

Resolution Page 1 of 40

Gary Christensen Washington County Recorder

12/09/2024 03:09:01 PM Fee \$40.00 By SNOW

JENSEN & REECE

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.

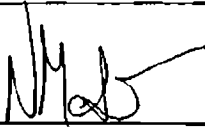
Section 9. The District will collect the Assessments by directly billing each property owner rather than inclusion on a property tax notice.

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: 

Nick Meister, Chair

ATTEST:

By: 

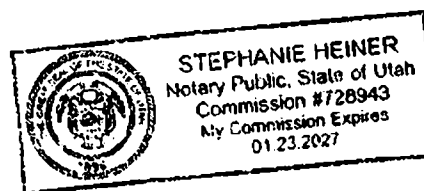
Seth Robertson, Secretary/Clerk

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

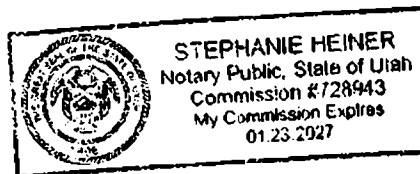


EXHIBIT A

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this "Agreement") is entered into November 8, 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").

RECITALS:

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.

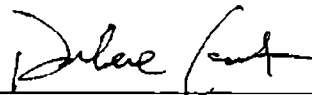
Section 10. Counterparts. This Agreement may be executed in several counterparts, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

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

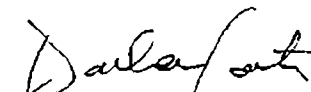
By: 
Managing Member

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	Quantity	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	Property Owner	Classification	ERUs	Total Assessment
	W-4-2-5-232-CC, W-4-2-8-402-CC, W-4-2-8-403-CC	CW The Island, LLC			
1-3			A	6.60	264,644.76
4	W-ICC-2-4-CC	CW The Island, LLC	A	2.20	88,214.92
5	W-ICC-2-5-CC	CW The Island, LLC	A	2.20	88,214.92
6	W-ICC-2-6-CC	CW The Island, LLC	A	2.20	88,214.92
7	W-ICC-2-7-CC	CW The Island, LLC	A	2.20	88,214.92
8	W-ICC-2-8-CC	CW The Island, LLC	A	2.20	88,214.92
9	W-ICC-2-9-CC	CW The Island, LLC	A	2.20	88,214.92
10	W-ICC-2-10-CC	CW The Island, LLC	A	2.20	88,214.92
11	W-ICC-2-11-CC	CW The Island, LLC	A	2.20	88,214.92
12	W-ICC-2-12-CC	CW The Island, LLC	A	2.20	88,214.92
13	W-ICC-2-13-CC	CW The Island, LLC	A	2.20	88,214.92
14	W-ICC-2-14-CC	CW The Island, LLC	A	2.20	88,214.92
15	W-ICC-2-15-CC	CW The Island, LLC	A	2.20	88,214.92
16	W-ICC-2-16-CC	CW The Island, LLC	A	2.20	88,214.92
17	W-ICC-2-17-CC	CW The Island, LLC	A	2.20	88,214.92
18	W-ICC-2-18-CC	CW The Island, LLC	A	2.20	88,214.92
19	W-ICC-2-19-CC	CW The Island, LLC	A	2.20	88,214.92
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21	W-ICC-2-21-CC	CW The Island, LLC	A	2.20	88,214.92
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24	W-ICC-2-24-CC	CW The Island, LLC	A	2.20	88,214.92
25	W-ICC-2-25-CC	CW The Island, LLC	A	2.20	88,214.92

26	W-ICC-2-26-CC	CW The Island, LLC	A	2.20	88,214.92
27	W-ICC-2-27-CC	CW The Island, LLC	A	2.20	88,214.92
28	W-ICC-2-28-CC	CW The Island, LLC	A	2.20	88,214.92
29	W-ICC-2-29-CC	CW The Island, LLC	A	2.20	88,214.92
30	W-ICC-2-30-CC	CW The Island, LLC	A	2.20	88,214.92
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37	W-ICC-2-37-CC	CW The Island, LLC	A	2.20	88,214.92
38	W-ICC-2-38-CC	CW The Island, LLC	A	2.20	88,214.92
39	W-ICC-2-39-CC	CW The Island, LLC	A	2.20	88,214.92
40	W-ICC-3-40-CC	CW The Island, LLC	A	2.20	88,214.92
41	W-ICC-3-41-CC	CW The Island, LLC	A	2.20	88,214.92
42	W-ICC-3-42-CC	CW The Island, LLC	A	2.20	88,214.92
43	W-ICC-3-43-CC	CW The Island, LLC	A	2.20	88,214.92
44	W-ICC-3-44-CC	CW The Island, LLC	A	2.20	88,214.92
45	W-ICC-3-45-CC	CW The Island, LLC	A	2.20	88,214.92
46	W-ICC-3-46-CC	CW The Island, LLC	A	2.20	88,214.92
47	W-ICC-3-47-CC	CW The Island, LLC	A	2.20	88,214.92
48	W-ICC-3-48-CC	CW The Island, LLC	A	2.20	88,214.92
49	W-ICC-3-49-CC	CW The Island, LLC	A	2.20	88,214.92
50	W-ICC-3-50-CC	CW The Island, LLC	A	2.20	88,214.92
51	W-ICC-3-51-CC	CW The Island, LLC	A	2.20	88,214.92
52	W-ICC-3-52-CC	CW The Island, LLC	A	2.20	88,214.92
53	W-ICC-3-53-CC	CW The Island, LLC	A	2.20	88,214.92
54	W-ICC-3-54-CC	CW The Island, LLC	A	2.20	88,214.92
55	W-ICC-3-55-CC	CW The Island, LLC	A	2.20	88,214.92
56	W-ICC-3-56-CC	CW The Island, LLC	A	2.20	88,214.92
57	W-ICC-3-57-CC	CW The Island, LLC	A	2.20	88,214.92
58	W-ICC-3-58-CC	CW The Island, LLC	A	2.20	88,214.92
59	W-ICC-3-59-CC	CW The Island, LLC	A	2.20	88,214.92
60	W-ICC-3-60-CC	CW The Island, LLC	A	2.20	88,214.92
61-77	W-4-2-5-232-CC, W-4-2-8-402-CC, W-4-2-8-403-CC	CW The Island, LLC	A	37.40	1,499,653.64
78	W-ICC-3-78-CC	CW The Island, LLC	A	2.20	88,214.92
79	W-ICC-3-79-CC	CW The Island, LLC	A	2.20	88,214.92
80	W-ICC-3-80-CC	CW The Island, LLC	A	2.20	88,214.92
81	W-ICC-3-81-CC	CW The Island, LLC	A	2.20	88,214.92
82	W-ICC-3-82-CC	CW The Island, LLC	A	2.20	88,214.92
83	W-ICC-3-83-CC	CW The Island, LLC	A	2.20	88,214.92

84-91	W-4-2-5-232-CC, W-4-2-8-402-CC, W-4-2-8-403-CC	CW The Island, LLC	A	17.60	705,719.36
69-130	Not Assigned ¹	CW The Rise II, LLC	B	62.00	2,486,057
111	W-Sol-4-111-CC	CW The Solis, LLC	C	1.76	70,497.33
112	W-Sol-4-112-CC	CW The Solis, LLC	C	1.76	70,497.33
113	W-Sol-4-113-CC	CW The Solis, LLC	C	1.76	70,497.33
114	W-Sol-4-114-CC	CW The Solis, LLC	C	1.76	70,497.33
115	W-Sol-4-115-CC	CW The Solis, LLC	C	1.76	70,497.33
116	W-Sol-4-116-CC	CW The Solis, LLC	C	1.76	70,497.33
117	W-Sol-4-117-CC	CW The Solis, LLC	C	1.76	70,497.33
118	W-Sol-4-118-CC	CW The Solis, LLC	C	1.76	70,497.33
119	W-Sol-4-119-CC	CW The Solis, LLC	C	1.76	70,497.33
120	W-Sol-4-120-CC	CW The Solis, LLC	C	1.76	70,497.33
121	W-Sol-4-121-CC	CW The Solis, LLC	C	1.76	70,497.33
122	W-Sol-4-122-CC	CW The Solis, LLC	C	1.76	70,497.33
123	W-Sol-4-123-CC	CW The Solis, LLC	C	1.76	70,497.33
124	W-Sol-4-124-CC	CW The Solis, LLC	C	1.76	70,497.33
125	W-Sol-4-125-CC	CW The Solis, LLC	C	1.76	70,497.33
126	W-Sol-4-126-CC	CW The Solis, LLC	C	1.76	70,497.33
127	W-Sol-4-127-CC	CW The Solis, LLC	C	1.76	70,497.33
128	W-Sol-4-128-CC	CW The Solis, LLC	C	1.76	70,497.33
129	W-Sol-4-129-CC	CW The Solis, LLC	C	1.76	70,497.33
130	W-Sol-4-130-CC	CW The Solis, LLC	C	1.76	70,497.33
131	W-Sol-4-131-CC	CW The Solis, LLC	C	1.76	70,497.33
132	W-Sol-4-132-CC	CW The Solis, LLC	C	1.76	70,497.33
133	W-Sol-4-133-CC	CW The Solis, LLC	C	1.76	70,497.33
134	W-Sol-4-134-CC	CW The Solis, LLC	C	1.76	70,497.33
135	W-Sol-4-135-CC	CW The Solis, LLC	C	1.76	70,497.33
136	W-Sol-4-136-CC	CW The Solis, LLC	C	1.76	70,497.33
137	W-Sol-4-137-CC	CW The Solis, LLC	C	1.76	70,497.33
138	W-Sol-4-138-CC	CW The Solis, LLC	C	1.76	70,497.33
139	W-Sol-4-139-CC	CW The Solis, LLC	C	1.76	70,497.33
140	W-Sol-4-140-CC	CW The Solis, LLC	C	1.76	70,497.33
141	W-Sol-4-141-CC	CW The Solis, LLC	C	1.76	70,497.33
142	W-Sol-4-142-CC	CW The Solis, LLC	C	1.76	70,497.33
143	W-Sol-4-143-CC	CW The Solis, LLC	C	1.76	70,497.33
144	W-Sol-4-144-CC	CW The Solis, LLC	C	1.76	70,497.33
145	W-Sol-4-145-CC	CW The Solis, LLC	C	1.76	70,497.33
146	W-Sol-4-146-CC	CW The Solis, LLC	C	1.76	70,497.33
147	W-Sol-4-147-CC	CW The Solis, LLC	C	1.76	70,497.33
148	W-Sol-4-148-CC	CW The Solis, LLC	C	1.76	70,497.33
149	W-Sol-4-149-CC	CW The Solis, LLC	C	1.76	70,497.33
150	W-Sol-4-150-CC	CW The Solis, LLC	C	1.76	70,497.33

Legal Description

The Assessment Area is more particularly described as follows:

AREA-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.

AREA-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.

AREA-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

[INTENTIONALLY OMITTED FROM RECORDED COPY]

EXHIBIT C

ASSESSMENT ORDINANCE

[INTENTIONALLY OMITTED FROM RECORDED COPY]

EXHIBIT B

**LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED**

Parcel ID	Property Owner
W-4-2-5-232-CC	CW The Island, LLC
W-4-2-8-402-CC	CW The Island, LLC
W-4-2-8-403-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-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
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 AREA-3 legal description on following pages for legal description of this area.

Legal Description

The Assessment Area is more particularly described as follows:

AREA-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.

AREA-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.

AREA-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,

A handwritten signature in black ink, appearing to read "Barrett Marrocco".

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		
Grand Total for All Projects	\$29,121,828.33	\$10,794,230.83	\$18,327,597.50	37.35	11.81

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
HandPour 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	\$1,650.00	\$107,300.00	\$0.00	\$107,300.00	40	0.00
48" Manhole	12	EA	\$3,650.00	\$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
End 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	\$3,077,526.68	\$2,010,084.16	\$1,067,442.50		
			Construction Contingency 10%	\$307,752.67	\$201,008.42	\$106,744.25		
			Planning, Engineering, and Design (90% Eligible)	\$184,651.60	\$166,186.44	\$18,465.16	Weighted Average Useful Life ² :	35.77
			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		

Cost Estimate Developed By: The Connection 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 ManHole 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
End 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	\$99,746.69	\$90,468.31	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	\$30,065.24	\$132,934.76	70	0.31
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	1080	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
Flanged 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
Flanged 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 Puma 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		
		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:

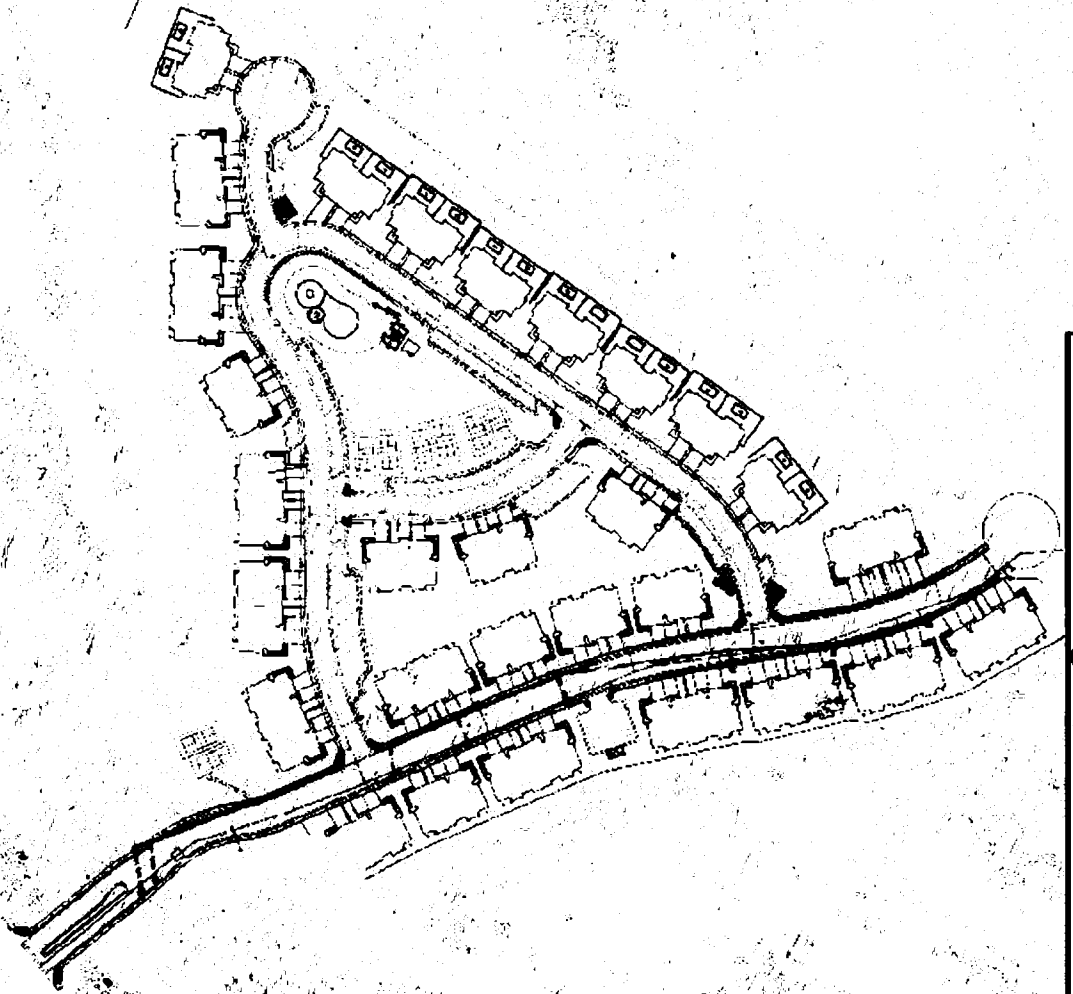
1/ Costs presented are an estimate for planning purposes only.

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 Storm Mainline
- ☐ Eligible Drainage System



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 submittal drawings for utility locations.

NO	DESCRIPTION / NOTES	DATE

CON	ION	GROUP
351	W 112	AVE
Center CO SEC 21		

Attachment 3:
Washington County Improvement Map
Coral Canyon Improvement
Funding Source

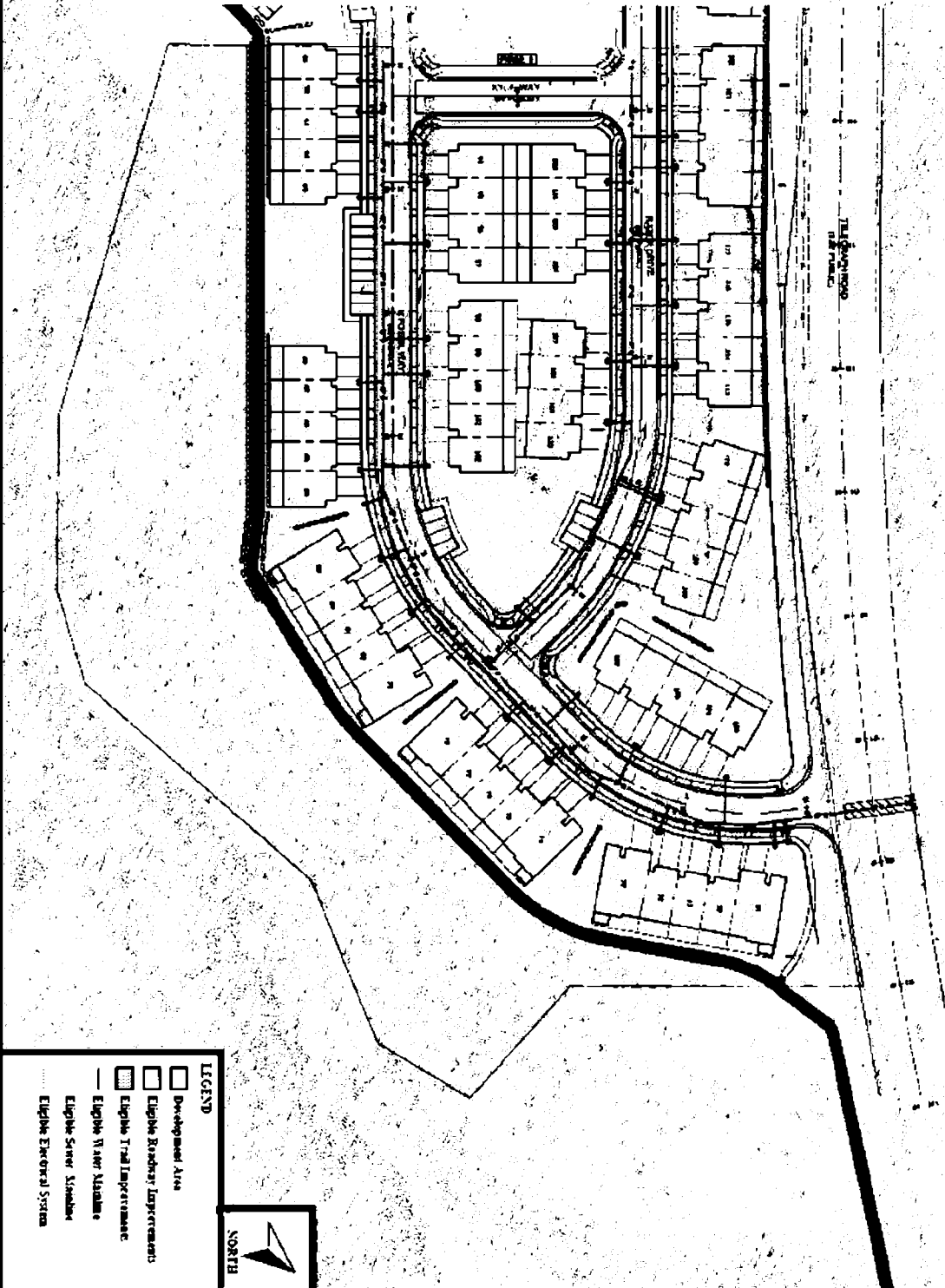
Scale: 1" = 100'	NTS
1:0.3	

Vicinity Map



Rise Phase 1 (Not Included)

Rise Phase 2 Washington, Utah



LEGEND

- ☐ Development Area
- ☐ Elipha Bradley Improvements
- ☐ Elipha Trial Improvement
- ☐ Elipha Trial Mainline
- ☐ Elipha Street Mainline
- ☐ Elipha Street System

General Notes

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

No.	Description/Notes	Date

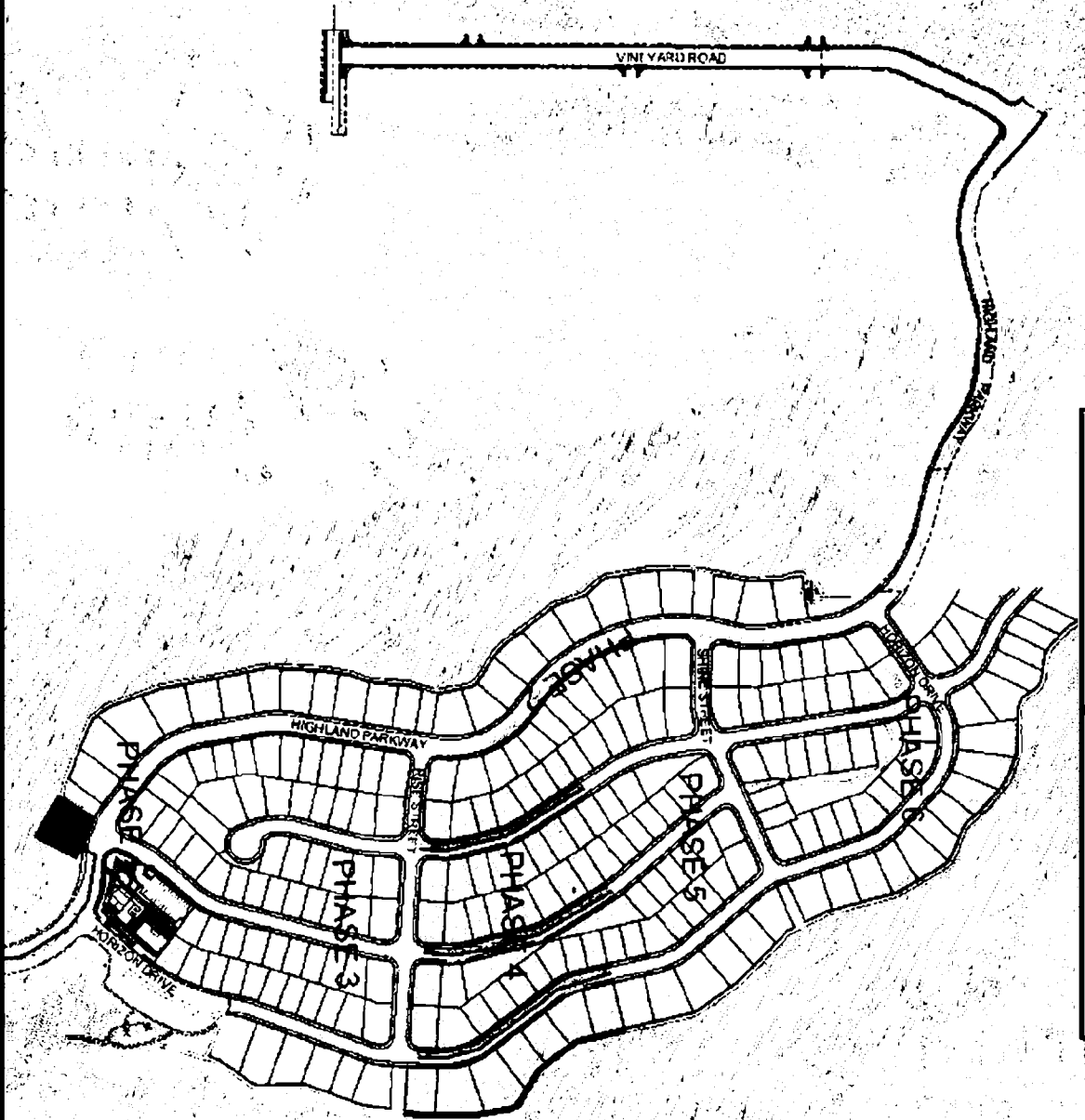
CON 10N group
1021 W 31st Ave, Unit 138
Denver, CO 80211

Attachment B:
Development Plan Improvement Map
City of Denver
Planning Department

August 20, 2024
NTS
2 of 3



Solis at C.C. Phase 4 Washington, Utah



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

1/ This map is intended to serve as an aid in project representation only. The limits shown on the 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 are required. Refer to as-built drawings for utility locations.

No.	Location/Name	Size

CON	ION	GROUP
201 W. 11th Ave. - 100-118		
Denver CO 80211		

Attachment B: Development Risk Representation Map General Group Information Planning Sheet

August 10, 2025	3 of 3
N T I	