recognized by the County and charged a distinct property tax bill by the County. A Title Owner may further subdivide or create a new Title Owner on the Subdivision Parcel and such new Subdivision Parcels are reallocated Assessments in compliance with this Ordinance. When a Title Owner of any Subdivision Parcel in the Assessment Area subdivides, re-subdivides or creates a new Title Owner, it shall allocate the responsibility to pay Assessments tied to that Subdivision Parcel among Title Owners in accordance with (i) or (ii) below. Such reallocation of Assessments must be approved by all Title Owners subject to the reallocation by execution of a form reasonably satisfactory to the Chair or other authorized officer of the District and similar in form to the Waiver and Consent, and with the consent of the Chair, which consent shall not be unreasonably withheld, conditioned or delayed, but such consent shall be limited solely to the allocation of ERUs or other assessment method to Subdivided Parcels and withheld only where the information, assumptions and/or formula described in this section create less security for the repayment of the Assessments for the District or holders

of Assessment Bonds than the security contemplated in this Section 7(e). The final plat for any Subdivision Parcel recorded after the effective date of this Ordinance must include a plat note that provides the exact allocation of the Assessments among Title Owners and the Assessment List attached as Exhibit A to this Ordinance must be accordingly amended, and the Chair or other authorized officer of the District is hereby authorized to make such amendments, but may also seek the approval of the Board at his/her discretion. For any reallocation of Assessments tied to a Subdivision Parcel among Title Owners, the Title Owners may either:

- (i) Reallocate in full the Assessments ascribed to that Subdivision Parcel(s) using ERUs as contemplated in this Section 7(e); or

- (ii) As long as the aggregate Assessments tied to a Subdivision Parcel in the Assessment Area are allocated in full among Title Owners of that Subdivision Parcel, a Title Owner of that Subdivision Parcel may reallocate the Assessments to the interest(s) of Title Owners in such Subdivision Parcel based on either:

- (A) an ERU method, a square foot method, or a then current Fair Market Value method, or

- (B) if the Chair reasonably determines that such reallocated assessment method selected by the Title Owners will not reasonably allocate benefit among the Title Owners in such Subdivision Parcel, any other assessment method reasonably allocating benefit as determined in the reasonable discretion of the Chair or other authorized officer of the District,

so long as, following a reallocation as described in this paragraph, the then current ATV Ratio of each remaining interest in such Subdivision Parcel and all other affected parcels must be less than or equal to the greater of (A) the Original ATV Ratio or (B) 33.3%.

- (f) A release of the Assessment lien for any Subdivision Parcel will be delivered by the District for recordation with the County Recorder as soon as practicable after the Assessment balance for such subdivided parcel is paid in full. If prepayment of an Assessment prior to the Assessment payment date arises out of a need of the property owner to clear the Assessment lien from a portion (a "Release Parcel") but not all of a Subdivision Parcel, the Assessment lien on the Release Parcel shall be released by the District, as follows:

- (i) The Title Owner(s) shall submit the legal description of the Release Parcel which shall include the total number of ERUs allocated to the Release Parcel pursuant to the procedure set forth in this Ordinance. If an assessment allocation method other than ERUs has been applied to a parcel, the release procedures in this subsection (f) shall apply using the new assessment method in lieu of ERUs.

- (ii) The Title Owner(s) shall prepay an Assessment applicable to the Release Parcel calculated by the Chair (with assistance from the administrator of the Assessments, if any), which Assessment shall be the product of the following:
 - (A) the amount of the prepayment calculated pursuant to Section 7(c) herein for the

entire Subdivision Parcel less any previously paid regularly scheduled Assessment payments, (B) multiplied by the percentage calculated by dividing the number of ERUs of the Release Parcel by the total number of ERUs of the entire Subdivision Parcel.

(iii) The partial release of lien upon payment of the prepayment amount determined under subsection (ii) above shall not be permitted, except as otherwise provided in this paragraph, if the ATV Ratio of the Subdivision Parcel, after release of the Release Parcel (the "Remaining Subdivision Parcel"), is greater than the greater of (A) the Original ATV Ratio or (B) 33.3%. If the Chair (with assistance from the administrator of the Assessments, if any) determines that the proposed partial release does not comply with the requirements of this paragraph, such partial release may still be permitted if the Title Owner(s) prepays a larger portion of the Assessment in order to clear the Assessment lien from the Release Parcel, all as determined by said Chair (with assistance from the administrator of the Assessments, if any).

(iv) Prepayments of Assessments shall be applied as provided in the Indenture. As prepayments are paid and applied against the payment of the Assessment applicable to the Release Parcel, the Release Parcel shall be released from the lien of the Assessment in accordance with this subsection (f), and the remaining unpaid Assessments levied against the Remaining Subdivision Parcel shall remain unaffected.

Section 8. Default in Payment.

(a) To the extent permitted by law, the District hereby irrevocably appoints the Foreclosure Agent, including any successor thereto, to process and carry out, on behalf of the District, any foreclosure of Assessments pursuant to this Assessment Ordinance and the Indenture, and assigns all rights of collection of the delinquent Assessments to the Foreclosure Agent, as collection agent for the District. To the extent permitted by law, the District covenants and agrees to take such actions as are necessary to authorize and empower the Foreclosure Agent to carry out the duties provided herein. If a default occurs in the payment of any Assessment on a Subdivision Parcel when due, and such default is not cured within the period provided for in Section 8(b) herein, the Foreclosure Agent, on behalf of the District, may declare the unpaid amount of such Assessment on such Subdivision Parcel to be immediately due and payable and subject to collection as provided herein. Interest shall accrue and be paid on all amounts declared to be delinquent and immediately due and payable at a rate of 10% per annum (the "Delinquent Rate"). In addition to interest charges at the Delinquent Rate, costs of collection, as approved by the Chair on behalf of the Board, including, without limitation, attorneys' fees, trustee's fees, and court costs incurred by the District or required by law, shall be charged and paid on all amounts declared to be delinquent and immediately due and payable. Until such costs of collection are recovered by the District, the District may charge such costs as an additional overhead cost against all Assessments, with a credit later upon any recovery of such costs. The District hereby waives its right to accelerate payment of the total unpaid balance of an Assessment and declare the whole of the unpaid principal and interest then due to be

immediately due and payable after a default as provided in Section 11-42-505(1)(b) of the Act.

(b) Upon any default, the Chair shall give notice in writing of the default to the Title Owner(s) of the Subdivision Parcel in default as shown by the last available completed real property assessment rolls of the County. Notice shall be effective upon deposit of the notice in the U.S. Mail, postage prepaid, and addressed to the Title Owner(s) as shown on the last completed real property assessment rolls of the County. The notice shall provide for a period of thirty (30) days in which the Title Owner(s) shall pay the installments then due and owing, after which the Foreclosure Agent, on behalf of the District, may immediately sell the Subdivision Parcel pursuant to Section 11-42-502.1(2)(a)(ii)(B) and related pertinent provisions of the Act, in the manner provided for judicial foreclosures. If at the sale no Person shall bid and pay the District the amount due on the Assessment plus interest and costs, the Subdivision Parcel shall be deemed sold to the District for these amounts. The District shall be permitted to bid at the sale. So long as the District affirmatively elects to retain ownership of the Subdivision Parcel, it shall pay all delinquent Assessment installments and all Assessment installments that become due, including the interest on them, and shall be entitled to use amounts on deposit in the Reserve Fund (as defined herein) for such purpose. The District notes it has no current intention of owning the Subdivision Parcel and will surrender the Subdivision Parcel “as is” and without guaranty or warranty to owner(s) of the Assessment Bonds in full satisfaction of all obligations to such owner(s) of the Assessment Bonds irrespective of the owner(s) of the Assessment Bonds accepting the same.

(c) The remedies provided herein for the collection of Assessments and the enforcement of liens shall be deemed and construed to be cumulative and the use of any one method or means or remedy of collection or enforcement available at law or in equity shall not deprive the District of the use of any other method or means. The amounts of accrued interest and all costs of collection, trustee’s fees, attorneys’ fees, and other reasonable and related costs, shall be added to the amount of the Assessment against such Subdivision Parcel up to, and including, the date of foreclosure sale.

Section 9. Remedy of Default. If prior to the final date payment may be legally made under a final sale or foreclosure of property to collect delinquent Assessments, the Title Owner(s) pays the full amount of all unpaid installments of principal and interest which are past due and delinquent with interest on such installments at the rate or rates set forth in Section 8 herein to the payment date, plus all attorneys’ fees, and other costs of collection, the Assessment of said Title Owner(s) shall be restored and the default removed, and thereafter the Title Owner(s) shall have the right to make the payments in installments as if the default had not occurred. Any payment made to cure a default shall be applied first to the payment of attorneys’ fees and other costs incurred as a result of such default; second, to interest charged on past due installments, as set forth above; third, to the interest portion of all past due Assessments; and last, to the payment of outstanding principal.

Section 10. Lien of Assessment. An Assessment or any part or installment of it, any interest accruing thereon and the penalties, trustee’s fees, attorneys’ fees, and other costs of collection therewith shall constitute a lien against the Subdivision Parcel upon which the

Assessment is levied on the effective date of this Ordinance. Said lien shall be superior to the lien of any trust deed, mortgage, mechanic's, or materialman's lien, or other encumbrance and shall be equal to and on a parity with the lien for general property taxes. The lien shall apply without interruption, change in priority, or alteration in any manner to any reduced payment obligations and shall continue until the Assessment, reduced payment obligations, and any interest, penalties, and costs on it are paid, notwithstanding any sale of the property for or on account of a delinquent general property tax, special tax, or other Assessment or the issuance of a tax deed, an assignment of interest by the County or a sheriff's certificate of sale or deed.

Section 11. Reserve Fund.

(a) The District does hereby establish a reserve fund (the "Reserve Fund") in lieu of funding a guaranty fund, as additional security for the Assessment Bonds.

(b) The Reserve Fund may be initially funded from proceeds of the Assessment Bonds in an amount not to exceed the least of (i) ten percent (10%) of the proceeds of the Assessment Bonds determined on the basis of its initial purchase price to the public, (ii) the maximum aggregate annual debt service requirement during any bond fund year for the Assessment Bonds, and (iii) one hundred twenty-five percent (125%) of the average aggregate annual debt service requirement for the Assessment Bonds (the "Reserve Requirement"). The cost of initially funding the Reserve Fund is included in the Assessments of the property in the Assessment Area. The Reserve Requirement may be adjusted as payments are made on the Assessment Bonds (including from prepayment of Assessments by property owners) as provided in the Indenture. The moneys on deposit in the Reserve Fund, if any, may be applied to the Assessment payment obligations, including the final Assessment payment and used to make payments on the Assessment Bonds as provided in the Indenture. If the amounts on deposit in the Reserve Fund exceed the final Assessment obligation, any excess amounts shall be paid by the District to the owners whose properties were subject to the final Assessment payment obligation on a pro rata basis, as an excess Assessment payment.

(c) In the event insufficient Assessments are collected by the District to make the debt service payments on the Assessment Bonds, the District shall draw on the Reserve Fund to make up such deficiency, but shall have no obligation to replenish the Reserve Fund with any funds other than those collected from Assessments as described herein.

(d) Amounts recovered by exercise of any of the remedies provided herein or otherwise from delinquent Assessments (and not needed to pay amounts coming due on the Assessment Bonds) shall be used to replenish amounts drawn from the Reserve Fund.

(e) In the event the Assessment Bonds are refunded, the Reserve Requirement may be adjusted by the District and amounts in the Reserve Fund may be applied to assist in such refunding. Any refunding of the Assessment Bonds is hereby permitted so long as the structure thereof shall not increase the total cost of the Assessments in any one year.

Section 12. Investment Earnings. Except as otherwise provided in the Indenture, all investment earnings on the Reserve Fund shall be maintained in said Fund and applied in the same manner as the other moneys on deposit therein as provided in the Indenture.

Section 13. Contestability. No Assessment shall be declared invalid or set aside, in whole or in part, in consequence of any error or irregularity which does not go to the equity or justice of the Assessment or proceeding. The Owners and any succeeding property owners (whether by sale, foreclosure, or any other property transfer of title) have waived any rights to contest this Ordinance. Any party who has not waived his or her objections to the same as provided by statute may commence a civil action in the district court with jurisdiction in the District against the District to enjoin the levy or collection of the Assessment or to set aside and declare unlawful this Ordinance.

Such action must be commenced and summons must be served on the District not later than thirty (30) days after the effective date of this Ordinance. This action shall be the exclusive remedy of any aggrieved party. No court shall entertain any complaint which the party was authorized to make by statute but did not timely make or any complaint that does not go to the equity or justice of the Assessment or proceeding.

After the expiration of the thirty (30) day period provided in this Section:

(a) The Assessment Bonds and any refunding bonds to be issued with respect to the Assessment Area and the Assessments levied in the Assessment Area shall become incontestable as to all Persons who have not commenced the action and served a summons as provided for in this Section; and

(b) No suit to enjoin the issuance or payment of the Assessment Bonds or refunding assessment bonds, the levy, collection, or enforcement of the Assessments, or in any other manner attacking or questioning the legality of the Assessment Bonds or refunding assessment bonds or Assessments may be commenced, and no court shall have authority to inquire into these matters.

Section 14. Notice to Property Owners. The Owners are hereby deemed to have received notice of assessment and have waived any notice and hearing requirements under the Act.

Section 15. All Necessary Action Approved. The officials of the District are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance, including the filing of a notice of assessment interest with the County Recorder.

Section 16. Repeal of Conflicting Provisions; Amendment. All ordinances or parts thereof in conflict with this Ordinance are hereby repealed. The Chair (or any assigned designee of the Chair) may make any alterations, changes or additions to this Ordinance which may be necessary to conform the same to the final terms of the Assessment Bonds, to correct errors or omissions herein, to complete the same, to remove ambiguities herefrom, or to conform the same to other provisions of this Ordinance or any resolution adopted by the Board or the provisions of the laws of the State of Utah or the United States, including technical changes to the description of the boundary of the Assessment Area, so long as those changes do not change the boundaries

from those depicted on the maps attached to the Designation Resolution and do not materially adversely affect the rights of the Owners hereunder without the consent of such Owners affected.

Section 17. Posting of Ordinance. This Ordinance shall be signed by the Chair and Secretary/Clerk and shall be recorded in the ordinance book kept for that purpose upon final confirmation of the property description and terms of the Assessment Area. The officials of the District are hereby authorized to make technical corrections to the legal description of the Assessment Area. Upon finalization of the legal description, copies of this Ordinance shall be posted in a public location within or near the District's boundaries that is reasonably likely to be seen by individuals who pass through or near the affected area for at least 21 days and a copy of this Ordinance shall also be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) for at least 21 days. This Ordinance shall take effect immediately upon its passage and approval and posting as required by law.

Dated as of November 14, 2024.

CORAL CANYON INFRASTRUCTURE
FINANCING DISTRICT NO. 1

By:  _____
Chair

ATTEST:

By:  _____
Secretary/Clerk

STATE OF UTAH)

: SS.

COUNTY OF Davis)

The foregoing instrument was acknowledged before me this Nov. 15, 2024, by Nick Meister, the Chair of the Board of Trustees of Coral Canyon Infrastructure Financing District No. 1 (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

Stephanie Heiner
NOTARY PUBLIC

STATE OF UTAH)

: SS.

COUNTY OF Davis)



The foregoing instrument was acknowledged before me this Nov. 15, 2024, by Seth Robertson, the Secretary/Clerk of Coral Canyon Infrastructure Financing District No. 1 (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

Stephanie Heiner
NOTARY PUBLIC



EXHIBIT A

ASSESSMENT LIST

Assessment Method and Amount*

Total Assessment	\$13,545,000
Total ERUs	337.80
Assessment Per ERU	\$40,097.69

Type	Classification	Quanty	Lien/Lot	ERUs Per Unit	Total Assessment
Isle Townhome	A	91	\$88,214.92	2.20	\$8,027,558
Rise Townhome	B	62	40,097.69	1.00	2,486,057
Solis SFD	C	43	70,497.33	1.76	3,031,385
		196			\$13,545,000

Lot No.	Parcel ID	Classification	ERUs	Total Assessment
1	W-ICC-1-1-CC	A	2.20	88,214.92
2	W-ICC-1-2-CC	A	2.20	88,214.92
3	W-ICC-1-3-CC	A	2.20	88,214.92
4	W-ICC-2-4-CC	A	2.20	88,214.92
5	W-ICC-2-5-CC	A	2.20	88,214.92
6	W-ICC-2-6-CC	A	2.20	88,214.92
7	W-ICC-2-7-CC	A	2.20	88,214.92
8	W-ICC-2-8-CC	A	2.20	88,214.92
9	W-ICC-2-9-CC	A	2.20	88,214.92
10	W-ICC-2-10-CC	A	2.20	88,214.92
11	W-ICC-2-11-CC	A	2.20	88,214.92
12	W-ICC-2-12-CC	A	2.20	88,214.92
13	W-ICC-2-13-CC	A	2.20	88,214.92
14	W-ICC-2-14-CC	A	2.20	88,214.92
15	W-ICC-2-15-CC	A	2.20	88,214.92
16	W-ICC-2-16-CC	A	2.20	88,214.92
17	W-ICC-2-17-CC	A	2.20	88,214.92
18	W-ICC-2-18-CC	A	2.20	88,214.92
19	W-ICC-2-19-CC	A	2.20	88,214.92
20	W-ICC-2-20-CC	A	2.20	88,214.92
21	W-ICC-2-21-CC	A	2.20	88,214.92
22	W-ICC-2-22-CC	A	2.20	88,214.92
23	W-ICC-2-23-CC	A	2.20	88,214.92
24	W-ICC-2-24-CC	A	2.20	88,214.92

25	W-ICC-2-25-CC	A	2.20	88,214.92
26	W-ICC-2-26-CC	A	2.20	88,214.92
27	W-ICC-2-27-CC	A	2.20	88,214.92
28	W-ICC-2-28-CC	A	2.20	88,214.92
29	W-ICC-2-29-CC	A	2.20	88,214.92
30	W-ICC-2-30-CC	A	2.20	88,214.92
31	W-ICC-2-31-CC	A	2.20	88,214.92
32	W-ICC-2-32-CC	A	2.20	88,214.92
33	W-ICC-2-33-CC	A	2.20	88,214.92
34	W-ICC-2-34-CC	A	2.20	88,214.92
35	W-ICC-2-35-CC	A	2.20	88,214.92
36	W-ICC-2-36-CC	A	2.20	88,214.92
37	W-ICC-2-37-CC	A	2.20	88,214.92
38	W-ICC-2-38-CC	A	2.20	88,214.92
39	W-ICC-2-39-CC	A	2.20	88,214.92
40	W-ICC-3-40-CC	A	2.20	88,214.92
41	W-ICC-3-41-CC	A	2.20	88,214.92
42	W-ICC-3-42-CC	A	2.20	88,214.92
43	W-ICC-3-43-CC	A	2.20	88,214.92
44	W-ICC-3-44-CC	A	2.20	88,214.92
45	W-ICC-3-45-CC	A	2.20	88,214.92
46	W-ICC-3-46-CC	A	2.20	88,214.92
47	W-ICC-3-47-CC	A	2.20	88,214.92
48	W-ICC-3-48-CC	A	2.20	88,214.92
49	W-ICC-3-49-CC	A	2.20	88,214.92
50	W-ICC-3-50-CC	A	2.20	88,214.92
51	W-ICC-3-51-CC	A	2.20	88,214.92
52	W-ICC-3-52-CC	A	2.20	88,214.92
53	W-ICC-3-53-CC	A	2.20	88,214.92
54	W-ICC-3-54-CC	A	2.20	88,214.92
55	W-ICC-3-55-CC	A	2.20	88,214.92
56	W-ICC-3-56-CC	A	2.20	88,214.92
57	W-ICC-3-57-CC	A	2.20	88,214.92
58	W-ICC-3-58-CC	A	2.20	88,214.92
59	W-ICC-3-59-CC	A	2.20	88,214.92
60	W-ICC-3-60-CC	A	2.20	88,214.92
61	W-ICC-1-61-CC	A	2.20	88,214.92
62	W-ICC-1-62-CC	A	2.20	88,214.92
63	W-ICC-1-63-CC	A	2.20	88,214.92
64	W-ICC-1-64-CC	A	2.20	88,214.92
65	W-ICC-1-65-CC	A	2.20	88,214.92
66	W-ICC-1-66-CC	A	2.20	88,214.92

67	W-ICC-1-67-CC	A	2.20	88,214.92
68	W-ICC-1-68-CC	A	2.20	88,214.92
69	W-ICC-1-69-CC	A	2.20	88,214.92
70	W-ICC-1-70-CC	A	2.20	88,214.92
71	W-ICC-1-71-CC	A	2.20	88,214.92
72	W-ICC-1-72-CC	A	2.20	88,214.92
73	W-ICC-1-73-CC	A	2.20	88,214.92
74	W-ICC-1-74-CC	A	2.20	88,214.92
75	W-ICC-1-75-CC	A	2.20	88,214.92
76	W-ICC-1-76-CC	A	2.20	88,214.92
77	W-ICC-1-77-CC	A	2.20	88,214.92
78	W-ICC-3-78-CC	A	2.20	88,214.92
79	W-ICC-3-79-CC	A	2.20	88,214.92
80	W-ICC-3-80-CC	A	2.20	88,214.92
81	W-ICC-3-81-CC	A	2.20	88,214.92
82	W-ICC-3-82-CC	A	2.20	88,214.92
83	W-ICC-3-83-CC	A	2.20	88,214.92
84	W-ICC-1-84-CC	A	2.20	88,214.92
85	W-ICC-1-85-CC	A	2.20	88,214.92
86	W-ICC-1-86-CC	A	2.20	88,214.92
87	W-ICC-1-87-CC	A	2.20	88,214.92
88	W-ICC-1-88-CC	A	2.20	88,214.92
89	W-ICC-1-89-CC	A	2.20	88,214.92
90	W-ICC-1-90-CC	A	2.20	88,214.92
91	W-ICC-1-91-CC	A	2.20	88,214.92
69-130	Not Assigned ¹	B	62.00	2,486,057
111	W-Sol-4-111-CC	C	1.76	70,497.33
112	W-Sol-4-112-CC	C	1.76	70,497.33
113	W-Sol-4-113-CC	C	1.76	70,497.33
114	W-Sol-4-114-CC	C	1.76	70,497.33
115	W-Sol-4-115-CC	C	1.76	70,497.33
116	W-Sol-4-116-CC	C	1.76	70,497.33
117	W-Sol-4-117-CC	C	1.76	70,497.33
118	W-Sol-4-118-CC	C	1.76	70,497.33
119	W-Sol-4-119-CC	C	1.76	70,497.33
120	W-Sol-4-120-CC	C	1.76	70,497.33
121	W-Sol-4-121-CC	C	1.76	70,497.33
122	W-Sol-4-122-CC	C	1.76	70,497.33
123	W-Sol-4-123-CC	C	1.76	70,497.33
124	W-Sol-4-124-CC	C	1.76	70,497.33
125	W-Sol-4-125-CC	C	1.76	70,497.33
126	W-Sol-4-126-CC	C	1.76	70,497.33

127	W-Sol-4-127-CC	C	1.76	70,497.33
128	W-Sol-4-128-CC	C	1.76	70,497.33
129	W-Sol-4-129-CC	C	1.76	70,497.33
130	W-Sol-4-130-CC	C	1.76	70,497.33
131	W-Sol-4-131-CC	C	1.76	70,497.33
132	W-Sol-4-132-CC	C	1.76	70,497.33
133	W-Sol-4-133-CC	C	1.76	70,497.33
134	W-Sol-4-134-CC	C	1.76	70,497.33
135	W-Sol-4-135-CC	C	1.76	70,497.33
136	W-Sol-4-136-CC	C	1.76	70,497.33
137	W-Sol-4-137-CC	C	1.76	70,497.33
138	W-Sol-4-138-CC	C	1.76	70,497.33
139	W-Sol-4-139-CC	C	1.76	70,497.33
140	W-Sol-4-140-CC	C	1.76	70,497.33
141	W-Sol-4-141-CC	C	1.76	70,497.33
142	W-Sol-4-142-CC	C	1.76	70,497.33
143	W-Sol-4-143-CC	C	1.76	70,497.33
144	W-Sol-4-144-CC	C	1.76	70,497.33
145	W-Sol-4-145-CC	C	1.76	70,497.33
146	W-Sol-4-146-CC	C	1.76	70,497.33
147	W-Sol-4-147-CC	C	1.76	70,497.33
148	W-Sol-4-148-CC	C	1.76	70,497.33
149	W-Sol-4-149-CC	C	1.76	70,497.33
150	W-Sol-4-150-CC	C	1.76	70,497.33
151	W-Sol-4-151-CC	C	1.76	70,497.33
152	W-Sol-4-152-CC	C	1.76	70,497.33
153	W-Sol-4-153-CC	C	1.76	70,497.33

* Figures have been rounded

1 Parcel ID not assigned due to recent ownership by SITLA. See Division 3 legal description on following pages for legal description of this area.

Legal Description

The Assessment Area is more particularly described as follows:

DIVISION 1:

BEGINNING AT A POINT THAT LIES SOUTH 89°03'04" EAST 1,162.41 FEET ALONG THE SECTION LINE AND SOUTH 514.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 75°11'57" EAST 688.82 FEET TO THE WESTERLY OF CORAL CANYON AREA 2 PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 17°58'34" WEST ALONG SAID WESTERLY LINE 190.72 FEET; THENCE SOUTH 54°31'53" EAST ALONG SAID WESTERLY LINE 388.39 FEET TO THE WESTERLY LINE OF CORAL CANYON AREA 6 PHASE 1 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND A 465.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 23°48'12" WEST 288.43 FEET, CENTER POINT LIES SOUTH 48°07'43" EAST) THROUGH A CENTRAL ANGLE OF 36°08'09", A DISTANCE OF 293.27 FEET; THENCE SOUTH 05°44'08" WEST ALONG SAID WESTERLY LINE 122.37 FEET TO THE NORTHEAST MOST CORNER OF SOLIS AT CORAL CANYON PHASE 3 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG THE NORTHERLY LINE OF SOLIS AT CORAL CANYON PHASE 3 THE FOLLOWING FOURTEEN (14) COURSES: 1) NORTH 86°23'37" WEST 694.78 FEET, 2) NORTH 03°36'23" EAST 18.22 FEET, 3) NORTH 86°23'37" WEST 55.00 FEET, 4) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 5) NORTH 86°23'37" WEST 185.49 FEET, 6) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 42°19'13" WEST 20.87 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF

88°08'48", A DISTANCE OF 23.08 FEET, 7) NORTH 85°19'34" WEST 55.08 FEET, 8) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 47°34'24" WEST 21.59 FEET, CENTER POINT LIES NORTH 88°27'35" WEST) THROUGH A CENTRAL ANGLE OF 92°03'59", A DISTANCE OF 24.10 FEET 9) NORTH 86°23'37" WEST 188.02 FEET, 10) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°23'37" WEST 21.21 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 11) NORTH 86°23'37" WEST 55.00 FEET, 12) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 13) NORTH 86°23'37" WEST 77.10 FEET, AND 14) WESTERLY ALONG A 172.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 85°03'04" WEST 8.08 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 02°41'04", A DISTANCE OF 8.08 FEET TO A POINT ON THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 AS ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 06°17'28" EAST 77.40 FEET 2) NORTH 14°49'34" WEST 122.39 FEET 3) NORTH 33°11'34" WEST 119.79 FEET, AND 4) NORTH 38°04'08" WEST 80.25 FEET; THENCE NORTH 51°55'52" EAST 155.00 FEET; THENCE SOUTH 38°04'08" EAST 51.61 FEET; THENCE NORTH 51°55'52" EAST 97.68 FEET; THENCE NORTH 37°44'46" WEST 1.07 FEET; THENCE NORTH 52°44'25" EAST 98.09 FEET; THENCE NORTH 37°15'35" WEST 21.73 FEET; THENCE NORTH 52°44'25" EAST 154.47 FEET; THENCE SOUTH 27°05'45" EAST 55.88 FEET; THENCE SOUTH 15°04'42" WEST 16.06 FEET; THENCE SOUTH 14°48'03" EAST 110.00 FEET; THENCE NORTH 75°11'57" EAST 153.00 FEET; THENCE SOUTH 14°48'03" EAST 17.66 FEET; THENCE NORTH 75°11'57" EAST 117.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 867,303 SQUARE FEET OR 19.91 ACRES.

DIVISION 2:

BEGINNING AT A POINT ON THE EASTERLY LINE PARCEL W-4-2-5-231-CC SAID POINT LIES NORTH 88°14'54" WEST 419.09 FEET AND SOUTH 1,307.67 FEET; FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 02°58'29" EAST 305.77 FEET, 2) SOUTH 23°08'01" EAST 298.51 FEET, AND 3) SOUTH 76°49'16" EAST 385.48 FEET TO THE NORTHWESTERLY LINE OF TELEGRAPH ROAD; THENCE SOUTH 19°39'15" WEST ALONG THE NORTHWESTERLY LINE 34.63 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND A 940.65 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°11'47" WEST 567.04 FEET, CENTER POINT LIES NORTH 70°20'45" WEST) THROUGH A CENTRAL ANGLE OF 35°05'03", A

DISTANCE OF 575.99 FEET TO THE EASTERLY LINE OF SAID PARCEL W-4-2-5-231-CC; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 57°20'48" WEST 251.94 FEET 2) NORTH 76°01'23" WEST 263.08 FEET 3) SOUTH 69°35'41" WEST 314.58 FEET 4) SOUTH 89°57'02" WEST 146.07 FEET, 5) SOUTH 86°12'32" WEST 219.76 FEET AND 6) SOUTH 62°07'59" WEST 75.99 FEET; THENCE NORTH 27°58'11" WEST 142.98 FEET; THENCE NORTH 40°34'41" EAST 107.86 FEET; THENCE NORTH 24°29'14" EAST 75.79 FEET; THENCE NORTH 41°41'48" EAST 392.25 FEET; THENCE NORTH 35°20'32" EAST 440.04 FEET; THENCE NORTH 50°16'44" EAST 126.58 FEET; THENCE NORTH 17°40'47" EAST 32.78 FEET; THENCE NORTH 24°42'42" WEST 85.91 FEET; THENCE NORTH 49°16'58" EAST 138.57 FEET; THENCE NORTH 53°20'59" EAST 50.00 FEET; THENCE NORTHWESTERLY ALONG A 525.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 37°05'51" WEST 8.19 FEET, CENTER POINT LIES SOUTH 53°20'59" WEST) THROUGH A CENTRAL ANGLE OF 00°53'39", A DISTANCE OF 8.19 FEET; THENCE NORTH 49°22'07" EAST 110.74 FEET; THENCE SOUTH 76°02'18" EAST 57.06 FEET; THENCE SOUTH 36°04'21" EAST 237.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,034,141 SQUARE FEET OR 23.74 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 88°14'54" WEST 560.69 FEET ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 8 AND THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

DIVISION 3:

BEGINNING AT A POINT THAT IS ON THE SOUTHEASTERLY LINE OF TELEGRAPH ROAD AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE. SAID POINT LIES SOUTH 01°05'53" WEST 451.72 FEET ALONG THE SECTION LINE AND WEST 828.31 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 40°58'21" EAST 214.98 FEET; THENCE SOUTH 86°33'29" EAST 121.11 FEET; THENCE SOUTH 18°22'32" EAST 95.14 FEET; THENCE SOUTH 26°05'36" WEST 108.58 FEET; THENCE SOUTH 16°45'16" WEST 88.90 FEET; THENCE SOUTH 03°27'54" EAST 187.97 FEET; THENCE SOUTH 14°41'55" WEST 54.08 FEET; THENCE SOUTH 36°48'09" WEST 94.63 FEET; THENCE SOUTH 56°28'50" WEST 208.91 FEET; THENCE SOUTH 75°38'11" WEST 183.28 FEET TO THE NORTHEASTERLY LINE OF RISE AT CORAL CANYON PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 52°02'18" WEST 151.47 FEET, 2) NORTH 35°25'10" WEST 66.72 FEET, 3) NORTH 50°30'11" EAST 75.81 FEET, 4) NORTH 39°29'05" WEST 250.93 FEET, 5) SOUTH 50°30'55" WEST 78.87 FEET, AND 6) NORTH 39°18'33" WEST 77.48 FEET TO SAID SOUTHEASTERLY LINE OF TELEGRAPH ROAD; THENCE NORTH 51°16'56" EAST ALONG SAID SOUTHEASTERLY LINE 162.68 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND A 3,340.00 FOOT RADIUS CURVE TO THE

LEFT, (LONG CHORD BEARS NORTH 46°06'12" EAST 602.97 FEET, CENTER POINT
LIES NORTH 38°43'04" WEST) THROUGH A CENTRAL ANGLE OF 10°21'28", A
~~DISTANCE OF 603.79 FEET TO THE POINT OF BEGINNING.~~

CONTAINING 428,281 SQUARE FEET OR 9.83 ACRES.

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Parcel ID	Property Owner
W-ICC-1-1-CC	CW The Island, LLC
W-ICC-1-2-CC	CW The Island, LLC
W-ICC-1-3-CC	CW The Island, LLC
W-ICC-2-4-CC	CW The Island, LLC
W-ICC-2-5-CC	CW The Island, LLC
W-ICC-2-6-CC	CW The Island, LLC
W-ICC-2-7-CC	CW The Island, LLC
W-ICC-2-8-CC	CW The Island, LLC
W-ICC-2-9-CC	CW The Island, LLC
W-ICC-2-10-CC	CW The Island, LLC
W-ICC-2-11-CC	CW The Island, LLC
W-ICC-2-12-CC	CW The Island, LLC
W-ICC-2-13-CC	CW The Island, LLC
W-ICC-2-14-CC	CW The Island, LLC
W-ICC-2-15-CC	CW The Island, LLC
W-ICC-2-16-CC	CW The Island, LLC
W-ICC-2-17-CC	CW The Island, LLC
W-ICC-2-18-CC	CW The Island, LLC
W-ICC-2-19-CC	CW The Island, LLC
W-ICC-2-20-CC	CW The Island, LLC
W-ICC-2-21-CC	CW The Island, LLC
W-ICC-2-22-CC	CW The Island, LLC
W-ICC-2-23-CC	CW The Island, LLC
W-ICC-2-24-CC	CW The Island, LLC
W-ICC-2-25-CC	CW The Island, LLC
W-ICC-2-26-CC	CW The Island, LLC
W-ICC-2-27-CC	CW The Island, LLC
W-ICC-2-28-CC	CW The Island, LLC
W-ICC-2-29-CC	CW The Island, LLC
W-ICC-2-30-CC	CW The Island, LLC
W-ICC-2-31-CC	CW The Island, LLC
W-ICC-2-32-CC	CW The Island, LLC
W-ICC-2-33-CC	CW The Island, LLC
W-ICC-2-34-CC	CW The Island, LLC
W-ICC-2-35-CC	CW The Island, LLC
W-ICC-2-36-CC	CW The Island, LLC
W-ICC-2-37-CC	CW The Island, LLC

W-ICC-2-38-CC	CW The Island, LLC
W-ICC-2-39-CC	CW The Island, LLC
W-ICC-3-40-CC	CW The Island, LLC
W-ICC-3-41-CC	CW The Island, LLC
W-ICC-3-42-CC	CW The Island, LLC
W-ICC-3-43-CC	CW The Island, LLC
W-ICC-3-44-CC	CW The Island, LLC
W-ICC-3-45-CC	CW The Island, LLC
W-ICC-3-46-CC	CW The Island, LLC
W-ICC-3-47-CC	CW The Island, LLC
W-ICC-3-48-CC	CW The Island, LLC
W-ICC-3-49-CC	CW The Island, LLC
W-ICC-3-50-CC	CW The Island, LLC
W-ICC-3-51-CC	CW The Island, LLC
W-ICC-3-52-CC	CW The Island, LLC
W-ICC-3-53-CC	CW The Island, LLC
W-ICC-3-54-CC	CW The Island, LLC
W-ICC-3-55-CC	CW The Island, LLC
W-ICC-3-56-CC	CW The Island, LLC
W-ICC-3-57-CC	CW The Island, LLC
W-ICC-3-58-CC	CW The Island, LLC
W-ICC-3-59-CC	CW The Island, LLC
W-ICC-3-60-CC	CW The Island, LLC
W-ICC-1-61-CC	CW The Island, LLC
W-ICC-1-62-CC	CW The Island, LLC
W-ICC-1-63-CC	CW The Island, LLC
W-ICC-1-64-CC	CW The Island, LLC
W-ICC-1-65-CC	CW The Island, LLC
W-ICC-1-66-CC	CW The Island, LLC
W-ICC-1-67-CC	CW The Island, LLC
W-ICC-1-68-CC	CW The Island, LLC
W-ICC-1-69-CC	CW The Island, LLC
W-ICC-1-70-CC	CW The Island, LLC
W-ICC-1-71-CC	CW The Island, LLC
W-ICC-1-72-CC	CW The Island, LLC
W-ICC-1-73-CC	CW The Island, LLC
W-ICC-1-74-CC	CW The Island, LLC
W-ICC-1-75-CC	CW The Island, LLC
W-ICC-1-76-CC	CW The Island, LLC
W-ICC-1-77-CC	CW The Island, LLC
W-ICC-3-78-CC	CW The Island, LLC
W-ICC-3-79-CC	CW The Island, LLC
W-ICC-3-80-CC	CW The Island, LLC

W-ICC-3-81-CC	CW The Island, LLC
W-ICC-3-82-CC	CW The Island, LLC
W-ICC-3-83-CC	CW The Island, LLC
W-ICC-1-84-CC	CW The Island, LLC
W-ICC-1-85-CC	CW The Island, LLC
W-ICC-1-86-CC	CW The Island, LLC
W-ICC-1-87-CC	CW The Island, LLC
W-ICC-1-88-CC	CW The Island, LLC
W-ICC-1-89-CC	CW The Island, LLC
W-ICC-1-90-CC	CW The Island, LLC
W-ICC-1-91-CC	CW The Island, LLC
Not Assigned ¹	CW The Rise II, LLC
W-Sol-4-111-CC	CW The Solis, LLC
W-Sol-4-112-CC	CW The Solis, LLC
W-Sol-4-113-CC	CW The Solis, LLC
W-Sol-4-114-CC	CW The Solis, LLC
W-Sol-4-115-CC	CW The Solis, LLC
W-Sol-4-116-CC	CW The Solis, LLC
W-Sol-4-117-CC	CW The Solis, LLC
W-Sol-4-118-CC	CW The Solis, LLC
W-Sol-4-119-CC	CW The Solis, LLC
W-Sol-4-120-CC	CW The Solis, LLC
W-Sol-4-121-CC	CW The Solis, LLC
W-Sol-4-122-CC	CW The Solis, LLC
W-Sol-4-123-CC	CW The Solis, LLC
W-Sol-4-124-CC	CW The Solis, LLC
W-Sol-4-125-CC	CW The Solis, LLC
W-Sol-4-126-CC	CW The Solis, LLC
W-Sol-4-127-CC	CW The Solis, LLC
W-Sol-4-128-CC	CW The Solis, LLC
W-Sol-4-129-CC	CW The Solis, LLC
W-Sol-4-130-CC	CW The Solis, LLC
W-Sol-4-131-CC	CW The Solis, LLC
W-Sol-4-132-CC	CW The Solis, LLC
W-Sol-4-133-CC	CW The Solis, LLC
W-Sol-4-134-CC	CW The Solis, LLC
W-Sol-4-135-CC	CW The Solis, LLC
W-Sol-4-136-CC	CW The Solis, LLC
W-Sol-4-137-CC	CW The Solis, LLC
W-Sol-4-138-CC	CW The Solis, LLC
W-Sol-4-139-CC	CW The Solis, LLC
W-Sol-4-140-CC	CW The Solis, LLC
W-Sol-4-141-CC	CW The Solis, LLC

W-Sol-4-142-CC	CW The Solis, LLC
W-Sol-4-143-CC	CW The Solis, LLC
W-Sol-4-144-CC	CW The Solis, LLC
W-Sol-4-145-CC	CW The Solis, LLC
W-Sol-4-146-CC	CW The Solis, LLC
W-Sol-4-147-CC	CW The Solis, LLC
W-Sol-4-148-CC	CW The Solis, LLC
W-Sol-4-149-CC	CW The Solis, LLC
W-Sol-4-150-CC	CW The Solis, LLC
W-Sol-4-151-CC	CW The Solis, LLC
W-Sol-4-152-CC	CW The Solis, LLC
W-Sol-4-153-CC	CW The Solis, LLC

1 Parcel ID not assigned due to recent ownership by SITLA. See Division 3 legal description on following pages for legal description of this area.

Legal Description

The Assessment Area is more particularly described as follows:

DIVISION 1:

BEGINNING AT A POINT THAT LIES SOUTH 89°03'04" EAST 1,162.41 FEET ALONG THE SECTION LINE AND SOUTH 514.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 75°11'57" EAST 688.82 FEET TO THE WESTERLY OF CORAL CANYON AREA 2 PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 17°58'34" WEST ALONG SAID WESTERLY LINE 190.72 FEET; THENCE SOUTH 54°31'53" EAST ALONG SAID WESTERLY LINE 388.39 FEET TO THE WESTERLY LINE OF CORAL CANYON AREA 6 PHASE 1 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND A 465.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 23°48'12" WEST 288.43 FEET, CENTER POINT LIES SOUTH 48°07'43" EAST) THROUGH A CENTRAL ANGLE OF 36°08'09", A DISTANCE OF 293.27 FEET; THENCE SOUTH 05°44'08" WEST ALONG SAID WESTERLY LINE 122.37 FEET TO THE NORTHEAST MOST CORNER OF SOLIS AT CORAL CANYON PHASE 3 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG THE NORTHERLY LINE OF SOLIS AT CORAL CANYON PHASE 3 THE FOLLOWING FOURTEEN (14) COURSES: 1) NORTH 86°23'37" WEST 694.78 FEET, 2) NORTH 03°36'23" EAST 18.22 FEET, 3) NORTH 86°23'37" WEST 55.00 FEET, 4) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 5) NORTH 86°23'37" WEST 185.49 FEET, 6) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 42°19'13" WEST 20.87 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF

88°08'48", A DISTANCE OF 23.08 FEET, 7) NORTH 85°19'34" WEST 55.08 FEET, 8) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 47°34'24" WEST 21.59 FEET, CENTER POINT LIES NORTH 88°27'35" WEST) THROUGH A CENTRAL ANGLE OF 92°03'59", A DISTANCE OF 24.10 FEET 9) NORTH 86°23'37" WEST 188.02 FEET, 10) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°23'37" WEST 21.21 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 11) NORTH 86°23'37" WEST 55.00 FEET, 12) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 13) NORTH 86°23'37" WEST 77.10 FEET, AND 14) WESTERLY ALONG A 172.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 85°03'04" WEST 8.08 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 02°41'04", A DISTANCE OF 8.08 FEET TO A POINT ON THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 AS ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 06°17'28" EAST 77.40 FEET 2) NORTH 14°49'34" WEST 122.39 FEET 3) NORTH 33°11'34" WEST 119.79 FEET, AND 4) NORTH 38°04'08" WEST 80.25 FEET; THENCE NORTH 51°55'52" EAST 155.00 FEET; THENCE SOUTH 38°04'08" EAST 51.61 FEET; THENCE NORTH 51°55'52" EAST 97.68 FEET; THENCE NORTH 37°44'46" WEST 1.07 FEET; THENCE NORTH 52°44'25" EAST 98.09 FEET; THENCE NORTH 37°15'35" WEST 21.73 FEET; THENCE NORTH 52°44'25" EAST 154.47 FEET; THENCE SOUTH 27°05'45" EAST 55.88 FEET; THENCE SOUTH 15°04'42" WEST 16.06 FEET; THENCE SOUTH 14°48'03" EAST 110.00 FEET; THENCE NORTH 75°11'57" EAST 153.00 FEET; THENCE SOUTH 14°48'03" EAST 17.66 FEET; THENCE NORTH 75°11'57" EAST 117.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 867,303 SQUARE FEET OR 19.91 ACRES.

DIVISION 2:

BEGINNING AT A POINT ON THE EASTERLY LINE PARCEL W-4-2-5-231-CC SAID POINT LIES NORTH 88°14'54" WEST 419.09 FEET AND SOUTH 1,307.67 FEET; FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 02°58'29" EAST 305.77 FEET, 2) SOUTH 23°08'01" EAST 298.51 FEET, AND 3) SOUTH 76°49'16" EAST 385.48 FEET TO THE NORTHWESTERLY LINE OF TELEGRAPH ROAD; THENCE SOUTH 19°39'15" WEST ALONG THE NORTHWESTERLY LINE 34.63 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND A 940.65 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°11'47" WEST 567.04 FEET, CENTER POINT LIES NORTH 70°20'45" WEST) THROUGH A CENTRAL ANGLE OF 35°05'03", A

DISTANCE OF 575.99 FEET TO THE EASTERLY LINE OF SAID PARCEL W-4-2-5-231-CC; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 57°20'48" WEST 251.94 FEET 2) NORTH 76°01'23" WEST 263.08 FEET 3) SOUTH 69°35'41" WEST 314.58 FEET 4) SOUTH 89°57'02" WEST 146.07 FEET, 5) SOUTH 86°12'32" WEST 219.76 FEET AND 6) SOUTH 62°07'59" WEST 75.99 FEET; THENCE NORTH 27°58'11" WEST 142.98 FEET; THENCE NORTH 40°34'41" EAST 107.86 FEET; THENCE NORTH 24°29'14" EAST 75.79 FEET; THENCE NORTH 41°41'48" EAST 392.25 FEET; THENCE NORTH 35°20'32" EAST 440.04 FEET; THENCE NORTH 50°16'44" EAST 126.58 FEET; THENCE NORTH 17°40'47" EAST 32.78 FEET; THENCE NORTH 24°42'42" WEST 85.91 FEET; THENCE NORTH 49°16'58" EAST 138.57 FEET; THENCE NORTH 53°20'59" EAST 50.00 FEET; THENCE NORTHWESTERLY ALONG A 525.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 37°05'51" WEST 8.19 FEET, CENTER POINT LIES SOUTH 53°20'59" WEST) THROUGH A CENTRAL ANGLE OF 00°53'39", A DISTANCE OF 8.19 FEET; THENCE NORTH 49°22'07" EAST 110.74 FEET; THENCE SOUTH 76°02'18" EAST 57.06 FEET; THENCE SOUTH 36°04'21" EAST 237.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,034,141 SQUARE FEET OR 23.74 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 88°14'54" WEST 560.69 FEET ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 8 AND THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

DIVISION 3:

BEGINNING AT A POINT THAT IS ON THE SOUTHEASTERLY LINE OF TELEGRAPH ROAD AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE. SAID POINT LIES SOUTH 01°05'53" WEST 451.72 FEET ALONG THE SECTION LINE AND WEST 828.31 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 40°58'21" EAST 214.98 FEET; THENCE SOUTH 86°33'29" EAST 121.11 FEET; THENCE SOUTH 18°22'32" EAST 95.14 FEET; THENCE SOUTH 26°05'36" WEST 108.58 FEET; THENCE SOUTH 16°45'16" WEST 88.90 FEET; THENCE SOUTH 03°27'54" EAST 187.97 FEET; THENCE SOUTH 14°41'55" WEST 54.08 FEET; THENCE SOUTH 36°48'09" WEST 94.63 FEET; THENCE SOUTH 56°28'50" WEST 208.91 FEET; THENCE SOUTH 75°38'11" WEST 183.28 FEET TO THE NORTHEASTERLY LINE OF RISE AT CORAL CANYON PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 52°02'18" WEST 151.47 FEET, 2) NORTH 35°25'10" WEST 66.72 FEET, 3) NORTH 50°30'11" EAST 75.81 FEET, 4) NORTH 39°29'05" WEST 250.93 FEET, 5) SOUTH 50°30'55" WEST 78.87 FEET, AND 6) NORTH 39°18'33" WEST 77.48 FEET TO SAID SOUTHEASTERLY LINE OF TELEGRAPH ROAD; THENCE NORTH 51°16'56" EAST ALONG SAID SOUTHEASTERLY LINE 162.68 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND A 3,340.00 FOOT RADIUS CURVE TO THE

LEFT, (LONG CHORD BEARS NORTH 46°06'12" EAST 602.97 FEET, CENTER POINT LIES NORTH 38°43'04" WEST) THROUGH A CENTRAL ANGLE OF 10°21'28", A
~~DISTANCE OF 603.79 FEET TO THE POINT OF BEGINNING.~~

CONTAINING 428,281 SQUARE FEET OR 9.83 ACRES.

EXHIBIT C

CERTIFICATE OF PROJECT ENGINEER INCLUDING MAP AND DEPICTION OF
BOUNDARY OF THE ASSESSMENT AREA
AND LOCATION OF IMPROVEMENTS

VIA E-MAIL

August 29, 2024

Coral Canyon Infrastructure Financing District

ENGINEER'S ESTIMATE OF PUBLIC IMPROVEMENT COSTS

The Connexion Group (the "Engineer") was engaged to perform the necessary engineering services to determine the costs of the public infrastructure improvements benefiting property within the proposed Coral Canyon Infrastructure Financing District (the "District"). The improvements reviewed were for The Island at Coral Canyon Phases 1-3, Rise Phase 2, and Solis at Coral Canyon Phase 4 (collectively, the "Project") which are located in Washington, Utah. This memorandum summarizes the Engineer's findings.

Review Procedure Summary:

This procedure was developed for the Engineer to gain an understanding of the project and related costs while maintaining a reasonable level of effort. The estimated costs presented are based on a review of construction contracts, quotes, construction drawings, and developer budgets for the Project. The estimated costs were allocated as public or private based on the ownership of the associated improvement.

Engineer's Findings:

Generally, the costs associated with the water, sanitary, electrical service, public roadways, storm sewer within the right-of-way, earthwork required for the installation of the public utilities and roadways, and the associated soft costs of these improvements are eligible for District financing. Private roadway improvements, storm sewer improvements outside the right-of-way, gas distribution, data/communication infrastructure, and private lot grading are to be owned by private entities and the associated costs are not eligible for District financing.

The estimated costs and allocations for each Project area have been included as Attachment A. The Engineer estimated the total public costs to be **\$10,804,230.83**. The proposed improvements have a weighted average estimated useful life of not less than **37.79 years**. Maps depicting the approximate locations of the improvements are included as Attachment B.

Please do not hesitate to reach out with any questions.

Sincerely,



Barrett Marrocco, PE
The Connexion Group - Civil, LLC

Attachment A: Cost Summary

Item	Total Cost	Public Cost	Private Cost	Useful Life (Years)	Useful Life Weighted Average (Years)
The Island at Coral Canyon (Phases 1-3)					
Base Construction Cost	\$11,718,101.79	\$3,776,916.33	\$7,941,185.46	39.14	17.61
Construction Contingency	\$1,171,810.18	\$377,691.63	\$794,118.55		
Planning, Engineering, and Design	\$468,724.07	\$421,851.66	\$46,872.41		
Survey and Geotech	\$234,362.04	\$75,538.33	\$158,823.71		
Project Management/Builders Fee	\$644,495.60	\$207,730.40	\$436,765.20		
GRAND TOTAL	\$14,237,493.67	\$4,859,728.35	\$9,377,765.32		
Rise (Phase 2)					
Base Construction Cost	\$3,077,526.66	\$2,010,084.16	\$1,067,442.50	35.77	8.37
Construction Contingency	\$307,752.67	\$201,008.42	\$106,744.25		
Planning, Engineering, and Design	\$184,651.60	\$166,186.44	\$18,465.16		
Survey and Geotech	\$61,550.53	\$40,201.68	\$21,348.85		
Project Management/Builders Fee	\$169,263.97	\$110,554.63	\$58,709.34		
GRAND TOTAL	\$3,800,745.43	\$2,528,035.33	\$1,272,710.10		
Solis (Phase 4)					
Base Construction Cost	\$9,628,357.95	\$2,317,638.62	\$7,310,719.33	37.35	11.81
Construction Contingency	\$962,835.80	\$231,763.86	\$731,071.93		
Planning, Engineering, and Design	\$770,268.64	\$693,241.77	\$77,026.86		
Survey and Geotech	\$192,567.16	\$46,352.77	\$146,214.39		
Project Management/Builders Fee	\$529,559.69	\$127,470.12	\$402,089.56		
GRAND TOTAL	\$12,083,589.23	\$3,416,467.15	\$8,667,122.07		
TOTAL Coral Canyon IFD	\$30,121,828.33	\$10,804,230.83	\$19,317,597.49	Weighted Average Useful Life^{2/}:	37.79

Cost Estimate Developed By: The Connexion Group - Civil, LLC

Notes:

1/ Costs presented are an estimate for planning purposes only.

2/ Weighted Average Useful life is a weighted average of the public improvements estimated useful life and assumes typical maintenance is completed.

Attachment A: The Island at Coral Canyon (Phases 1-3)

Item	QTY	UNIT	UNIT COST	TOTAL COST	PUBLIC	PRIVATE	Useful Life (Years)	Useful Life Weighted Average (Years)
General								
Mobilization	1	LS	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	35	0.28
Permit	1	LS	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	35	0.28
Traffic Control	1	LS	\$8,500.00	\$8,500.00	\$8,500.00	\$0.00	35	0.08
Erosion Control	1	LS	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00	35	0.46
Demolition and Removal								
Sawcut asphalt	3376	LF	\$0.88	\$2,970.88	\$2,970.88	\$0.00	15	0.01
Remove asphalt	6970	SF	\$1.12	\$7,806.40	\$7,806.40	\$0.00	15	0.03
Remove existing sewer line	1000	LS	\$2.50	\$2,500.00	\$2,500.00	\$0.00	40	0.03
Remove existing sewer laterals	28	Ea	\$500.00	\$14,000.00	\$14,000.00	\$0.00	40	0.15
Earthwork								
Cut/Fill	19411	CY	\$4.50	\$87,349.50	\$43,674.75	\$43,674.75	70	0.81
Import and place dirt	58000	CY	\$8.50	\$493,000.00	\$0.00	\$493,000.00	70	0.00
Grade certification	1	LS	\$2,500.00	\$2,500.00	\$1,250.00	\$1,250.00	70	0.02
Grading for Telegraph	1	LS	\$350,000.00	\$350,000.00	\$350,000.00	\$0.00	70	6.49
Lot Sub-EX	1	LS	\$350,000.00	\$350,000.00	\$0.00	\$350,000.00	70	0.00
Temporary turn around (ABC)	160	CY	\$51.75	\$8,280.00	\$8,280.00	\$0.00	15	0.03
Rock Boulder Retaining Wall	25862	SF	\$14.12	\$365,171.44	\$0.00	\$365,171.44	50	0.00
Lot 88-90 Retaining Wall	1	LS	\$6,300.00	\$6,300.00	\$0.00	\$6,300.00	50	0.00
Development Wall: Privacy Wall	350	SF	\$14.00	\$4,900.00	\$0.00	\$4,900.00	50	0.00
Emergency Access Fire Road	35000	SF	\$6.00	\$210,000.00	\$0.00	\$210,000.00	15	0.00
Development Wall: View	3420	SF	\$14.00	\$47,880.00	\$0.00	\$47,880.00	50	0.00
Culvert/Bridge								
Bridge Culvert Rip Rap	1	LS	\$56,610.00	\$56,610.00	\$56,610.00	\$0.00	40	0.60
Contech Bridge	1	LS	\$200,000.00	\$200,000.00	\$200,000.00	\$0.00	40	2.12
Footing and Headwalls	1	LS	\$125,000.00	\$125,000.00	\$125,000.00	\$0.00	40	1.32
Culvert Assembly and Finishing	1	LS	\$300,000.00	\$300,000.00	\$300,000.00	\$0.00	40	3.18
Concrete Flatwork								
Curb and Gutter	7890	LF	\$20.35	\$160,561.50	\$56,980.00	\$103,581.50	25	0.38
Sidewalk	21790	SF	\$6.50	\$141,635.00	\$72,800.00	\$68,835.00	25	0.48
Handicap Ramps	13	EA	\$2,250.00	\$29,250.00	\$18,000.00	\$11,250.00	25	0.12
3' Crossspan	1260	LF	\$29.43	\$37,081.80	\$2,943.00	\$34,138.80	25	0.02
6' crossspan	4	EA	\$4,682.81	\$18,731.24	\$4,682.81	\$14,048.43	25	0.03
Asphalt								
2.5"HMA/6"ABC	144612	SF	\$2.60	\$375,991.20	\$150,800.00	\$225,191.20	15	0.60
5.5"HMA/8"ABC (Offsite)	45124	SF	\$4.61	\$208,021.64	\$208,021.64	\$0.00	15	0.83
Telegraph Trail	14000	SF	\$5.13	\$71,820.00	\$71,820.00	\$0.00	15	0.29
On-Site Water								
3/4" Meter	91	EA	\$1,850.00	\$168,350.00	\$168,350.00	\$0.00	40	1.78
2" Water Service	29	EA	\$3,895.00	\$112,955.00	\$112,955.00	\$0.00	40	1.20
8" Waterline	3260	LF	\$44.50	\$145,070.00	\$145,070.00	\$0.00	40	1.54
8" Valve	18	EA	\$3,899.00	\$70,182.00	\$70,182.00	\$0.00	40	0.74
Air Vac	1	EA	\$13,500.00	\$13,500.00	\$13,500.00	\$0.00	40	0.14
14'x12' PRV vault	1	EA	\$30,292.00	\$30,292.00	\$30,292.00	\$0.00	40	0.32
Fire Hydrant	7	EA	\$6,897.00	\$48,279.00	\$48,279.00	\$0.00	40	0.51
Off-site Water								
Connect to Existing	2	EA	\$4,500.00	\$9,000.00	\$9,000.00	\$0.00	40	0.10
8" Waterline	2360	LF	\$47.50	\$112,100.00	\$112,100.00	\$0.00	40	1.19
8" Valve	11	EA	\$3,899.00	\$42,889.00	\$42,889.00	\$0.00	40	0.45
8" Stub	3	EA	\$1,200.00	\$3,600.00	\$3,600.00	\$0.00	40	0.04
PRV	1	EA	\$48,998.00	\$48,998.00	\$48,998.00	\$0.00	40	0.52
Air Vac	1	EA	\$13,500.00	\$13,500.00	\$13,500.00	\$0.00	40	0.14
Irrigation								
Connect to Existing	1	EA	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00	40	0.04
1" Service	4	EA	\$1,850.00	\$7,400.00	\$7,400.00	\$0.00	40	0.08
6" Irrigation Line	1450	LF	\$28.50	\$41,325.00	\$41,325.00	\$0.00	40	0.44
6" Valve	3	EA	\$2,800.00	\$8,400.00	\$8,400.00	\$0.00	40	0.09
4" Sleeve	4710	LF	\$18.50	\$87,135.00	\$0.00	\$87,135.00	40	0.00
trench/backfill	306	LF	\$25.00	\$7,650.00	\$7,650.00	\$0.00	40	0.08

Sanitary Sewer								
Connect to Existing	1	EA	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00	40	0.01
8" Sewer Line	3400	LF	\$32.50	\$110,500.00	\$110,500.00	\$0.00	40	1.17
4" Concrete Encased Laterals	1	EA	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	40	0.00
4" Laterals	91	EA	\$1,600.00	\$145,600.00	\$0.00	\$145,600.00	40	0.00
6" Lateral	1	EA	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	40	0.00
48" Manhole	14	EA	\$4,329.00	\$60,606.00	\$60,606.00	\$0.00	40	0.64
60" Manhole	4	EA	\$5,768.00	\$23,072.00	\$23,072.00	\$0.00	40	0.24
Storm Drain								
18" HDPE	400	LF	\$24.50	\$9,800.00	\$9,800.00	\$0.00	40	0.10
24" HDPE	442	LF	\$27.97	\$12,362.74	\$8,950.40	\$3,412.34	40	0.09
30" HDPE	540	LF	\$29.50	\$15,930.00	\$8,850.00	\$7,080.00	40	0.09
24" FES	1	EA	\$1,950.00	\$1,950.00	\$0.00	\$1,950.00	40	0.00
30" FES	1	EA	\$2,050.00	\$2,050.00	\$0.00	\$2,050.00	40	0.00
Catch Basin Single (3'x3')	7	EA	\$4,867.00	\$34,069.00	\$24,335.00	\$9,734.00	30	0.19
Catch Basin Double (3'x6')	2	EA	\$8,759.00	\$17,518.00	\$8,759.00	\$8,759.00	30	0.07
6'x6' Double Box	1	EA	\$12,500.00	\$12,500.00	\$12,500.00	\$0.00	30	0.10
3'x3' Single Box	1	EA	\$6,894.00	\$6,894.00	\$0.00	\$6,894.00	30	0.00
6'x4' Double Box	1	EA	\$9,100.00	\$9,100.00	\$0.00	\$9,100.00	30	0.00
6'x3' Double Box	1	EA	\$9,100.00	\$9,100.00	\$0.00	\$9,100.00	30	0.00
LID/Detention Pond	2500	CF	\$3.80	\$9,500.00	\$0.00	\$9,500.00	40	0.00
LID/Detention Pond Spillway	1	EA	\$8,900.00	\$8,900.00	\$0.00	\$8,900.00	40	0.00
Dry Utilities								
Power Package	1	LS	\$722,364.45	\$722,364.45	\$722,364.45	\$0.00	40	7.65
Gas	1	LS	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00	40	0.00
Sign and Striping								
Street Sign	1	EA	\$750.00	\$750.00	\$750.00	\$0.00	10	0.00
Private Street Sign	5	EA	\$750.00	\$3,750.00	\$0.00	\$3,750.00	10	0.00
Stop Sign	6	EA	\$750.00	\$4,500.00	\$2,250.00	\$2,250.00	10	0.01
Eng of Road Markers	3	EA	\$750.00	\$2,250.00	\$2,250.00	\$0.00	10	0.01
Striping	1	EA	\$8,900.00	\$8,900.00	\$8,900.00	\$0.00	10	0.02
Misc. Items								
Land Purchase	1	LS	\$1,325,000.00	\$1,325,000.00	\$0.00	\$1,325,000.00	100	0.00
Fencing	1	LS	\$570,000.00	\$570,000.00	\$0.00	\$570,000.00	10	0.00
Landscaping	1	LS	\$600,000.00	\$600,000.00	\$50,000.00	\$550,000.00	50	0.66
Entry Monuments	1	LS	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	20	0.00
Community Center	1	LS	\$3,000,000.00	\$3,000,000.00	\$0.00	\$3,000,000.00	30	0.00
Trash Enclosures	4	EA	\$4,500.00	\$18,000.00	\$0.00	\$18,000.00	10	0.00
Concrete Jersey Barrier	4	EA	\$4,550.00	\$18,200.00	\$18,200.00	\$0.00	10	0.05
			Subtotal	\$11,718,101.79	\$3,776,916.33	\$7,941,185.46	Weighted Average Useful Life ^{2/} :	39.14
Construction Contingency		10%	\$1,171,810.18	\$377,691.63	\$794,118.55			
Planning, Engineering, and Design (90% Eligible)		4%	\$468,724.07	\$421,851.66	\$46,872.41			
Survey and Geotech		2%	\$234,362.04	\$75,538.33	\$158,823.71			
Project Management/Builders Fee		5%	\$644,495.60	\$207,730.40	\$436,765.20			
GRAND TOTAL				\$14,237,493.67	\$4,859,728.35	\$9,377,765.32		

Cost Estimate Developed By: The Connexion Group - Civil, LLC

Notes:

1/ Costs presented are an estimate for planning purposes only.

2/ Weighted Average Useful life is a weighted average of the public improvements estimated useful life and assumes typical maintenance is completed.

Attachment A: Rise (Phase 2)

Item	QTY	UNIT	UNIT COST	TOTAL COST	PUBLIC	PRIVATE	Useful Life (Years)	Useful Life Weighted Average (Years)
General								
Mobilization	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	35	0.17
Permit	1	LS	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	35	0.44
Traffic Control	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	35	0.09
Erosion Control	1	LS	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	35	0.26
Demolition and Removal								
Sawcut and remove asphalt	3	EA	\$2,500.00	\$7,500.00	\$7,500.00	\$0.00	15	0.06
Earthwork								
Clear and Grub	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	70	0.17
Cut/Fill	37862	CY	\$5.50	\$208,241.00	\$104,120.50	\$104,120.50	70	3.63
Export Dirt	21312	TN	\$9.00	\$191,808.00	\$95,904.00	\$95,904.00	100	4.77
Over-Ex Roads	6886	CY	\$5.50	\$37,873.00	\$37,873.00	\$0.00	70	1.32
Over-Ex Lots	16916	CY	\$5.50	\$93,038.00	\$0.00	\$93,038.00	70	0.00
Rock Boulder Retaining Wall	7863	SF	\$15.50	\$121,876.50	\$121,876.50	\$0.00	50	3.03
Concrete Flatwork								
Curb and Gutter	1630	LF	\$20.25	\$33,007.50	\$33,007.50	\$0.00	25	0.41
Hand Pour Curb and Gutter	140	LF	\$19.25	\$2,695.00	\$2,695.00	\$0.00	25	0.03
Sidewalk	10360	SF	\$7.12	\$73,763.20	\$73,763.20	\$0.00	25	0.92
Handicap Ramps	7	EA	\$2,750.00	\$19,250.00	\$19,250.00	\$0.00	25	0.24
6' crossspan	440	SF	\$12.50	\$5,500.00	\$5,500.00	\$0.00	25	0.07
Asphalt								
2.5"HMA/6"ABC	62963	SF	\$3.25	\$204,629.75	\$204,629.75	\$0.00	15	1.53
5"HMA/8"ABC (Offsite)	31732	SF	\$5.00	\$158,660.00	\$158,660.00	\$0.00	15	1.18
Adjust and Set Boxes	7	EA	\$500.00	\$3,500.00	\$3,500.00	\$0.00	15	0.03
Fire Hydrant Markers	3	EA	\$50.00	\$150.00	\$150.00	\$0.00	15	0.00
On-Site Water								
Connect to Existing	1	EA	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	40	0.30
3/4" Meter	57	EA	\$2,250.00	\$128,250.00	\$128,250.00	\$0.00	40	2.55
8" Waterline	1400	LF	\$38.95	\$54,530.00	\$54,530.00	\$0.00	40	1.09
8" Valve	4	EA	\$4,259.00	\$17,036.00	\$17,036.00	\$0.00	40	0.34
12" Valve	2	EA	\$6,987.00	\$13,974.00	\$13,974.00	\$0.00	40	0.28
Fire Hydrant	3	EA	\$6,895.00	\$20,685.00	\$20,685.00	\$0.00	40	0.41
Adjust Cans	7	EA	\$650.00	\$4,550.00	\$4,550.00	\$0.00	40	0.09
Irrigation								
Connect to Existing	1	EA	\$1,479.71	\$1,479.71	\$1,479.71	\$0.00	40	0.03
1" Service	4	EA	\$1,950.00	\$7,800.00	\$7,800.00	\$0.00	40	0.16
Adjust Cans	1	LF	\$525.00	\$525.00	\$525.00	\$0.00	40	0.01
4" Sleeve	500	LF	\$21.00	\$10,500.00	\$0.00	\$10,500.00	40	0.00
Sanitary Sewer								
Connect to Existing	2	EA	\$2,500.00	\$5,000.00	\$5,000.00	\$0.00	40	0.10
8" Sewer Line	1140	LF	\$32.50	\$37,050.00	\$37,050.00	\$0.00	40	0.74
4" Laterals	58	EA	\$1,850.00	\$107,300.00	\$0.00	\$107,300.00	40	0.00
48" Manhole	12	EA	\$3,850.00	\$46,200.00	\$46,200.00	\$0.00	40	0.92
60" Manhole	2	EA	\$5,760.00	\$11,520.00	\$11,520.00	\$0.00	40	0.23
Adjust Manholes	7	EA	\$525.00	\$3,675.00	\$3,675.00	\$0.00	40	0.07
Dry Utilities								
Power Package	1	LS	\$390,000.00	\$390,000.00	\$390,000.00	\$0.00	40	7.76
Gas	1	LS	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00	40	0.00
Sign and Striping								
Street Sign	12	EA	\$600.00	\$7,200.00	\$7,200.00	\$0.00	10	0.04
Stop Sign	6	EA	\$600.00	\$3,600.00	\$3,600.00	\$0.00	10	0.02
Eng of Road Markers	4	EA	\$550.00	\$2,200.00	\$2,200.00	\$0.00	10	0.01
Striping	1	LS	\$12,500.00	\$12,500.00	\$12,500.00	\$0.00	10	0.06
Misc. Items								
Off-Site Trail 10'	0.3	Mile	\$700,000.00	\$210,000.00	\$210,000.00	\$0.00	15	1.57
10' Trail at Back of Site	17600	SF	\$5.05	\$88,880.00	\$88,880.00	\$0.00	15	0.66
Fencing	1	LS	\$281,580.00	\$281,580.00	\$0.00	\$281,580.00	10	0.00
Landscaping	1	LS	\$225,000.00	\$225,000.00	\$0.00	\$225,000.00	50	0.00
			Subtotal	\$3,077,526.66	\$2,010,084.16	\$1,067,442.50	Weighted Average Useful Life ^{2/} :	35.77
Construction Contingency			10%	\$307,752.67	\$201,008.42	\$106,744.25		
Planning, Engineering, and Design (90% Eligible)			6%	\$184,651.60	\$166,186.44	\$18,465.16		
Survey and Geotech			2%	\$61,550.53	\$40,201.68	\$21,348.85		
Project Management/Builders Fee			5%	\$169,263.97	\$110,554.63	\$58,709.34		
GRAND TOTAL				\$3,800,745.43	\$2,528,035.33	\$1,272,710.10		

Cost Estimate Developed By: The Connexion Group - Civil, LLC

Notes:

1/ Costs presented are an estimate for planning purposes only.

2/ Weighted Average Useful life is a weighted average of the public improvements estimated useful life and assumes typical maintenance is completed.

Attachment A: Solis (Phase 4)

Item	QTY	UNIT	UNIT COST	TOTAL COST	PUBLIC	PRIVATE	Useful Life (Years)	Useful Life Weighted Average (Years)
Phase 3 & 4 On-Sites								
On-Site General								
Mobilization	1	LS	\$10,000.00	\$10,000.00	\$5,243.90	\$4,756.10	35	0.08
Permit	1	LS	\$8,000.00	\$8,000.00	\$4,195.12	\$3,804.88	35	0.06
Traffic Control	1	LS	\$7,500.00	\$7,500.00	\$3,932.93	\$3,567.07	35	0.06
Erosion Control (on- and off-site)	1	LS	\$75,000.00	\$75,000.00	\$39,329.27	\$35,670.73	35	0.59
On-Site Earthwork								
Cut/Fill (P3)	47029	CY	\$5.03	\$236,555.87	\$124,047.59	\$112,508.28	70	3.75
Cut/Fill (P4)	34356	CY	\$5.03	\$172,810.68	\$90,620.23	\$82,190.45	70	2.74
6" ABC Temp Turn Around	22620	SF	\$1.25	\$28,275.00	\$14,827.13	\$13,447.87	15	0.10
Rock Boulder Retaining Wall	21680	SF	\$13.04	\$282,707.20	\$0.00	\$282,707.20	50	0.00
Mass Grading Blasting	21333	CY	\$3.75	\$79,998.75	\$41,950.56	\$38,048.19	70	1.27
Trench Blasting for Utilities	6487	LF	\$18.50	\$120,009.50	\$62,931.81	\$57,077.69	70	1.90
Clear and Grub Lots	1	LS	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	70	0.00
Crush On-Site for Pad Caps	3880	TN	\$75.00	\$291,000.00	\$0.00	\$291,000.00	70	0.00
On-Site Concrete Flatwork								
Curb and Gutter	7302	LF	\$18.50	\$135,087.00	\$70,838.30	\$64,248.70	25	0.76
Sidewalk	28775	SF	\$5.85	\$168,333.75	\$88,272.58	\$80,061.17	25	0.95
Handicap Ramps	10	EA	\$2,850.00	\$28,500.00	\$14,945.12	\$13,554.88	25	0.16
6' crosspan	2	EA	\$7,500.00	\$15,000.00	\$7,865.85	\$7,134.15	25	0.08
On-Site Asphalt								
3"HMA/6"ABC	119750	SF	\$3.55	\$425,112.50	\$222,924.85	\$202,187.65	15	1.44
10' Asphalt Trail Section	12950	SF	\$3.33	\$43,123.50	\$22,613.54	\$20,509.96	15	0.15
3" Asphalt Patch (Rise Street)	1490	SF	\$6.07	\$9,044.30	\$4,742.74	\$4,301.56	15	0.03
Asphalt Tie-Ins	4	LS	\$2,500.00	\$10,000.00	\$5,243.90	\$4,756.10	15	0.03
Asphalt Tie-Ins Park Only	1	LS	\$2,500.00	\$2,500.00	\$1,310.98	\$1,189.02	15	0.01
On-Site Water								
Connect to Existing	3	EA	\$2,500.00	\$7,500.00	\$3,932.93	\$3,567.07	40	0.07
3/4" Meter	82	EA	\$2,500.00	\$205,000.00	\$107,500.00	\$97,500.00	40	1.86
8" Waterline	4343	LF	\$35.49	\$154,133.07	\$80,825.88	\$73,307.19	40	1.39
8" Valve	17	EA	\$3,850.00	\$65,450.00	\$34,321.34	\$31,128.66	40	0.59
Temp Air Vac	2	EA	\$4,800.00	\$9,600.00	\$5,034.15	\$4,565.85	40	0.09
Permanent Air Vac	1	EA	\$5,500.00	\$5,500.00	\$2,884.15	\$2,615.85	40	0.05
Fire Hydrant	8	EA	\$6,250.00	\$50,000.00	\$26,219.51	\$23,780.49	40	0.45
Backfill and Repair	1400	SF	\$2.50	\$3,500.00	\$1,835.37	\$1,664.63	40	0.03
Adjust Water Valve Cans	31	EA	\$500.00	\$15,500.00	\$8,128.05	\$7,371.95	40	0.14
On-Site Sanitary Sewer								
Connect to Existing	3	EA	\$2,500.00	\$7,500.00	\$3,932.93	\$3,567.07	40	0.07
8" Sewer Line	3640	LF	\$29.50	\$107,380.00	\$56,309.02	\$51,070.98	40	0.97
4" Laterals	82	EA	\$1,850.00	\$151,700.00	\$0.00	\$151,700.00	40	0.00
48" Manhole	17	EA	\$4,500.00	\$76,500.00	\$40,115.85	\$36,384.15	40	0.69
60" Manhole	1	EA	\$5,800.00	\$5,800.00	\$3,041.46	\$2,758.54	40	0.05
Adjust Man Hole Rings	17	Ea	\$550.00	\$9,350.00	\$4,903.05	\$4,446.95	40	0.08
Dry Utilities								
Utility Trench	4250	LF	\$47.00	\$199,750.00	\$0.00	\$199,750.00	40	0.00
Gas	1	LS	\$83,000.00	\$83,000.00	\$0.00	\$83,000.00	40	0.00
Power	1	LS	\$320,000.00	\$320,000.00	\$0.00	\$320,000.00	40	0.00
Street Lights	1	LS	\$275,000.00	\$275,000.00	\$144,207.32	\$130,792.68	15	0.93
On-Site Sign and Striping								
Street Sign	5	EA	\$550.00	\$2,750.00	\$1,442.07	\$1,307.93	10	0.01
Stop Sign	5	EA	\$550.00	\$2,750.00	\$1,442.07	\$1,307.93	10	0.01
Eng of Road Markers	9	EA	\$550.00	\$4,950.00	\$2,595.73	\$2,354.27	10	0.01
Park Restriping	1	LS	\$12,859.00	\$12,859.00	\$6,743.13	\$6,115.87	10	0.03
Misc. Items								
Land Purchase	1	LS	\$710,000.00	\$710,000.00	\$0.00	\$710,000.00	100	0.00
Solis Road Extra Wall	1	LS	\$125,000.00	\$125,000.00	\$23,068.67	\$101,931.33	50	0.50
Fencing/Safety Rail	1	LS	\$150,000.00	\$150,000.00	\$78,658.54	\$71,341.46	10	0.34
Landscaping	1	LS	\$175,000.00	\$175,000.00	\$35,000.00	\$140,000.00	50	0.76
Entry Monuments	1	LS	\$75,000.00	\$75,000.00	\$0.00	\$75,000.00	20	0.00
Phase 3 & 4 Off-Sites								
OFF-SITE Earthwork								
Horizon Drive Cut/Fill	23276	CY	\$5.03	\$117,078.28	\$61,394.71	\$55,683.57	70	1.85
Rock Boulder Retaining Wall	12681	SF	\$15.00	\$190,215.00	\$99,746.89	\$90,468.11	50	2.15

OFF-SITE Asphalt								
10' Asphalt Trail Section	19034	SF	\$3.33	\$63,383.22	\$33,237.54	\$30,145.68	15	0.22
OFF-SITE Water								
Connect to Existing	1	EA	\$2,500.00	\$2,500.00	\$1,310.98	\$1,189.02	40	0.02
8" Waterline	1317	LF	\$35.49	\$46,740.33	\$24,510.17	\$22,230.16	40	0.42
8" Valve	3	EA	\$3,850.00	\$11,550.00	\$6,056.71	\$5,493.29	40	0.10
Permanent Air Vac	1	EA	\$5,500.00	\$5,500.00	\$2,884.15	\$2,615.85	40	0.05
Fire Hydrant	3	EA	\$6,250.00	\$18,750.00	\$9,832.32	\$8,917.68	40	0.17
OFF-SITE Sanitary Sewer								
8" Sewer Line	1220	LF	\$29.50	\$35,990.00	\$18,872.80	\$17,117.20	40	0.33
48" Manhole	6	EA	\$4,500.00	\$27,000.00	\$14,158.54	\$12,841.46	40	0.24
60" Manhole	1	EA	\$5,800.00	\$5,800.00	\$3,041.46	\$2,758.54	40	0.05
Solis Road General								
Mobilization	1	LS	\$7,500.00	\$7,500.00	\$1,384.12	\$6,115.88	35	0.02
Permit	1	LS	\$5,000.00	\$5,000.00	\$922.75	\$4,077.25	35	0.01
Traffic Control	1	LS	\$2,500.00	\$2,500.00	\$461.37	\$2,038.63	35	0.01
Erosion Control	1	LS	\$2,500.00	\$2,500.00	\$461.37	\$2,038.63	35	0.01
Solis Road Earthwork								
Clear and Grub	1	LS	\$10,000.00	\$10,000.00	\$922.75	\$9,077.25	70	0.03
Cut/Fill	14860	CY	\$5.03	\$74,745.80	\$6,897.14	\$67,848.66	70	0.21
Over-Ex Roads	8725	CY	\$5.50	\$47,987.50	\$4,428.03	\$43,559.47	70	0.13
Deep Fill Import	8610	CY	\$9.00	\$77,490.00	\$7,150.36	\$70,339.64	70	0.22
Crushed Import from On-Site	20000	CY	\$9.00	\$180,000.00	\$16,609.44	\$163,390.56	70	0.50
Trench and Backfill Misc. Utilities	3950	LF	\$91.00	\$359,450.00	\$0.00	\$359,450.00	40	0.00
Rip Rap Material and Placement	3135	SF	\$52.00	\$163,020.00	\$30,085.24	\$132,934.76	70	0.91
Check Dams	1	LS	\$80,598.00	\$80,598.00	\$14,874.31	\$65,723.69	40	0.26
Access Road Eye Brow Walls	1125	SF	\$13.50	\$15,187.50	\$2,802.84	\$12,384.66	50	0.06
Roadway Retaining Walls & Rails	1	LS	\$770,000.00	\$770,000.00	\$142,103.00	\$627,897.00	50	3.07
Solis Road Asphalt								
Saw Cut Existing	1	LS	\$5,000.00	\$5,000.00	\$461.37	\$4,538.63	15	0.00
3' HMA Over 8" ABC	104760	SF	\$4.00	\$419,040.00	\$38,666.78	\$380,373.22	15	0.25
Adjust and Set Boxes	5	EA	\$500.00	\$2,500.00	\$0.00	\$2,500.00	15	0.00
10' HMA Trail	18540	SF	\$3.33	\$61,738.20	\$11,393.75	\$50,344.45	15	0.07
Solis Road Concrete Flatwork								
Curb and Gutter	4900	LF	\$17.75	\$86,975.00	\$0.00	\$86,975.00	25	0.00
Sidewalk	19400	SF	\$6.25	\$121,250.00	\$0.00	\$121,250.00	25	0.00
6' crossspan	1	EA	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	25	0.00
Solis Road Sign and Striping								
Street Signs	1	LS	\$650.00	\$650.00	\$59.98	\$590.02	10	0.00
Stop Signs	1	LS	\$325.00	\$325.00	\$29.99	\$295.01	10	0.00
End of Road Markers	1	LS	\$1,950.00	\$1,950.00	\$179.94	\$1,770.06	10	0.00
Solic Waterline Tie Ins (Upper Tie In)								
12" Tee	1	EA	\$2,200.00	\$2,200.00	\$406.01	\$1,793.99	40	0.01
12" Valve	3	EA	\$6,235.00	\$18,705.00	\$3,452.00	\$15,253.00	40	0.06
16-12" Reducer	1	EA	\$1,880.00	\$1,880.00	\$346.95	\$1,533.05	40	0.01
12" Sleeve	1	EA	\$789.00	\$789.00	\$145.61	\$643.39	40	0.00
16" Sleeve	1	EA	\$950.00	\$950.00	\$175.32	\$774.68	40	0.00
12" 90 Bend	4	EA	\$850.00	\$3,400.00	\$627.47	\$2,772.53	40	0.01
Man hole 60"	1	EA	\$4,500.00	\$4,500.00	\$830.47	\$3,669.53	40	0.01
12" Pipe C900	1680	LF	\$71.53	\$120,170.40	\$22,177.37	\$97,993.03	40	0.38
Pipe Restraints	24	EA	\$220.00	\$5,280.00	\$974.42	\$4,305.58	40	0.02
12" 22.5 Bend	2	EA	\$850.00	\$1,700.00	\$313.73	\$1,386.27	40	0.01
12" 11.25 Bend	3	EA	\$850.00	\$2,550.00	\$470.60	\$2,079.40	40	0.01
12" HDPE Pipe	40	LF	\$48.95	\$1,958.00	\$361.35	\$1,596.65	40	0.01
Flamged Ends	2	EA	\$550.00	\$1,100.00	\$203.00	\$897.00	40	0.00
Rock Ex	650	LF	\$20.00	\$13,000.00	\$2,399.14	\$10,600.86	70	0.07
Floor Drain Deep	85	LF	\$15.00	\$1,275.00	\$235.30	\$1,039.70	40	0.00
Rip Rap	104	SF	\$52.00	\$5,408.00	\$998.04	\$4,409.96	40	0.02
Solic Waterline Tie Ins (Lower Tie In)								
12" Pipe C900	320	LF	\$71.53	\$22,889.60	\$4,224.26	\$18,665.34	40	0.07
12" 90 Bend	6	EA	\$850.00	\$5,100.00	\$941.20	\$4,158.80	40	0.02
Rock Ex	80	LF	\$20.00	\$1,600.00	\$295.28	\$1,304.72	40	0.01
Man hole 60"	1	EA	\$4,500.00	\$4,500.00	\$830.47	\$3,669.53	40	0.01
12" HDPE Pipe	40	LF	\$48.95	\$1,958.00	\$361.35	\$1,596.65	40	0.01
Rip Rap	97	SF	\$52.00	\$5,044.00	\$930.87	\$4,113.13	40	0.02
Flamged Ends	2	EA	\$550.00	\$1,100.00	\$203.00	\$897.00	40	0.00
Floor Drain Deep	100	LF	\$15.00	\$1,500.00	\$276.82	\$1,223.18	40	0.00
1" x 4" Washed Rock	3250	SF	\$1.52	\$4,940.00	\$911.67	\$4,028.33	40	0.02
Spec Base 8" Type 2 Pad	700	SF	\$1.31	\$917.00	\$169.23	\$747.77	40	0.00
Water Pump House								

Water Pump House	1	LS	\$1,200,000.00	\$1,200,000.00	\$221,459.23	\$978,540.77	20	1.91
			Subtotal	\$9,628,357.95	\$2,317,638.62	\$7,310,719.33	Weighted Average Useful Life ^{2/} :	37.35
Construction Contingency			10%	\$962,835.80	\$231,763.86	\$731,071.93		
Planning, Engineering, and Design (90% Eligible)			8%	\$770,268.64	\$693,241.77	\$77,026.86		
Survey and Geotech			2%	\$192,567.16	\$46,352.77	\$146,214.39		
Project Management/Builders Fee			5%	\$529,559.69	\$127,470.12	\$402,089.56		
GRAND TOTAL				\$12,083,589.23	\$3,416,467.15	\$8,667,122.07		

Cost Estimate Developed By: The Connexion Group - Civil, LLC

Notes:

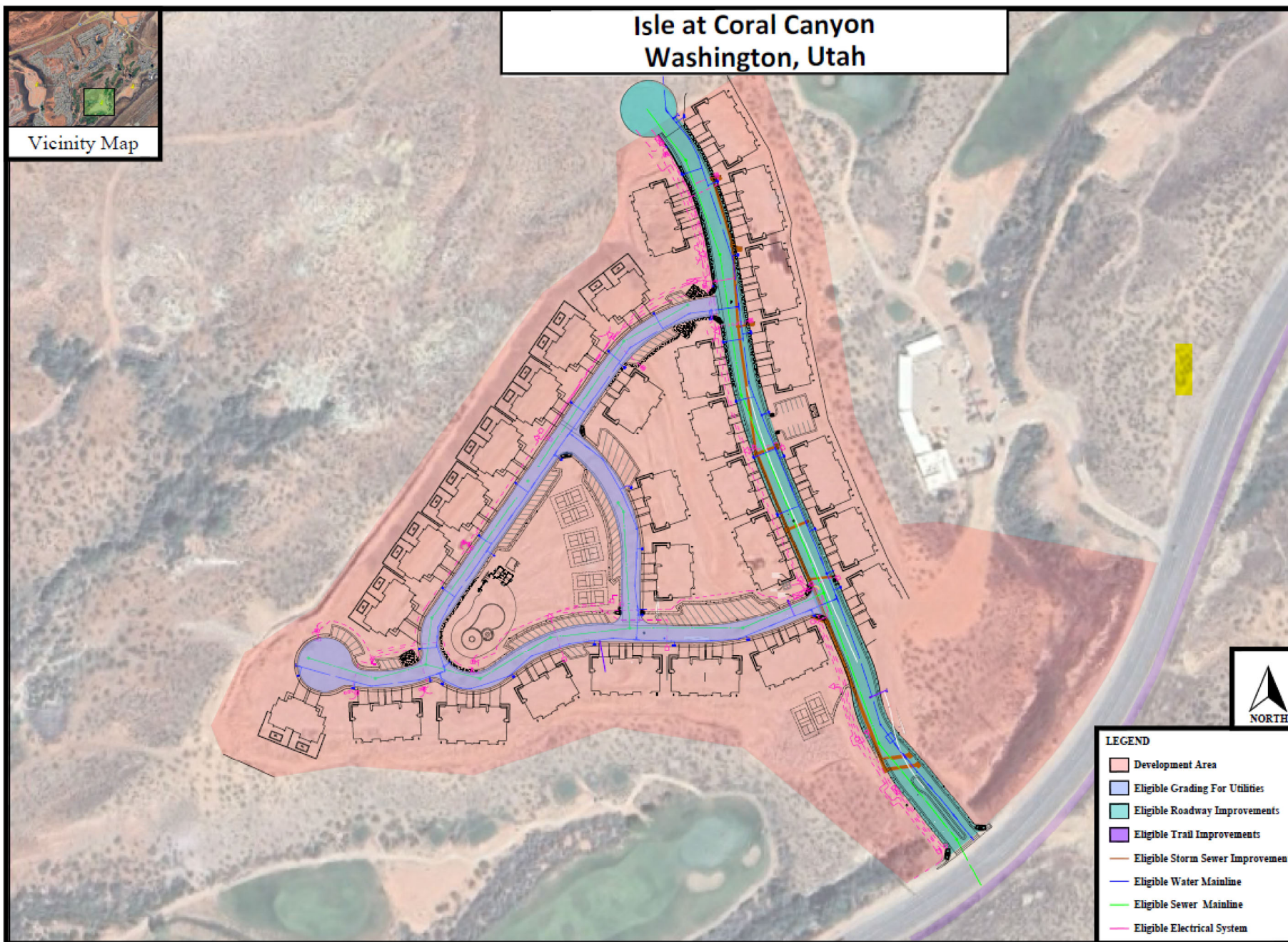
1/ Costs presented are an estimate for planning purposes only.

2/ Weighted Average Useful life is a weighted average of the public improvements estimated useful life and assumes typical maintenance is completed.



Vicinity Map

Isle at Coral Canyon Washington, Utah



LEGEND

- Development Area
- Eligible Grading For Utilities
- Eligible Roadway Improvements
- Eligible Trail Improvements
- Eligible Storm Sewer Improvements
- Eligible Water Mainline
- Eligible Sewer Mainline
- Eligible Electrical System

General Notes

- 1/ This map is intended to serve as an aid in graphic representation only. The lines shown on this map should only be used for general reference purposes.
- 2/ Map is not to scale.
- 3/ Utility locations are approximate and may not match the design locations or include all locations in which the utilities were required. Refer to as-built drawings for utility locations.

No.	Revision/Issue	Date

Prepared by:
THE CONNEXTION GROUP

2921 W. 38th Ave., Unit #188
Denver, CO 80211

Project Name and Address:
Attachment B:
Illustrative Public Improvement Map

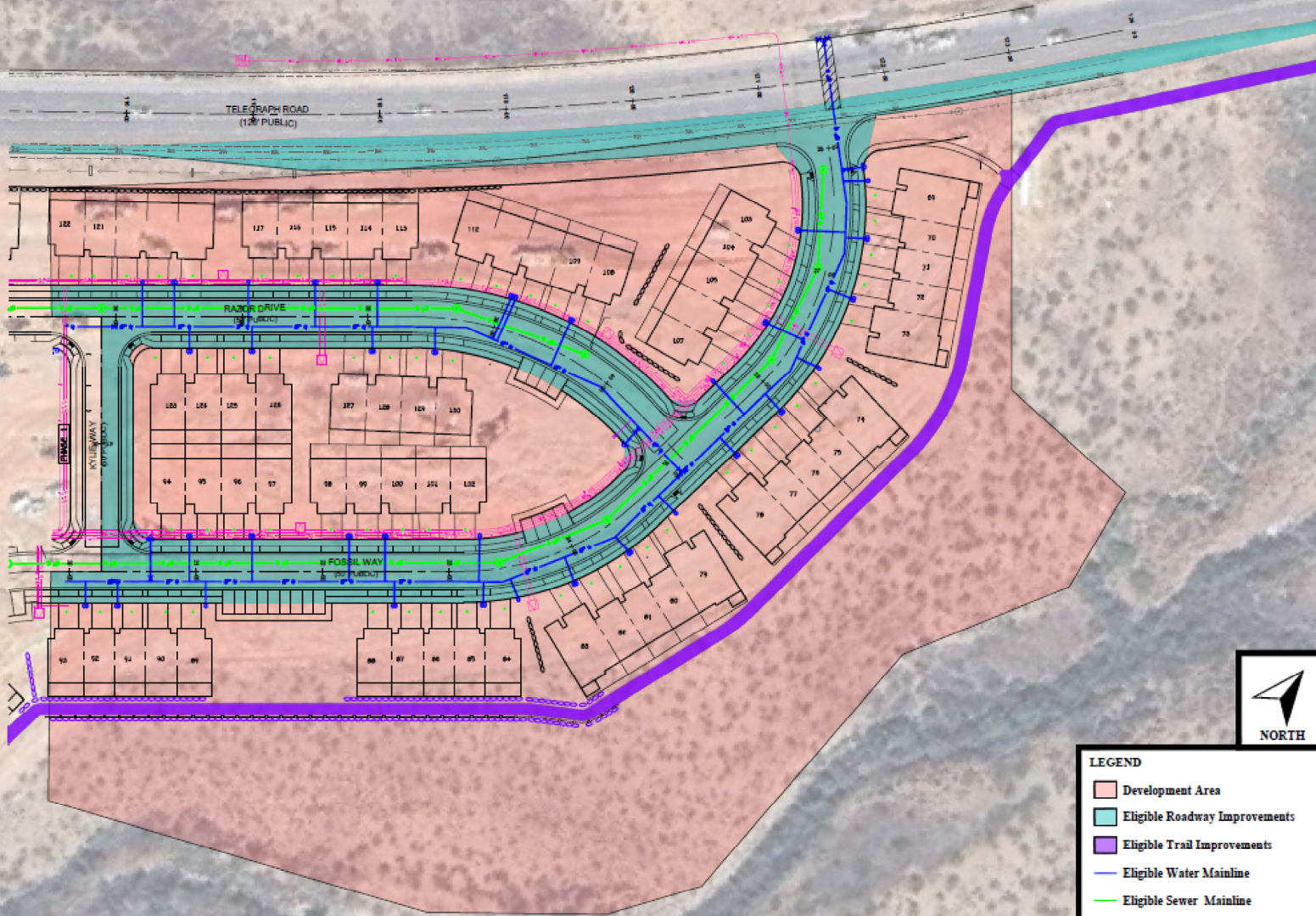
Coral Canyon Infrastructure
Financing District

Date: August 09, 2024	Sheet: 1 of 3
Scale: N.T.S.	

Rise Phase 2 Washington, Utah

Vicinity Map

Rise Phase 1
(Not Included)



- LEGEND**
- Development Area
 - Eligible Roadway Improvements
 - Eligible Trail Improvements
 - Eligible Water Mainline
 - Eligible Sewer Mainline
 - Eligible Electrical System

General Notes

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No.	Revision/Issue	Date

THE
CONNEXION
GROUP

2921 W. 38th. Ave., Unit #188
Denver, CO 80211

Attachment B:
Illustrative Public Improvement Map

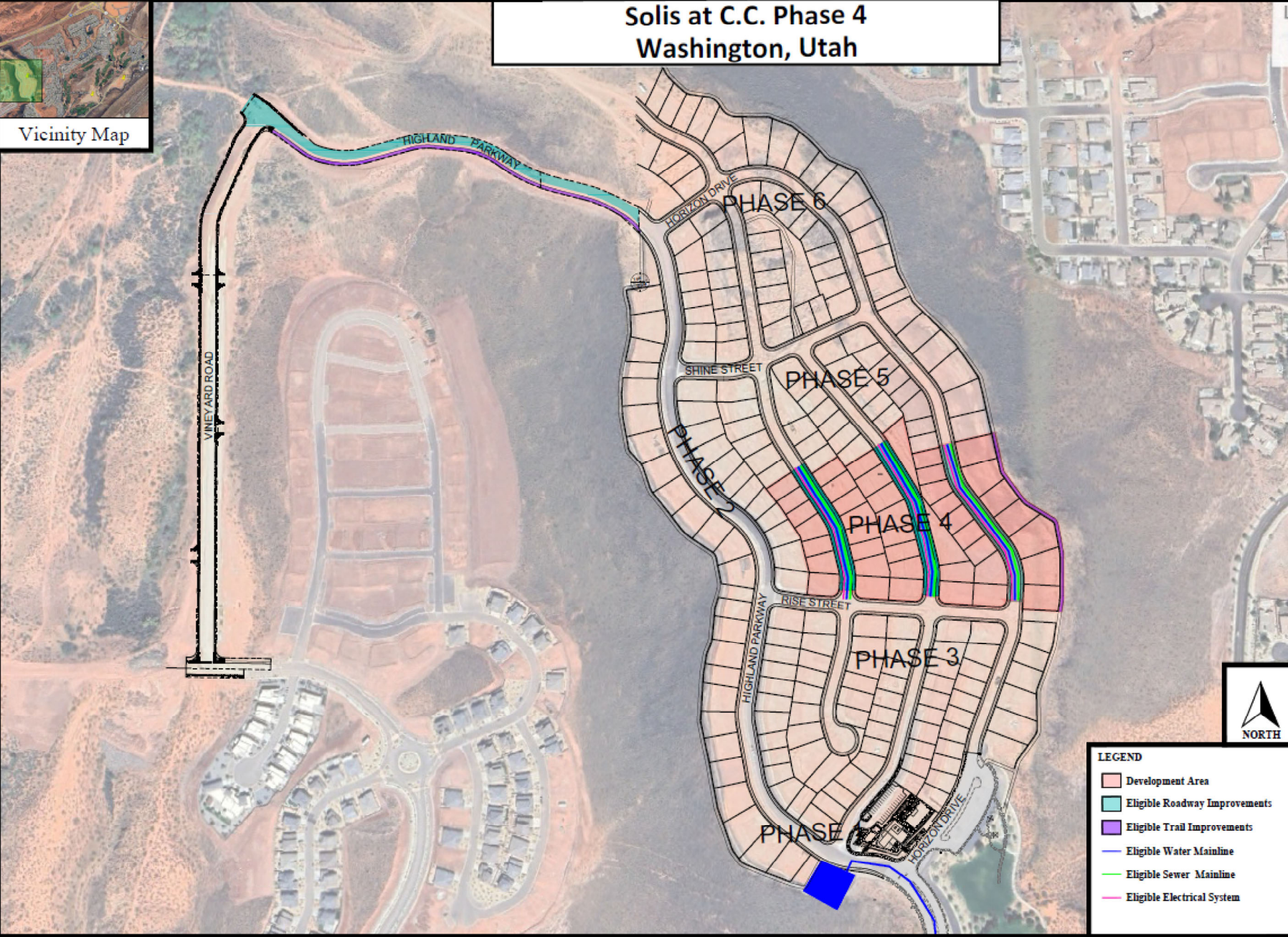
Coral Canyon Infrastructure
Financing District

Date August 09, 2024	Sheet 2 of 3
Scale N.T.S.	

Solis at C.C. Phase 4 Washington, Utah



Vicinity Map



NORTH

- LEGEND**
- Development Area
 - Eligible Roadway Improvements
 - Eligible Trail Improvements
 - Eligible Water Mainline
 - Eligible Sewer Mainline
 - Eligible Electrical System

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No.	Revision/Issue	Date

THE CONNEXTION GROUP
 2921 W. 38th Ave., Unit #188
 Denver, CO 80211

Attachment B:
Illustrative Public Improvement Map
 Coral Canyon Infrastructure Financing District

Date August 09, 2024	Page 3 of 3
Scale N.T.S.	