WHEN RECORDED, RETURN TO:

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

Parcel No(s).: 00-0021-7328, 00-0021-6095, 00-0021-6094, 00-0020-6337, 00-0020-6352, 00-0015-1188, 00-0016-4108, 00-0020-6338, 00-0015-9231, 00-0020-6340, 00-0021-7325, 00-0021-7327, 00-0020-6260, 00-0020-6259, 00-0016-2649, 00-0021-2766, 00-0007-6880, 00-0007-6898, 00-0007-7193, 00-0021-0644, 00-0020-6261, 00-0020-6262, 00-0020-6263, 00-0020-6264, 00-0020-6265, 00-0020-6266, 00-0020-6267, 00-0020-6268, 00-0020-6269, 00-0020-6270, 00-0020-6271, 00-0020-6272, 00-0020-6273, 00-0020-6274, 00-0020-6275, 00-0020-6276, 00-0020-6277, 00-0020-6278, 00-0020-6279, 00-0020-6280, 00-0020-6281, 00-0020-6282, 00-0020-6283, 00-0020-6284, 00-0020-6285, 00-0020-6286, 00-0020-6287, 00-0020-6288, 00-0020-6289, 00-0020-6290, 00-0020-6291, 00-0020-6292, 00-0020-6293, 00-0020-6294, 00-0020-6295, 00-0020-6296, 00-0020-6297, 00-0020-6298, 00-0020-6299, 00-0020-6300, 00-0020-6301, 00-0020-6302, 00-0020-6303, 00-0020-6304, 00-0020-6305, 00-0020-6306, 00-0020-6307, 00-0020-6308, 00-0020-6309, 00-0020-6310, 00-0020-6311, 00-0020-6312, 00-0020-6313, 00-0020-6314, 00-0020-6315, 00-0020-6316, 00-0020-6317, 00-0020-6318, 00-0020-6319, 00-0020-6320, 00-0020-6321, 00-0020-6322, 00-0020-6323, 00-0020-6324, 00-0020-6325, 00-0020-6326, 00-0020-6327, 00-0020-6328, 00-0020-6329, 00-0020-6330, 00-0020-6331, 00-0020-6332, 00-0020-6333

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SKYFALL INFRASTRUCTURE FINANCING DISTRICT
SKYFALL ASSESSMENT AREA NO. 1

DESIGNATION RESOLUTION

Dated as of September 24, 2025

WHEREAS, the Board of Trustees (the "Board") of Skyfall Infrastructure Financing District (the "District"), adopted a Resolution on September 24, 2025, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

BE IT RESOLVED by the Board of Trustees of Skyfall Infrastructure Financing District, 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, refinance, and reimburse 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 ("Utah Code"), and the Special District Act, Title 17B, including Chapter 2, Part 13 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 "Skyfall Assessment Area No. 1" (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), which was 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, refinance, and reimburse the costs of publicly owned infrastructure, facilities or systems as part of an approximately 2,350-acre residential development (the "Development"). The District plans to levy assessments to finance the Improvements within the Development. The Improvements are more particularly described as follows:

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

-Water improvements, including, but not limited to, water rights and reservations, impact fees, 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, trails, earthwork, curbs, gutters, sidewalks, street signage, centerline monuments, conduit crossings, street striping, streetlights and mailboxes.

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

-Parking improvements, including, but not limited to surface and structured parking facilities, pavement, flatwork, and lighting.

-Land and easement acquisition and improvements, including, but not limited to clearing, grading, earthwork, excavation, compaction, and retaining walls.

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 forty (40) 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 $325,850,000, all of which 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 8.00% per annum, maturing within thirty (30) years of their date of issuance. Inasmuch as bonds have not yet 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 pursuant to an equivalent residential unit ("ERU") methodology (the "ERU Methodology"), as follows:

| Assessment | Assessment Methodology | Total ERUs | Assessment Per ERU |
|---|---|---|---|
| $325,850,000 | ERU Methodology | 784.339 | $415,445.54 |

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

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 Clerk/Secretary 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 fifteen (15) days of the completion of this Resolution, the Clerk/Secretary shall (i) record an original or certified copy of this designation resolution with Wasatch County and (ii) where applicable, file with the Wasatch County Recorder a notice of proposed assessment.

Dated as of September 24, 2025.

SKYFALL INFRASTRUCTURE FINANCING DISTRICT

By: _____
Jamie Mackay, Chair

ATTEST:

By: _____
Jordan Williams, Clerk/Secretary

STATE OF ~~UTAH~~ WYOMING )
: ss.
COUNTY OF Teton )

The foregoing instrument was acknowledged before me this Oct 2nd, 2025, by Jamie Mackay, the Chair of the Board of Trustees of Skyfall Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

B. LARSON
Notary Public - State of Wyoming
Commission ID 141150
My Commission Expires OCT 6, 2028

B. Larson
NOTARY PUBLIC

STATE OF UTAH )
: ss.
COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 3rd Oct, 2025, by Jordan Williams the Clerk/Secretary of the Board of Trustees of Skyfall Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

CHARLES MALONE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 739089
COMM. EXP. 09/06/2028

Charles Malone
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 September 24, 2025, by Benloch Ranch Land Company II, LLC, a Utah limited liability company, Benloch Ranch Land Company, LLC, a Utah limited liability company, Benloch Ranch Holding Company, LLC, a Utah limited liability company and AJ Fireside Park City LLC, a Delaware limited liability company (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 all of the property to be assessed within the Assessment Area described herein.

2. The Owner desires that Skyfall Infrastructure Financing District (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 $325,850,000, 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 "Skyfall Assessment Area No. 1" (the "Assessment Area") and (ii) an Assessment Ordinance and Notice of Assessment Interest 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 Subject Property is within the boundaries of the Benloch Ranch Improvement Association No. 2 (the "Association"). The Association previously issued its Special Assessment Bonds, Series 2022 (Taxable) in the aggregate principal amount of $86,100,000 (the "Association Bonds"), which are currently in default. It is anticipated that proceeds of the Assessment Bonds (as defined in the Assessment Ordinance) will be used to reimburse the Owner and that the Owner will repay the Association Bonds concurrent with the closing of the Assessment Bonds.

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) each entity comprising the Owner is an Affiliate (as defined in the Assessment Ordinance) with respect to each other entity comprising the Owner;

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

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

(d) 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;

(e) 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;

(f) 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 its 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;

(g) except for the Association Bonds, 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;

(h) no foreclosure proceedings have been instigated against the Owner in connection with the Association Bonds;

(i) 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;

(j) 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;

(k) 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 the District, prepared by Integra Realty Services, dated September 15, 2025;

(l) the Subject Property is located in unincorporated Wasatch 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

(m) 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, is a duly qualified representative of the Owner with the power and authority to execute this Agreement for and on behalf of the Owner and has 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 Owner has 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) notwithstanding Section 11-42-206(3)(e) of the Act, the Owner 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 Assessment allocated by the ERU Methodology, as defined and further described in the Assessment Ordinance;

(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;

(m) the amount of the Additional Prepayments applicable to the Subject Property and that the Additional Prepayments benefit the Owner by improving the terms and marketability of the Assessment Bonds; and

(n) 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, its Affiliates, 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 and the amount of Additional Prepayments as described in Exhibit A hereto and as further described in the Assessment Ordinance, including the number of ERUs attributable to each unit type and the levy of the Assessments upon completion of the Annexation;

(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 Owner was responsible for providing the legal description and tax identification number of each parcel of property within the Assessment Area, and in the event of a shortfall described in Section 11-42-206(3)(e) of the Act, the Owner consents and agrees to be held liable for and 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;

(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;

(i) the District appointing the Foreclosure Agent, including any successor thereto, to process and carry out, on behalf of the District, any foreclosure of Assessments pursuant to the Assessment Ordinance and the indenture for the Assessment Bonds and the District assigning all rights of collection of delinquent Assessments to the Foreclosure Agent, as collection agent for the District; and

(j) the payment of Assessments which are not in substantially equal installments of principal or substantially equal amounts of principal and interest, and consents to the payment of Assessments in accordance with the debt service on the Assessment Bonds as shall be established in the indenture(s) relating to such bonds.

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 Additional Prepayments, 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, or the annexation of the Subject Property into the District;

(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 or the Additional Prepayments, 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. Additional Certification. The Owner hereby agrees, without qualification, to execute an additional Acknowledgement, Waiver and Consent Agreement, in substantially the same form as this Agreement, upon completion of the annexation of the Subject Property into the District, if requested by the District in writing.

Section 6. 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 7. Severability. The invalidity or unenforceability 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 unenforceability.

Section 8. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 9. Successors and Assigns. This Agreement shall be binding upon the Owner and its successors and assigns.

Section 10. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

Section 11. 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 12. 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, has hereunto executed this Agreement as of the date first hereinabove set forth.

OWNER:

BENLOCH RANCH LAND COMPANY 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: _____

Name: Jamie Mackay

Its: Manager

BENLOCH RANCH LAND COMPANY, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: _____

Name: Jamie Mackay

Its: Manager

AJ FIRESIDE PARK CITY LLC, a Delaware limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: _____

Name: Jamie Mackay

Its: Manager

BENLOCH RANCH HOLDING COMPANY, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: _____

Name: Jamie Mackay

Its: Manager

EXHIBIT A

TAX ID AND LEGAL DESCRIPTION OF PROPERTY TO BE ASSESSED

Assessment Method and Amount[*,†]

| | |
|---|---|
| **Total Assessment** | $325,850,000 |
| **Total ERUs** | 784.339 |
| **Assessment Per ERU** | $415,445.54 |

| Lot Type | Classification | Quantity | Lien/Lot | ERUs Per Unit | Total Assessment | Additional Prepayments/Lot |
|---|---|---|---|---|---|---|
| Fireside Lots | A | 175 | $113,333.33 | 0.273 | $19,833,333.33 | $5,666.67 |
| Small Lots | B | 243 | 289,135.80 | 0.696 | 70,260,000.21 | 14,456.79 |
| Medium Lots | C | 202 | 415,445.54 | 1.000 | 83,919,999.75 | 20,772.28 |
| Large A Lots | D | 26 | 533,333.33 | 1.284 | 13,866,666.67 | 26,666.67 |
| Large B Lots | E | 217 | 635,806.45 | 1.530 | 137,970,000.37 | 31,790.32 |
| **TOTAL** | | **863** | | | **$325,850,000** | |

Anticipated Lot Count, Lot Size, and Assessment by Phase[*,†,‡]

| Phase | Fireside | AC | Small | AC | Medium | AC | Large A | AC | Large B | AC | Total Assessment |
|---|---|---|---|---|---|---|---|---|---|---|---|
| SFR, Phase 1 | - | - | 6 | < .75 | 78 | .75-1.25 | - | - | 35 | >1.25 | $53,800,000.00 |
| SFR, Phase 2 | - | - | 22 | < .75 | 38 | .75-1.25 | - | - | 66 | >1.25 | 63,700,000.00 |
| SFR, Phase 3A | - | - | 20 | < .75 | 24 | .75-1.25 | - | - | 39 | >1.25 | 40,250,000.00 |
| SFR, Phase 3B | - | - | 30 | < .75 | 30 | .75-1 | 26 | >1 | - | - | 34,866,666.67 |
| SFR, Phase 4 | - | - | 15 | < .75 | 32 | .75-1 | - | - | 77 | >1 | 69,300,000.00 |
| Fireside | 175 | ~.08 | - | - | - | - | - | - | - | - | 19,833,333.33 |
| Sundance Basin | - | - | 150 | ~.5 | - | - | - | - | - | - | 44,100,000.00 |
| **TOTAL** | **175** | | **243** | | **202** | | **26** | | **217** | | **$325,850,000.00** |

Allocation and Classification by Parcel Number[*,†]

| Parcel ID | Lot | Classification | ERUs | Assessment |
|---|---|---|---|---|
| 00-0021-6095, 00-0021-6094, 00-0016-4108, 00-0020-6338, 00-0015-9231, 00-0020-6340 | NA | A | 47.740 | $19,833,333.33 |
| 00-0021-7328, 00-0020-6337, 00-0020-6352, 00-0015-1188, 00-0021-7325, 00-0021-7327, 00-0020-6260, 00-0020-6259, 00-0016-2649, 00-0021-2766, 00-0007-6880, 00-0007-6898, 00-0007-7193, 00-0021-0644, 00-0020-6332, 00-0020-6333 | NA | B, C, D, E | 655.001 | 272,117,370.66 |

| | | | | |
|---|---|---|---|---|
| 00-0020-6261 | Lot 1 | E | 1.530 | 635,806.45 |
| 00-0020-6262 | Lot 2 | E | 1.530 | 635,806.45 |
| 00-0020-6263 | Lot 3 | C | 1.000 | 415,445.54 |
| 00-0020-6264 | Lot 4 | C | 1.000 | 415,445.54 |
| 00-0020-6265 | Lot 5 | C | 1.000 | 415,445.54 |
| 00-0020-6266 | Lot 6 | C | 1.000 | 415,445.54 |
| 00-0020-6267 | Lot 7 | C | 1.000 | 415,445.54 |
| 00-0020-6268 | Lot 8 | C | 1.000 | 415,445.54 |
| 00-0020-6269 | Lot 9 | C | 1.000 | 415,445.54 |
| 00-0020-6270 | Lot 10 | C | 1.000 | 415,445.54 |
| 00-0020-6271 | Lot 11 | C | 1.000 | 415,445.54 |
| 00-0020-6272 | Lot 12 | E | 1.530 | 635,806.45 |
| 00-0020-6273 | Lot 13 | E | 1.530 | 635,806.45 |
| 00-0020-6274 | Lot 14 | C | 1.000 | 415,445.54 |
| 00-0020-6275 | Lot 15 | C | 1.000 | 415,445.54 |
| 00-0020-6276 | Lot 16 | C | 1.000 | 415,445.54 |
| 00-0020-6277 | Lot 17 | C | 1.000 | 415,445.54 |
| 00-0020-6278 | Lot 18 | C | 1.000 | 415,445.54 |
| 00-0020-6279 | Lot 19 | E | 1.530 | 635,806.45 |
| 00-0020-6280 | Lot 20 | C | 1.000 | 415,445.54 |
| 00-0020-6281 | Lot 21 | C | 1.000 | 415,445.54 |
| 00-0020-6282 | Lot 22 | C | 1.000 | 415,445.54 |
| 00-0020-6283 | Lot 23 | C | 1.000 | 415,445.54 |
| 00-0020-6284 | Lot 24 | C | 1.000 | 415,445.54 |
| 00-0020-6285 | Lot 25 | C | 1.000 | 415,445.54 |
| 00-0020-6286 | Lot 26 | C | 1.000 | 415,445.54 |
| 00-0020-6287 | Lot 27 | C | 1.000 | 415,445.54 |
| 00-0020-6288 | Lot 28 | C | 1.000 | 415,445.54 |
| 00-0020-6289 | Lot 29 | C | 1.000 | 415,445.54 |
| 00-0020-6290 | Lot 30 | C | 1.000 | 415,445.54 |
| 00-0020-6291 | Lot 31 | C | 1.000 | 415,445.54 |
| 00-0020-6292 | Lot 32 | C | 1.000 | 415,445.54 |
| 00-0020-6293 | Lot 33 | C | 1.000 | 415,445.54 |
| 00-0020-6294 | Lot 34 | D | 1.284 | 533,333.33 |
| 00-0020-6295 | Lot 35 | C | 1.000 | 415,445.54 |
| 00-0020-6296 | Lot 36 | D | 1.284 | 533,333.33 |
| 00-0020-6297 | Lot 37 | C | 1.000 | 415,445.54 |
| 00-0020-6298 | Lot 38 | C | 1.000 | 415,445.54 |
| 00-0020-6299 | Lot 39 | C | 1.000 | 415,445.54 |

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|---|---|---|---|---|
| 00-0020-6300 | Lot 40 | C | 1.000 | 415,445.54 |
| 00-0020-6301 | Lot 41 | C | 1.000 | 415,445.54 |
| 00-0020-6302 | Lot 42 | C | 1.000 | 415,445.54 |
| 00-0020-6303 | Lot 43 | C | 1.000 | 415,445.54 |
| 00-0020-6304 | Lot 44 | C | 1.000 | 415,445.54 |
| 00-0020-6305 | Lot 45 | C | 1.000 | 415,445.54 |
| 00-0020-6306 | Lot 46 | D | 1.284 | 533,333.33 |
| 00-0020-6307 | Lot 47 | D | 1.284 | 533,333.33 |
| 00-0020-6308 | Lot 48 | D | 1.284 | 533,333.33 |
| 00-0020-6309 | Lot 49 | D | 1.284 | 533,333.33 |
| 00-0020-6310 | Lot 50 | D | 1.284 | 533,333.33 |
| 00-0020-6311 | Lot 51 | D | 1.284 | 533,333.33 |
| 00-0020-6312 | Lot 52 | D | 1.284 | 533,333.33 |
| 00-0020-6313 | Lot 53 | D | 1.284 | 533,333.33 |
| 00-0020-6314 | Lot 54 | D | 1.284 | 533,333.33 |
| 00-0020-6315 | Lot 55 | D | 1.284 | 533,333.33 |
| 00-0020-6316 | Lot 56 | D | 1.284 | 533,333.33 |
| 00-0020-6317 | Lot 57 | D | 1.284 | 533,333.33 |
| 00-0020-6318 | Lot 58 | D | 1.284 | 533,333.33 |
| 00-0020-6319 | Lot 59 | D | 1.284 | 533,333.33 |
| 00-0020-6320 | Lot 60 | D | 1.284 | 533,333.33 |
| 00-0020-6321 | Lot 61 | D | 1.284 | 533,333.33 |
| 00-0020-6322 | Lot 62 | D | 1.284 | 533,333.33 |
| 00-0020-6323 | Lot 63 | D | 1.284 | 533,333.33 |
| 00-0020-6324 | Lot 64 | D | 1.284 | 533,333.33 |
| 00-0020-6325 | Lot 65 | D | 1.284 | 533,333.33 |
| 00-0020-6326 | Lot 66 | D | 1.284 | 533,333.33 |
| 00-0020-6327 | Lot 67 | D | 1.284 | 533,333.33 |
| 00-0020-6328 | Lot 68 | D | 1.284 | 533,333.33 |
| 00-0020-6329 | Lot 69 | D | 1.284 | 533,333.33 |
| 00-0020-6330 | Lot 70 | D | 1.284 | 533,333.33 |
| 00-0020-6331 | Lot 71 | D | 1.284 | 533,333.33 |

Parcel by Owner[†]

| Parcel ID | Property Owner |
|---|---|
| 00-0021-7328 | Benloch Ranch Land Company II LLC |
| 00-0021-6095 | Benloch Ranch Land Company LLC |
| 00-0021-6094 | Benloch Ranch Land Company LLC |
| 00-0020-6337 | Benloch Ranch Holdings LLC |
| 00-0020-6352 | Benloch Ranch Holdings LLC |
| 00-0015-1188 | Benloch Ranch Holdings LLC |
| 00-0016-4108 | AJ Fireside Park City LLC |
| 00-0020-6338 | AJ Fireside Park City LLC |
| 00-0015-9231 | AJ Fireside Park City LLC |
| 00-0020-6340 | AJ Fireside Park City LLC |
| 00-0021-7325 | AJ Fireside Park City LLC |
| 00-0021-7327 | AJ Fireside Park City LLC |
| 00-0020-6260 | AJ Fireside Park City LLC |
| 00-0020-6259 | AJ Fireside Park City LLC |
| 00-0016-2649 | AJ Fireside Park City LLC |
| 00-0021-2766 | AJ Fireside Park City LLC |
| 00-0007-6880 | AJ Fireside Park City LLC |
| 00-0007-6898 | AJ Fireside Park City LLC |
| 00-0007-7193 | AJ Fireside Park City LLC |
| 00-0021-0644 | AJ Fireside Park City LLC |
| 00-0020-6261 | AJ Fireside Park City LLC |
| 00-0020-6262 | AJ Fireside Park City LLC |
| 00-0020-6263 | AJ Fireside Park City LLC |
| 00-0020-6264 | AJ Fireside Park City LLC |
| 00-0020-6265 | AJ Fireside Park City LLC |
| 00-0020-6266 | AJ Fireside Park City LLC |
| 00-0020-6267 | AJ Fireside Park City LLC |
| 00-0020-6268 | AJ Fireside Park City LLC |
| 00-0020-6269 | AJ Fireside Park City LLC |
| 00-0020-6270 | AJ Fireside Park City LLC |
| 00-0020-6271 | AJ Fireside Park City LLC |
| 00-0020-6272 | AJ Fireside Park City LLC |
| 00-0020-6273 | AJ Fireside Park City LLC |
| 00-0020-6274 | AJ Fireside Park City LLC |
| 00-0020-6275 | AJ Fireside Park City LLC |

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| 00-0020-6276 | AJ Fireside Park City LLC |
| 00-0020-6277 | AJ Fireside Park City LLC |
| 00-0020-6278 | AJ Fireside Park City LLC |
| 00-0020-6279 | AJ Fireside Park City LLC |
| 00-0020-6280 | AJ Fireside Park City LLC |
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| 00-0020-6301 | AJ Fireside Park City LLC |
| 00-0020-6302 | AJ Fireside Park City LLC |
| 00-0020-6303 | AJ Fireside Park City LLC |
| 00-0020-6304 | AJ Fireside Park City LLC |
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| 00-0020-6308 | AJ Fireside Park City LLC |
| 00-0020-6309 | AJ Fireside Park City LLC |
| 00-0020-6310 | AJ Fireside Park City LLC |
| 00-0020-6311 | AJ Fireside Park City LLC |
| 00-0020-6312 | AJ Fireside Park City LLC |

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| 00-0020-6313 | AJ Fireside Park City LLC |
| 00-0020-6314 | AJ Fireside Park City LLC |
| 00-0020-6315 | AJ Fireside Park City LLC |
| 00-0020-6316 | AJ Fireside Park City LLC |
| 00-0020-6317 | AJ Fireside Park City LLC |
| 00-0020-6318 | AJ Fireside Park City LLC |
| 00-0020-6319 | AJ Fireside Park City LLC |
| 00-0020-6320 | AJ Fireside Park City LLC |
| 00-0020-6321 | AJ Fireside Park City LLC |
| 00-0020-6322 | AJ Fireside Park City LLC |
| 00-0020-6323 | AJ Fireside Park City LLC |
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| 00-0020-6325 | AJ Fireside Park City LLC |
| 00-0020-6326 | AJ Fireside Park City LLC |
| 00-0020-6327 | AJ Fireside Park City LLC |
| 00-0020-6328 | AJ Fireside Park City LLC |
| 00-0020-6329 | AJ Fireside Park City LLC |
| 00-0020-6330 | AJ Fireside Park City LLC |
| 00-0020-6331 | AJ Fireside Park City LLC |
| 00-0020-6332 | AJ Fireside Park City LLC |
| 00-0020-6333 | AJ Fireside Park City LLC |

*Figures have been rounded
† Initially, the Assessments are levied collectively against each and every parcel of property identified in the Assessment List. Includes parcels which may be entirely or partially within the Assessment Area.
⸸ AC indicates preceding lot type's size in acreage; SFR stands for Skyfall Ridge; ~ means approximate or average acreage; < means less than; and > means greater than.

Legal Description

The Assessment Area is more particularly described as follows:

**SKYFALL RIDGE PHASE 1:**

PART OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 301.67 FEET AND S00°28'33"E, 4868.10 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING, AND THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19°16'33.2", HAVING A RADIUS OF 4240.59 FEET, AND WHOSE LONG CHORD BEARS N75°00'22" E FOR A DISTANCE OF 1419.94 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N 25° 10' 20" W FOR A DISTANCE OF 475.43 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 83°59'55.8", HAVING A RADIUS OF 290.00 FEET, AND WHOSE LONG CHORD BEARS N16°49'37"E FOR A DISTANCE OF 388.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH 08°47'52.7", HAVING A RADIUS OF 7636.91 FEET, AND WHOSE LONG CHORD BEARS N54°25'39"E FOR A DISTANCE OF 1171.52 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 42°04'23.7", HAVING A RADIUS OF 790.00 FEET, AND WHOSE LONG CHORD BEARS N71°03'55"E FOR A DISTANCE OF 567.16 FEET; THENCE, S87°53'54"E FOR A DISTANCE OF 206.07 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 74°37'57.2", HAVING A RADIUS OF 190.00 FEET, AND WHOSE LONG CHORD BEARS S50°34'55"E FOR A DISTANCE OF 230.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N43°52'52"E FOR A DISTANCE OF 261.59 FEET;

THENCE, S11°15'10"E FOR A DISTANCE OF 1521.33 FEET;

THENCE, S12°39'46"E FOR A DISTANCE OF 74.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09°28'59.5", HAVING A RADIUS OF 540.00 FEET, AND WHOSE LONG CHORD BEARS N79°24'33"W FOR A DISTANCE OF 89.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S04°02'58"W FOR A DISTANCE OF 188.74 FEET;

THENCE, S02°50'30"W FOR A DISTANCE OF 282.71 FEET;

THENCE, S03°58'20"W FOR A DISTANCE OF 70.18 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 31°22'23.4", HAVING A RADIUS OF 710.00 FEET, AND WHOSE LONG CHORD BEARS S73°59'04"W FOR A DISTANCE OF 383.93 FEET; THENCE, S58°18'10"W FOR A DISTANCE OF 878.95 FEET;

THENCE, S31°42'08"E FOR A DISTANCE OF 82.43 FEET;

THENCE, N89°55'58"W FOR A DISTANCE OF 2456.71 FEET;

THENCE N00°03'54"E A DISTANCE OF 654.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING 6,040,553.16 SF OR 138.6720 AC, MORE OR LESS.

**SKYFALL RIDGE PHASE 2:**

PART OF SECTIONS 2, 3, 10, AND 11 TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 3655.04 FEET AND S00°28'33"E, 2826.50 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 67°58'07.0", HAVING A RADIUS OF 184.50 FEET, AND WHOSE LONG CHORD BEARS N64°42'45"E FOR A DISTANCE OF 206.26 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 47°28'36.4", HAVING A RADIUS OF 1284.34 FEET, AND WHOSE LONG CHORD BEARS S60°33' 8"E FOR A DISTANCE OF 1034.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH 45°23'57.8", HAVING A RADIUS OF 1346.99 FEET, AND WHOSE LONG CHORD BEARS S59°31'23"E FOR A DISTANCE OF 1039.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 16°39'28.0", HAVING A RADIUS OF 804.77 FEET, AND WHOSE LONG CHORD BEARS N88°01'13"E

FOR A DISTANCE OF 233.15 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S55°10'10"E FOR A DISTANCE OF 464.09 FEET;

THENCE, N34°49'50"E FOR A DISTANCE OF 10.00 FEET;

THENCE, S55°10'10"E FOR A DISTANCE OF 240.00 FEET;

THENCE, S55°10'10"E FOR A DISTANCE OF 374.35 FEET;

THENCE, S37°35'03"E FOR A DISTANCE OF 81.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03°17'20.6", HAVING A RADIUS OF 260.10 FEET, AND WHOSE LONG CHORD BEARS S36°34'05"W FOR A DISTANCE OF 14.93 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S 33°49'41"W FOR A DISTANCE OF 35.21 FEET;

THENCE, S 34°10'09"W FOR A DISTANCE OF 219.14 FEET;

THENCE, S 40°12'07"W FOR A DISTANCE OF 80.39 FEET;

THENCE, S41°18'25"W FOR A DISTANCE OF 56.70 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 69° 01' 53.2", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S75°49'22"W FOR A DISTANCE OF 498.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S31°51'09"W FOR A DISTANCE OF 1198.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14°34'57.1", HAVING A RADIUS OF 569.90 FEET, AND WHOSE LONG CHORD BEARS S39°06'35"W FOR A DISTANCE OF 144.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S44°09'37"W FOR A DISTANCE OF 354.21 FEET;

THENCE, N47°50'43"W FOR A DISTANCE OF 15.68 FEET;

THENCE, N63°17'25"W FOR A DISTANCE OF 67.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 15°22'40.7", HAVING A RADIUS OF 1620.00 FEET, AND WHOSE LONG CHORD BEARS N73°48'08"W FOR A DISTANCE OF 433.50 FEET;

THENCE, N66°06'48"W FOR A DISTANCE OF 221.40 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 27°11'05.9", HAVING A RADIUS OF 420.00 FEET, AND WHOSE LONG CHORD BEARS N 79°42'21"W FOR A DISTANCE OF 197.41 FEET; THENCE, S86°42'07" W FOR

A DISTANCE OF 549.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53°36'20.0", HAVING A RADIUS OF 1030.00 FEET, AND WHOSE LONG CHORD BEARS N66°29'43"W FOR A DISTANCE OF 928.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N31°42'08"W FOR A DISTANCE OF 109.09 FEET;

THENCE, N31°42'08"W FOR A DISTANCE OF 82.43 FEET;

THENCE, N58°18'10"E FOR A DISTANCE OF 878.95 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31°22'23.4", HAVING A RADIUS OF 710.00 FEET, AND WHOSE LONG CHORD BEARS N73°59'04" E FOR A DISTANCE OF 383.93 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N03°58'20"E FOR A DISTANCE OF 70.18 FEET;

THENCE, N02°50'30"E FOR A DISTANCE OF 282.71 FEET;

THENCE, N04°02'58"E FOR A DISTANCE OF 188.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 09°28'59.5", HAVING A RADIUS OF 540.00 FEET, AND WHOSE LONG CHORD BEARS S79°24'33"E FOR A DISTANCE OF 89.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N12°39'46"W FOR A DISTANCE OF 74.45 FEET;

THENCE N11°15'10"WA DISTANCE OF 1521.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING A TOTAL OF 7,012,125.00 SF OR 160.9762 AC, MORE OR LESS.

**SKYFALL RIDGE PHASE 3A:**

PART OF SECTIONS 2 TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 5863.22 FEET AND S00°28'33"E, 3784.14 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 19°17'20.5", HAVING A

RADIUS OF 3891.96 FEET, AND WHOSE LONG CHORD BEARS N82°47'18"E FOR A DISTANCE OF 1304.08 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 14°38'44.7", HAVING A RADIUS OF 3407.19 FEET, AND WHOSE LONG CHORD BEARS S78°14'30"E FOR A DISTANCE OF 868.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 01°43'25.0", HAVING A RADIUS OF 11818.02 FEET, AND WHOSE LONG CHORD BEARS N39°40'47"E FOR A DISTANCE OF 355.51 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 46°30'40.9", HAVING A RADIUS OF 1401.75 FEET, AND WHOSE LONG CHORD BEARS N62°21'33" E FOR A DISTANCE OF 1106.92 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 110°05'00.8", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S39°20'36"E FOR A DISTANCE OF 245.87 FEET;

THENCE, S15°41'54"W FOR A DISTANCE OF 229.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 52°57'14.6", HAVING A RADIUS OF 670.13 FEET, AND WHOSE LONG CHORD BEARS S10°48'33"E FOR A DISTANCE OF 597.54 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S37°18'41"E FOR A DISTANCE OF 451.09 FEET;

THENCE, S37°18'41"E FOR A DISTANCE OF 863.71 FEET;

THENCE, S31°01'03"E FOR A DISTANCE OF 151.61 FEET;

THENCE, S13°34'04"E FOR A DISTANCE OF 152.38 FEET;

THENCE, S54°39'51"W FOR A DISTANCE OF 254.87 FEET;

THENCE, S39°20'49"W FOR A DISTANCE OF 66.67 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 18°20'04.1", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS N52°18'44"W FOR A DISTANCE OF 108.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29°49'27.1", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS N28°13'59"W FOR A DISTANCE OF 174.99 FEET; THENCE, N13°19'15"W FOR A DISTANCE OF 97.38 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14°03'35.3", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N20°21'03"W FOR A DISTANCE OF 234.98 FEET;

THENCE, N27°22'49"W FOR A DISTANCE OF 155.46 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 107°53'16.6", HAVING A RADIUS OF 160.00 FEET, AND WHOSE LONG CHORD BEARS N81°19'27"W FOR A DISTANCE OF 258.70 FEET; THENCE, S44°43'51"W FOR A DISTANCE OF 211.29 FEET;

THENCE, S46°03'57"W FOR A DISTANCE OF 24.28 FEET;

THENCE, S51°37'51"W FOR A DISTANCE OF 80.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 17°41'29.2", HAVING A RADIUS OF 541.65 FEET, AND WHOSE LONG CHORD BEARS S64°45'26"W FOR A DISTANCE OF 166.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 33°26'11.3", HAVING A RADIUS OF 541.65 FEET, AND WHOSE LONG CHORD BEARS N89°40'43"W FOR A DISTANCE OF 311.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 22°14'24.2", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N64°02'56"W FOR A DISTANCE OF 169.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10°58'03.0", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N47°26'43"W FOR A DISTANCE OF 84.10 FEET; THENCE, N41°57'41" W FOR A DISTANCE OF 276.74 FEET;

THENCE, N42°12'07"W FOR A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66°43'06.0", HAVING A RADIUS OF 160.00 FEET, AND WHOSE LONG CHORD BEARS N79°01'59"W FOR A DISTANCE OF 175.96 FEET;

THENCE, S67°36'24"W FOR A DISTANCE OF 128.90 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 49°48'40.8", HAVING A RADIUS OF 305.33 FEET, AND WHOSE LONG CHORD BEARS N87°28'26"W FOR A DISTANCE OF 257.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N63°40'25"W FOR A DISTANCE OF 740.45 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 78°06'24.1", HAVING A RADIUS OF 260.10 FEET, AND WHOSE LONG CHORD BEARS S77°15'58"W FOR A DISTANCE OF 327.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N37°35'03"W FOR A DISTANCE OF 81.91 FEET;

THENCE, N55°10'10"W FOR A DISTANCE OF 374.35 FEET;

THENCE, N55°10'10"W FOR A DISTANCE OF 240.00 FEET;

THENCE, S34°49'50"W FOR A DISTANCE OF 10.00 FEET;

THENCE N55°10'10"W A DISTANCE OF 464.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING A TOTAL OF 4,246,362.77 SF OR 97.4831 AC, MORE OR LESS.

**SKYFALL RIDGE PHASE 3B:**

PART OF SECTIONS 2, 10 AND 11 TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6769.67 FEET AND S00°28'33"E, 4505.58 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N33°49'41"E FOR A DISTANCE OF 35.21 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 03°17'20.6", HAVING A RADIUS OF 260.10 FEET, AND WHOSE LONG CHORD BEARS N36°34'05"E FOR A DISTANCE OF 14.93 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 78°06'24.1", HAVING A RADIUS OF 260.10 FEET, AND WHOSE LONG CHORD BEARS N77°15'58" E FOR A DISTANCE OF 327.75 FEET;

THENCE, S63°40'25" E FOR A DISTANCE OF 740.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49°48'40.8", HAVING A RADIUS OF 305.33 FEET, AND WHOSE LONG CHORD BEARS S87°28'26"E FOR A DISTANCE OF 257.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N67°36'24"E FOR A DISTANCE OF 128.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 66°43'06.0", HAVING A RADIUS OF 160.00 FEET, AND WHOSE LONG CHORD BEARS S79°01'59"E FOR A DISTANCE OF 175.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S42°12'07" E FOR A DISTANCE OF 80.00 FEET;

THENCE, S41°57'41"E FOR A DISTANCE OF 276.74 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 10°58'03.0", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S47°26'43" E FOR A DISTANCE OF 84.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH 22°14'24.2", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S64°02'56" E FOR A DISTANCE OF 169.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH 33°26'11.3", HAVING A RADIUS OF 541.65 FEET, AND WHOSE LONG CHORD BEARS S89°40'43"E FOR A DISTANCE OF 311.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 17°41'29.2", HAVING A RADIUS OF 541.65 FEET, AND WHOSE LONG CHORD BEARS N64°45'26"E FOR A DISTANCE OF 166.58 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N51°37'51" E FOR A DISTANCE OF 80.86 FEET;

THENCE, N46°03 57"E FOR A DISTANCE OF 24.28 FEET;

THENCE, N44°43'51"E FOR A DISTANCE OF 211.29 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 107°53'16.6", HAVING A RADIUS OF 160.00 FEET, AND WHOSE LONG CHORD BEARS S81°19' 27"E FOR A DISTANCE OF 258.70 FEET; THENCE, S27°22'49"E FOR A DISTANCE OF 155.46 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14°03'35.3", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS S20°21'03"E FOR A DISTANCE OF 234.98 FEET; THENCE, S13°19'15"E FOR A DISTANCE OF 97.38 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 29°49'27.1", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS S28°13'59"E FOR A DISTANCE OF 174.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 18°20'04.1", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS S52°18'44"E FOR A DISTANCE OF 108.34 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S23°27'19"W FOR A DISTANCE OF 100.71 FEET;

THENCE, S41°18'43"E FOR A DISTANCE OF 80.35 FEET;

THENCE, S87°02'17"E FOR A DISTANCE OF 184.50 FEET;

THENCE, S10°26'58"E FOR A DISTANCE OF 650.29 FEET;

THENCE, S10°26'58"E FOR A DISTANCE OF 272.63 FEET;

THENCE, S04°10'08"W FOR A DISTANCE OF 613.52 FEET;

THENCE, S89°55'04"W FOR A DISTANCE OF 165.81 FEET;

THENCE, S46°51'43"W FOR A DISTANCE OF 87.00 FEET;

THENCE, S49°04'14"E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58°51'19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S19°38'36"E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N89°54'03"E FOR A DISTANCE OF 178.03 FEET;

THENCE, S20°25'27"E FOR A DISTANCE OF 244.88 FEET;

THENCE, S04°09'49"E FOR A DISTANCE OF 220.13 FEET;

THENCE, S39°43'13"W FOR A DISTANCE OF 99.60 FEET;

THENCE, N64°14'56"W FOR A DISTANCE OF 207.91 FEET;

THENCE, N79°50'11"W FOR A DISTANCE OF 241.91 FEET;

THENCE, N00°48'32" W FOR A DISTANCE OF 239.69 FEET;

THENCE, N88°05'36"W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36°11'26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S73°48'41"W FOR A DISTANCE OF 108.71 FEET; THENCE, S55°42'57"W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27°00'44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S69°13'20"W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S07°16'18"E FOR A DISTANCE OF 246.15 FEET;

THENCE, N82°08'12"W FOR A DISTANCE OF 270.06 FEET;

THENCE, N21°27'16"E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47°47'03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N44°39'12"W FOR A DISTANCE OF 243.01 FEET; THENCE, N20°45'41"W FOR A DISTANCE OF 117.56 FEET;

THENCE, S69°14'18"W FOR A DISTANCE OF 225.77 FEET;

THENCE, N19°40'44"W FOR A DISTANCE OF 330.89 FEET;

THENCE, S89°59'33"W FOR A DISTANCE OF 313.65 FEET;

THENCE, N06°12'19"W FOR A DISTANCE OF 503.91 FEET;

THENCE, N01°10'11"E FOR A DISTANCE OF 955.21 FEET;

THENCE, N35°54'30"W FOR A DISTANCE OF 381.40 FEET;

THENCE N59°25'14"WA DISTANCE OF 1867.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING A TOTAL OF 5,176,977.59 SF OR 118.8471 AC, MORE OR LESS.

**SKYFALL RIDGE PHASE 4**

PART OF SECTIONS 2, 3, 10, AND 11 TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 5088.30 FEET AND S00°28'33"E, 6283.80 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N44°09'37"E FOR A DISTANCE OF 354.21 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14°34'57.1", HAVING A RADIUS OF 569.90 FEET, AND WHOSE LONG CHORD BEARS N39°06'35"E FOR A DISTANCE OF 144.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N31°51'09"E FOR A DISTANCE OF 1198.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 69°01'53.2", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N75°49'22"E FOR A DISTANCE OF 498.64 FEET; THENCE, N41°18'25"E FOR A DISTANCE OF 56.70 FEET;

THENCE, N40°12'07"E FOR A DISTANCE OF 80.39 FEET;

THENCE, N34°10'09"E FOR A DISTANCE OF 219.14 FEET;

THENCE, S59°25'14"E FOR A DISTANCE OF 1867.47 FEET;

THENCE, S35°54'30"E FOR A DISTANCE OF 381.40 FEET;

THENCE, S01°10'11"W FOR A DISTANCE OF 955.21 FEET;

THENCE, S06°12'19"E FOR A DISTANCE OF 503.91 FEET;

THENCE, S89°59'33"W FOR A DISTANCE OF 1195.01 FEET;

THENCE, S89°59'19"W FOR A DISTANCE OF 1318.14 FEET;

THENCE N47°50'43"W A DISTANCE OF 1375.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING A TOTAL OF 6,658,495.22 SF OR 152.8580 AC, MORE OR LESS.

**SUNDANCE BASIN:**

PART OF SECTIONS 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2752.09 FEET AND S00°28'33"E, 5545.92 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S31°42'08"E FOR A DISTANCE OF 109.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53°36'20.0", HAVING A RADIUS OF 1030.00 FEET, AND WHOSE LONG CHORD BEARS S66°29'43"E FOR A DISTANCE OF 928.90 FEET;

THENCE, N86°42'07"E FOR A DISTANCE OF 549.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27°11'05.9", HAVING A RADIUS OF 420.00 FEET, AND WHOSE LONG CHORD BEARS S79°42'21"E FOR A DISTANCE OF 197.41 FEET; THENCE, S66°06'48"E FOR A DISTANCE OF 221.40 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 15°22'40.7", HAVING A RADIUS OF 1620.00 FEET, AND WHOSE LONG CHORD BEARS S73°48'08"E FOR A DISTANCE OF 433.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S63°17'25"E FOR A DISTANCE OF 67.59 FEET;

THENCE, S47°50'43"E FOR A DISTANCE OF 15.68 FEET;

THENCE, S47°50'43"E FOR A DISTANCE OF 1375.63 FEET;

THENCE, S89°59'33"W FOR A DISTANCE OF 253.69 FEET;

THENCE, S40°03'22"E FOR A DISTANCE OF 14.38 FEET;

THENCE, S11°19'05"W FOR A DISTANCE OF 35.86 FEET;

THENCE, S39°42'57"E FOR A DISTANCE OF 163.14 FEET;

THENCE, S66°53'46"W FOR A DISTANCE OF 556.65 FEET;

THENCE, N82°54'51"W FOR A DISTANCE OF 51.98 FEET;

THENCE, S00°10'22"E FOR A DISTANCE OF 49.40 FEET;

THENCE, N48°33'56"W FOR A DISTANCE OF 910.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 45°40'01.2", HAVING A RADIUS OF 1356.38 FEET, AND WHOSE LONG CHORD BEARS N70°54'52"W FOR A DISTANCE OF 1052.70 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27°10'32.1", HAVING A RADIUS OF 2105.20 FEET, AND WHOSE LONG CHORD BEARS N78°20'22"W FOR A DISTANCE OF 989.17 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE N00°20'20"WA DISTANCE OF 928.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING 2,527,547.55 SF OR 58.0245 AC, MORE OR LESS.

**FIRESIDE:**

PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N76°18'19"E FOR A DISTANCE OF 653.72 FEET;

THENCE, N77°43'24"E FOR A DISTANCE OF 191.92 FEET;

THENCE, N81°40'37"E FOR A DISTANCE OF 68.28 FEET;

THENCE, N86°02'18"E FOR A DISTANCE OF 192.34 FEET;

THENCE, N88°29'31"E FOR A DISTANCE OF 471.93 FEET;

THENCE, N87°18'03"E FOR A DISTANCE OF 906.83 FEET;

THENCE, N88°51'37"E FOR A DISTANCE OF 208.38 FEET;

THENCE, N78°10'50"E FOR A DISTANCE OF 209.04 FEET;

THENCE, S13°38'47"E FOR A DISTANCE OF 251.40 FEET;

THENCE, N41°30'06"E FOR A DISTANCE OF 80.95 FEET;

THENCE, N41°25'16"E FOR A DISTANCE OF 388.42 FEET;

THENCE, S24°54'19"E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58°14'15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S54°01'27"E FOR A DISTANCE OF 126.52 FEET; THENCE, S83°08'34"E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156°12'09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S05°02'30"E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S72°52'40"W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63°34'14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S41°11'04"W FOR A DISTANCE OF 242.30 FEET; THENCE, S09°23'56"W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49°38'16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S15°25'12"E FOR A DISTANCE OF 151.11 FEET; THENCE, S40°14'20"E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95°51'28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S07°41'25"W FOR A DISTANCE OF 193.00 FEET; THENCE, S55°37'09"W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46°13'12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S32°30'33"W FOR A DISTANCE OF 121.67 FEET;

THENCE, S09°23'56"W FOR A DISTANCE OF 13.88 FEET;

THENCE, N80°36'04"W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14°28'38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD

BEARS N73°21'44"W FOR A DISTANCE OF 149.94 FEET; THENCE, N66°07'25"W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11°18'26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N60°28'12" W FOR A DISTANCE OF 284.73 FEET;

THENCE, N54°48'59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32°12'30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N70°55'14"W FOR A DISTANCE OF 238.55 FEET; THENCE, N87°01'29"W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38°47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N67°37'38"W FOR A DISTANCE OF 231.82 FEET; THENCE, N48°13'48"W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43°19'49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N69°53'43"W FOR A DISTANCE OF 290.18 FEET; THENCE, S88°26'23"W FOR A DISTANCE OF 179.56 FEET;

THENCE, S88°26'23"W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10°06'30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S83°23'07"W FOR A DISTANCE OF 115.41 FEET; THENCE, S78°19'41"W FOR A DISTANCE OF 249.14 FEET;

THENCE, S76°35'20"W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 01°20'58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S76°34'24"W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 01°39'56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S78°04'52"W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 05°43'36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S87°55'08"W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 14°48'52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N78°15'21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 08°27'40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N66°37'05"W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 23°28'55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N54°11'15"W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24°54'52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N29°59'21"W FOR A DISTANCE OF 51.18 FEET; THENCE, N17°31'55" W FOR A DISTANCE OF 44.93 FEET;

THENCE N13°43'04"W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL COMPRISING 1,947,212.05 SF OR 44.7018 AC, MORE OR LESS.

EXHIBIT B

DESIGNATION RESOLUTION

[excluded from recorded copy]

EXHIBIT C

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

[excluded from recorded copy]

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

| Parcel ID | Property Owner |
|---|---|
| 00-0021-7328 | Benloch Ranch Land Company II LLC |
| 00-0021-6095 | Benloch Ranch Land Company LLC |
| 00-0021-6094 | Benloch Ranch Land Company LLC |
| 00-0020-6337 | Benloch Ranch Holdings LLC |
| 00-0020-6352 | Benloch Ranch Holdings LLC |
| 00-0015-1188 | Benloch Ranch Holdings LLC |
| 00-0016-4108 | AJ Fireside Park City LLC |
| 00-0020-6338 | AJ Fireside Park City LLC |
| 00-0015-9231 | AJ Fireside Park City LLC |
| 00-0020-6340 | AJ Fireside Park City LLC |
| 00-0021-7325 | AJ Fireside Park City LLC |
| 00-0021-7327 | AJ Fireside Park City LLC |
| 00-0020-6260 | AJ Fireside Park City LLC |
| 00-0020-6259 | AJ Fireside Park City LLC |
| 00-0016-2649 | AJ Fireside Park City LLC |
| 00-0021-2766 | AJ Fireside Park City LLC |
| 00-0007-6880 | AJ Fireside Park City LLC |
| 00-0007-6898 | AJ Fireside Park City LLC |
| 00-0007-7193 | AJ Fireside Park City LLC |
| 00-0021-0644 | AJ Fireside Park City LLC |
| 00-0020-6261 | AJ Fireside Park City LLC |
| 00-0020-6262 | AJ Fireside Park City LLC |
| 00-0020-6263 | AJ Fireside Park City LLC |
| 00-0020-6264 | AJ Fireside Park City LLC |
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| 00-0020-6330 | AJ Fireside Park City LLC |
| 00-0020-6331 | AJ Fireside Park City LLC |
| 00-0020-6332 | AJ Fireside Park City LLC |
| 00-0020-6333 | AJ Fireside Park City LLC |

Legal Description

The Assessment Area is more particularly described as follows:

**SKYFALL RIDGE PHASE 1:**

PART OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 301.67 FEET AND S00°28'33"E, 4868.10 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING, AND THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19°16'33.2", HAVING A RADIUS OF 4240.59 FEET, AND WHOSE LONG CHORD BEARS N75°00'22" E FOR A DISTANCE OF 1419.94 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N 25° 10' 20" W FOR A DISTANCE OF 475.43 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 83°59'55.8", HAVING A RADIUS OF 290.00 FEET, AND WHOSE LONG CHORD BEARS N16°49'37"E FOR A DISTANCE OF 388.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH 08°47'52.7", HAVING A RADIUS OF 7636.91 FEET, AND WHOSE LONG CHORD BEARS N54°25'39"E FOR A DISTANCE OF 1171.52 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 42°04'23.7", HAVING A RADIUS OF 790.00 FEET, AND WHOSE LONG CHORD BEARS N71°03'55"E FOR A DISTANCE OF 567.16 FEET; THENCE, S87°53'54"E FOR A DISTANCE OF 206.07 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 74°37'57.2", HAVING A RADIUS OF 190.00 FEET, AND WHOSE LONG CHORD BEARS S50°34'55"E FOR A DISTANCE OF 230.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N43°52'52"E FOR A DISTANCE OF 261.59 FEET;

THENCE, S11°15'10"E FOR A DISTANCE OF 1521.33 FEET;

THENCE, S12°39'46"E FOR A DISTANCE OF 74.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09°28'59.5", HAVING A RADIUS OF 540.00 FEET, AND WHOSE LONG CHORD BEARS N79°24'33"W FOR A DISTANCE OF 89.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S04°02'58"W FOR A DISTANCE OF 188.74 FEET;

THENCE, S02°50'30"W FOR A DISTANCE OF 282.71 FEET;

THENCE, S03°58'20"W FOR A DISTANCE OF 70.18 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 31°22'23.4", HAVING A RADIUS OF 710.00 FEET, AND WHOSE LONG CHORD BEARS S73°59'04"W FOR A DISTANCE OF 383.93 FEET; THENCE, S58°18'10"W FOR A DISTANCE OF 878.95 FEET;

THENCE, S31°42'08"E FOR A DISTANCE OF 82.43 FEET;

THENCE, N89°55'58"W FOR A DISTANCE OF 2456.71 FEET;

THENCE N00°03'54"E A DISTANCE OF 654.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING 6,040,553.16 SF OR 138.6720 AC, MORE OR LESS.

**SKYFALL RIDGE PHASE 2:**

PART OF SECTIONS 2, 3, 10, AND 11 TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 3655.04 FEET AND S00°28'33"E, 2826.50 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET

FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 67°58'07.0", HAVING A RADIUS OF 184.50 FEET, AND WHOSE LONG CHORD BEARS N64°42'45"E FOR A DISTANCE OF 206.26 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 47°28'36.4", HAVING A RADIUS OF 1284.34 FEET, AND WHOSE LONG CHORD BEARS S60°33' 8"E FOR A DISTANCE OF 1034.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH 45°23'57.8", HAVING A RADIUS OF 1346.99 FEET, AND WHOSE LONG CHORD BEARS S59°31'23"E FOR A DISTANCE OF 1039.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 16°39'28.0", HAVING A RADIUS OF 804.77 FEET, AND WHOSE LONG CHORD BEARS N88°01'13"E FOR A DISTANCE OF 233.15 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S55°10'10"E FOR A DISTANCE OF 464.09 FEET;

THENCE, N34°49'50"E FOR A DISTANCE OF 10.00 FEET;

THENCE, S55°10'10"E FOR A DISTANCE OF 240.00 FEET;

THENCE, S55°10'10"E FOR A DISTANCE OF 374.35 FEET;

THENCE, S37°35'03"E FOR A DISTANCE OF 81.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03°17'20.6", HAVING A RADIUS OF 260.10 FEET, AND WHOSE LONG CHORD BEARS S36°34'05"W FOR A DISTANCE OF 14.93 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S 33°49'41"W FOR A DISTANCE OF 35.21 FEET;

THENCE, S 34°10'09"W FOR A DISTANCE OF 219.14 FEET;

THENCE, S 40°12'07"W FOR A DISTANCE OF 80.39 FEET;

THENCE, S41°18'25"W FOR A DISTANCE OF 56.70 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 69° 01' 53.2", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S75°49'22"W FOR A DISTANCE OF 498.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S31°51'09"W FOR A DISTANCE OF 1198.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN

ANGLE OF 14°34'57.1", HAVING A RADIUS OF 569.90 FEET, AND WHOSE LONG CHORD BEARS S39°06'35"W FOR A DISTANCE OF 144.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S44°09'37"W FOR A DISTANCE OF 354.21 FEET;

THENCE, N47°50'43"W FOR A DISTANCE OF 15.68 FEET;

THENCE, N63°17'25"W FOR A DISTANCE OF 67.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 15°22'40.7", HAVING A RADIUS OF 1620.00 FEET, AND WHOSE LONG CHORD BEARS N73°48'08"W FOR A DISTANCE OF 433.50 FEET;

THENCE, N66°06'48"W FOR A DISTANCE OF 221.40 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 27°11'05.9", HAVING A RADIUS OF 420.00 FEET, AND WHOSE LONG CHORD BEARS N 79°42'21"W FOR A DISTANCE OF 197.41 FEET; THENCE, S86°42'07" W FOR A DISTANCE OF 549.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53°36'20.0", HAVING A RADIUS OF 1030.00 FEET, AND WHOSE LONG CHORD BEARS N66°29'43"W FOR A DISTANCE OF 928.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N31°42'08"W FOR A DISTANCE OF 109.09 FEET;

THENCE, N31°42'08"W FOR A DISTANCE OF 82.43 FEET;

THENCE, N58°18'10"E FOR A DISTANCE OF 878.95 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31°22'23.4", HAVING A RADIUS OF 710.00 FEET, AND WHOSE LONG CHORD BEARS N73°59'04" E FOR A DISTANCE OF 383.93 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N03°58'20"E FOR A DISTANCE OF 70.18 FEET;

THENCE, N02°50'30"E FOR A DISTANCE OF 282.71 FEET;

THENCE, N04°02'58"E FOR A DISTANCE OF 188.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 09°28'59.5", HAVING A RADIUS OF 540.00 FEET, AND WHOSE LONG CHORD BEARS S79°24'33"E FOR A DISTANCE OF 89.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N12°39'46"W FOR A DISTANCE OF 74.45 FEET;

THENCE N11°15'10"WA DISTANCE OF 1521.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING A TOTAL OF 7,012,125.00 SF OR 160.9762 AC, MORE OR LESS.

**SKYFALL RIDGE PHASE 3A:**

PART OF SECTIONS 2 TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 5863.22 FEET AND S00°28'33"E, 3784.14 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 19°17'20.5", HAVING A RADIUS OF 3891.96 FEET, AND WHOSE LONG CHORD BEARS N82°47'18"E FOR A DISTANCE OF 1304.08 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 14°38'44.7", HAVING A RADIUS OF 3407.19 FEET, AND WHOSE LONG CHORD BEARS S78°14'30"E FOR A DISTANCE OF 868.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 01°43'25.0", HAVING A RADIUS OF 11818.02 FEET, AND WHOSE LONG CHORD BEARS N39°40'47"E FOR A DISTANCE OF 355.51 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 46°30'40.9", HAVING A RADIUS OF 1401.75 FEET, AND WHOSE LONG CHORD BEARS N62°21'33" E FOR A DISTANCE OF 1106.92 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 110°05'00.8", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S39°20'36"E FOR A DISTANCE OF 245.87 FEET;

THENCE, S15°41'54"W FOR A DISTANCE OF 229.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 52°57'14.6", HAVING A RADIUS OF 670.13 FEET, AND WHOSE LONG CHORD BEARS S10°48'33"E FOR A DISTANCE OF 597.54 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S37°18'41"E FOR A DISTANCE OF 451.09 FEET;

THENCE, S37°18'41"E FOR A DISTANCE OF 863.71 FEET;

THENCE, S31°01'03"E FOR A DISTANCE OF 151.61 FEET;

THENCE, S13°34'04"E FOR A DISTANCE OF 152.38 FEET;

THENCE, S54°39'51"W FOR A DISTANCE OF 254.87 FEET;

THENCE, S39°20'49"W FOR A DISTANCE OF 66.67 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 18°20'04.1", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS N52°18'44"W FOR A DISTANCE OF 108.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29°49'27.1", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS N28°13'59"W FOR A DISTANCE OF 174.99 FEET; THENCE, N13°19'15"W FOR A DISTANCE OF 97.38 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14°03'35.3", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N20°21'03"W FOR A DISTANCE OF 234.98 FEET;

THENCE, N27°22'49"W FOR A DISTANCE OF 155.46 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 107°53'16.6", HAVING A RADIUS OF 160.00 FEET, AND WHOSE LONG CHORD BEARS N81°19'27"W FOR A DISTANCE OF 258.70 FEET; THENCE, S44°43'51"W FOR A DISTANCE OF 211.29 FEET;

THENCE, S46°03'57"W FOR A DISTANCE OF 24.28 FEET;

THENCE, S51°37'51"W FOR A DISTANCE OF 80.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 17°41'29.2", HAVING A RADIUS OF 541.65 FEET, AND WHOSE LONG CHORD BEARS S64°45'26"W FOR A DISTANCE OF 166.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 33°26'11.3", HAVING A RADIUS OF 541.65 FEET, AND WHOSE LONG CHORD BEARS N89°40'43"W FOR A DISTANCE OF 311.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 22°14'24.2", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N64°02'56"W FOR A DISTANCE OF 169.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10°58'03.0", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N47°26'43"W FOR A DISTANCE OF 84.10 FEET; THENCE, N41°57'41" W FOR A DISTANCE OF 276.74 FEET;

THENCE, N42°12'07"W FOR A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66°43'06.0", HAVING A RADIUS OF 160.00 FEET, AND WHOSE LONG CHORD BEARS N79°01'59"W FOR A DISTANCE OF 175.96 FEET;

THENCE, S67°36'24"W FOR A DISTANCE OF 128.90 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 49°48'40.8", HAVING A RADIUS OF 305.33 FEET, AND WHOSE LONG

CHORD BEARS N87°28'26"W FOR A DISTANCE OF 257.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N63°40'25"W FOR A DISTANCE OF 740.45 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 78°06'24.1", HAVING A RADIUS OF 260.10 FEET, AND WHOSE LONG CHORD BEARS S77°15'58"W FOR A DISTANCE OF 327.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N37°35'03"W FOR A DISTANCE OF 81.91 FEET;

THENCE, N55°10'10"W FOR A DISTANCE OF 374.35 FEET;

THENCE, N55°10'10"W FOR A DISTANCE OF 240.00 FEET;

THENCE, S34°49'50"W FOR A DISTANCE OF 10.00 FEET;

THENCE N55°10'10"W A DISTANCE OF 464.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING A TOTAL OF 4,246,362.77 SF OR 97.4831 AC, MORE OR LESS.

**SKYFALL RIDGE PHASE 3B:**

PART OF SECTIONS 2, 10 AND 11 TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6769.67 FEET AND S00°28'33"E, 4505.58 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N33°49'41"E FOR A DISTANCE OF 35.21 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 03°17'20.6", HAVING A RADIUS OF 260.10 FEET, AND WHOSE LONG CHORD BEARS N36°34'05"E FOR A DISTANCE OF 14.93 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 78°06'24.1", HAVING A RADIUS OF 260.10 FEET, AND WHOSE LONG CHORD BEARS N77°15'58" E FOR A DISTANCE OF 327.75 FEET;

THENCE, S63°40'25" E FOR A DISTANCE OF 740.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN

ANGLE OF 49°48'40.8", HAVING A RADIUS OF 305.33 FEET, AND WHOSE LONG CHORD BEARS S87°28'26"E FOR A DISTANCE OF 257.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N67°36'24"E FOR A DISTANCE OF 128.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 66°43'06.0", HAVING A RADIUS OF 160.00 FEET, AND WHOSE LONG CHORD BEARS S79°01'59"E FOR A DISTANCE OF 175.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S42°12'07" E FOR A DISTANCE OF 80.00 FEET;

THENCE, S41°57'41"E FOR A DISTANCE OF 276.74 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 10°58'03.0", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S47°26'43" E FOR A DISTANCE OF 84.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH 22°14'24.2", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S64°02'56" E FOR A DISTANCE OF 169.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH 33°26'11.3", HAVING A RADIUS OF 541.65 FEET, AND WHOSE LONG CHORD BEARS S89°40'43"E FOR A DISTANCE OF 311.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 17°41'29.2", HAVING A RADIUS OF 541.65 FEET, AND WHOSE LONG CHORD BEARS N64°45'26"E FOR A DISTANCE OF 166.58 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N51°37'51" E FOR A DISTANCE OF 80.86 FEET;

THENCE, N46°03 57"E FOR A DISTANCE OF 24.28 FEET;

THENCE, N44°43'51"E FOR A DISTANCE OF 211.29 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 107°53'16.6", HAVING A RADIUS OF 160.00 FEET, AND WHOSE LONG CHORD BEARS S81°19' 27"E FOR A DISTANCE OF 258.70 FEET; THENCE, S27°22'49"E FOR A DISTANCE OF 155.46 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14°03'35.3", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS S20°21'03"E FOR A DISTANCE OF 234.98 FEET; THENCE, S13°19'15"E FOR A DISTANCE OF 97.38 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 29°49'27.1", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS S28°13'59"E FOR A DISTANCE OF 174.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 18°20'04.1", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS S52°18'44"E

FOR A DISTANCE OF 108.34 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S23°27'19"W FOR A DISTANCE OF 100.71 FEET;

THENCE, S41°18'43"E FOR A DISTANCE OF 80.35 FEET;

THENCE, S87°02'17"E FOR A DISTANCE OF 184.50 FEET;

THENCE, S10°26'58"E FOR A DISTANCE OF 650.29 FEET;

THENCE, S10°26'58"E FOR A DISTANCE OF 272.63 FEET;

THENCE, S04°10'08"W FOR A DISTANCE OF 613.52 FEET;

THENCE, S89°55'04"W FOR A DISTANCE OF 165.81 FEET;

THENCE, S46°51'43"W FOR A DISTANCE OF 87.00 FEET;

THENCE, S49°04'14"E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58°51'19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S19°38'36"E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N89°54'03"E FOR A DISTANCE OF 178.03 FEET;

THENCE, S20°25'27"E FOR A DISTANCE OF 244.88 FEET;

THENCE, S04°09'49"E FOR A DISTANCE OF 220.13 FEET;

THENCE, S39°43'13"W FOR A DISTANCE OF 99.60 FEET;

THENCE, N64°14'56"W FOR A DISTANCE OF 207.91 FEET;

THENCE, N79°50'11"W FOR A DISTANCE OF 241.91 FEET;

THENCE, N00°48'32" W FOR A DISTANCE OF 239.69 FEET;

THENCE, N88°05'36"W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36°11'26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S73°48'41"W FOR A DISTANCE OF 108.71 FEET; THENCE, S55°42'57"W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27°00'44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S69°13'20"W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S07°16'18"E FOR A DISTANCE OF 246.15 FEET;

THENCE, N82°08'12"W FOR A DISTANCE OF 270.06 FEET;

THENCE, N21°27'16"E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47°47'03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N44°39'12"W FOR A DISTANCE OF 243.01 FEET; THENCE, N20°45'41"W FOR A DISTANCE OF 117.56 FEET;

THENCE, S69°14'18"W FOR A DISTANCE OF 225.77 FEET;

THENCE, N19°40'44"W FOR A DISTANCE OF 330.89 FEET;

THENCE, S89°59'33"W FOR A DISTANCE OF 313.65 FEET;

THENCE, N06°12'19"W FOR A DISTANCE OF 503.91 FEET;

THENCE, N01°10'11"E FOR A DISTANCE OF 955.21 FEET;

THENCE, N35°54'30"W FOR A DISTANCE OF 381.40 FEET;

THENCE N59°25'14"WA DISTANCE OF 1867.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING A TOTAL OF 5,176,977.59 SF OR 118.8471 AC, MORE OR LESS.

**SKYFALL RIDGE PHASE 4**

PART OF SECTIONS 2, 3, 10, AND 11 TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 5088.30 FEET AND S00°28'33"E, 6283.80 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N44°09'37"E FOR A DISTANCE OF 354.21 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14°34'57.1", HAVING A RADIUS OF 569.90 FEET, AND WHOSE LONG CHORD BEARS N39°06'35"E FOR A DISTANCE OF 144.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N31°51'09"E FOR A DISTANCE OF 1198.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 69°01'53.2", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG

CHORD BEARS N75°49'22"E FOR A DISTANCE OF 498.64 FEET; THENCE, N41°18'25"E FOR A DISTANCE OF 56.70 FEET;

THENCE, N40°12'07"E FOR A DISTANCE OF 80.39 FEET;

THENCE, N34°10'09"E FOR A DISTANCE OF 219.14 FEET;

THENCE, S59°25'14"E FOR A DISTANCE OF 1867.47 FEET;

THENCE, S35°54'30"E FOR A DISTANCE OF 381.40 FEET;

THENCE, S01°10'11"W FOR A DISTANCE OF 955.21 FEET;

THENCE, S06°12'19"E FOR A DISTANCE OF 503.91 FEET;

THENCE, S89°59'33"W FOR A DISTANCE OF 1195.01 FEET;

THENCE, S89°59'19"W FOR A DISTANCE OF 1318.14 FEET;

THENCE N47°50'43"W A DISTANCE OF 1375.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING A TOTAL OF 6,658,495.22 SF OR 152.8580 AC, MORE OR LESS.

**SUNDANCE BASIN:**

PART OF SECTIONS 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2752.09 FEET AND S00°28'33"E, 5545.92 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S31°42'08"E FOR A DISTANCE OF 109.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53°36'20.0", HAVING A RADIUS OF 1030.00 FEET, AND WHOSE LONG CHORD BEARS S66°29'43"E FOR A DISTANCE OF 928.90 FEET;

THENCE, N86°42'07"E FOR A DISTANCE OF 549.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27°11'05.9", HAVING A RADIUS OF 420.00 FEET, AND WHOSE LONG CHORD BEARS S79°42'21"E FOR A DISTANCE OF 197.41 FEET; THENCE, S66°06'48"E FOR A DISTANCE OF 221.40 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 15°22'40.7", HAVING A RADIUS OF 1620.00 FEET, AND

WHOSE LONG CHORD BEARS S73°48'08"E FOR A DISTANCE OF 433.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S63°17'25"E FOR A DISTANCE OF 67.59 FEET;

THENCE, S47°50'43"E FOR A DISTANCE OF 15.68 FEET;

THENCE, S47°50'43"E FOR A DISTANCE OF 1375.63 FEET;

THENCE, S89°59'33"W FOR A DISTANCE OF 253.69 FEET;

THENCE, S40°03'22"E FOR A DISTANCE OF 14.38 FEET;

THENCE, S11°19'05"W FOR A DISTANCE OF 35.86 FEET;

THENCE, S39°42'57"E FOR A DISTANCE OF 163.14 FEET;

THENCE, S66°53'46"W FOR A DISTANCE OF 556.65 FEET;

THENCE, N82°54'51"W FOR A DISTANCE OF 51.98 FEET;

THENCE, S00°10'22"E FOR A DISTANCE OF 49.40 FEET;

THENCE, N48°33'56"W FOR A DISTANCE OF 910.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 45°40'01.2", HAVING A RADIUS OF 1356.38 FEET, AND WHOSE LONG CHORD BEARS N70°54'52"W FOR A DISTANCE OF 1052.70 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27°10'32.1", HAVING A RADIUS OF 2105.20 FEET, AND WHOSE LONG CHORD BEARS N78°20'22"W FOR A DISTANCE OF 989.17 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE N00°20'20"WA DISTANCE OF 928.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING 2,527,547.55 SF OR 58.0245 AC, MORE OR LESS.

**FIRESIDE:**

PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4250.09 FEET AND S00°28'33"E, 103.84 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH,

RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N76°18'19"E FOR A DISTANCE OF 653.72 FEET;

THENCE, N77°43'24"E FOR A DISTANCE OF 191.92 FEET;

THENCE, N81°40'37"E FOR A DISTANCE OF 68.28 FEET;

THENCE, N86°02'18"E FOR A DISTANCE OF 192.34 FEET;

THENCE, N88°29'31"E FOR A DISTANCE OF 471.93 FEET;

THENCE, N87°18'03"E FOR A DISTANCE OF 906.83 FEET;

THENCE, N88°51'37"E FOR A DISTANCE OF 208.38 FEET;

THENCE, N78°10'50"E FOR A DISTANCE OF 209.04 FEET;

THENCE, S13°38'47"E FOR A DISTANCE OF 251.40 FEET;

THENCE, N41°30'06"E FOR A DISTANCE OF 80.95 FEET;

THENCE, N41°25'16"E FOR A DISTANCE OF 388.42 FEET;

THENCE, S24°54'19"E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58°14'15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S54°01'27"E FOR A DISTANCE OF 126.52 FEET; THENCE, S83°08'34"E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156°12'09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S05°02'30"E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S72°52'40"W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63°34'14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S41°11'04"W FOR A DISTANCE OF 242.30 FEET; THENCE, S09°23'56"W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49°38'16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S15°25'12"E FOR A DISTANCE OF 151.11 FEET; THENCE, S40°14'20"E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95°51'28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S07°41'25"W FOR A DISTANCE OF 193.00 FEET; THENCE, S55°37'09"W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46°13'12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S32°30'33"W FOR A DISTANCE OF 121.67 FEET;

THENCE, S09°23'56"W FOR A DISTANCE OF 13.88 FEET;

THENCE, N80°36'04"W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14°28'38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N73°21'44"W FOR A DISTANCE OF 149.94 FEET; THENCE, N66°07'25"W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11°18'26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N60°28'12" W FOR A DISTANCE OF 284.73 FEET;

THENCE, N54°48'59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32°12'30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N70°55'14"W FOR A DISTANCE OF 238.55 FEET; THENCE, N87°01'29"W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38°47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N67°37'38"W FOR A DISTANCE OF 231.82 FEET; THENCE, N48°13'48"W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43°19'49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N69°53'43"W FOR A DISTANCE OF 290.18 FEET; THENCE, S88°26'23"W FOR A DISTANCE OF 179.56 FEET;

THENCE, S88°26'23"W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10°06'30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S83°23'07"W FOR A DISTANCE OF 115.41 FEET; THENCE, S78°19'41"W FOR A DISTANCE OF 249.14 FEET;

THENCE, S76°35'20"W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 01°20'58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S76°34'24"W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 01°39'56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S78°04'52"W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 05°43'36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S87°55'08"W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 14°48'52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N78°15'21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 08°27'40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N66°37'05"W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH 23°28'55.3", HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N54°11'15"W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24°54'52.2", HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N29°59'21"W FOR A DISTANCE OF 51.18 FEET; THENCE, N17°31'55" W FOR A DISTANCE OF 44.93 FEET;

THENCE N13°43'04"W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL COMPRISING 1,947,212.05 SF OR 44.7018 AC, MORE OR LESS.

EXHIBIT C

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

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Skyfall Assessment Area (the "Assessment Area") hereby certifies as follows:

1. I am a professional engineer engaged by the Skyfall Infrastructure Financing District to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the Assessment Area.

2. The estimated costs of the improvements to be acquired, constructed and/or installed benefitting property within the Assessment Area are set forth in the attachment hereto. Said estimated costs are based on a review of preliminary site plans and our associated utility assumptions for the type and location of said proposed improvements as of the date hereof. Note that the costs are an estimate based on project understanding and subject to change. The proposed improvements have a weighted average useful life of not less than 40 years.

By: Chase Hanusa
The Connextion Group – Civil, LLC
Chase Hanusa, PE

Date: October 01, 2025

ATTACHMENT

**Attachment A**

**Skyfall Infrastructure Financing District**

**Skyfall Ridge Phases 1-4 & Sundance Basin Development: Civil Infrastructure and Facilities Cost Estimate Summary**

| Summary of Total Costs | | | | | | | |
|---|---|---|---|---|---|---|---|
| Improvement/Development: | | | | Total Cost: Improvements Benefiting the Property | Cost Allocation | | Notes: |
| | | | | | Total Eligible Costs (Includes HOA Improvements To Be Dedicated to IFD) | Non-Eligible Costs (Private) | |
| **Developer Completed Improvements - Assumed Reimbursable at Closing** | | | | | | | |
| **Water Rights, JSSD Impact Fees, and Land Dedication Proposed For District Acquisition (Estimated Market Value)** | | | | | | | |
| Sewer Impact Fee Credits | 800 | EA | $12,023.00 | $9,618,400.00 | $9,618,400.00 | $0.00 | |
| Water Impact Fee Credits | 800 | EA | $11,162.00 | $8,929,600.00 | $8,929,600.00 | $0.00 | |
| Water Rights/Reservations (Estimate - Confirm Unit Cost & Qty) | 800 | AC-FT | $65,000.00 | $52,000,000.00 | $52,000,000.00 | $0.00 | |
| | | | ROW Land Dedication | $5,000,000.00 | $5,000,000.00 | $0.00 | |
| **Total Water Rights, JSSD Impact Fees, and Land Dedication Proposed For District Acquisition (Estimated Market Value)** | | | | **$75,548,000.00** | **$75,548,000.00** | **$0.00** | **ESTIMATE - DISTRICT TO CONFRIM ELIGIBILITY & VALUE** |
| **Benloch Ranch Development Trunk Infrastructure Improvements (Assumed Developer Complete with Benloch Ranch Phase 1)** | | | | | | | |
| *Subtotal UDOT Turn Lanes* | | | | $2,287,222.22 | $1,829,777.78 | $457,444.44 | Assessment areas proportional share of costs TBD. |
| *Subtotal Benloch Ranch Asphalt Trail* | | | | $2,182,860.00 | $1,746,288.00 | $436,572.00 | Assessment areas proportional share of costs TBD. |
| *Subtotal Storm Detention Basins 1-3* | | | | $5,085,228.84 | $4,068,183.07 | $1,017,045.77 | Assessment areas proportional share of costs TBD. |
| *Subtotal 20" Waterline, 16" Waterline, Water tank, and Water Booster Station* | | | | $5,494,816.67 | $4,395,853.33 | $1,098,963.33 | Assessment areas proportional share of costs TBD. |
| *Subtotal Fireside Drive From SR32 to Benloch Ranch Road (W/O 20" Waterline)* | | | | $5,367,754.30 | $4,294,203.44 | $1,073,550.86 | Assessment areas proportional share of costs TBD. |
| *Subtotal Benloch Ranch Drive From SR32 to Fireside Drive* | | | | $7,278,783.33 | $5,823,026.67 | $1,455,756.67 | Assessment areas proportional share of costs TBD. |
| *Subtotal Benloch Ranch Drive From Fireside Drive to Skyfall 3B Entrance Earthwork* | | | | $3,521,280.00 | $3,521,280.00 | $0.00 | Assessment areas proportional share of costs TBD. |
| *Subtotal Skyfall Ridge Drive & Phase 3B/4 Earthwork* | | | | $2,872,048.62 | $2,872,048.62 | $0.00 | |
| *Subtotal Land Trade Improvements* | | | | $11,250,000.00 | $5,000,000.00 | $6,250,000.00 | Assessment areas proportional share of costs TBD. |
| *Total Entitlements, Planning, Design, and Project Management* | | | | $4,533,999.40 | $3,355,066.09 | $1,178,933.31 | Assumed 10% of Development Improvements |
| **Total Benloch Ranch Development Trunk Infrastructure Improvements (Assumed Developer Complete with Benloch Ranch Phase 1)** | | | | **$49,873,993.39** | **$36,905,727.01** | **$12,968,266.38** | |
| **Benloch Ranch Phase 1A In-Tract (Assumed Developer Complete with Benloch Ranch Phase 1)** | | | | | | | |
| *Total Benloch Ranch Phase 1A In-Tract (Assumed Developer Complete with Benloch Ranch Phase 1)* | | | | $32,096,975.88 | $0.00 | $32,096,975.88 | |
| **Total Benloch Ranch Phase 1A In-Tract (Assumed Developer Complete with Benloch Ranch Phase 1)** | | | | **$32,096,975.88** | **$0.00** | **$32,096,975.88** | |
| **Total Developer Completed Improvements - Assumed Reimbursable at Closing** | | | | **$157,518,969.26** | **$112,453,727.01** | **$45,065,242.26** | |
| **Future Improvements Required for Skyfall Ridge & Sundance Basin** | | | | | | | |
| **Future Improvements & Soft Costs By Developer (Skyfall Ridge & Sundance Basin)** | | | | | | | |
| *Subtotal Skyfall Ridge Phase 1* | | | | *$18,360,409.11* | *$17,059,009.11* | *$1,301,400.00* | |
| *Subtotal Skyfall Ridge Phase 2* | | | | *$16,241,675.80* | *$14,114,025.80* | *$2,127,650.00* | |
| *Subtotal Skyfall Ridge Phase 3A* | | | | *$13,940,719.26* | *$12,225,739.26* | *$1,714,980.00* | |
| *Subtotal Skyfall Ridge Phase 3B* | | | | *$9,459,305.33* | *$8,347,865.33* | *$1,111,440.00* | |
| *Subtotal Skyfall Ridge Phase 4* | | | | *$13,601,252.93* | *$11,752,512.93* | *$1,848,740.00* | |
| *Subtotal Sundance Basin* | | | | *$15,810,644.58* | *$12,736,554.58* | *$3,074,090.00* | |
| *Skyfall Ridge & Sundance Basin Construction Contingency* | | | | $8,741,400.70 | $7,623,570.70 | $1,117,830.00 | |
| *Entitlements, Planning, Design, & Project Management* | | | | $6,118,980.49 | $5,336,499.49 | $782,481.00 | |
| **Total Future Improvements & Soft Costs By Developer (Skyfall Ridge & Sundance Basin)** | | | | **$102,274,388.21** | **$89,195,777.21** | **$13,078,611.00** | |
| **Future Regional & Benloch Ranch Phases 5-6 Shared Improvements** | | | | | | | |
| *Benloch Ranch Drive From Fireside Drive to Skyfall 3B Entrance* | | | | *$2,635,300.00* | *$2,635,300.00* | *$0.00* | *Constructing Party is TBD - Assessment areas proportional share of costs TBD.* |
| *Phases 5-6 Skyfall Drive Regional Utility Improvements* | | | | *$5,240,000.00* | *$5,240,000.00* | *$0.00* | *Constructing Party is TBD - Assessment areas proportional share of costs TBD.* |
| *Total "South" Regional Sewer Lift Station* | | | | *$3,900,000.00* | *$3,900,000.00* | *$0.00* | *Constructing Party is TBD - Assessment areas proportional share of costs TBD.* |
| *Total "East" Regional Sewer Lift Station* | | | | *$3,300,000.00* | *$3,300,000.00* | *$0.00* | *Constructing Party is TBD - Assessment areas proportional share of costs TBD.* |
| *Future Regional & Benloch Ranch Phases 5 & 6 Shared Improvements Construction Contingency* | | | | *$753,765.00* | *$753,765.00* | *$0.00* | *Constructing Party is TBD - Assessment areas proportional share of costs TBD.* |
| *Entitlements, Planning, Design, & Project Management* | | | | *$1,055,271.00* | *$1,055,271.00* | *$0.00* | *Constructing Party is TBD - Assessment areas proportional share of costs TBD.* |
| **Total Future Regional & Benloch Ranch Phases 5-6 Shared Improvements** | | | | **$16,884,336.00** | **$16,884,336.00** | **$0.00** | |
| **Total Future Improvements Required for Skyfall Ridge & Sundance Basin** | | | | **$119,158,724.21** | **$106,080,113.21** | **$13,078,611.00** | |
| **Future Improvements Required for Fireside Resort** | | | | | | | |
| *Civil Infrastructure Backbone* | | | | *$7,058,892.78* | *$4,093,192.78* | *$2,965,700.00* | |
| *Fireside Recreational Facilities & Amenities* | | | | *$9,850,000.00* | *$350,000.00* | *$9,500,000.00* | |
| *Fireside Resort Construction Contingency* | | | | *$1,690,889.28* | *$444,319.28* | *$1,246,570.00* | |
| *Total Entitlements, Planning, Design, and Project Management* | | | | *$1,183,622.49* | *$311,023.49* | *$872,599.00* | |
| **Total Future Improvements Required for Fireside Resort** | | | | **$19,783,404.55** | **$5,198,535.55** | **$14,584,869.00** | |
| **Completed Regional Improvements By Other Entities:** | | | | | | | |
| *Total JSSD 2006 Area C Regional Improvements Estimate By Others (Paid for via impact fees)* | | | | *$25,749,929.00* | *$0.00* | *$25,749,929.00* | *Constructed by other entities* |
| *Total Offsite Improvements Constructed By Raintree (Constructed by Separate Developer)* | | | | *$5,500,000.00* | *$0.00* | *$5,500,000.00* | *Constructed by other entities* |
| *Total Phases 3-4 Skyfall Drive Regional Utility Improvements (Constructed by Separate Developer)* | | | | *$7,205,000.00* | *$0.00* | *$7,205,000.00* | *Constructed by other entities* |
| **Total Completed Regional Improvements By Other Entities:** | | | | **$38,454,929.00** | **$0.00** | **$38,454,929.00** | |
| **ESTIMATED GRAND TOTAL COST (EXCLUDING VERTICAL CONSTRUCTION)** [1/] | | | | **$334,916,027.03** | **$223,732,375.77** | **$111,183,651.26** | |

**Cost Estimate Developed By: The Connextion Group - Civil, LLC**

**Notes:**

1/ The improvement costs presented are estimates intended to generally outline the anticipated use of funds.

2/ Not all potential improvements are shown, and actual expenditures may vary. Estimate represents a current projection and is subject to change as implementation progress.

3/ Estimate is for civil infrastructure only. Costs presented are an estimate based on project understanding and are subject to change. Actual costs may vary.

4/ Public allocation assumes no other entity will reimburse the developer for the included improvements.

5/ No Benefit study was completed. Any reimbursement for improvements paid for by the IFD to be the benefit of the District. Final eligibility should considered assessment areas proportional share of costs

6/ Assumed the roadways and storm sewer with be owned by the District or other public entity.

7/ ROW land dedication & Water Rights value is an estimated cost. Actual fair market value may vary.

8/ Reimbursement rights for the included improvements were not reviewed. No cost data was provided by Developer.

**Attachment A**

**Skyfall Infrastructure Financing District**

**Skyfall Ridge Phases 1-4 & Sundance Basin Development: Civil Infrastructure and Facilities Cost Estimate Details**

| Benloch Ranch Development Trunk Infrastructure Improvements (Assumed Developer Complete with Benloch Ranch Phase 1) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | Cost Allocation | | |
| Item | QTY | UNIT | UNIT COST | Total Cost: Improvements Benefiting the Property | Total Eligible Costs (Includes HOA Improvements To Be Dedicated to IFD) | Non-Eligible Costs (Private) | Eligibility Notes: |
| **UDOT Turn Lanes** | | | | | | | |
| Traffic Control | 1 | LS | $150,000.00 | $150,000.00 | $120,000.00 | $30,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Relocate Existing Power and Gas Lines | 1 | LS | $625,000.00 | $625,000.00 | $500,000.00 | $125,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Remove Existing Solid and Dashed Stripping | 12,000 | LF | $6.00 | $72,000.00 | $57,600.00 | $14,400.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Sawcut Existing Asphalt | 6,000 | LF | $4.00 | $24,000.00 | $19,200.00 | $4,800.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Demo & Remove Existing Asphalt | 15,000 | SF | $12.00 | $180,000.00 | $144,000.00 | $36,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Strip/Stockpile Topsoil (6" Depth) | 2,222 | CY | $6.00 | $13,333.33 | $10,666.67 | $2,666.67 | Assessed area share of costs Eligible (Final Split is TBD) |
| Cut to Fill | 18,500 | CY | $12.00 | $222,000.00 | $177,600.00 | $44,400.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Haul and Place Granular Borrow | 7,111 | CY | $35.00 | $248,888.89 | $199,111.11 | $49,777.78 | Assessed area share of costs Eligible (Final Split is TBD) |
| Roadway Fine Grading | 120,000 | SF | $0.40 | $48,000.00 | $38,400.00 | $9,600.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 8" Road base | 120,000 | SF | $2.25 | $270,000.00 | $216,000.00 | $54,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 4" Asphalt Paving | 108,000 | SF | $3.25 | $351,000.00 | $280,800.00 | $70,200.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 3' Roadway Shoulder | 24,000 | SF | $2.00 | $48,000.00 | $38,400.00 | $9,600.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Signage and Striping | 1 | LS | $35,000.00 | $35,000.00 | $28,000.00 | $7,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| **Subtotal UDOT Turn Lanes** | | | | **$2,287,222.22** | **$1,829,777.78** | **$457,444.44** | |
| **Benloch Ranch Asphalt Trail** | | | | | | | |
| Erosion Control & SWPPP | 1 | LS | $75,000.00 | $75,000.00 | $60,000.00 | $15,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Clearing & Grubbing | 10 | AC | $5,000.00 | $50,000.00 | $40,000.00 | $10,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Striping Topsoil | 8,070 | CY | $6.00 | $48,420.00 | $38,736.00 | $9,684.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Replace, Compact and Cat-Track Topsoil | 8,070 | CY | $6.00 | $48,420.00 | $38,736.00 | $9,684.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Bulk Excavation | 25,000 | CY | $8.00 | $200,000.00 | $160,000.00 | $40,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Rock Excavation (Additive Rock Ex Cost - Assumed 40%) | 10,000 | CY | $25.00 | $250,000.00 | $200,000.00 | $50,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Haul & Crush Backfill Material | 10,000 | CY | $37.00 | $370,000.00 | $296,000.00 | $74,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Bulk Backfill and Compaction | 18,750 | CY | $8.00 | $150,000.00 | $120,000.00 | $30,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Topsoil and re-seed disturbed land | 126,000 | SF | $0.20 | $25,200.00 | $20,160.00 | $5,040.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Subgrade Prep (Asphalt and Concrete) | 10,000 | SF | $0.15 | $1,500.00 | $1,200.00 | $300.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 9" Base Course | 2,340 | CY | $48.00 | $112,320.00 | $89,856.00 | $22,464.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 3" Asphalt Paving | 84,000 | SF | $3.00 | $252,000.00 | $201,600.00 | $50,400.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Backcountry Bike Trails | 1 | LS | $250,000.00 | $250,000.00 | $200,000.00 | $50,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Parking Lot | 10,000 | SF | $35.00 | $350,000.00 | $280,000.00 | $70,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| **Subtotal Benloch Ranch Asphalt Trail** | | | | **$2,182,860.00** | **$1,746,288.00** | **$436,572.00** | |
| **Storm Detention Basins 1-3** | | | | | | | |
| Erosion Control & SWPPP | 1 | LS | $16,000.00 | $16,000.00 | $12,800.00 | $3,200.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Clearing & Grubbing | 2 | AC | $5,000.00 | $12,338.84 | $9,871.07 | $2,467.77 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Striping Topsoil | 2,000 | CY | $6.00 | $12,000.00 | $9,600.00 | $2,400.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Replace, Compact and Cat-Track Topsoil | 2,000 | CY | $6.00 | $12,000.00 | $9,600.00 | $2,400.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Bulk Excavation | 37,485 | CY | $8.00 | $299,882.67 | $239,906.13 | $59,976.53 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Rock Excavation (Additive Rock Ex Cost) | 37,485 | CY | $25.00 | $937,133.33 | $749,706.67 | $187,426.67 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Rock Blasting (Additive Rock Ex Cost) | 18,743 | CY | $50.00 | $937,133.33 | $749,706.67 | $187,426.67 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Haul, Crush, & Stockpile Material | 74,971 | CY | $25.00 | $1,874,266.67 | $1,499,413.33 | $374,853.33 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 10x10 pond box Structure | 3 | EA | $15,000.00 | $45,000.00 | $36,000.00 | $9,000.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Pond Cutoff Wall | 70 | LF | $150.00 | $10,500.00 | $8,400.00 | $2,100.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Pond Spillway | 1,500 | SF | $30.00 | $45,000.00 | $36,000.00 | $9,000.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Pond Fabric Lining | 3 | Each | $250,000.00 | $750,000.00 | $600,000.00 | $150,000.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 18" HDPE Corrugated Pipe | 207 | LF | $82.00 | $16,974.00 | $13,579.20 | $3,394.80 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 30" HDPE Corrugated Pipe | 120 | LF | $145.00 | $17,400.00 | $13,920.00 | $3,480.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 18" End Section | 3 | EA | $2,800.00 | $8,400.00 | $6,720.00 | $1,680.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Rip Rap Lined Drainage Swale | 760 | LF | $120.00 | $91,200.00 | $72,960.00 | $18,240.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| **Subtotal Storm Detention Basins 1-3** | | | | **$5,085,228.84** | **$4,068,183.07** | **$1,017,045.77** | |
| **20" Waterline, 16" Waterline, Water tank, and Water Booster Station** | | | | | | | |
| 20" Waterline | 7,700 | LF | $165.00 | $1,270,500.00 | $1,016,400.00 | $254,100.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 20" Gate Valve | 10 | EA | $12,000.00 | $120,000.00 | $96,000.00 | $24,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 20" Bends | 15 | EA | $5,000.00 | $75,000.00 | $60,000.00 | $15,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 20" Tee | 1 | EA | $14,000.00 | $14,000.00 | $11,200.00 | $2,800.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 20" Tee & 8" Stub | 3 | EA | $18,000.00 | $54,000.00 | $43,200.00 | $10,800.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 16" Waterline | 3,625 | LF | $155.00 | $561,875.00 | $449,500.00 | $112,375.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 16" Gate Valve | 4 | EA | $12,500.00 | $50,000.00 | $40,000.00 | $10,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 16" Plug and Blowoff | 1 | EA | $15,000.00 | $15,000.00 | $12,000.00 | $3,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Pressuring Testing and Disinfection | 11,325 | LF | $3.00 | $33,975.00 | $27,180.00 | $6,795.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Rock Excavation/Blasting Trench | 10,067 | CY | $45.00 | $453,000.00 | $362,400.00 | $90,600.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Haul, Crush, & Place Backfill Material/Stockpile | 10,067 | CY | $37.00 | $372,466.67 | $297,973.33 | $74,493.33 | Assessed area share of costs Eligible (Final Split is TBD) |
| PRV Vault | 1 | EA | $225,000.00 | $225,000.00 | $180,000.00 | $45,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Power for Water Tank and Booster Station | 1 | LS | $250,000.00 | $250,000.00 | $200,000.00 | $50,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Water Tank & Pumphouse | 1 | EA | $2,000,000.00 | $2,000,000.00 | $1,600,000.00 | $400,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| **Subtotal 20" Waterline, 16" Waterline, Water tank, and Water Booster Station** | | | | **$5,494,816.67** | **$4,395,853.33** | **$1,098,963.33** | |
| **Fireside Drive From SR32 to Benloch Ranch Road (W/O 20" Waterline)** | | | | | | | |
| ***Earthwork (Excludes Private Lot Grading)*** | | | | | | | |
| Erosion Control & SWPPP | 1 | LS | $162,560.00 | $162,560.00 | $130,048.00 | $32,512.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Clearing & Grubbing | 9 | AC | $5,000.00 | $45,000.00 | $36,000.00 | $9,000.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Striping Topsoil | 7,260 | CY | $6.00 | $43,560.00 | $34,848.00 | $8,712.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Replace, Compact and Cat-Track Topsoil | 7,260 | CY | $6.00 | $43,560.00 | $34,848.00 | $8,712.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Bulk Excavation | 40,640 | CY | $8.00 | $325,120.00 | $260,096.00 | $65,024.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Rock Excavation (Additive Rock Ex Cost - Assumed 40%) | 21,675 | CY | $20.00 | $433,493.33 | $346,794.67 | $86,698.67 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Haul & Crush Backfill Material | 21,675 | CY | $37.00 | $801,962.67 | $641,570.13 | $160,392.53 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Bulk Backfill and Compaction | 40,640 | CY | $8.00 | $325,120.00 | $260,096.00 | $65,024.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Topsoil and re-seed disturbed areas | 54,864 | SF | $0.20 | $10,972.80 | $8,778.24 | $2,194.56 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Park strip Landscaping and Irrigation Improvements | 1 | LS | $300,000.00 | $300,000.00 | $240,000.00 | $60,000.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| ***Roadway Improvements*** | | | | | | | |
| Subgrade Prep (Asphalt and Concrete) | 108,370 | SF | $0.15 | $16,255.50 | $13,004.40 | $3,251.10 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Roadside Drainage Swale | 6,096 | LF | $45.00 | $274,320.00 | $219,456.00 | $54,864.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 4' Sidewalk | 1,690 | SF | $11.00 | $18,590.00 | $14,872.00 | $3,718.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| ADA Ramp | 2 | EA | $2,100.00 | $4,200.00 | $3,360.00 | $840.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 9" Base Course | 2,880 | CY | $48.00 | $138,240.00 | $110,592.00 | $27,648.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 3" Asphalt Paving | 91,440 | SF | $2.50 | $228,600.00 | $182,880.00 | $45,720.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Street Sign and Stop Sign | 1 | LS | $17,000.00 | $17,000.00 | $13,600.00 | $3,400.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Entry Bridge and Structures | 1 | EA | $1,150,000.00 | $1,150,000.00 | $920,000.00 | $230,000.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| ***Sanitary Sewer*** | | | | | | | |
| Connect to Existing Sanitary Sewer Manhole | 1 | EA | $4,000.00 | $4,000.00 | $3,200.00 | $800.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 12" Sanitary Sewer Main | 3,600 | LF | $103.00 | $370,800.00 | $296,640.00 | $74,160.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Rock Excavation/Blasting Trench | 5,200 | CY | $50.00 | $260,000.00 | $208,000.00 | $52,000.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Haul, Crush, & Place Backfill Material/Stockpile | 5,200 | CY | $37.00 | $192,400.00 | $153,920.00 | $38,480.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| 60-inch Precast Concrete Manhole | 15 | EA | $12,400.00 | $186,000.00 | $148,800.00 | $37,200.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| Sanitary Sewer Stub | 2 | EA | $8,000.00 | $16,000.00 | $12,800.00 | $3,200.00 | Assessed area share of costs Eligible (Final Split is TBD) |
| **Subtotal Fireside Drive From SR32 to Benloch Ranch Road (W/O 20" Waterline)** | | | | **$5,367,754.30** | **$4,294,203.44** | **$1,073,550.86** | |
| **Benloch Ranch Drive From SR32 to Fireside Drive** | | | | | | | |
| ***Earthwork (Excludes Private Lot Grading)*** | | | | | | | |
| Erosion Control & SWPPP | 1 | LS | $272,000.00 | $272,000.00 | $217,600.00 | $54,400.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Clearing & Grubbing | 5 | AC | $5,000.00 | $25,000.00 | $20,000.00 | $5,000.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Striping Topsoil | 4,040 | CY | $6.00 | $24,240.00 | $19,392.00 | $4,848.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Replace, Compact and Cat-Track Topsoil | 4,040 | CY | $6.00 | $24,240.00 | $19,392.00 | $4,848.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Bulk Excavation | 68,000 | CY | $8.00 | $544,000.00 | $435,200.00 | $108,800.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Rock Excavation (Additive Rock Ex Cost - Assumed 40%) | 36,267 | CY | $25.00 | $906,666.67 | $725,333.33 | $181,333.33 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Haul & Crush Backfill Material | 36,267 | CY | $37.00 | $1,341,866.67 | $1,073,493.33 | $268,373.33 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Bulk Backfill and Compaction | 68,000 | CY | $8.00 | $544,000.00 | $435,200.00 | $108,800.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Topsoil and re-seed park strip | 61,200 | SF | $0.20 | $12,240.00 | $9,792.00 | $2,448.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Park strip Landscaping and Irrigation Improvements | 61,200 | SF | $3.50 | $214,200.00 | $171,360.00 | $42,840.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Retaining Walls | 3,952 | SF | $48.00 | $189,696.00 | $151,756.80 | $37,939.20 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Drainage Swale Along Roadway | 6,800 | LF | $45.00 | $306,000.00 | $244,800.00 | $61,200.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| ***Roadway Improvements*** | | | | | | | |
| Subgrade Prep (Asphalt and Concrete) | 105,400 | SF | $0.25 | $26,350.00 | $21,080.00 | $5,270.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 30" Curb and Gutter | 6,800 | LF | $28.00 | $190,400.00 | $152,320.00 | $38,080.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 6' Sidewalk | 20,400 | SF | $12.00 | $244,800.00 | $195,840.00 | $48,960.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| ADA Ramp | 6 | EA | $3,600.00 | $21,600.00 | $17,280.00 | $4,320.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 9" Base Course | 2,840 | CY | $48.00 | $136,320.00 | $109,056.00 | $27,264.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 3" Asphalt Paving | 68,000 | SF | $3.00 | $204,000.00 | $163,200.00 | $40,800.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Street Sign and Stop Sign | 1 | LS | $5,000.00 | $5,000.00 | $4,000.00 | $1,000.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Entry Bridge and Structures | 1 | EA | $1,150,000.00 | $1,150,000.00 | $920,000.00 | $230,000.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Bus Turn Around | 1 | LS | $75,000.00 | $75,000.00 | $60,000.00 | $15,000.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| ROW Land Dedication | 340,000 | SF | $1.50 | $510,000.00 | $408,000.00 | $102,000.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| ***Dry Utilities*** | | | | | | | |
| Streetlights | 7 | EA | $8,000.00 | $56,000.00 | $44,800.00 | $11,200.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| ***Storm Sewer*** | | | | | | | |
| Precast Concrete Curb Inlet - Single Grate | 4 | EA | $4,800.00 | $19,200.00 | $15,360.00 | $3,840.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Area Inlet | 1 | EA | $7,500.00 | $7,500.00 | $6,000.00 | $1,500.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Storm Drain Manhole | 3 | EA | $11,000.00 | $33,000.00 | $26,400.00 | $6,600.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 18" HDPE Corrugated Pipe | 252 | LF | $82.00 | $20,664.00 | $16,531.20 | $4,132.80 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 24" HDPE Corrugated Pipe | 115 | LF | $120.00 | $13,800.00 | $11,040.00 | $2,760.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| 30" HDPE Corrugated Pipe | 900 | LF | $145.00 | $130,500.00 | $104,400.00 | $26,100.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Rip Rap Lined Drainage Swale | 200 | LF | $120.00 | $24,000.00 | $19,200.00 | $4,800.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Rip Rap Pad | 100 | SF | $20.00 | $2,000.00 | $1,600.00 | $400.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Acceptance Inspection & Testing | 1 | LS | $4,500.00 | $4,500.00 | $3,600.00 | $900.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| **Subtotal Benloch Ranch Drive From SR32 to Fireside Drive** | | | | **$7,278,783.33** | **$5,823,026.67** | **$1,455,756.67** | |
| **Benloch Ranch Drive From Fireside Drive to Skyfall 3B Entrance Earthwork** | | | | | | | |
| Mobilization Crush Plant | 1 | LS | $200,000.00 | $200,000.00 | $200,000.00 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Clearing & Grubbing | 11 | AC | $5,000.00 | $55,000.00 | $55,000.00 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Striping Topsoil | 8,880 | CY | $6.00 | $53,280.00 | $53,280.00 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Bulk Excavation | 89,250 | CY | $8.50 | $758,625.00 | $758,625.00 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Rock Excavation (Additive Rock Ex Cost - Assumed 25%) | 29,750 | CY | $20.00 | $595,000.00 | $595,000.00 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Haul & Crush Backfill Material | 29,750 | CY | $37.00 | $1,100,750.00 | $1,100,750.00 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Bulk Backfill and Compaction | 89,250 | CY | $8.50 | $758,625.00 | $758,625.00 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| **Subtotal Benloch Ranch Drive From Fireside Drive to Skyfall 3B Entrance Earthwork** | | | | **$3,521,280.00** | **$3,521,280.00** | **$0.00** | |
| **Skyfall Ridge Drive & Phase 3B/4 Earthwork** | | | | | | | |
| Clearing & Grubbing | 39 | AC | $5,000.00 | $192,665.29 | $192,665.29 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Striping Topsoil | 41,444 | CY | $6.00 | $248,666.67 | $248,666.67 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Replace, Compact and Cat-Track Topsoil | 41,444 | CY | $6.00 | $248,666.67 | $248,666.67 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Bulk Excavation | 74,600 | CY | $7.50 | $559,500.00 | $559,500.00 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Rock Excavation (Additive Rock Ex Cost - Assumed 25%) | 18,650 | CY | $25.00 | $466,250.00 | $466,250.00 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Haul & Crush Backfill Material | 18,650 | CY | $32.00 | $596,800.00 | $596,800.00 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| Bulk Backfill and Compaction | 74,600 | CY | $7.50 | $559,500.00 | $559,500.00 | $0.00 | IFD Dedication Required (Assessed area share of costs Eligible (Final Split is TBD)) |
| **Subtotal Skyfall Ridge Drive & Phase 3B/4 Earthwork** | | | | **$2,872,048.62** | **$2,872,048.62** | **$0.00** | |
| **Land Trade Improvements** | | | | | | | |
| Western Access Roadway Improvements Including Utilities (Skyfall to SR32) | 9,000 | LF | $1,250.00 | $11,250,000.00 | $5,000,000.00 | $6,250,000.00 | Property Exchange Agreement - To be built by Raintree |
| **Subtotal Land Trade Improvements** | | | | **$11,250,000.00** | **$5,000,000.00** | **$6,250,000.00** | |
| ***Total Entitlements, Planning, Design, and Project Management*** | | | | ***$4,533,999.40*** | ***$3,355,066.09*** | ***$1,178,933.31*** | ***Assumed 10% of improvement costs*** |
| **Total Benloch Ranch Development Trunk Infrastructure Improvements (Assumed Developer Complete with Benloch Ranch Phase 1)** | | | | **$49,873,993.39** | **$36,905,727.01** | **$12,968,266.38** | |

| Benloch Ranch Phase 1A In-Tract (Assumed Developer Complete with Benloch Ranch Phase 1) | | | | | | | |
|---|---|---|---|---|---|---|---|
| Item | QTY | UNIT | UNIT COST | Total Cost: Improvements Benefiting the Property | Cost Allocation | | Eligibility Notes: |
| | | | | | Total Eligible Costs (Includes HOA Improvements To Be Dedicated to IFD) | Non-Eligible Costs (Private) | |
| **General Conditions** | | | | | | | |
| Mobilization/Demobilization | 1 | LS | $200,000.00 | $200,000.00 | $0.00 | $200,000.00 | Not Eligible (Outside Assessment Area) |
| **Earthwork** | | | | | | | |
| Erosion Control & SWPPP | 1 | LS | $130,000.00 | $130,000.00 | $0.00 | $130,000.00 | Not Eligible (Outside Assessment Area) |
| Clearing & Grubbing | 29 | AC | $5,000.00 | $144,628.10 | $0.00 | $144,628.10 | Not Eligible (Outside Assessment Area) |
| Striping Topsoil | 23,333 | CY | $6.00 | $140,000.00 | $0.00 | $140,000.00 | Not Eligible (Outside Assessment Area) |
| Replace, Compact and Cat-Track Topsoil | 23,333 | CY | $6.00 | $140,000.00 | $0.00 | $140,000.00 | Not Eligible (Outside Assessment Area) |
| Bulk Excavation | 350,000 | CY | $8.00 | $2,800,000.00 | $0.00 | $2,800,000.00 | Not Eligible (Outside Assessment Area) |
| Rock Excavation (Additive Rock Ex Cost - Assumed 40%) | 186,667 | CY | $25.00 | $4,666,666.67 | $0.00 | $4,666,666.67 | Not Eligible (Outside Assessment Area) |
| Haul & Crush Backfill Material | 186,667 | CY | $37.00 | $6,906,666.67 | $0.00 | $6,906,666.67 | Not Eligible (Outside Assessment Area) |
| Bulk Backfill and Compaction | 350,000 | CY | $8.00 | $2,800,000.00 | $0.00 | $2,800,000.00 | Not Eligible (Outside Assessment Area) |
| Topsoil and re-seed park strip | 189,000 | SF | $0.20 | $37,800.00 | $0.00 | $37,800.00 | Not Eligible (Outside Assessment Area) |
| Landscaping | 1 | LS | $900,000.00 | $900,000.00 | $0.00 | $900,000.00 | Not Eligible (Outside Assessment Area) |
| **Concrete Flatwork & Misc. Roadway Improvements** | | | | | | | |
| 30" Curb and Gutter | 21,000 | LF | $28.00 | $588,000.00 | $0.00 | $588,000.00 | Not Eligible (Outside Assessment Area) |
| 4' Sidewalk | 42,000 | SF | $12.00 | $504,000.00 | $0.00 | $504,000.00 | Not Eligible (Outside Assessment Area) |
| ADA Ramp | 22 | EA | $1,500.00 | $33,000.00 | $0.00 | $33,000.00 | Not Eligible (Outside Assessment Area) |
| Street Sign and Stop Sign | 1 | LS | $32,500.00 | $32,500.00 | $0.00 | $32,500.00 | Not Eligible (Outside Assessment Area) |
| **Asphalt & Base Course** | | | | | | | |
| UTBC | 8,750 | CY | $48.00 | $420,000.00 | $0.00 | $420,000.00 | Not Eligible (Outside Assessment Area) |
| Subgrade Prep | 35,000 | SY | $1.00 | $35,000.00 | $0.00 | $35,000.00 | Not Eligible (Outside Assessment Area) |
| 3" Asphalt Paving | 315,000 | SF | $3.00 | $945,000.00 | $0.00 | $945,000.00 | Not Eligible (Outside Assessment Area) |
| **Dry Utilities** | | | | | | | |
| Gas/Power Installation | 1 | LS | $1,521,450.00 | $1,521,450.00 | $0.00 | $1,521,450.00 | Not Eligible (Outside Assessment Area) |
| Streetlights | 21 | EA | $8,000.00 | $168,000.00 | $0.00 | $168,000.00 | Not Eligible (Outside Assessment Area) |
| Power Trench | 12,600 | LF | $25.00 | $315,000.00 | $0.00 | $315,000.00 | Not Eligible (Outside Assessment Area) |
| Gas Trench (No Conduit) | 12,600 | LF | $8.00 | $100,800.00 | $0.00 | $100,800.00 | Not Eligible (Outside Assessment Area) |
| Communication Trench (No Conduit) | 12,600 | LF | $8.00 | $100,800.00 | $0.00 | $100,800.00 | Not Eligible (Outside Assessment Area) |
| **Culinary Water** | | | | | | | |
| 12" Water Line | 3,000 | LF | $126.00 | $378,000.00 | $0.00 | $378,000.00 | Not Eligible (Outside Assessment Area) |
| 12" Valve | 12 | EA | $9,850.00 | $118,200.00 | $0.00 | $118,200.00 | Not Eligible (Outside Assessment Area) |
| 10" Water Line | 6,550 | LF | $105.00 | $687,750.00 | $0.00 | $687,750.00 | Not Eligible (Outside Assessment Area) |
| 10" Tee | 7 | EA | $6,000.00 | $42,000.00 | $0.00 | $42,000.00 | Not Eligible (Outside Assessment Area) |
| 10" Valve | 20 | EA | $8,742.00 | $174,840.00 | $0.00 | $174,840.00 | Not Eligible (Outside Assessment Area) |
| 10" Plug and Blowoff | 2 | EA | $9,500.00 | $19,000.00 | $0.00 | $19,000.00 | Not Eligible (Outside Assessment Area) |
| Fire Hydrant | 21 | EA | $11,500.00 | $241,500.00 | $0.00 | $241,500.00 | Not Eligible (Outside Assessment Area) |
| Pressuring Testing and Disinfection | 9,550 | LF | $3.00 | $28,650.00 | $0.00 | $28,650.00 | Not Eligible (Outside Assessment Area) |
| Lot Water Service Connection | 154 | EA | $5,500.00 | $847,000.00 | $0.00 | $847,000.00 | Not Eligible (Outside Assessment Area) |
| Connect to Existing Waterline | 1 | EA | $8,750.00 | $8,750.00 | $0.00 | $8,750.00 | Not Eligible (Outside Assessment Area) |
| Air Vac Assembly | 2 | EA | $118,000.00 | $236,000.00 | $0.00 | $236,000.00 | Not Eligible (Outside Assessment Area) |
| Rock Excavation/Blasting Trench | 8,489 | CY | $50.00 | $424,444.44 | $0.00 | $424,444.44 | Not Eligible (Outside Assessment Area) |
| Haul, Crush, & Place Backfill Material/Stockpile | 8,489 | CY | $37.00 | $314,088.89 | $0.00 | $314,088.89 | Not Eligible (Outside Assessment Area) |
| **Sanitary Sewer** | | | | | | | |
| Connect to Sewer Mahole | 1 | EA | $11,500.00 | $11,500.00 | $0.00 | $11,500.00 | Not Eligible (Outside Assessment Area) |
| 8" PVC Sewer Main | 10,000 | LF | $80.00 | $800,000.00 | $0.00 | $800,000.00 | Not Eligible (Outside Assessment Area) |
| Rock Excavation/Blasting Trench | 11,111 | CY | $45.00 | $500,000.00 | $0.00 | $500,000.00 | Not Eligible (Outside Assessment Area) |
| Haul, Crush, & Place Backfill Material/Stockpile | 11,111 | CY | $37.00 | $411,111.11 | $0.00 | $411,111.11 | Not Eligible (Outside Assessment Area) |
| Sewer Service Lateral | 154 | EA | $3,500.00 | $539,000.00 | $0.00 | $539,000.00 | Not Eligible (Outside Assessment Area) |
| Sanitary Sewer Concrete Manhole | 45 | EA | $12,400.00 | $558,000.00 | $0.00 | $558,000.00 | Not Eligible (Outside Assessment Area) |
| **Storm Sewer** | | | | | | | |
| Storm Drain Piping 30" | 1,100 | LF | $145.00 | $159,500.00 | $0.00 | $159,500.00 | Not Eligible (Outside Assessment Area) |
| Storm Drain Piping 24" | 3,250 | LF | $135.00 | $438,750.00 | $0.00 | $438,750.00 | Not Eligible (Outside Assessment Area) |
| Storm Drain Piping 18" | 300 | LF | $93.00 | $27,900.00 | $0.00 | $27,900.00 | Not Eligible (Outside Assessment Area) |
| Inlet box | 11 | Each | $5,950.00 | $65,450.00 | $0.00 | $65,450.00 | Not Eligible (Outside Assessment Area) |
| Cleanout MH | 7 | Each | $14,890.00 | $104,230.00 | $0.00 | $104,230.00 | Not Eligible (Outside Assessment Area) |
| Rip Rap Storm Drain Ditch | 10,656 | LF | $125.00 | $1,332,000.00 | $0.00 | $1,332,000.00 | Not Eligible (Outside Assessment Area) |
| **Total Benloch Ranch Phase 1A In-Tract (Assumed Developer Complete with Benloch Ranch Phase 1)** | | | | **$32,096,975.88** | **$0.00** | **$32,096,975.88** | |

| Skyfall Ridge Phases 1-4 & Sundance Basin Future Improvements Estimate: | | | | | | | |
|---|---|---|---|---|---|---|---|
| Item | QTY | UNIT | UNIT COST | Total Cost: Improvements Benefiting the Property | Cost Allocation | | Eligibility |
| | | | | | Total Eligible Costs (Includes HOA Improvements To Be Dedicated to IFD) | Non-Eligible Costs (Private) | |
| **Skyfall Ridge Phase 1** | | | | | | | |
| **Earthwork (Excludes Private Lot Grading)** | | | | | | | |
| Survey and Geotech | 1 | LS | $145,717.53 | $145,717.53 | $145,717.53 | $0.00 | IFD Dedication Required |
| Erosion Control & SWPPP | 1 | LS | $87,399.00 | $87,399.00 | $87,399.00 | $0.00 | IFD Dedication Required |
| Clearing & Grubbing | 37 | AC | $5,000.00 | $185,950.41 | $185,950.41 | $0.00 | IFD Dedication Required |
| Striping Topsoil | 40,000 | CY | $6.00 | $240,000.00 | $240,000.00 | $0.00 | IFD Dedication Required |
| Replace, Compact and Cat-Track Topsoil | 40,000 | CY | $6.00 | $240,000.00 | $240,000.00 | $0.00 | IFD Dedication Required |
| Bulk Excavation | 60,000 | CY | $7.50 | $450,000.00 | $450,000.00 | $0.00 | IFD Dedication Required |
| Rock Excavation (Additive Rock Ex Cost - Assumed 30%) | 18,000 | CY | $25.00 | $450,000.00 | $450,000.00 | $0.00 | IFD Dedication Required |
| Haul & Crush Backfill Material | 18,000 | CY | $25.00 | $450,000.00 | $450,000.00 | $0.00 | IFD Dedication Required |
| Bulk Backfill and Compaction | 60,000 | CY | $7.50 | $450,000.00 | $450,000.00 | $0.00 | IFD Dedication Required |
| Topsoil and re-seed park strip | 405,000 | SF | $0.50 | $202,500.00 | $202,500.00 | $0.00 | IFD Dedication Required |
| Park strip Landscaping and Irrigation Improvements | 405,000 | SF | $3.50 | $1,417,500.00 | $1,417,500.00 | $0.00 | IFD Dedication Required |
| Retaining Walls (Budget) | 16,875 | SF | $35.00 | $590,625.00 | $590,625.00 | $0.00 | IFD Dedication Required |
| Backcountry Trail (Budget) | 1 | LS | $1,000,000.00 | $1,000,000.00 | $1,000,000.00 | $0.00 | |
| **Roadway Improvements** | | | | | | | |
| Subgrade Prep/Fine Grading | 405,000 | SF | $1.25 | $506,250.00 | $506,250.00 | $0.00 | IFD Dedication Required |
| 30" Curb and Gutter | 27,000 | LF | $28.00 | $756,000.00 | $756,000.00 | $0.00 | IFD Dedication Required |
| 4' Sidewalk | 54,000 | SF | $11.00 | $594,000.00 | $594,000.00 | $0.00 | IFD Dedication Required |
| ADA Ramp | 8 | EA | $3,400.00 | $27,200.00 | $27,200.00 | $0.00 | IFD Dedication Required |
| 9" Base Course | 11,250 | CY | $35.00 | $393,750.00 | $393,750.00 | $0.00 | IFD Dedication Required |
| 3" Asphalt Paving | 324,000 | SF | $3.00 | $972,000.00 | $972,000.00 | $0.00 | IFD Dedication Required |
| Signage and Striping | 1 | LS | $56,800.00 | $56,800.00 | $56,800.00 | $0.00 | IFD Dedication Required |
| **Dry Utilities** | | | | | | | |
| Streetlights | 27 | EA | $8,000.00 | $216,000.00 | $216,000.00 | $0.00 | IFD Dedication Required |
| Power Trench | 27,000 | LF | $25.00 | $675,000.00 | $67,500.00 | $607,500.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Gas Trench (No Conduit) | 13,500 | LF | $8.00 | $108,000.00 | $10,800.00 | $97,200.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Communication Trench (No Conduit) | 13,500 | LF | $8.00 | $108,000.00 | $10,800.00 | $97,200.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| **Culinary Water** | | | | | | | |
| Connect to Existing 16" Waterline Stub | 5 | EA | $11,000.00 | $55,000.00 | $55,000.00 | $0.00 | Eligible |
| 16" Waterline | 5,700 | LF | $159.00 | $906,300.00 | $906,300.00 | $0.00 | Eligible |
| 10" Waterline | 8,750 | LF | $105.00 | $918,750.00 | $918,750.00 | $0.00 | Eligible |
| Haul/Crush Bedding/Backfill Material | 6,422 | CY | $20.00 | $128,444.44 | $128,444.44 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 6,422 | CY | $45.00 | $289,000.00 | $289,000.00 | $0.00 | Eligible |
| 10" Gate Valve | 14 | EA | $4,600.00 | $64,400.00 | $64,400.00 | $0.00 | Eligible |
| 10" Tee | 3 | EA | $8,700.00 | $26,100.00 | $26,100.00 | $0.00 | Eligible |
| 10" Plug and Blowoff | 2 | EA | $9,500.00 | $19,000.00 | $19,000.00 | $0.00 | Eligible |
| 16" Gate Valve | 15 | EA | $15,000.00 | $225,000.00 | $225,000.00 | $0.00 | Eligible |
| 16" Cross | 3 | EA | $16,000.00 | $48,000.00 | $48,000.00 | $0.00 | Eligible |
| PRV Vault | 1 | EA | $100,000.00 | $100,000.00 | $100,000.00 | $0.00 | Eligible |
| Fire Hydrant | 25 | EA | $12,000.00 | $300,000.00 | $300,000.00 | $0.00 | Eligible |
| Lot Water Service Connection | 111 | EA | $5,500.00 | $610,500.00 | $610,500.00 | $0.00 | Not Eligible |
| Pressuring Testing and Disinfection | 14,450 | LF | $3.00 | $43,350.00 | $43,350.00 | $0.00 | Eligible |
| **Sanitary Sewer** | | | | | | | |
| Connect to Existing Sanitary Sewer Manhole | 1 | EA | $4,000.00 | $4,000.00 | $4,000.00 | $0.00 | Eligible |
| 8" Sanitary Sewer Main | 12,150 | LF | $72.00 | $874,800.00 | $874,800.00 | $0.00 | Eligible |
| Haul/Crush Bedding/Backfill Material | 12,150 | CY | $20.00 | $243,000.00 | $243,000.00 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 12,150 | CY | $45.00 | $546,750.00 | $546,750.00 | $0.00 | Eligible |
| 60-inch Precast Concrete Manhole | 41 | EA | $13,500.00 | $546,750.00 | $546,750.00 | $0.00 | Eligible |
| Sewer Service Lateral | 111 | EA | $4,500.00 | $499,500.00 | $0.00 | $499,500.00 | Not Eligible |
| **Storm Sewer** | | | | | | | |
| Storm Sewer Budget Estimate | 159 | AC | $10,000.00 | $1,589,072.72 | $1,589,072.72 | $0.00 | IFD Dedication Required |
| | | | **Subtotal Skyfall Ridge Phase 1** | **$18,360,409.11** | **$17,059,009.11** | **$1,301,400.00** | |
| **Skyfall Ridge Phase 2** | | | | | | | |
| **Earthwork (Excludes Private Lot Grading)** | | | | | | | |
| Survey and Geotech | 1 | LS | $128,902.19 | $128,902.19 | $128,902.19 | $0.00 | IFD Dedication Required |
| Erosion Control & SWPPP | 1 | LS | $79,200.00 | $79,200.00 | $79,200.00 | $0.00 | IFD Dedication Required |
| Clearing & Grubbing | 28 | AC | $5,000.00 | $140,610.65 | $140,610.65 | $0.00 | IFD Dedication Required |
| Striping Topsoil | 30,247 | CY | $6.00 | $181,481.48 | $181,481.48 | $0.00 | IFD Dedication Required |
| Replace, Compact and Cat-Track Topsoil | 30,247 | CY | $6.00 | $181,481.48 | $181,481.48 | $0.00 | IFD Dedication Required |
| Bulk Excavation | 54,444 | CY | $7.50 | $408,333.33 | $408,333.33 | $0.00 | IFD Dedication Required |
| Rock Excavation (Additive Rock Ex Cost - Assumed 30%) | 16,333 | CY | $25.00 | $408,333.33 | $408,333.33 | $0.00 | IFD Dedication Required |
| Haul & Crush Backfill Material | 16,333 | CY | $25.00 | $408,333.33 | $408,333.33 | $0.00 | IFD Dedication Required |
| Bulk Backfill and Compaction | 54,444 | CY | $7.50 | $408,333.33 | $408,333.33 | $0.00 | IFD Dedication Required |
| Topsoil and re-seed park strip | 367,500 | SF | $0.50 | $183,750.00 | $183,750.00 | $0.00 | IFD Dedication Required |
| Park strip Landscaping and Irrigation Improvements | 367,500 | SF | $3.50 | $1,286,250.00 | $1,286,250.00 | $0.00 | IFD Dedication Required |
| **Roadway Improvements** | | | | | | | |
| Subgrade Prep/Fine Grading | 441,000 | SF | $1.25 | $551,250.00 | $551,250.00 | $0.00 | IFD Dedication Required |
| 30" Curb and Gutter | 24,500 | LF | $28.00 | $686,000.00 | $686,000.00 | $0.00 | IFD Dedication Required |
| 4' Sidewalk | 49,000 | SF | $11.00 | $539,000.00 | $539,000.00 | $0.00 | IFD Dedication Required |
| ADA Ramp | 13 | EA | $3,400.00 | $44,200.00 | $44,200.00 | $0.00 | IFD Dedication Required |
| 9" Base Course | 12,250 | CY | $35.00 | $428,750.00 | $428,750.00 | $0.00 | IFD Dedication Required |
| 3" Asphalt Paving | 294,000 | SF | $3.00 | $882,000.00 | $882,000.00 | $0.00 | IFD Dedication Required |
| Signage and Striping | 1 | LS | $51,600.00 | $51,600.00 | $51,600.00 | $0.00 | IFD Dedication Required |
| **Dry Utilities** | | | | | | | |
| Streetlights | 25 | EA | $8,000.00 | $200,000.00 | $200,000.00 | $0.00 | IFD Dedication Required |
| Power Trench | 24,500 | LF | $25.00 | $612,500.00 | $61,250.00 | $551,250.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Gas Trench (No Conduit) | 12,250 | LF | $8.00 | $98,000.00 | $9,800.00 | $88,200.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Communication Trench (No Conduit) | 12,250 | LF | $8.00 | $98,000.00 | $9,800.00 | $88,200.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| **Culinary Water** | | | | | | | |
| Connect to Existing 10" Waterline Stub | 1 | EA | $8,300.00 | $8,300.00 | $8,300.00 | $0.00 | Eligible |
| 16" Waterline | 4,800 | LF | $159.00 | $763,200.00 | $763,200.00 | $0.00 | Eligible |
| 10" Waterline | 9,450 | LF | $105.00 | $992,250.00 | $992,250.00 | $0.00 | Eligible |
| Haul/Crush Bedding/Backfill Material | 6,333 | CY | $20.00 | $126,666.67 | $126,666.67 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 6,333 | CY | $45.00 | $285,000.00 | $285,000.00 | $0.00 | Eligible |
| 10" Gate Valve | 35 | EA | $4,600.00 | $161,000.00 | $161,000.00 | $0.00 | Eligible |
| 10" Tee | 1 | EA | $8,700.00 | $8,700.00 | $8,700.00 | $0.00 | Eligible |
| 10" Cross | 2 | EA | $10,500.00 | $21,000.00 | $21,000.00 | $0.00 | Eligible |
| 10" Plug and Blowoff | 3 | EA | $9,500.00 | $28,500.00 | $28,500.00 | $0.00 | Eligible |
| 16" Gate Valve | 10 | EA | $15,000.00 | $150,000.00 | $150,000.00 | $0.00 | Eligible |
| 16" Tee | 2 | EA | $14,500.00 | $29,000.00 | $29,000.00 | $0.00 | Eligible |
| Fire Hydrant | 24 | EA | $12,000.00 | $288,000.00 | $288,000.00 | $0.00 | Eligible |
| Lot Water Service Connection | 140 | EA | $5,500.00 | $770,000.00 | $0.00 | $770,000.00 | Not Eligible |
| Pressuring Testing and Disinfection | 14,250 | LF | $3.00 | $42,750.00 | $42,750.00 | $0.00 | Eligible |
| **Sanitary Sewer** | | | | | | | |
| Connect to Existing Sanitary Sewer Manhole | 2 | EA | $4,000.00 | $8,000.00 | $8,000.00 | $0.00 | Eligible |
| 8" Sanitary Sewer Main | 13,000 | LF | $72.00 | $936,000.00 | $936,000.00 | $0.00 | Eligible |
| Haul/Crush Bedding/Backfill Material | 13,000 | CY | $20.00 | $260,000.00 | $260,000.00 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 13,000 | CY | $45.00 | $585,000.00 | $585,000.00 | $0.00 | Eligible |
| 60-inch Precast Concrete Manhole | 52 | EA | $13,500.00 | $702,000.00 | $702,000.00 | $0.00 | Eligible |
| Sewer Service Lateral | 140 | EA | $4,500.00 | $630,000.00 | $0.00 | $630,000.00 | Not Eligible |
| **Storm Sewer** | | | | | | | |
| Storm Sewer Budget Estimate | 144 | AC | $10,000.00 | $1,440,000.00 | $1,440,000.00 | $0.00 | IFD Dedication Required |
| | | | **Subtotal Skyfall Ridge Phase 2** | **$16,241,675.80** | **$14,114,025.80** | **$2,127,650.00** | |
| **Skyfall Ridge Phase 3A** | | | | | | | |
| **Earthwork (Excludes Private Lot Grading)** | | | | | | | |
| Survey and Geotech | 1 | LS | $110,640.63 | $110,640.63 | $110,640.63 | $0.00 | IFD Dedication Required |
| Erosion Control & SWPPP | 1 | LS | $44,550.00 | $44,550.00 | $44,550.00 | $0.00 | IFD Dedication Required |
| Clearing & Grubbing | 27 | AC | $5,000.00 | $134,297.52 | $134,297.52 | $0.00 | IFD Dedication Required |
| Striping Topsoil | 17,333 | CY | $6.00 | $104,000.00 | $104,000.00 | $0.00 | IFD Dedication Required |

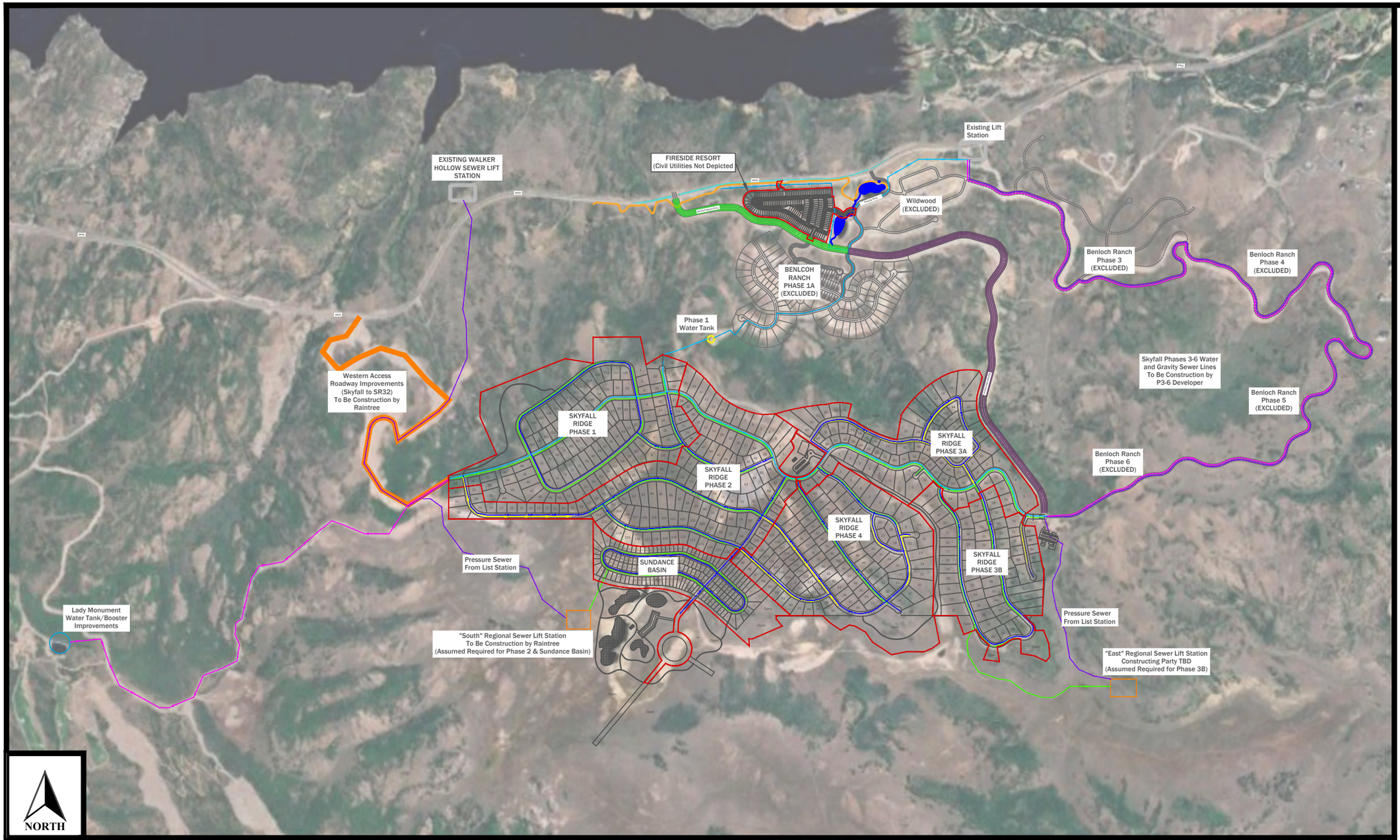
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Replace, Compact and Cat-Track Topsoil | 17,333 | CY | $6.00 | $104,000.00 | $104,000.00 | $0.00 | IFD Dedication Required |
| Bulk Excavation | 39,000 | CY | $7.50 | $292,500.00 | $292,500.00 | $0.00 | IFD Dedication Required |
| Rock Excavation (Additive Rock Ex Cost - Assumed 30%) | 11,700 | CY | $25.00 | $292,500.00 | $292,500.00 | $0.00 | IFD Dedication Required |
| Haul & Crush Backfill Material | 11,700 | CY | $25.00 | $292,500.00 | $292,500.00 | $0.00 | IFD Dedication Required |
| Bulk Backfill and Compaction | 39,000 | CY | $7.50 | $292,500.00 | $292,500.00 | $0.00 | IFD Dedication Required |
| Topsoil and re-seed park strip | 351,000 | SF | $0.50 | $175,500.00 | $175,500.00 | $0.00 | IFD Dedication Required |
| Park strip Landscaping and Irrigation Improvements | 351,000 | SF | $3.50 | $1,228,500.00 | $1,228,500.00 | $0.00 | IFD Dedication Required |
| Retaining Walls (Budget) | 10,650 | SF | $35.00 | $372,750.00 | $372,750.00 | $0.00 | IFD Dedication Required |
| **Roadway Improvements** | | | | | | | |
| Subgrade Prep/Fine Grading | 421,200 | SF | $1.25 | $526,500.00 | $526,500.00 | $0.00 | IFD Dedication Required |
| 30" Curb and Gutter | 23,400 | LF | $28.00 | $655,200.00 | $655,200.00 | $0.00 | IFD Dedication Required |
| 4' Sidewalk | 46,800 | SF | $11.00 | $514,800.00 | $514,800.00 | $0.00 | IFD Dedication Required |
| ADA Ramp | 15 | EA | $3,400.00 | $51,000.00 | $51,000.00 | $0.00 | IFD Dedication Required |
| 9" Base Course | 11,700 | CY | $35.00 | $409,500.00 | $409,500.00 | $0.00 | IFD Dedication Required |
| 3" Asphalt Paving | 304,200 | SF | $3.00 | $912,600.00 | $912,600.00 | $0.00 | IFD Dedication Required |
| Signage and Striping | 1 | LS | $49,300.00 | $49,300.00 | $49,300.00 | $0.00 | IFD Dedication Required |
| **Dry Utilities** | | | | | | | |
| Streetlights | 24 | EA | $8,000.00 | $192,000.00 | $192,000.00 | $0.00 | IFD Dedication Required |
| Power Trench | 23,400 | LF | $25.00 | $585,000.00 | $58,500.00 | $526,500.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Gas Trench (No Conduit) | 11,700 | LF | $8.00 | $93,600.00 | $9,360.00 | $84,240.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Communication Trench (No Conduit) | 11,700 | LF | $8.00 | $93,600.00 | $9,360.00 | $84,240.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| **Culinary Water** | | | | | | | |
| Connect to Existing 10" Waterline Stub | 1 | EA | $8,300.00 | $8,300.00 | $8,300.00 | $0.00 | Eligible |
| 16" Waterline | 5,400 | LF | $159.00 | $858,600.00 | $858,600.00 | $0.00 | Eligible |
| 10" Waterline | 6,290 | LF | $105.00 | $660,450.00 | $660,450.00 | $0.00 | Eligible |
| Haul/Crush Bedding/Backfill Material | 5,196 | CY | $20.00 | $103,911.11 | $103,911.11 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 5,196 | CY | $45.00 | $233,800.00 | $233,800.00 | $0.00 | Eligible |
| 10" Gate Valve | 10 | EA | $4,600.00 | $46,000.00 | $46,000.00 | $0.00 | Eligible |
| 10" Tee | 2 | EA | $8,700.00 | $17,400.00 | $17,400.00 | $0.00 | Eligible |
| 16" Gate Valve | 25 | EA | $15,000.00 | $375,000.00 | $375,000.00 | $0.00 | Eligible |
| 16" Tee | 6 | EA | $14,500.00 | $87,000.00 | $87,000.00 | $0.00 | Eligible |
| Fire Hydrant | 20 | EA | $12,000.00 | $240,000.00 | $240,000.00 | $0.00 | Eligible |
| Lot Water Service Connection | 102 | EA | $5,500.00 | $561,000.00 | $0.00 | $561,000.00 | Not Eligible |
| Pressuring Testing and Disinfection | 11,690 | LF | $3.00 | $35,070.00 | $35,070.00 | $0.00 | Eligible |
| **Sanitary Sewer** | | | | | | | |
| Connect to Existing Sanitary Sewer Manhole | 1 | EA | $16,000.00 | $16,000.00 | $16,000.00 | $0.00 | Eligible |
| 8" Sanitary Sewer Main | 9,300 | LF | $72.00 | $669,600.00 | $669,600.00 | $0.00 | Eligible |
| Haul/Crush Bedding/Backfill Material | 9,300 | CY | $20.00 | $186,000.00 | $186,000.00 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 9,300 | CY | $45.00 | $418,500.00 | $418,500.00 | $0.00 | Eligible |
| 60-inch Precast Concrete Manhole | 47 | EA | $13,500.00 | $627,750.00 | $627,750.00 | $0.00 | Eligible |
| Sewer Service Lateral | 102 | EA | $4,500.00 | $459,000.00 | $0.00 | $459,000.00 | Not Eligible |
| **Storm Sewer** | | | | | | | |
| Storm Sewer Budget Estimate | 81 | AC | $10,000.00 | $810,000.00 | $810,000.00 | $0.00 | IFD Dedication Required |
| | | | **Subtotal Skyfall Ridge Phase 3A** | **$13,940,719.26** | **$12,225,739.26** | **$1,714,980.00** | |
| **Skyfall Ridge Phase 3B** | | | | | | | |
| **Earthwork (Excludes Private Lot Grading)** | | | | | | | |
| Survey and Geotech | 1 | LS | $75,073.85 | $75,073.85 | $75,073.85 | $0.00 | IFD Dedication Required |
| Erosion Control & SWPPP | 1 | LS | $64,900.00 | $64,900.00 | $64,900.00 | $0.00 | IFD Dedication Required |
| Replace, Compact and Cat-Track Topsoil | 18,765 | CY | $6.00 | $112,592.59 | $112,592.59 | $0.00 | IFD Dedication Required |
| Bulk Excavation | 21,111 | CY | $7.50 | $158,333.33 | $158,333.33 | $0.00 | IFD Dedication Required |
| Rock Excavation (Additive Rock Ex Cost - Assumed 30%) | 6,333 | CY | $25.00 | $158,333.33 | $158,333.33 | $0.00 | IFD Dedication Required |
| Haul & Crush Backfill Material | 6,333 | CY | $25.00 | $158,333.33 | $158,333.33 | $0.00 | IFD Dedication Required |
| Bulk Backfill and Compaction | 21,111 | CY | $7.50 | $158,333.33 | $158,333.33 | $0.00 | IFD Dedication Required |
| Topsoil and re-seed park strip | 228,000 | SF | $0.50 | $114,000.00 | $114,000.00 | $0.00 | IFD Dedication Required |
| Park strip Landscaping and Irrigation Improvements | 228,000 | SF | $3.50 | $798,000.00 | $798,000.00 | $0.00 | IFD Dedication Required |
| **Roadway Improvements** | | | | | | | |
| Subgrade Prep/Fine Grading | 273,600 | SF | $1.25 | $342,000.00 | $342,000.00 | $0.00 | IFD Dedication Required |
| 30" Curb and Gutter | 15,200 | LF | $28.00 | $425,600.00 | $425,600.00 | $0.00 | IFD Dedication Required |
| 4' Sidewalk | 30,400 | SF | $11.00 | $334,400.00 | $334,400.00 | $0.00 | IFD Dedication Required |
| ADA Ramp | 4 | EA | $3,400.00 | $13,600.00 | $13,600.00 | $0.00 | IFD Dedication Required |
| 9" Base Course | 7,600 | CY | $35.00 | $266,000.00 | $266,000.00 | $0.00 | IFD Dedication Required |
| 3" Asphalt Paving | 182,400 | SF | $3.00 | $547,200.00 | $547,200.00 | $0.00 | IFD Dedication Required |
| Signage and Striping | 1 | LS | $32,000.00 | $32,000.00 | $32,000.00 | $0.00 | IFD Dedication Required |
| **Dry Utilities** | | | | | | | |
| Streetlights | 16 | EA | $8,000.00 | $128,000.00 | $128,000.00 | $0.00 | IFD Dedication Required |
| Power Trench | 15,200 | LF | $25.00 | $380,000.00 | $38,000.00 | $342,000.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Gas Trench (No Conduit) | 7,600 | LF | $8.00 | $60,800.00 | $6,080.00 | $54,720.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Communication Trench (No Conduit) | 7,600 | LF | $8.00 | $60,800.00 | $6,080.00 | $54,720.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| **Culinary Water** | | | | | | | |
| Connect to Existing 10" Waterline Stub | 2 | EA | $8,300.00 | $16,600.00 | $16,600.00 | $0.00 | Eligible |
| 10" Waterline | 7,600 | LF | $105.00 | $798,000.00 | $798,000.00 | $0.00 | Eligible |
| Haul/Crush Bedding/Backfill Material | 3,378 | CY | $20.00 | $67,555.56 | $67,555.56 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 3,378 | CY | $45.00 | $152,000.00 | $152,000.00 | $0.00 | Eligible |
| 10" Gate Valve | 10 | EA | $4,600.00 | $46,000.00 | $46,000.00 | $0.00 | Eligible |
| Fire Hydrant | 13 | EA | $12,000.00 | $156,000.00 | $156,000.00 | $0.00 | Eligible |
| Lot Water Service Connection | 66 | EA | $5,500.00 | $363,000.00 | $0.00 | $363,000.00 | Not Eligible |
| Pressuring Testing and Disinfection | 7,600 | LF | $3.00 | $22,800.00 | $22,800.00 | $0.00 | Eligible |
| **Sanitary Sewer** | | | | | | | |
| Connect to Existing Sanitary Sewer Manhole | 2 | EA | $8,000.00 | $16,000.00 | $16,000.00 | $0.00 | Eligible |
| 8" Sanitary Sewer Main | 8,900 | LF | $72.00 | $640,800.00 | $640,800.00 | $0.00 | Eligible |
| Low Pressure Force Main | 800 | LF | $70.00 | $56,000.00 | $56,000.00 | $0.00 | Eligible |
| Haul/Crush Bedding/Backfill Material | 8,900 | CY | $20.00 | $178,000.00 | $178,000.00 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 8,900 | CY | $45.00 | $400,500.00 | $400,500.00 | $0.00 | Eligible |
| 60-inch Precast Concrete Manhole | 45 | EA | $13,500.00 | $600,750.00 | $600,750.00 | $0.00 | Eligible |
| 60" Manhole Force Main | 4 | EA | $20,000.00 | $80,000.00 | $80,000.00 | $0.00 | Eligible |
| Sewer Service Lateral | 66 | EA | $4,500.00 | $297,000.00 | $0.00 | $297,000.00 | Not Eligible |
| **Storm Sewer** | | | | | | | |
| Storm Sewer Budget Estimate | 118 | AC | $10,000.00 | $1,180,000.00 | $1,180,000.00 | $0.00 | IFD Dedication Required |
| | | | **Subtotal Skyfall Ridge Phase 3B** | **$9,459,305.33** | **$8,347,865.33** | **$1,111,440.00** | |
| **Skyfall Ridge Phase 4** | | | | | | | |
| **Earthwork (Excludes Private Lot Grading)** | | | | | | | |
| Survey and Geotech | 1 | LS | $107,946.45 | $107,946.45 | $107,946.45 | $0.00 | IFD Dedication Required |
| Erosion Control & SWPPP | 1 | LS | $84,700.00 | $84,700.00 | $84,700.00 | $0.00 | IFD Dedication Required |
| Replace, Compact and Cat-Track Topsoil | 29,877 | CY | $6.00 | $179,259.26 | $179,259.26 | $0.00 | IFD Dedication Required |
| Bulk Excavation | 26,889 | CY | $7.50 | $201,666.67 | $201,666.67 | $0.00 | IFD Dedication Required |
| Rock Excavation (Additive Rock Ex Cost - Assumed 30%) | 8,067 | CY | $25.00 | $201,666.67 | $201,666.67 | $0.00 | IFD Dedication Required |
| Haul & Crush Backfill Material | 8,067 | CY | $25.00 | $201,666.67 | $201,666.67 | $0.00 | IFD Dedication Required |
| Bulk Backfill and Compaction | 26,889 | CY | $7.50 | $201,666.67 | $201,666.67 | $0.00 | IFD Dedication Required |
| Topsoil and re-seed park strip | 363,000 | SF | $0.50 | $181,500.00 | $181,500.00 | $0.00 | IFD Dedication Required |
| Park strip Landscaping and Irrigation Improvements | 363,000 | SF | $3.50 | $1,270,500.00 | $1,270,500.00 | $0.00 | IFD Dedication Required |
| **Roadway Improvements** | | | | | | | |
| Subgrade Prep/Fine Grading | 435,600 | SF | $1.25 | $544,500.00 | $544,500.00 | $0.00 | IFD Dedication Required |
| 30" Curb and Gutter | 24,200 | LF | $28.00 | $677,600.00 | $677,600.00 | $0.00 | IFD Dedication Required |
| 4' Sidewalk | 48,400 | SF | $11.00 | $532,400.00 | $532,400.00 | $0.00 | IFD Dedication Required |
| ADA Ramp | 8 | EA | $3,400.00 | $27,200.00 | $27,200.00 | $0.00 | IFD Dedication Required |
| 9" Base Course | 12,100 | CY | $35.00 | $423,500.00 | $423,500.00 | $0.00 | IFD Dedication Required |
| 3" Asphalt Paving | 290,400 | SF | $3.00 | $871,200.00 | $871,200.00 | $0.00 | IFD Dedication Required |
| Signage and Striping | 1 | LS | $50,900.00 | $50,900.00 | $50,900.00 | $0.00 | IFD Dedication Required |
| **Dry Utilities** | | | | | | | |
| Streetlights | 25 | EA | $8,000.00 | $200,000.00 | $200,000.00 | $0.00 | IFD Dedication Required |
| Power Trench | 24,200 | LF | $25.00 | $605,000.00 | $60,500.00 | $544,500.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Gas Trench (No Conduit) | 12,100 | LF | $8.00 | $96,800.00 | $9,680.00 | $87,120.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Communication Trench (No Conduit) | 12,100 | LF | $8.00 | $96,800.00 | $9,680.00 | $87,120.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| **Culinary Water** | | | | | | | |
| Connect to Existing 10" Waterline Stub | 2 | EA | $8,300.00 | $16,600.00 | $16,600.00 | $0.00 | Eligible |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 10" Waterline | 12,100 | LF | $105.00 | $1,270,500.00 | $1,270,500.00 | $0.00 | Eligible |
| Haul/Crush Bedding/Backfill Material | 5,378 | CY | $20.00 | $107,555.56 | $107,555.56 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 5,378 | CY | $45.00 | $242,000.00 | $242,000.00 | $0.00 | Eligible |
| 10" Tee | 5 | EA | $8,700.00 | $43,500.00 | $43,500.00 | $0.00 | Eligible |
| 10" Gate Valve | 40 | EA | $4,600.00 | $184,000.00 | $184,000.00 | $0.00 | Eligible |
| Fire Hydrant | 21 | EA | $12,000.00 | $252,000.00 | $252,000.00 | $0.00 | Eligible |
| Lot Water Service Connection | 113 | EA | $5,500.00 | $621,500.00 | $0.00 | $621,500.00 | Not Eligible |
| Pressuring Testing and Disinfection | 12,100 | LF | $3.00 | $36,300.00 | $36,300.00 | $0.00 | Eligible |
| **Sanitary Sewer** | | | | | | | |
| Connect to Existing Sanitary Sewer Manhole | 1 | EA | $8,000.00 | $8,000.00 | $8,000.00 | $0.00 | Not Eligible |
| 8" Sanitary Sewer Main | 9,850 | LF | $72.00 | $709,200.00 | $709,200.00 | $0.00 | Eligible |
| Haul/Crush Bedding/Backfill Material | 9,850 | CY | $20.00 | $197,000.00 | $197,000.00 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 9,850 | CY | $45.00 | $443,250.00 | $443,250.00 | $0.00 | Eligible |
| 60-inch Precast Concrete Manhole | 49 | EA | $13,500.00 | $664,875.00 | $664,875.00 | $0.00 | Eligible |
| Sewer Service Lateral | 113 | EA | $4,500.00 | $508,500.00 | $0.00 | $508,500.00 | Not Eligible |
| **Storm Sewer** | | | | | | | |
| Storm Sewer Budget Estimate | 154 | AC | $10,000.00 | $1,540,000.00 | $1,540,000.00 | $0.00 | IFD Dedication Required |
| | | | **Subtotal Skyfall Ridge Phase 4** | **$13,601,252.93** | **$11,752,512.93** | **$1,848,740.00** | |
| | | | | **Sundance Basin** | | | |
| **Earthwork (Excludes Private Lot Grading)** | | | | | | | |
| Erosion Control & SWPPP | 1 | LS | $212,333.33 | $212,333.33 | $212,333.33 | $0.00 | Eligible |
| Clearing & Grubbing | 26 | AC | $5,000.00 | $130,000.00 | $130,000.00 | $0.00 | Eligible |
| Striping Topsoil | 20,980 | CY | $6.00 | $125,880.00 | $125,880.00 | $0.00 | Eligible |
| Replace, Compact and Cat-Track Topsoil | 20,980 | CY | $6.00 | $125,880.00 | $125,880.00 | $0.00 | Eligible |
| Bulk Excavation | 53,083 | CY | $8.50 | $451,208.33 | $451,208.33 | $0.00 | IFD Dedication Required |
| Rock Excavation (Additive Rock Ex Cost - Assumed 25%) | 17,694 | CY | $25.00 | $442,361.11 | $442,361.11 | $0.00 | IFD Dedication Required |
| Haul & Crush Backfill Material | 17,694 | CY | $35.00 | $619,305.56 | $619,305.56 | $0.00 | IFD Dedication Required |
| Bulk Backfill and Compaction | 53,083 | CY | $8.50 | $451,208.33 | $451,208.33 | $0.00 | IFD Dedication Required |
| Topsoil and re-seed park strip | 273,000 | SF | $0.20 | $54,600.00 | $54,600.00 | $0.00 | IFD Dedication Required |
| Park strip Landscaping and Irrigation Improvements | 273,000 | SF | $3.50 | $955,500.00 | $955,500.00 | $0.00 | IFD Dedication Required |
| Retaining Walls (Budget) | 50,000 | SF | $40.00 | $2,000,000.00 | $2,000,000.00 | $0.00 | IFD Dedication Required |
| **Roadway Improvements** | | | | | | | |
| Subgrade Prep (Asphalt and Concrete) | 358,900 | SF | $0.15 | $53,835.00 | $53,835.00 | $0.00 | IFD Dedication Required |
| 30" Curb and Gutter | 19,800 | LF | $28.00 | $554,400.00 | $554,400.00 | $0.00 | IFD Dedication Required |
| 4' Sidewalk | 36,400 | SF | $12.00 | $436,800.00 | $436,800.00 | $0.00 | IFD Dedication Required |
| ADA Ramp | 5 | EA | $2,100.00 | $10,500.00 | $10,500.00 | $0.00 | IFD Dedication Required |
| 9" Base Course | 8,850 | CY | $48.00 | $424,800.00 | $424,800.00 | $0.00 | IFD Dedication Required |
| 3" Asphalt Paving | 273,000 | SF | $3.00 | $819,000.00 | $819,000.00 | $0.00 | IFD Dedication Required |
| Street Sign and Stop Sign | 13 | EA | $750.00 | $9,750.00 | $9,750.00 | $0.00 | IFD Dedication Required |
| Amenities Center Access Road | 3,000 | LF | $450.00 | $1,350,000.00 | $1,350,000.00 | $0.00 | IFD Dedication Required |
| **Dry Utilities** | | | | | | | |
| Gas/Power Installation | 1 | LS | $823,550.00 | $823,550.00 | $0.00 | $823,550.00 | Not Eligible |
| Streetlights | 19 | EA | $8,000.00 | $152,000.00 | $152,000.00 | $0.00 | IFD Dedication Required |
| Power Trench | 18,200 | LF | $25.00 | $455,000.00 | $45,500.00 | $409,500.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Gas Trench (No Conduit) | 9,100 | LF | $8.00 | $72,800.00 | $7,280.00 | $65,520.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| Communication Trench (No Conduit) | 9,100 | LF | $8.00 | $72,800.00 | $7,280.00 | $65,520.00 | IFD Dedication Required - Assumed 10% as Roadway Improvement (TBD) |
| **Culinary Water** | | | | | | | |
| Connect to Existing Waterline | 1 | EA | $8,750.00 | $8,750.00 | $8,750.00 | $0.00 | Eligible |
| 10" Waterline | 7,000 | LF | $105.00 | $735,000.00 | $735,000.00 | $0.00 | Eligible |
| 10" Gate Valve | 10 | EA | $4,600.00 | $46,000.00 | $46,000.00 | $0.00 | Eligible |
| 10" Cross | 2 | EA | $7,500.00 | $15,000.00 | $15,000.00 | $0.00 | Eligible |
| Fire Hydrant | 12 | EA | $11,500.00 | $138,000.00 | $138,000.00 | $0.00 | Eligible |
| Pressuring Testing and Disinfection | 7,000 | LF | $3.00 | $21,000.00 | $21,000.00 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 2,333 | CY | $45.00 | $105,000.00 | $105,000.00 | $0.00 | Eligible |
| Haul, Crush, & Place Backfill Material/Stockpile | 2,333 | CY | $20.00 | $46,666.67 | $46,666.67 | $0.00 | Eligible |
| Lot Water Service Connection | 150 | EA | $5,500.00 | $825,000.00 | $0.00 | $825,000.00 | Not Eligible |
| **Sanitary Sewer** | | | | | | | |
| Connect to Existing Sanitary Sewer Manhole | 1 | EA | $4,000.00 | $4,000.00 | $4,000.00 | $0.00 | Eligible |
| 8" Sanitary Sewer Main | 5,000 | LF | $90.00 | $450,000.00 | $450,000.00 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 5,000 | CY | $45.00 | $225,000.00 | $225,000.00 | $0.00 | Eligible |
| Haul, Crush, & Place Backfill Material/Stockpile | 5,000 | CY | $20.00 | $100,000.00 | $100,000.00 | $0.00 | Eligible |
| Sewer Service Lateral | 150 | EA | $5,900.00 | $885,000.00 | $0.00 | $885,000.00 | Not Eligible |
| 60-inch Precast Concrete Manhole | 25 | EA | $12,400.00 | $310,000.00 | $310,000.00 | $0.00 | Eligible |
| **Storm Sewer** | | | | | | | |
| Storm Sewer Budget Estimate | 59 | AC | $18,500.00 | $1,092,716.24 | $1,092,716.24 | $0.00 | IFD Dedication Required |
| | | | | **Subtotal Sundance Basin** | **$15,810,644.58** | **$12,736,554.58** | **$3,074,090.00** | |
| **Subtotal Skyfall Ridge Phases 1-4 & Sundance Basin Future Improvements Estimate:Civil Infrastructure Costs** | | | | **$87,414,007.02** | **$76,235,707.02** | **$11,178,300.00** | |
| Construction Contingency | | | 10.0% | $8,741,400.70 | $7,623,570.70 | $1,117,830.00 | |
| Permitting and Entitlement Fees | | | 1.0% | $874,140.07 | $762,357.07 | $111,783.00 | |
| Project Management | | | 2.5% | $2,185,350.18 | $1,905,892.68 | $279,457.50 | |
| Planning, Engineering, Design | | | 3.5% | $3,059,490.25 | $2,668,249.75 | $391,240.50 | |
| **ESTIMATED TOTAL FUTURE IMPROVEMENTS(EXCLUDING VERTICAL CONSTRUCTION)[1/]** | | | | **$102,274,388.21** | **$89,195,777.21** | **$13,078,611.00** | |

| Completed Regional Improvements By Other Entities: | | | | | | | |
|---|---|---|---|---|---|---|---|
| Item | QTY | UNIT | UNIT COST | Total Cost: Improvements Benefiting the Property | Cost Allocation | | Eligibility Notes: |
| | | | | | Total Eligible Costs (Includes HOA Improvements To Be Dedicated to IFD) | Non-Eligible Costs (Private) | |
| **JSSD 2006 Area C Regional Improvements Estimate By Others (Paid for via impact fees)** | | | | | | | |
| **Note: Paid for and constructed via JSSD Impact Fees. JSSD 2006 Costs Included for reference.** | | | | | | | |
| Water Reclamation Facility (Teir 1) | 1 | LS | $14,191,086.00 | $14,191,086.00 | $0.00 | $14,191,086.00 | |
| WRF Lift Station (Teir 1) | 1 | LS | $715,000.00 | $715,000.00 | $0.00 | $715,000.00 | |
| WRF Force Main (Teir 1) | 1 | LS | $1,401,650.00 | $1,401,650.00 | $0.00 | $1,401,650.00 | |
| Gravity Sewer Line (Teir 1) | 1 | LS | $1,516,710.00 | $1,516,710.00 | $0.00 | $1,516,710.00 | |
| Power Service (Teir 1) | 1 | LS | $1,052,220.00 | $1,052,220.00 | $0.00 | $1,052,220.00 | |
| Equipment and Propoerty Acquisition (Teir 1) | 1 | LS | $2,210,000.00 | $2,210,000.00 | $0.00 | $2,210,000.00 | |
| Power Service (Teir 2) | 1 | LS | $392,730.00 | $392,730.00 | $0.00 | $392,730.00 | |
| Mower/Cummings Lift Station and Forced Main (Teir 3) | 1 | LS | $752,798.00 | $752,798.00 | $0.00 | $752,798.00 | |
| Aspen Lift Station (Teir 4) | 1 | LS | $1,092,000.00 | $1,092,000.00 | $0.00 | $1,092,000.00 | |
| Aspen Lift Force Mains (Teir 4) | 1 | LS | $1,551,355.00 | $1,551,355.00 | $0.00 | $1,551,355.00 | |
| Power Service (Teir 4) | 1 | LS | $874,380.00 | $874,380.00 | $0.00 | $874,380.00 | |
| **Total JSSD 2006 Area C Regional Improvements Estimate By Others (Paid for via impact fees)** | | | | **$25,749,929.00** | **$0.00** | **$25,749,929.00** | |
| **Offsite Improvements Constructed By Raintree (Constructed by Separate Developer)** | | | | | | | |
| Lady Monument Water Tank/Booster Improvements | 1 | LS | $2,000,000.00 | $2,000,000.00 | $0.00 | $2,000,000.00 | Not Eligible - Built by others (included in planned road by Raintree Development) |
| Watermain from Lady Monument Tank | 10,000 | LF | $350.00 | $3,500,000.00 | $0.00 | $3,500,000.00 | Not Eligible - Built by others (included in planned road by Raintree Development) |
| **Total Offsite Improvements Constructed By Raintree (Constructed by Separate Developer)** | | | | **$5,500,000.00** | **$0.00** | **$5,500,000.00** | |
| **Phases 3-4 Skyfall Drive Regional Utility Improvements (Constructed by Separate Developer)** | | | | | | | |
| Phases 3-4 Skyfall Drive Sanitary Sewer | 11,000 | LF | $300.00 | $3,300,000.00 | $0.00 | $3,300,000.00 | Assumed to be paid for by Phase 5-6 Developer |
| Phases 3-4 Skyfall Drive 16" Waterline | 11,000 | LF | $355.00 | $3,905,000.00 | $0.00 | $3,905,000.00 | Assumed to be paid for by Phase 5-6 Developer |
| **Total Phases 3-4 Skyfall Drive Regional Utility Improvements (Constructed by Separate Developer)** | | | | **$7,205,000.00** | **$0.00** | **$7,205,000.00** | |
| *Subtotal: JSSD 2006 Area C Regional Improvements Estimate By Others (Paid for via impact fees)* | | | | $25,749,929.00 | $0.00 | $25,749,929.00 | |
| *Subtotal: Phases 3-4 Skyfall Drive Regional Utility Improvements (Constructed by Separate Developer)* | | | | $7,205,000.00 | $0.00 | $7,205,000.00 | |
| **Total Completed Regional Improvements By Other Entities:** | | | | **$38,454,929.00** | **$0.00** | **$38,454,929.00** | |

| Future Regional & Benloch Ranch Shared Benefit Improvements | | | | | | | |
|---|---|---|---|---|---|---|---|
| Item | QTY | UNIT | UNIT COST | Total Cost: Improvements Benefiting the Property | Cost Allocation | | Eligibility Notes: |
| | | | | | Total Eligible Costs (Includes HOA Improvements To Be Dedicated to IFD) | Non-Eligible Costs (Private) | |
| **Benloch Ranch Drive From Fireside Drive to Skyfall 3B Entrance** | | | | | | | |
| **Earthwork (Excludes Private Lot Grading)** | | | | | | | |
| Erosion Control & SWPPP | 1 | LS | $50,000.00 | $50,000.00 | $50,000.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| Replace, Compact and Cat-Track Topsoil | 8,880 | CY | $6.00 | $53,280.00 | $53,280.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| Bulk Excavation | 10,000 | CY | $8.50 | $85,000.00 | $85,000.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| Rock Excavation (Additive Rock Ex Cost - Assumed 40%) | 5,333 | CY | $20.00 | $106,666.67 | $106,666.67 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| Haul & Crush Backfill Material | 5,333 | CY | $37.00 | $197,333.33 | $197,333.33 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| Bulk Backfill and Compaction | 10,000 | CY | $8.50 | $85,000.00 | $85,000.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| Topsoil and re-seed park strip | 137,700 | SF | $0.20 | $27,540.00 | $27,540.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| Park strip Landscaping and Irrigation Improvements | 137,700 | SF | $1.00 | $137,700.00 | $137,700.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| **Roadway Improvements (30' pavement Section)** | | | | | | | |
| Subgrade Prep (Asphalt and Concrete) | 275,400 | SF | $0.15 | $41,310.00 | $41,310.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| 6' Sidewalk | 45,900 | SF | $9.00 | $413,100.00 | $413,100.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| 9" Base Course | 7,440 | CY | $48.00 | $357,120.00 | $357,120.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| 3" Asphalt Paving | 229,500 | SF | $2.50 | $573,750.00 | $573,750.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| Street Sign and Stop Sign | 10 | EA | $750.00 | $7,500.00 | $7,500.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| **Storm Sewer** | | | | | | | |
| Storm Sewer Budget Estimate | 1 | LS | $500,000.00 | $500,000.00 | $500,000.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| **Subtotal Benloch Ranch Drive From Fireside Drive to Skyfall 3B Entrance** | | | | **$2,635,300.00** | **$2,635,300.00** | **$0.00** | |
| **Phases 5-6 Skyfall Drive Regional Utility Improvements** | | | | | | | |
| ***Wet Utilities Concept Estimate (No Plans or Sizing Provided)*** | | | | | | | |
| Phases 5-6 Skyfall Drive Sanitary Sewer | 8,000 | LF | $300.00 | $2,400,000.00 | $2,400,000.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| Phases 5-6 Skyfall Drive 16" Waterline | 8,000 | LF | $355.00 | $2,840,000.00 | $2,840,000.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| **Total Phases 5-6 Skyfall Drive Regional Utility Improvements** | | | | **$5,240,000.00** | **$5,240,000.00** | **$0.00** | |
| **"South" Regional Sewer Lift Station** | | | | | | | |
| ***Wet Utilities Concept Estimate (No Plans or Sizing Provided)*** | | | | | | | |
| Sanitary Sewer Main From South Regional Sewer Lift Station to Walker Hollow | 3,000 | LF | $300.00 | $900,000.00 | $900,000.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| "South" Regional Sewer Lift Station Under Construction by Raintree | 1 | LS | $3,000,000.00 | $3,000,000.00 | $3,000,000.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| **Total "South" Regional Sewer Lift Station** | | | | **$3,900,000.00** | **$3,900,000.00** | **$0.00** | |
| **"East" Regional Sewer Lift Station** | | | | | | | |
| ***Wet Utilities Concept Estimate (No Plans or Sizing Provided)*** | | | | | | | |
| Sanitary Sewer Main From East Lift Station To Skyfall 3B Entrance | 3,500 | LF | $300.00 | $1,050,000.00 | $1,050,000.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| "East" Regional Sewer Lift Station | 1 | LS | $2,250,000.00 | $2,250,000.00 | $2,250,000.00 | $0.00 | Constructing party TBD. Potential reimbursements to be for the benefit of District is certified. |
| **Total "East" Regional Sewer Lift Station** | | | | **$3,300,000.00** | **$3,300,000.00** | **$0.00** | |
| *Subtotal: Benloch Ranch Drive From Fireside Drive to Skyfall 3B Entrance* | | | | $2,635,300.00 | $2,635,300.00 | $0.00 | |
| *Subtotal: Phases 5-6 Skyfall Drive Regional Utility Improvements* | | | | $5,240,000.00 | $5,240,000.00 | $0.00 | |
| *Subtotal: Total "South" Regional Sewer Lift Station* | | | | $3,900,000.00 | $3,900,000.00 | $0.00 | |
| *Subtotal: Total "East" Regional Sewer Lift Station* | | | | $3,300,000.00 | $3,300,000.00 | $0.00 | |
| Construction Contingency | | | 5.0% | $753,765.00 | $753,765.00 | $0.00 | |
| Permitting and Entitlement Fees | | | 1.0% | $150,753.00 | $150,753.00 | $0.00 | |
| Project Management | | | 2.5% | $376,882.50 | $376,882.50 | $0.00 | |
| Planning, Engineering, Design | | | 3.5% | $527,635.50 | $527,635.50 | $0.00 | |
| **Total Future Regional & Benloch Ranch Shared Benefit Improvements** | | | | **$16,884,336.00** | **$16,884,336.00** | **$0.00** | |

| Future Improvements Required for Fireside Resort | | | | | | | |
|---|---|---|---|---|---|---|---|
| Item | QTY | UNIT | UNIT COST | Total Cost: Improvements Benefiting the Property | Cost Allocation | | Eligibility Notes: |
| | | | | | Total Eligible Costs (Includes HOA Improvements To Be Dedicated to IFD) | Non-Eligible Costs (Private) | |
| **Earthwork (Excludes Private Lot Grading)** | | | | | | | |
| Erosion Control & SWPPP | 1 | LS | $30,666.67 | $30,666.67 | $30,666.67 | $0.00 | IFD Dedication Required |
| Clearing & Grubbing | 11 | AC | $5,000.00 | $55,000.00 | $55,000.00 | $0.00 | IFD Dedication Required |
| Striping Topsoil | 8,880 | CY | $6.00 | $53,280.00 | $53,280.00 | $0.00 | IFD Dedication Required |
| Replace, Compact and Cat-Track Topsoil | 8,880 | CY | $6.00 | $53,280.00 | $53,280.00 | $0.00 | IFD Dedication Required |
| Bulk Excavation | 7,667 | CY | $8.50 | $65,166.67 | $65,166.67 | $0.00 | IFD Dedication Required |
| Rock Excavation (Additive Rock Ex Cost - Assumed 25%) | 2,556 | CY | $25.00 | $63,888.89 | $63,888.89 | $0.00 | IFD Dedication Required |
| Haul & Crush Backfill Material | 2,556 | CY | $37.00 | $94,555.56 | $94,555.56 | $0.00 | IFD Dedication Required |
| Bulk Backfill and Compaction | 7,667 | CY | $8.50 | $65,166.67 | $65,166.67 | $0.00 | IFD Dedication Required |
| Topsoil and re-seed park strip | 82,800 | SF | $0.20 | $16,560.00 | $16,560.00 | $0.00 | IFD Dedication Required |
| Park strip Landscaping and Irrigation Improvements | 82,800 | SF | $2.80 | $231,840.00 | $231,840.00 | $0.00 | IFD Dedication Required |
| **Roadway Improvements** | | | | | | | |
| Subgrade Prep (Asphalt and Concrete) | 149,500 | SF | $0.15 | $22,425.00 | $22,425.00 | $0.00 | IFD Dedication Required |
| 30" Curb and Gutter | 8,640 | LF | $28.00 | $241,920.00 | $241,920.00 | $0.00 | IFD Dedication Required |
| 4' Sidewalk | 17,500 | SF | $12.00 | $210,000.00 | $210,000.00 | $0.00 | IFD Dedication Required |
| ADA Ramp | 10 | EA | $2,100.00 | $21,000.00 | $21,000.00 | $0.00 | IFD Dedication Required |
| 9" Base Course | 3,840 | CY | $48.00 | $184,320.00 | $184,320.00 | $0.00 | IFD Dedication Required |
| 3" Asphalt Paving | 110,400 | SF | $3.00 | $331,200.00 | $331,200.00 | $0.00 | IFD Dedication Required |
| Street Sign and Stop Sign | 21 | EA | $750.00 | $15,750.00 | $15,750.00 | $0.00 | IFD Dedication Required |
| **Dry Utilities** | | | | | | | |
| Gas/Power Installation | 1 | LS | $416,300.00 | $416,300.00 | $0.00 | $416,300.00 | Not Eligible |
| Streetlights | 10 | EA | $8,000.00 | $80,000.00 | $80,000.00 | $0.00 | IFD Dedication Required |
| Power Trench | 9,200 | LF | $25.00 | $230,000.00 | $0.00 | $230,000.00 | Not Eligible |
| Gas Trench (No Conduit) | 4,600 | LF | $8.00 | $36,800.00 | $0.00 | $36,800.00 | Not Eligible |
| Communication Trench (No Conduit) | 4,600 | LF | $8.00 | $36,800.00 | $0.00 | $36,800.00 | Not Eligible |
| **Culinary Water** | | | | | | | |
| Connect to Existing Waterline | 2 | EA | $10,000.00 | $20,000.00 | $20,000.00 | $0.00 | Eligible |
| 10" Waterline | 3,850 | LF | $105.00 | $404,250.00 | $404,250.00 | $0.00 | Eligible |
| 10" Gate Valve | 21 | EA | $4,600.00 | $96,600.00 | $96,600.00 | $0.00 | Eligible |
| 10" Tee | 4 | EA | $6,000.00 | $24,000.00 | $24,000.00 | $0.00 | Eligible |
| Fire Hydrant | 7 | EA | $11,500.00 | $80,500.00 | $80,500.00 | $0.00 | Eligible |
| Pressuring Testing and Disinfection | 3,850 | LF | $3.00 | $11,550.00 | $11,550.00 | $0.00 | Eligible |
| Lot Water Service Connection | 197 | EA | $5,500.00 | $1,083,500.00 | $0.00 | $1,083,500.00 | Not Eligible |
| **Sanitary Sewer** | | | | | | | |
| Connect to Existing Sanitary Sewer Manhole | 1 | EA | $4,000.00 | $4,000.00 | $4,000.00 | $0.00 | Eligible |
| 8" Sanitary Sewer Main | 3,595 | LF | $75.00 | $269,625.00 | $269,625.00 | $0.00 | Eligible |
| Rock Excavation/Blasting Trench | 1,997 | CY | $50.00 | $99,861.11 | $99,861.11 | $0.00 | Eligible |
| Haul, Crush, & Place Backfill Material/Stockpile | 1,997 | CY | $37.00 | $73,897.22 | $73,897.22 | $0.00 | Eligible |
| Sewer Service Lateral | 197 | EA | $5,900.00 | $1,162,300.00 | $0.00 | $1,162,300.00 | Not Eligible |
| 60-inch Precast Concrete Manhole | 18 | EA | $12,400.00 | $222,890.00 | $222,890.00 | $0.00 | Eligible |
| **Storm Sewer** | | | | | | | |
| storm Sewer Budget | 1 | LS | $950,000.00 | $950,000.00 | $950,000.00 | $0.00 | Eligible |
| **Fireside Recreational Facilities & Amenities** | | | | | | | |
| Fireside Swimming Pool | 1 | LS | $2,250,000.00 | $2,250,000.00 | $0.00 | $2,250,000.00 | |
| Clubhouse Fireside Lounge | 1 | LS | $4,500,000.00 | $4,500,000.00 | $0.00 | $4,500,000.00 | |
| Zipline | 1 | LS | $300,000.00 | $300,000.00 | $0.00 | $300,000.00 | |
| Sledding Hill | 1 | LS | $2,000,000.00 | $2,000,000.00 | $0.00 | $2,000,000.00 | |
| Skeet Shooting Range | 1 | LS | $450,000.00 | $450,000.00 | $0.00 | $450,000.00 | |
| Trail System | 1 | LS | $350,000.00 | $350,000.00 | $350,000.00 | $0.00 | |
| **Subtotal Future Improvements Required for Fireside ResortCivil Infrastructure Costs** | | | | **$16,908,892.78** | **$4,443,192.78** | **$12,465,700.00** | |
| Construction Contingency | | | 10.0% | $1,690,889.28 | $444,319.28 | $1,246,570.00 | |
| Permitting and Entitlement Fees | | | 1.0% | $169,088.93 | $44,431.93 | $124,657.00 | |
| Project Management | | | 2.5% | $422,722.32 | $111,079.82 | $311,642.50 | |
| Planning, Engineering, Design | | | 3.5% | $591,811.25 | $155,511.75 | $436,299.50 | |
| **Total Future Improvements Required for Fireside Resort** | | | | **$19,783,404.55** | **$5,198,535.55** | **$14,584,869.00** | |




**LEGEND**

- 8" Sanitary Sewer
- Low Pressure Force Main
- Offsite Sanitary Sewer (By Others)
- Proposed Lift Station
- 10" Water
- 16" On-Site Water
- 16" Off-Site Water (By Others)
- Phase 1 20" Water
- On-Site Water Tank
- Off-Site Water Tank (By Others)
- Offsite Roadway (By Others)
- Storm/Amenity Ponds 1-3
- SR32 Turn Lanes
- Benloch Ranch Drive (SR32 to Fireside)
- Benloch Ranch Drive (Fireseide to Skyfall)
- Benloch Ranch Asphalt Trail

## General Notes

1/ This exhibit is intended as a graphic representation of approximate utility locations only. It is not a survey and may not reflect actual or as-built conditions.

2/ This exhibit is not to scale and should not be relied upon for precise measurements or spatial relationships.

3/ This exhibit was prepared for a specific and limited purpose. Any use beyond its intended scope is at the user's own risk. Users are strongly advised to consult with a qualified professional for their specific purpose.

4/ Not all existing, abandoned, or future utilities may be shown. Utility sizing & routing is subject to change. Utilities shown are preliminary assumptions for cost estimation purposes.

5/ Not for construction or permitting.

6/ The preparer of this exhibit makes no warranties or guarantees, express or implied, regarding the accuracy, completeness, or suitability of the information contained herein.

7/ Use of this exhibit constitutes acknowledgment and acceptance of limitations.

| No. | Revision/Issue | Date |
|---|---|---|
| | | |
| | | |

Firm Name and Address

THE CONNEXTION GROUP

4785 Tejon Street, Suite 101
Denver, CO 80211

**Skyfall IFD Improvement Estimate**

**Benloch Ranch Overview**

Date
September 29, 2025

Approximate Scale
1 Inch = 1,700 Feet