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).: 00-0007-6864; 00-0020-7784; 00-0021-5556; 00-0021-5557; 00-0021-5558; 00-0021-5559; 00-0021-5719; 00-0021-6278; 00-0021-6495; 00-0021-6496; 00-0021-6497; 00-0021-6498; 00-0021-6890

WHITE WOLF MOUNTAIN INFRASTRUCTURE FINANCING DISTRICT
WHITE WOLF MOUNTAIN ASSESSMENT AREA

DESIGNATION RESOLUTION

Dated as of April 8, 2026

WHEREAS, the Board of Trustees (the "Board") of White Wolf Mountain Infrastructure Financing District (the "District"), adopted a Resolution on April 8, 2026, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

BE IT RESOLVED by the Board of Trustees of White Wolf Mountain 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 "White Wolf Mountain Assessment Area" (the "Assessment Area"). A map and depiction of the Assessment Area is attached hereto as Exhibit C. The District received an appraisal of the unimproved property (from an appraiser who is a member of the Appraisal Institute), 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 749-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, mains, lift stations, manholes and manhole linings, sewer cleanouts, and laterals (various sizes).

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

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

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

-Park and recreational improvements, including, but not limited to playgrounds, fields, and trails.

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 are $284,762,540 and that the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs is $130,932,460, for an estimated total cost of $415,695,000, all of which shall be assessed within the Assessment Area. 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 7.176% 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
$415,695,000	ERU Methodology	777	$535,000

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 April 8, 2026.

WHITE WOLF MOUNTAIN
INFRASTRUCTURE FINANCING DISTRICT

By: ______________________________
Dylan Zollinger, Vice Chair/Treasurer

ATTEST:

By: ______________________________
Breanne Crockett, Clerk/Secretary

STATE OF Utah)
: ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this April 9, 2026, by Dylan Zollinger, the Vice Chair/Treasurer of the Board of Trustees of White Wolf Mountain Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

NATASSHA AKYRA FAGERGREN
Notary Public - State of Utah
Comm. No. 743067
My Commission Expires on
May 9, 2029

Natassha Fagergren
NOTARY PUBLIC

STATE OF Utah)
: ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this April 28, 2026, by Breanne Crockett, the Clerk/Secretary of the Board of Trustees of White Wolf Mountain Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

NATASSHA AKYRA FAGERGREN
Notary Public - State of Utah
Comm. No. 743067
My Commission Expires on
May 9, 2029

Natassha Fagergren
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 August 6, 2026, by WWM LLC, a Wyoming limited liability company ("WWM"), Stone Benloch Properties, LLC, a Utah limited liability company ("Stone"), and Richard Bessey, an individual (together with WWM and Stone, the "Owners") and White Wolf Mountain Infrastructure Financing District (the "District").

RECITALS:

1. As of the date hereof, the Owners and Benloch CPC, LLC, a Utah limited liability company ("Benloch CPC") own (or in the case of WWM LLC, own a reversionary interest in) 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 Owners desire that 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. The estimated costs for the Improvements are $284,762,540, and the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs are $130,932,460, for an estimated total cost of $415,695,000, all of which shall be assessed within the Assessment Area. WWM anticipates using other funding to complete the remainder of the Improvements. If the Assessments and additional funding are not sufficient to complete the Improvements, WWM hereby agrees to pay to complete the Improvements, including, but not limited to, an additional assessment on WWM'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 "White Wolf Mountain Assessment Area" (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 Owners and the District desire to include the Subject Property in the Assessment Area and to expedite such process by waiving certain statutory procedures as permitted by the Act for the purpose of accelerating the financing of the Improvements.

6. The Subject Property is located within the boundaries of Benloch Ranch Improvement Association No. 1 (the "HOA"). The HOA previously issued its Special Assessment Bonds, Series 2020 (Taxable) and its Special Assessment Bonds, Series 2021 (Taxable) (collectively, the "HOA Bonds") pursuant to an Indenture of Trust and Pledge dated as of July 1, 2020, as supplemented and amended by a First Supplement to Indenture of Trust and Pledge dated

as of April 1, 2021, each by and between the HOA and UMB Bank, n.a. (collectively, the "HOA Indenture").

7. The HOA Bonds are secured by special assessments levied against property within the HOA, including the Subject Property, and the HOA Bonds are currently in default.

8. Benloch CPC encumbered real and personal property through, among other instruments, such as (i) a Construction Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing dated June 23, 2023, and (ii) Trust Deeds, Assignments of Rents, Security Agreements, and Financing Statements dated June 25, 2021 and September 15, 2021 (collectively, and as may be amended, the "Trust Deeds"). The Trust Deeds grant security interests in, and encumber, substantially all real property, improvements, fixtures, rents, and related personal property of Benloch CPC (collectively, the "Collateral"), and expressly provide for the appointment of a receiver upon the occurrence of an event of default.

9. Thereafter, Benloch CPC, Stone and SDP Financial 2020, LP (as the holder of the Trust Deeds) entered into a Tri-Party Agreement (the "**TPA**") wherein Stone (referred to therein as "Stone Benloch") was to be deeded a 9.95% tenant in common interest in Phase 4 of the Subject Property free and clear of the Trust Deeds. Furthermore, pursuant to the TPA, once the Phase 4 plat was recorded, Stone was entitled to convert the 9.95% tenant in common interest into 20 lots which have since been identified as lots 80, 81, 82, 83, 107, 137, 160, 161, 162, 163, 164, 166, 167, 168, 169, 170, 171, 172, 173, and 174.

10. In *SDP REIT, LLC, et al. v. Benloch CPC, LLC*, Case No. 250200048 (Utah Bus. & Ch. Ct. July 11, 2025), the court issued a *Stipulated Order Granting Motion for Appointment of a Receiver* (the "Receivership Order").

11. Pursuant to the Receivership Order, the court found that events of default existed under the Trust Deeds and other applicable loan documents, that the Collateral was in danger of waste, loss, or dissipation, and that appointment of a receiver was necessary to preserve and protect such collateral. The Collateral includes all real property owned by Benloch CPC and includes the Subject Property.

12. The Court decided to appoint Ampleo Turnaround and Restructuring, LLC, acting through its Managing Director Matt Mckinlay, as receiver (collectively, the "Receiver") over the Collateral (the "Receivership").

13. It is anticipated that proceeds of the Assessment Bonds will be reimbursed to the Owners and/or Benloch CPC and utilized to payoff and/or bring current payments on the HOA Bonds and the Trust Deeds.

14. At such time as the Receivership is dissolved, WWM LLC is anticipated to own the interest currently owned by Benloch CPC, and as a result has a revisionary interest in that portion of the Subject Property.

15. WWM and Stone are currently negotiating (i) the final resolution of any amounts that may be owed by WWM to Stone, which resolution will be documented in a binding settlement agreement between WWM and Stone (the "Settlement Agreement"), and (ii) the final allocation

of Assessments between the property owned by WWM and the property owned by Stone (the "Stone Allocation"). WWM and Stone each agree to negotiate the Settlement Agreement and the Stone Allocation reasonably and in good faith and to use commercially reasonable efforts to finalize each of the foregoing as promptly as practicable. Notwithstanding anything to the contrary in this Acknowledgment, Waiver and Consent, the Assessments shall not be issued, closed, or funded unless and until the Settlement Agreement has been fully executed and the Stone Allocation has been agreed to in writing by WWM and Stone.

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 Owners hereby agrees as follows:

Section 1. <u>Representations and Warranties of the Owners</u>. The Owners hereby represent and warrant that:

(a) the Owners and Benloch CPC are the sole owners of the Subject Property identified as such in <u>Exhibit A</u> attached hereto;

(b) the Owners have taken all actions necessary to execute and deliver this Agreement;

(c) the execution and delivery of this Agreement by the Owners do not conflict with, violate, or constitute on the part of the Owners 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 Owners are a party or by which the Owners are or may be bound or to which any of the property or assets of the Owners are or may be subject; or (iii) the creation and governing instruments of the Owners, if applicable;

(d) there is no action, suit, proceeding, inquiry, or investigation at law or in equity by or before any court or public board or body and to which the Owners are a party, or threatened against the Owners (i) seeking to restrain or enjoin the levy or collection of the Assessments, (ii) contesting or affecting the establishment or existence of the Owners 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 Owners, 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 Owners of this Agreement;

i. Stone notes that it has filed a complaint (Case No. 260200063) against Benloch CPC and others related to Stone's interest in the property, but does not believe that such litigation impacts the foregoing;

(e) except for the Receivership, the Owners have 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. Except for the Receivership, the Owners have 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;

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

(g) except for in connection with the Trust Deeds, no foreclosure proceedings have been instigated against the Owners concerning the Subject Property;

(h) the Owners are 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;

(i) the Owners hereby consent in all respects to the Improvements and assessment methodology as described in the Designation Resolution and Assessment Ordinance, including as provided in the Act;

(j) the Assessment Bonds, together with funds and loans of the Owners, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report, prepared by Newmark Valuation & Advisory, dated November 4, 2025;

(k) 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

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

Section 2. Acknowledgment by the Owners. The Owners, on behalf of themselves, their Affiliates, and their successors in title and assigns, hereby acknowledge and certify that:

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

(b) the Owners have 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 Owners by expediting the assessment process and providing for the financing of the Improvements by the issuance of Assessment Bonds;

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

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

(f) the Owners have provided the pertinent information supporting the estimated cost of the Improvements, the allocation of Equivalent Residential Units ("ERUs") in the Assessment Area, the property description and tax parcel identifications of the Subject Property and the Assessment Area and the assessment list attached to the Assessment Ordinance, and the District is relying on this Agreement in order to issue its Assessment Bonds related to the Improvements;

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

(h) WWM further acknowledges and agrees that if for any reason the Assessments are insufficient to complete the Improvements, WWM 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 WWM's property without any ability to contest such assessment;

(i) notwithstanding Section 11-42-206(3)(e) of the Act, the Owners have 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 Owners hereby consent to such Assessment as provided in Section 11-42-409(5) of the Act; and

(m) the Owners have 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 Owners. The Owners, on behalf of themselves, their Affiliates, and their successors in title and assigns, hereby consent, subject to Section 5 below, to:

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

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

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

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

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

(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; and

(k) the designation by the District of any member of the Board (each, a "Designated Officer") with the authority to establish the final terms and provisions of the Assessment Bonds, including the principal amount, interest rates, maturity dates and redemption provisions thereof, so long as (i) the Assessment Bonds are issued in an aggregate principal amount not to exceed $415,695,000, (ii) the Assessment Bonds mature in not more than thirty (30) years from their date or dates, (iii) the Assessment Bonds are sold at a price not less than ninety-five percent (95%) of the total principal amount thereof, (iv) the Assessment Bonds bear interest at a rate or rates not to exceed twelve percent (12%) per annum, and (v) the allocation of Assessments to the Trust Property is not increased above the allocation set forth in Exhibit A hereto.

Section 4. Waiver. The Owners on behalf of themselves, their Affiliates, and their successors in title and assigns, hereby waive:

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

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

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

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

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

(f) any right to contest that the Improvements qualify as a publicly owned infrastructure, system or other facility that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide and the Owners further acknowledge that they have 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. Withdrawal of Agreement. The Owners and the District hereby agree, without qualification, that this Agreement and the acknowledgements, waivers, and consents contained herein, may not be withdrawn so long as prior to the closing of the Assessment Bonds the Settlement Agreement has been executed and the Stone Allocation has been finalized. The District agrees that it will not issue the Assessment Bonds until the foregoing conditions have occurred and any conditions or stipulations related thereto have been satisfied. WWM and Stone each agree to negotiate the Settlement Agreement and the Stone Allocation reasonably and in good faith and to use commercially reasonable efforts to finalize each of the foregoing as promptly as practicable.

Section 6. Additional Certification. The Owners hereby agree, without qualification, to execute an additional Acknowledgement, Waiver and Consent Agreement, in substantially the same form as this Agreement, in connection with the closing of the Assessment Bonds, if requested by the District.

Section 7. Receiver May Rely. The District and the Owners hereby acknowledge that the Receiver will rely on the representations, warranties, acknowledgments, consents, and agreements herein contained in executing its Acknowledgement, Waiver, and Consent in connection herewith and consequently agrees that this Agreement may not be amended, modified, or changed without the prior written consent of the District.

Section 8. Amendment. The District and the Owners hereby acknowledge 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 9. 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 10. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 11. Successors and Assigns. This Agreement shall be binding upon the District, the Owners, and their successors and assigns.

Section 12. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

Section 13. 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 14. 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 District and the Owners, have hereunto executed this Agreement as of the date first hereinabove set forth.

WHITE WOLF MOUNTAIN INFRASTRUCTURE FINANCING DISTRICT, as the District

(SEAL)

By: Dylan Zollinger
Dylan Zollinger (Aug 6, 2026 15:08:49 MDT)

Name: Dylan Zollinger
Vice Chair

ATTEST:

By: Breanne Crockett
Breanne Crockett (Aug 6, 2026 15:23:23 MDT)

Name: Breanne Crockett
Clerk/Secretary

OWNER:
WWM LLC, a Wyoming limited liability company, as owner of reversionary interest in the property owned by Benloch CPC in Exhibit A hereto

Sean Clark
Sean Clark (Aug 6, 2026 15:12:23 MDT)

By: Sean Clark

Its: Manager

OWNER:
RICHARD BESSEY, an individual, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

Richard Bessey
Richard Bessey (Aug 6, 2026 15:10:17 MDT)
____
Name: Richard Bessey

OWNER:
STONE BENLOCH PROPERTIES, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

Lon Thomas
Lon Thomas (Aug 6, 2026 15:14:50 MDT)

Name: Lon Thomas,
Its: Manager

EXHIBIT A

TAX ID AND LEGAL DESCRIPTION OF PROPERTY TO BE ASSESSED

Assessment Method and Amount

Total Assessment	$415,695,000
Total ERUs	777
Assessment Per ERU	$535,000

Type	**Quantity**	**Lien/Lot**	**ERUs Per Unit**	**Total Assessment**
Detached SF Lot	491	$535,000	1.00	$262,685,000
Twin Home Lot	286	$535,000	1.00	$153,010,000
	777			**$415,695,000**

Parcel ID	**Total Assessment**
00-0007-6864; 00-0020-7784; 00-0021-5556; 00-0021-5557; 00-0021-5558; 00-0021-5559; 00-0021-5719; 00-0021-6278; 00-0021-6495; 00-0021-6496; 00-0021-6497; 00-0021-6498; 00-0021-6890	$415,695,000

Parcels to be Assessed

Parcel IDs	**Owner**
00-0007-6864; 00-0021-5556; 00-0021-5557; 00-0021-5558; 00-0021-5559; 00-0021-5719; 00-0021-6496; 00-0021-6497; 00-0021-6498; 00-0021-6890; 00-0021-6495; 00-0020-7784	Benloch CPC LLC
00-0021-6278	Benloch CPC, LLC, Stone Benloch Properties, LLC and Richard Bessey

Legal Description

The Assessment Area is more particularly described as follows:

A parcel of land situate in the Southeast Quarter of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and Section 1 and the East Half of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northeast Corner of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 01°18'39" East 2,655.14 feet; thence South 01°29'16" East 2,539.56 feet; thence North 89°51'47" West 466.72 feet; thence South 00°36'10" East 466.74 feet; thence North 89°51'51" West 5,165.96 feet; thence North 00°26'52" West 194.71 feet; thence Northwesterly 379.56 feet along the arc of a 655.00 foot radius curve to the left (center bears South 89°33'03" West and the chord bears North 17°03'01" West 374.27 feet with a central angle of 33°12'07"); thence North 05°15'38" East 701.74 feet; thence North 07°07'05" East 475.22 feet; thence North 12°20'34" West 653.73 feet; thence North 00°52'42" West 550.18 feet; thence North 04°43'52" East 403.75 feet; thence North 15°34'44" East 320.49 feet; thence South 89°58'21" East 535.87 feet; thence North 54°21'57" East 686.89 feet; thence North 69°48'35" West 137.49 feet; thence Southwesterly 184.93 feet along the arc of a 220.00 foot radius curve to the left (center bears South 20°11'25" West and the chord bears South 86°06'32" West 179.53 feet with a central angle of 48°09'46"); thence South 62°01'39" West 66.71 feet; thence Southwesterly 172.65 feet along the arc of a 180.00 foot radius curve to the right (center bears North 27°58'21" West and the chord bears South 89°30'21" West 166.11 feet with a central angle of 54°57'24"); thence North 63°00'57" West 7.45 feet; thence South 51°59'03" West 183.86 feet; thence Northwesterly 473.28 feet along the arc of a 170.00 foot radius curve to the right (center bears North 38°00'57" West and the chord bears North 48°15'35" West 334.58 feet with a central angle of 159°30'44"); thence North 31°29'48" East 255.07 feet; thence Northeasterly 448.73 feet along the arc of a 440.00 foot radius curve to the left (center bears North 58°30'13" West and the chord bears North 02°16'48" East 429.54 feet with a central angle of 58°25'59"); thence Northwesterly 290.07 feet along the arc of a 500.00 foot radius curve to the right (center bears North 63°03'49" East and the chord bears North 10°19'00" West 286.02 feet with a central angle of 33°14'22"); thence Northwesterly 356.42 feet along the arc of a 270.00 foot radius curve to the left (center bears North 83°41'49" West and the chord bears North 31°30'51" West 331.10 feet with a central angle of 75°38'03"); thence North 69°19'52" West 432.73 feet; thence Northwesterly 187.68 feet along the arc of a 440.00 foot radius curve to the left (center bears South 20°40'08" West and the chord bears North 81°33'03" West 186.26 feet with a central angle of 24°26'22"); thence South 06°22'33" East 20.00 feet; thence South 83°37'27" West 40.00 feet; thence North 06°22'33" West 20.00 feet; thence Southwesterly 45.39 feet along the arc of a 440.00 foot radius curve to the left (center bears South 08°58'52" East and the chord bears South 78°03'48" West 45.37 feet with a central angle of 05°54'40"); thence Southwesterly 134.56 feet along the arc of a 330.00 foot radius curve to the right (center bears North 14°53'33" West and the chord bears South 86°47'19" West 133.62 feet with a central angle of 23°21'43"); thence South 901.85 feet; thence Northwesterly 266.54 feet along the arc of a 355.00 foot radius curve to the left (center bears South 59°10'35" West and the chord bears North 52°19'59" West 260.32 feet with a central angle of 43°01'08"); thence North 73°50'34" West 142.53 feet; thence North 859.71 feet; thence North 16°33'38" East

60.00 feet; thence North 73°26'22" West 300.00 feet; thence North 16°33'38" East 196.36 feet; thence North 281.62 feet; thence North 82°24'02" East 207.34 feet; thence North 59°39'18" East 336.67 feet; thence North 41°13'03" East 300.01 feet; thence North 71°55'50" East 432.50 feet; thence North 71°53'17" East 347.09 feet; thence North 72°01'10" East 23.43 feet; thence South 00°08'29" East 1,343.90 feet; thence North 89°33'35" East 2,668.06 feet; thence North 89°33'13" East 2,667.86 feet to the point of beginning.

Contains 32,633,092 Square Feet or 749.153 Acres

August 6, 2026

RE: Letter of Intent /
Unresolved Matters Involving Stone Benloch Properties, LLC

This Letter of Intent (this "**LOI**") has been prepared to identify outstanding issues related to Stone Benloch Properties, LLC, and its affiliates, including its owner Lon Thomas (collectively, "**Stone**"), and related to the issuance of infrastructure financing for the Benloch Ranch Development in Wasatch County, Utah. Pursuant to Paragraph 15 of the proposed Acknowledgment, Waiver and Consent Agreement (the "**AWC Agreement**" attached hereto as Exhibit A), the below-signed Parties acknowledge that there exist unresolved disputes regarding amounts owed to Stone and Stone's proposed treatment as a TIC Owner under the AWC Agreement with regard to certain Equivalent Residential Units (the "ERUs"). This LOI is intended to identify and reserve the resolution of the most critical outstanding issues and secure mutual commitment to work in good faith to come to a settlement by September 1, 2026.

<u>OUTSTANDING ISSUES:</u>

1. **<u>TRI-PARTY AGREEMENT</u>**. Pursuant to the Tri-Party Agreement (the "**Tri Party Agreement**") (Attached hereto as Exhibit "B") dated January 13, 2023 between SDP REIT, LLC, a Delaware limited liability company, and SDP FINANCIAL 2020, LP, a Delaware limited partnership, as Lender (collectively, "**Lender**'); Cache Private Capital Diversified Fund, LLC, a Nevada limited liability company ("**Cache**"); and STONE BENLOCH PROPERTIES, LLC, a Utah limited liability company ("**Stone**"),, Stone was granted a 9.95% tenant in common interest in Phase 4 of the Benloch Ranch Development free and clear of the lender's trust deed lien(s) and that once the plat was recorded, said tenant-in-common interest would be converted to 20 lots identified as lots: 80, 81, 82, 83, 107, 137, 160, 161, 162, 163, 164, 166, 167, 168, 169, 170, 171, 172, 173, and 174 (the "**Stone Lots**").
   a. The Parties acknowledge the Tri-Party Agreement and Stone's legal standing as an owner in Phase 4.
   b. The Stone Lots, once established with the recorded plat, shall not be impounded with ERU's related to:
      i. the debt and Trust Deeds currently recorded against all the Subject Property (as identified in the AWC Agreement) and that will be satisfied with the proposed bonding;
      ii. the cost of improvements related to infrastructure required to record the subdivision plot(s) creating Stone's Lots; and
      iii. and the proportionate cost of the bonds (interest, fees and administrative costs related to the items i and ii above).

2. **<u>HOA BONDS</u>**. The outstanding HOA Bonds should be assessed solely against the Phase 3 lots.

3. **UNPAID WORK.** Benloch CPC, the developer of the Benloch Ranch Development, was invoiced and has paid the following amounts for work performed by Stone on the Benloch Ranch Development:
   a. Phase 3:

Total Work:	$4,333,382
Less Payments Made:	$2,473,564
Outstanding Balance:	$1,859,818

b. Phase 4:

Total Work	$3,281,296
No Payments	$0
Outstanding Balance	$3,281,296

Total Outstanding Balance (excludes interest): $5,141,115

c. Outstanding Interest Phases 3&4: $1,443594

d. Equipment Costs: $1,000,000 (approximately)

**Once an agreement is reached on amounts owed Stone for work performed, WWM will support and recommend payment of said amounts to the Board and other authorities or parties overseeing distribution of the bond funds consistent with the terms of the Public Infrastructure District Bonds.

The terms of this Letter of Intent are intended to be general and to encourage further discussion. As such, they should be deemed unenforceable on their face and each party's intent to continue to negotiate in good faith. However, if agreed upon, Stone is willing to proceed with documenting a comprehensive settlement agreement and performing under the terms of the AWC Agreement.

Lon Thomas
Lon Thomas (Aug 6, 2026 15:14:50 MDT)

Stone Benloch Properties, LLC
Lon Thomas, Manager

Acknowledged and Agreed:

Sean Clark
Sean Clark (Aug 6, 2026 15:12:23 MDT)

WWM, LLC
D. Sean Clark, Manager

CERTIFICATION, WAIVER AND CONSENT

Final Audit Report 2026-08-06

Created:	2026-08-06
By:	Spencer Felton (sfelton@ruddfirm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAASGTLx2pgvJPPJQSy6FF95Auv1ifd-f5X

"CERTIFICATION, WAIVER AND CONSENT" History

Document created by Spencer Felton (sfelton@ruddfirm.com)
2026-08-06 - 9:04:17 PM GMT

Document emailed to Sean Clark (sclark@prospera.fund) for signature
2026-08-06 - 9:04:22 PM GMT

Document emailed to Dylan Zollinger (dzollinger@cacheprivatecapital.com) for signature
2026-08-06 - 9:04:23 PM GMT

Document emailed to Breanne Crockett (bcrockett@prospera.fund) for signature
2026-08-06 - 9:04:23 PM GMT

Document emailed to Lon Thomas (lonadrianthomas@gmail.com) for signature
2026-08-06 - 9:04:23 PM GMT

Document emailed to Richard Bessey (rcb22653@gmail.com) for signature
2026-08-06 - 9:04:23 PM GMT

Email viewed by Richard Bessey (rcb22653@gmail.com)
2026-08-06 - 9:07:00 PM GMT

Email viewed by Dylan Zollinger (dzollinger@cacheprivatecapital.com)
2026-08-06 - 9:08:07 PM GMT

Document e-signed by Dylan Zollinger (dzollinger@cacheprivatecapital.com)
Signature Date: 2026-08-06 - 9:08:49 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_TYPE

Email viewed by Lon Thomas (lonadrianthomas@gmail.com)
2026-08-06 - 9:09:06 PM GMT

Document e-signed by Richard Bessey (rcb22653@gmail.com)
Signature Date: 2026-08-06 - 9:10:17 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Email viewed by Sean Clark (sclark@prospera.fund)

2026-08-06 - 9:11:21 PM GMT

Document e-signed by Sean Clark (sclark@prospera.fund)

Signature Date: 2026-08-06 - 9:12:23 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_TYPE

Document e-signed by Lon Thomas (lonadrianthomas@gmail.com)

Signature Date: 2026-08-06 - 9:14:50 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Email viewed by Breanne Crockett (bcrockett@prospera.fund)

2026-08-06 - 9:18:29 PM GMT

Document e-signed by Breanne Crockett (bcrockett@prospera.fund)

Signature Date: 2026-08-06 - 9:23:23 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_TYPE

Agreement completed.

2026-08-06 - 9:23:23 PM GMT

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this "Agreement") is entered into June ____, 2026, by Ampleo Turnaround and Restructuring, LLC, acting through its Managing Director Matt Mckinlay (collectively, "Receiver"), as receiver of certain property owned by Benloch CPC, LLC, a Utah limited liability company ("Benloch CPC") constituting the Subject Property described herein; WWM LLC, a Wyoming limited liability company ("WWM LLC"); and White Wolf Mountain Infrastructure Financing District (the "District").

R E C I T A L S:

1. As of the date hereof, Benloch CPC, Stone Benloch Properties, LLC, a Utah limited liability company and Richard Bessey, an individual (collectively as the "Owners") own the real property described in <u>Exhibit A</u> attached hereto (the "Subject Property"), which constitutes a portion of the property to be assessed within the Assessment Area described herein. WWM LLC, Stone Benloch Properties, LLC, and Richard Bessey are collectively referred to herein as "Developer".

2. The Subject Property is located within the boundaries of Benloch Ranch Improvement Association No. 1 (the "HOA"). The HOA previously issued its Special Assessment Bonds, Series 2020 (Taxable) and its Special Assessment Bonds, Series 2021 (Taxable) (collectively, the "HOA Bonds") pursuant to an Indenture of Trust and Pledge dated as of July 1, 2020, as supplemented and amended by a First Supplement to Indenture of Trust and Pledge dated as of April 1, 2021, each by and between the HOA and UMB Bank, n.a. (collectively, the "HOA Indenture").

3. The HOA Bonds are secured by special assessments levied against property within the HOA, including the Subject Property, and the HOA Bonds are currently in default.

4. Benloch CPC, LLC encumbered real and personal property through, among other instruments, such as (i) a Construction Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing dated June 23, 2023 (as amended, the "Phase 3 Trust Deed"), and (ii) Trust Deeds, Assignments of Rents, Security Agreements, and Financing Statements dated June 25, 2021 and September 15, 2021 (as amended, collectively, the "Phase 4–6 Trust Deeds" and, together with the Phase 3 Trust Deed, the "Trust Deeds"). The Trust Deeds grant security interests in, and encumber, substantially all real property, improvements, fixtures, rents, and related personal property of Benloch CPC (collectively, the "Collateral"), and expressly provide for the appointment of a receiver upon the occurrence of an event of default.

5. In *SDP REIT, LLC, et al. v. Benloch CPC, LLC*, Case No. 250200048 (Utah Bus. & Ch. Ct. July 11, 2025), the court issued a *Stipulated Order Granting Motion for Appointment of a Receiver* (the "Receivership Order").

6. Pursuant to the Receivership Order, the court found that events of default existed under the applicable loan documents, that the Collateral was in danger of waste, loss, or dissipation, and that appointment of a receiver was necessary to preserve and protect such collateral.

7. Under the Receivership Order, the Court appointed the Receiver as receiver over the Collateral. The Collateral includes all real property owned by Benloch CPC, including the Subject Property.

8. The Receiver is required to get approval from the court for certain actions taken in relation to the Collateral. The Receiver's approval and agreement to this Agreement will be deemed revoked, withdrawn, and of no force or effect immediately in the event the Court does not approve of the designation of the Assessment Area or the issuance of the Assessment Bonds as contemplated herein (the "Court Approval").

9. It is anticipated that proceeds of the Assessment Bonds will be reimbursed to the Developer and utilized to pay off the Trust Deeds and the HOA Bonds and as a result, the Receivership will be terminated.

10. In connection with the issuance of the Bonds (the "Bond Closing") it is anticipated that there will be deposited with [TITLE COMPANY NAME], [ADDRESS] (the "Title Company") amounts necessary to payoff the Trust Deeds (the "Trust Deeds Payoff"), including from amounts reimbursed to WWM LLC from proceeds of the Bonds.

11. WWM LLC owns a reversionary interest in the Subject Property upon dissolution of the Receivership.

12. Concurrent with the execution of this Agreement, Developer will execute an Acknowledgment, Waiver and Consent Agreement with respect to the property owned by Developer and the Subject Property (the "Developer Agreement").

13. Developer desires that 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 the purpose of resolving the disputes and defaults that led to the Receivership described below.

14. Receiver desires to assist Developer and the District in the foregoing by executing this Agreement. The estimated costs of the Improvements and the beneficial allocation of cost to the properties and future lots, as described herein, have been provided by an engineer retained by WWM LLC, and WWM LLC is solely responsible for the estimates and allocation, and Receiver is solely relying on WWM LLC estimates and allocation and has not done any independent research.

15. 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 <u>Exhibit B</u> (the "Designation Resolution") designating an assessment area to be known as the "White Wolf Mountain Assessment Area" (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 <u>Exhibit C</u>, which, among other things, contemplates the reallocation and adjustment of the Assessments by the District among subdivided parcels within the Assessment Area.

16. Developers and the District desire to include the Subject Property in the Assessment Area and to expedite such process by waiving certain statutory procedures as permitted by the Act

for the purpose of accelerating the financing of the Improvements, and Receiver hereby consents to such waiver.

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, WWM LLC, Receiver, and District (collectively, the "Parties"), as applicable, hereby agrees as follows:

Section 1. Recitals. The Parties agree that the Recitals are hereby incorporated and form a part of the Agreement herein.

Section 2. Acknowledgment by WWM LLC. WWM LLC on behalf of itself, its Affiliates, and its successors in title and assigns, hereby acknowledges and certifies, that:

(a) the Owners are the sole owners of the Subject Property identified as such in Exhibit A attached hereto;

(b) the undersigned, on behalf of WWM LLC, is a duly qualified representative of WWM LLC with the power and authority to execute this Agreement for and on behalf of WWM LLC and has heretofore consulted its own counsel prior to the execution and delivery of this Agreement;

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

(d) Receiver has relied on WWM LLC and WWM LLC has provided the pertinent information to the District supporting the estimated cost of the Improvements, the allocation of Equivalent Residential Units ("ERUs"), the property descriptions and tax parcel identifications of the Subject Property and the Assessment Area and the assessment list, each as included within or attached to the Assessment Ordinance, as applicable, and the District is relying on this Agreement in order to issue its Assessment Bonds related to the Improvements;

(e) 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 WWM LLC or Benloch CPC is a party or to which its property or assets are subject;

(f) 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;

(g) 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;

(h) 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, WWM LLC hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act;

Section 3. Acknowledgment by the Receiver. Receiver on behalf of itself, its Affiliates, and its successors in title and assigns, hereby acknowledges and certifies, subject to Recital 8 above, that:

(a) the undersigned, on behalf of Receiver, is a duly qualified representative of Receiver with the power and authority to execute this Agreement for and on behalf of Receiver and has heretofore consulted its own counsel prior to the execution and delivery of this Agreement;

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

(c) Receiver has relied on WWM LLC and WWM LLC has provided the pertinent information to the District supporting the estimated cost of the Improvements, the allocation of ERUs, the property descriptions and tax parcel identifications of the Subject Property and the Assessment Area and the assessment list, each as included within or attached to the Assessment Ordinance, as applicable, and the District is relying on this Agreement in order to issue its Assessment Bonds related to the Improvements;

(d) 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;

(e) 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;

(f) in reliance on WWM LLC, 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, Receiver hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act;

Section 4. Consent by Receiver and WWM LLC. Receiver and WWM LLC, each on behalf of itself, its Affiliates, and its successors in title and assigns, hereby consents, subject to Recital 8 above with respect to the Receiver, to:

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

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

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

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

(f) 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;

(g) 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;

(h) 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

(i) 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 5. Waiver. Receiver and WWM LLC, each on behalf of itself, its Affiliates, and its successors in title and assigns, hereby waives, subject to Recital 5 above:

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

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

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

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

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

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

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

Section 6. Withdrawal of Agreement. The Parties hereby agree, without qualification, that this Agreement and the acknowledgements, waivers, and consents contained herein, may not be withdrawn so long as prior to or concurrent with the Bond Closing, the Court Approval has been obtained and amounts sufficient to facilitate the Trust Deeds Payoff will be deposited with the Title Company, including from proceeds of the Bonds reimbursed to WWM LLC. The District agrees that it will not issue the Assessment Bonds until the foregoing have conditions occurred and any conditions or stipulations related thereto have been satisfied.

Section 7. Receiver Not Responsible for Costs. The Parties agree that under no circumstance shall the Receiver be responsible for any costs associated with the creation of the District, the establishment of the Assessment Area, the operations or maintenance of the District, or any other costs of the District.

Section 8. Additional Certification. Receiver and WWM LLC hereby agree, without qualification, to execute an additional Acknowledgement, Waiver and Consent Agreement, in substantially the same form as this Agreement, in connection with the closing of the Assessment Bonds, if requested by the District.

Section 9. Amendment. The Parties acknowledge 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 Receiver, the District, and such bond counsel.

Section 10. Severability. The invalidity or un-enforceability in particular circumstances of any provision of this Agreement shall not extend beyond such provision or circumstances and no other provision hereof shall be affected by such invalidity or un-enforceability.

Section 11. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 12. Successors and Assigns. This Agreement shall be binding upon Receiver, the District, and their successors and assigns.

Section 13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

Section 14. 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 15. 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 District and Receiver, have hereunto executed this Agreement as of the date first hereinabove set forth.

White Wolf Mountain Infrastructure Financing District, as the District

(SEAL)

By:______________________________
Vice Chair

ATTEST:

By:______________________________
Clerk/Secretary

RECEIVER:

BENLOCH CPC, LLC, a Utah limited liability company, (as represented by its court appointed receiver, AMPLEO TUNRAROUND AND RESTRUCTURING, LLC), Its Agent, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: Glenn B Karlberg,

Title: Agent for AMPLEO TUNRAROUND AND RESTRUCTURING, LLC

WWM LLC:

WWM LLC, a Wyoming limited liability company, as owner of reversionary interest in the property owned by Benloch CPC in Exhibit A hereto

WWM LLC by: [signature]

By: SEAN CLARK
Its: MANAGER

EXHIBIT A

TAX ID AND LEGAL DESCRIPTION OF PROPERTY TO BE ASSESSED

Assessment Method and Amount

Total Assessment	$415,695,000
Total ERUs	777
Assessment Per ERU	$535,000

Type	**Quantity**	**Lien/Lot**	**ERUs Per Unit**	**Total Assessment**
Detached SF Lot	491	$535,000	1.00	$262,685,000
Twin Home Lot	286	$535,000	1.00	$153,010,000
	777			**$415,695,000**

Parcel ID	**Total Assessment**
00-0007-6864; 00-0020-7784; 00-0021-5556; 00-0021-5557; 00-0021-5558; 00-0021-5559; 00-0021-5719; 00-0021-6278; 00-0021-6495; 00-0021-6496; 00-0021-6497; 00-0021-6498; 00-0021-6890	$415,695,000

Parcels to be Assessed

Parcel IDs	**Owner**
00-0007-6864; 00-0021-5556; 00-0021-5557; 00-0021-5558; 00-0021-5559; 00-0021-5719; 00-0021-6496; 00-0021-6497; 00-0021-6498; 00-0021-6890 00-0021-6495; 00-0020-7784	BENLOCH CPC LLC
00-0021-6278	Benloch CPC, LLC, Stone Benloch Properties, LLC and Richard Bessey

Legal Description

The Assessment Area is more particularly described as follows:

A parcel of land situate in the Southeast Quarter of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and Section 1 and the East Half of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northeast Corner of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 01°18'39" East 2,655.14 feet; thence South 01°29'16" East 2,539.56 feet; thence North 89°51'47" West 466.72 feet; thence South 00°36'10" East 466.74 feet; thence North 89°51'51" West 5,165.96 feet; thence North 00°26'52" West 194.71 feet; thence Northwesterly 379.56 feet along the arc of a 655.00 foot radius curve to the left (center bears South 89°33'03" West and the chord bears North 17°03'01" West 374.27 feet with a central angle of 33°12'07"); thence North 05°15'38" East 701.74 feet; thence North 07°07'05" East 475.22 feet; thence North 12°20'34" West 653.73 feet; thence North 00°52'42" West 550.18 feet; thence North 04°43'52" East 403.75 feet; thence North 15°34'44" East 320.49 feet; thence South 89°58'21" East 535.87 feet; thence North 54°21'57" East 686.89 feet; thence North 69°48'35" West 137.49 feet; thence Southwesterly 184.93 feet along the arc of a 220.00 foot radius curve to the left (center bears South 20°11'25" West and the chord bears South 86°06'32" West 179.53 feet with a central angle of 48°09'46"); thence South 62°01'39" West 66.71 feet; thence Southwesterly 172.65 feet along the arc of a 180.00 foot radius curve to the right (center bears North 27°58'21" West and the chord bears South 89°30'21" West 166.11 feet with a central angle of 54°57'24"); thence North 63°00'57" West 7.45 feet; thence South 51°59'03" West 183.86 feet; thence Northwesterly 473.28 feet along the arc of a 170.00 foot radius curve to the right (center bears North 38°00'57" West and the chord bears North 48°15'35" West 334.58 feet with a central angle of 159°30'44"); thence North 31°29'48" East 255.07 feet; thence Northeasterly 448.73 feet along the arc of a 440.00 foot radius curve to the left (center bears North 58°30'13" West and the chord bears North 02°16'48" East 429.54 feet with a central angle of 58°25'59"); thence Northwesterly 290.07 feet along the arc of a 500.00 foot radius curve to the right (center bears North 63°03'49" East and the chord bears North 10°19'00" West 286.02 feet with a central angle of 33°14'22"); thence Northwesterly 356.42 feet along the arc of a 270.00 foot radius curve to the left (center bears North 83°41'49" West and the chord bears North 31°30'51" West 331.10 feet with a central angle of 75°38'03"); thence North 69°19'52" West 432.73 feet; thence Northwesterly 187.68 feet along the arc of a 440.00 foot radius curve to the left (center bears South 20°40'08" West and the chord bears North 81°33'03" West 186.26 feet with a central angle of 24°26'22"); thence South 06°22'33" East 20.00 feet; thence South 83°37'27" West 40.00 feet; thence North 06°22'33" West 20.00 feet; thence Southwesterly 45.39 feet along the arc of a 440.00 foot radius curve to the left (center bears South 08°58'52" East and the chord bears South 78°03'48" West 45.37 feet with a central angle of 05°54'40"); thence Southwesterly 134.56 feet along the arc of a 330.00 foot radius curve to the right (center bears North 14°53'33" West and the chord bears South 86°47'19" West 133.62 feet with a central angle of 23°21'43"); thence South 901.85 feet; thence Northwesterly 266.54 feet along the arc of a 355.00 foot radius curve to the left (center bears South 59°10'35" West and the chord bears North 52°19'59" West 260.32 feet with a central angle of 43°01'08"); thence North 73°50'34" West 142.53 feet; thence North 859.71 feet; thence North 16°33'38" East

60.00 feet; thence North 73°26'22" West 300.00 feet; thence North 16°33'38" East 196.36 feet; thence North 281.62 feet; thence North 82°24'02" East 207.34 feet; thence North 59°39'18" East 336.67 feet; thence North 41°13'03" East 300.01 feet; thence North 71°55'50" East 432.50 feet; thence North 71°53'17" East 347.09 feet; thence North 72°01'10" East 23.43 feet; thence South 00°08'29" East 1,343.90 feet; thence North 89°33'35" East 2,668.06 feet; thence North 89°33'13" East 2,667.86 feet to the point of beginning.

Contains 32,633,092 Square Feet or 749.153 Acres

<u>EXHIBIT B</u>

DESIGNATION RESOLUTION

[Intentionally Omitted]

<u>EXHIBIT C</u>

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

[Intentionally Omitted]

EXHIBIT B

DESIGNATION RESOLUTION

[See Above]

<u>EXHIBIT C</u>

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

[INTENTIONALLY OMITTED FROM RECORDED COPY]

<u>EXHIBIT B</u>

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Parcel ID	Property Owners
00-0007-6864	Benloch CPC, LLC
00-0020-7784	Benloch CPC, LLC
00-0021-5556	Benloch CPC, LLC
00-0021-5557	Benloch CPC, LLC
00-0021-5558	Benloch CPC, LLC
00-0021-5559	Benloch CPC, LLC
00-0021-5719	Benloch CPC, LLC
00-0021-6495	Benloch CPC, LLC
00-0021-6496	Benloch CPC, LLC
00-0021-6498	Benloch CPC, LLC
00-0021-6497	Benloch CPC, LLC
00-0021-6890	Benloch CPC, LLC
00-0021-6278	Benloch CPC, LLC, Stone Benloch Properties, LLC and Richard Bessey

<u>Legal Description</u>

The Assessment Area is more particularly described as follows:

A parcel of land situate in the Southeast Quarter of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and Section 1 and the East Half of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northeast Corner of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 01°18'39" East 2,655.14 feet; thence South 01°29'16" East 2,539.56 feet; thence North 89°51'47" West 466.72 feet; thence South 00°36'10" East 466.74 feet; thence North 89°51'51" West 5,165.96 feet; thence North 00°26'52" West 194.71 feet; thence Northwesterly 379.56 feet along the arc of a 655.00 foot radius curve to the left (center bears South 89°33'03" West and the chord bears North 17°03'01" West 374.27 feet with a central angle of 33°12'07"); thence North 05°15'38" East 701.74 feet; thence North 07°07'05" East 475.22 feet; thence North 12°20'34" West 653.73 feet; thence North 00°52'42" West 550.18 feet; thence North 04°43'52" East 403.75 feet; thence North 15°34'44" East 320.49 feet; thence South 89°58'21" East 535.87 feet; thence North 54°21'57" East 686.89 feet; thence North 69°48'35" West 137.49 feet; thence Southwesterly 184.93 feet along the arc of a 220.00 foot radius curve to the left (center bears South 20°11'25" West and the chord bears South 86°06'32" West 179.53 feet with a central angle of 48°09'46"); thence South 62°01'39" West 66.71 feet; thence Southwesterly 172.65 feet along the arc of a 180.00 foot radius curve to the right (center bears North 27°58'21" West and the chord bears South 89°30'21" West 166.11 feet with a central angle of 54°57'24"); thence North 63°00'57" West 7.45 feet; thence South 51°59'03" West 183.86 feet; thence Northwesterly 473.28 feet along the arc of a 170.00 foot radius curve to the right (center bears North 38°00'57" West and the chord bears North 48°15'35" West 334.58 feet with a central angle of 159°30'44"); thence North 31°29'48" East 255.07 feet; thence Northeasterly 448.73 feet along the arc of a 440.00 foot radius curve to the left (center bears North 58°30'13" West and the chord bears North 02°16'48" East 429.54 feet with a central angle of 58°25'59"); thence Northwesterly 290.07 feet along the arc of a 500.00 foot radius curve to the right (center bears North 63°03'49" East and the chord bears North 10°19'00" West 286.02 feet with a central angle of 33°14'22"); thence Northwesterly 356.42 feet along the arc of a 270.00 foot radius curve to the left (center bears North 83°41'49" West and the chord bears North 31°30'51" West 331.10 feet with a central angle of 75°38'03"); thence North 69°19'52" West 432.73 feet; thence Northwesterly 187.68 feet along the arc of a 440.00 foot radius curve to the left (center bears South 20°40'08" West and the chord bears North 81°33'03" West 186.26 feet with a central angle of 24°26'22"); thence South 06°22'33" East 20.00 feet; thence South 83°37'27" West 40.00 feet; thence North 06°22'33" West 20.00 feet; thence Southwesterly 45.39 feet along the arc of a 440.00 foot radius curve to the left (center bears South 08°58'52" East and the chord bears South 78°03'48" West 45.37 feet with a central angle of 05°54'40"); thence Southwesterly 134.56 feet along the arc of a 330.00 foot radius curve to the right (center bears North 14°53'33" West and the chord bears South 86°47'19" West 133.62 feet with a central angle of 23°21'43"); thence South 901.85 feet; thence Northwesterly 266.54 feet along the arc of a 355.00 foot radius curve to the left (center bears South 59°10'35" West and the chord bears North 52°19'59" West 260.32 feet with a central angle of 43°01'08"); thence North 73°50'34" West 142.53 feet; thence North 859.71 feet; thence North 16°33'38" East 60.00 feet; thence North 73°26'22" West 300.00 feet; thence North 16°33'38" East 196.36 feet; thence North 281.62 feet; thence North 82°24'02" East 207.34 feet; thence North 59°39'18" East 336.67 feet; thence North 41°13'03" East 300.01 feet; thence North 71°55'50" East 432.50 feet; thence North 71°53'17" East 347.09 feet; thence North 72°01'10" East 23.43 feet; thence South 00°08'29" East 1,343.90 feet; thence North 89°33'35" East 2,668.06 feet; thence North 89°33'13" East 2,667.86 feet to the point of beginning.

Contains 32,633,092 Square Feet or 749.153 Acres

EXHIBIT C

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

White Wolf Mountain

Infrastructure Financing District

CIVIL ENGINEERING

PROFESSIONAL ENGINEER
343602
Kenneth Ray
Berg
4-7-26
STATE OF UTAH

Date: 4/7/2026

Re: Cost Segregation Memorandum

Berg Civil Engineering ("Engineer") has been engaged to perform the necessary engineering services to estimate the cost of the improvements and the segregation of these costs between public or private within the White Wolf Mountain Infrastructure Financing District (District") located in Wasatch County, UT.

Scope of Work

The improvements reviewed were for the following phases of the White Wolf Mountain Development ("Project")

Skyfall Drive Phase 3, Phase 3A, Phase 3B, Skyfall Drive Phase 4, Phase 4A, Phase 4B, Skyfall Drive Phase 5 & 6 Mountain Road, Phase 5, Phase 6, & required off-site improvements.

Method of Analysis

The method used for the Engineer to analyze the Project and related costs while maintaining a reasonable level of effort were performed in the following steps:

1. Engineer reviewed Project's construction drawings and plats to determine the segregation of improvements between public or private.
2. Engineer prepared Opinion of Probable Costs ("Costs") for the Project by preparing quantity take-offs, and associated unit costs. These Costs were then segregated based upon the findings in step one. The Cost estimate is included as Attachment A
3. Engineer prepared a map showing the approximate location of each phase of the Project within the District. This map is included as Attachment B

Findings

Engineer determined that the costs associated with the water, sanitary sewer, earthwork required to prepare a roadway platform to allow for the installation of water and sewer utilities, and associated soft costs of these improvements are to be owned and maintained by the Jordanelle Special Service District (JSSD). The JSSD is a public entity and all JSSD required improvements are public and eligible for District financing.

Engineer determined that the costs associated with roadway improvements (subgrade, road base, asphalt, curb and gutter, sidewalk), storm drain improvements (piping, manholes, catch basins, ponds), and common dry utility trenching and associated soft costs of these improvements are to be owned and maintained by the White Wolf Mountain IFD (District). The District is a public entity and all required improvements are public while funded by the IFD and are eligible for District financing.

Engineer determined that the costs associated with dry utilities, lot grading and lot services and laterals are owned by private entities and not eligible for District financing.

Engineer determined that the estimated useful life of the proposed improvements is 30 years.

Engineer has determined that the estimated costs of improvements that are eligible for District financing totals **$280,011,885.31.**

Attachment A

Costs

WHITE WOLF MOUNTAIN - OVERALL SITE COSTS

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation	
					IFD Eligible Costs	Non-Eligible Costs
General						
Mobilization	6.00	EA	$ 170,000.00	$ 1,020,000.00	$ 1,020,000.00	$ -
Relocation of all material from top of mountain	1.00	LS	$ 145,000.00	$ 145,000.00	$ 145,000.00	$ -
Credit for Owner Supplied Materials	1.00	LS	$ (100,000.00)	$ (100,000.00)	$ (100,000.00)	$ -
Subtotal Civil Infrastructure: Overall Site Costs				**$ 1,065,000.00**	**$ 1,065,000.00**	**$ -**

WHITE WOLF MOUNTAIN - SKYFALL DRIVE PHASE 3

Narrative: Estimate has been based upon the Approved Plans for Skyfall Drive Phase 3 Required Modifications Plan that details the work required by Wasatch County (public agency) and JSSD (public agency) on required modifications to the approved construction drawings to correct roadway platform grading issues, and public culinary water and sanitary sewer infracstructure.

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation	
					IFD Eligible Costs	Non-Eligible Costs
Earthwork						
Erosion Control & SWPPP	1.00	LS	$ 65,000.00	$ 65,000.00	$ 65,000.00	$ -
Erosion Control & SWPPP Maintenance	1.00	LS	$ 16,250.00	$ 16,250.00	$ 16,250.00	$ -
Clearing & Grubbing	20.81	AC	$ 4,000.00	$ 83,240.00	$ 83,240.00	$ -
Striping Topsoil	33,572.00	CY	$ 4.50	$ 151,074.00	$ 151,074.00	$ -
Exist Bulk Excavation	65,457.00	CY	$ 7.00	$ 458,199.00	$ 458,199.00	$ -
Exist Bulk Backfill and Compaction	60,787.00	CY	$ 6.00	$ 364,722.00	$ 364,722.00	$ -
Bulk Excavation	-	CY	$ 7.00	$ -	$ -	$ -
Rock Excavation (Additive Rock Ex Cost)	13,826.00	CY	$ 20.00	$ 276,520.00	$ 276,520.00	$ -
Bulk Backfill and Compaction	-	CY	$ 6.00	$ -	$ -	$ -
Replace, Compact and Cat-Track Topsoil	25,535.00	CY	$ 6.00	$ 153,210.00	$ 153,210.00	$ -
Topsoil and re-seed park strip	107,550.00	SF	$ 0.25	$ 26,887.50	$ 26,887.50	$ -
Grade cut to accommodate lines to lift station	2,222.22	CY	$ 15.00	$ 33,333.30	$ 33,333.30	$ -
Total				**$ 1,628,435.80**	**$ 1,628,435.80**	**$ -**
Dry Utilities						
Gas/Power Installation	1.00	LS	$ 1,100,000.00	$ 1,100,000.00	$ -	$ 1,100,000.00
Streetlight-Type 2	5.00	EA	$ 6,270.00	$ 31,350.00	$ 31,350.00	$ -
Streetlight Power Service	5.00	EA	$ 8,200.00	$ 41,000.00	$ 41,000.00	$ -
Power Trench (with Conduit)(No vaults/Pads)	8,560.00	LF	$ 21.44	$ 183,526.40	$ 36,705.28	$ 146,821.12
Gas Trench (No Conduit)	8,560.00	LF	$ 8.90	$ 76,184.00	$ 15,236.80	$ 60,947.20
Communication Trench (No Conduit)	8,560.00	LF	$ 8.90	$ 76,184.00	$ 15,236.80	$ 60,947.20
Total				**$ 1,508,244.40**	**$ 139,528.88**	**$ 1,368,715.52**
Concrete Flatwork & Misc. Roadway Improvements						
Manhole/Valve Collars	59.00	EA	$ 350.00	$ 20,650.00	$ 20,650.00	$ -
30" Curb and Gutter	11,950.00	LF	$ 28.00	$ 334,600.00	$ 334,600.00	$ -
5' Sidewalk	29,875.00	SF	$ 8.70	$ 259,912.50	$ 259,912.50	$ -
ADA Ramp	6.00	EA	$ 1,500.00	$ 9,000.00	$ 9,000.00	$ -
Guardrail/Temp Guardrail	4,900.00	LF	$ 40.00	$ 196,000.00	$ 196,000.00	$ -
Striping	1.00	LS	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ -
Street Sign and Stop Sign	6.00	EA	$ 750.00	$ 4,500.00	$ 4,500.00	$ -
Total				**$ 828,662.50**	**$ 828,662.50**	**$ -**
Asphalt & Base Course						
UTBC (9" Thick)	4,979.00	CY	$ 48.00	$ 238,992.00	$ 238,992.00	$ -
UTBC (Increase to 12" Thick)	1,660.00	CY	$ 48.00	$ 79,680.00	$ 79,680.00	$ -
Subgrade Prep	19,917.00	SY	$ 0.83	$ 16,531.11	$ 16,531.11	$ -
3" Asphalt Paving	179,250.00	SF	$ 2.10	$ 376,425.00	$ 376,425.00	$ -
Total				**$ 711,628.11**	**$ 711,628.11**	**$ -**
Culinary Water						
1-1/2" Water Service Connection	3.00	EA	$ 10,000.00	$ 30,000.00	$ -	$ 30,000.00
1-1/2" Double Culinary Service Connection	10.00	EA	$ 11,500.00	$ 115,000.00	$ -	$ 115,000.00
10" HDPE (IPS) DR-13.5 Waterline	1,525.00	LF	$ 106.00	$ 161,650.00	$ 161,650.00	$ -
10" Gate Valve	7.00	EA	$ 6,750.00	$ 47,250.00	$ 47,250.00	$ -
10" Tee	1.00	EA	$ 4,600.00	$ 4,600.00	$ 4,600.00	$ -
12" HDPE (IPS) DR-11 Waterline	60.00	LF	$ 126.00	$ 7,560.00	$ 7,560.00	$ -
12" Gate Valve	2.00	EA	$ 8,000.00	$ 16,000.00	$ 16,000.00	$ -
12" plug and Blowoff	1.00	EA	$ 10,500.00	$ 10,500.00	$ 10,500.00	$ -
16" HDPE (IPS) DR-11 Waterline	5,450.00	LF	$ 143.00	$ 779,350.00	$ 779,350.00	$ -
16" Gate Valve	7.00	EA	$ 18,700.00	$ 130,900.00	$ 130,900.00	$ -
16" Tee	2.00	EA	$ 6,300.00	$ 12,600.00	$ 12,600.00	$ -
16"x12" Tee	1.00	EA	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ -
16"x10" Reducer	1.00	EA	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ -
Air Release Valve	1.00	EA	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ -
PRV Station (Complete)	1.00	EA	$ 210,000.00	$ 210,000.00	$ 210,000.00	$ -
Fire Hydrant	6.00	EA	$ 11,500.00	$ 69,000.00	$ 69,000.00	$ -
Fire Hydrant Bollards	6.00	EA	$ 6,500.00	$ 39,000.00	$ 39,000.00	$ -
Pressuring Testing and Disinfection	1.00	LS	$ 24,000.00	$ 24,000.00	$ 24,000.00	$ -
Connect to 10" Water	1.00	EA	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ -
Connect to 16" Water	1.00	EA	$ 38,500.00	$ 38,500.00	$ 38,500.00	$ -
Acceptance Inspection & Testing	1.00	LS	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ -
700' of Ductile Iron to SR-32 connection point	700.00	LF	$ 247.00	$ 172,900.00	$ 172,900.00	$ -
Total				**$ 1,919,810.00**	**$ 1,774,810.00**	**$ 145,000.00**
Sanitary Sewer						
Connect to Existing Manhole	1.00	EA	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ -
12" PVC SDR-35 Pipe	50.00	LF	$ 80.00	$ 4,000.00	$ 4,000.00	$ -
12" Plug	2.00	EA	$ 1,000.00	$ 2,000.00	$ 2,000.00	$ -
16" HDPE (IPS) DR-17 Sewer Pipe	6,075.00	LF	$ 137.00	$ 832,275.00	$ 832,275.00	$ -
4" HDPE Sewer Service Lateral, Cleanout & Endcap	23.00	EA	$ 4,000.00	$ 92,000.00	$ -	$ 92,000.00

60-inch Acid Resistant polymer manhole	2.00	EA	$ 14,900.00	$ 29,800.00	$ 29,800.00	$ -
60-inch Precast Concrete Manhole	35.00	EA	$ 8,100.00	$ 283,500.00	$ 283,500.00	$ -
Sanitary Sewer Testing	6,125.00	LF	$ 3.20	$ 19,600.00	$ 19,600.00	$ -
Total				**$ 1,269,675.00**	**$ 1,177,675.00**	**$ 92,000.00**
Storm Sewer						
Precast Concrete Curb Inlet - Single Grate	33.00	EA	$ 4,800.00	$ 158,400.00	$ 158,400.00	$ -
Precast Concrete Curb Inlet - Triple Grate	2.00	EA	$ 10,900.00	$ 21,800.00	$ 21,800.00	$ -
Precast Concrete Combo Box	10.00	EA	$ 7,500.00	$ 75,000.00	$ 75,000.00	$ -
Precast Concrete Area Drain (3' X 3' w/ Grate)	4.00	EA	$ 5,700.00	$ 22,800.00	$ 22,800.00	$ -
18" Precast Concrete End Section	3.00	EA	$ 3,000.00	$ 9,000.00	$ 9,000.00	$ -
24" Precast Concrete End Section	1.00	EA	$ 3,200.00	$ 3,200.00	$ 3,200.00	$ -
36" Precast Concrete End Section	1.00	EA	$ 6,200.00	$ 6,200.00	$ 6,200.00	$ -
18" HDPE Corrugated Pipe	2,270.00	LF	$ 82.00	$ 186,140.00	$ 186,140.00	$ -
24" HDPE Corrugated Pipe	1,630.00	LF	$ 122.50	$ 199,675.00	$ 199,675.00	$ -
36" HDPE Corrugated Pipe	180.00	LF	$ 170.00	$ 30,600.00	$ 30,600.00	$ -
Outfall 2 Impact Stilling Basin	1.00	EA	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ -
Outfall 6 Impact Basin	1.00	EA	$ 26,000.00	$ 26,000.00	$ 26,000.00	$ -
36" Headwall (SD Outfall 6)	1.00	EA	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ -
24" Headwall (Pond 5 Outfall)	1.00	EA	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ -
Pond 5 Emergency Spillway	4,800.00	SF	$ 20.00	$ 96,000.00	$ 96,000.00	$ -
Pond 6 Emergency Spillway	1,200.00	SF	$ 20.00	$ 24,000.00	$ 24,000.00	$ -
Pond 5 Concrete Cutoff Wall	80.00	LF	$ 310.00	$ 24,800.00	$ 24,800.00	$ -
Pond 6 Concrete Cutoff Wall	20.00	LF	$ 310.00	$ 6,200.00	$ 6,200.00	$ -
Rip Rap Channel	8,030.00	SF	$ 20.00	$ 160,600.00	$ 160,600.00	$ -
Concrete Cutoff Wall	100.00	LF	$ 310.00	$ 31,000.00	$ 31,000.00	$ -
Detention Pond access roads	19,500.00	SF	$ 3.00	$ 58,500.00	$ 58,500.00	$ -
Water Transition Structure	4.00	EA	$ 3,500.00	$ 14,000.00	$ 14,000.00	$ -
Acceptance Inspection & Testing	1.00	LS	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ -
Total				**$ 1,216,915.00**	**$ 1,216,915.00**	**$ -**
Subtotal Civil Infrastructure: Skyfall Phase 3				**$ 9,083,370.81**	**$ 7,477,655.29**	**$ 1,605,715.52**

WHITE WOLF MOUNTAIN - PHASE 3A (W/O) SKYFALL)

Narrative: Estimate has been based upon Submitted Plans for White Wolf Mountain Plat 3A Subdivision Plat that details the work required by Wasatch County (public agency) and JSSD (public agency) to construct the proposed subdivision and provide a graded roadway platform, and public culinary water and sanitary sewer infractructure.

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation	
					IFD Eligible Costs	Non-Eligible Costs
Earthwork						
Erosion Control & SWPPP	1.00	LS	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ -
Clearing & Grubbing	5.50	AC	$ 4,000.00	$ 22,000.00	$ 22,000.00	$ -
Striping Topsoil	7,884.00	CY	$ 4.50	$ 35,478.00	$ 35,478.00	$ -
Bulk Excavation	20,347.00	CY	$ 7.00	$ 142,429.00	$ 142,429.00	$ -
Rock Excavation (Additive Rock Ex Cost)	518.00	CY	$ 20.00	$ 10,360.00	$ 10,360.00	$ -
Bulk Backfill and Compaction	20,347.00	CY	$ 6.00	$ 122,082.00	$ 122,082.00	$ -
Replace, Compact and Cat-Track Topsoil	4,436.67	CY	$ 6.00	$ 26,620.02	$ 26,620.02	$ -
Excavate, Grade, Place UTBC and Compact Trail	2,500.00	LF	$ 25.00	$ 62,500.00	$ 62,500.00	$ -
Topsoil and re-seed park strip	32,580.00	SF	$ 0.20	$ 6,516.00	$ 6,516.00	$ -
Total				**$ 467,985.02**	**$ 467,985.02**	**$ -**
Dry Utilities						
Gas/Power Installation	1.00	LS	$ 130,000.00	$ 130,000.00	$ -	$ 130,000.00
Streetlight-Type 2	-	EA	$ 6,270.00	$ -	$ -	$ -
Streetlight Power Service	-	EA	$ 8,200.00	$ -	$ -	$ -
Power Trench (with Conduit)(No vaults/Pads)	700.00	LF	$ 21.44	$ 15,008.00	$ 3,001.60	$ 12,006.40
Gas Trench (No Conduit)	700.00	LF	$ 8.90	$ 6,230.00	$ 1,246.00	$ 4,984.00
Communication Trench (No Conduit)	700.00	LF	$ 8.90	$ 6,230.00	$ 1,246.00	$ 4,984.00
Total				**$ 157,468.00**	**$ 5,493.60**	**$ 151,974.40**
Concrete Flatwork & Misc. Roadway Improvements						
Manhole/Valve Collars	6.00	LS	$ 350.00	$ 2,100.00	$ 2,100.00	$ -
30" Curb and Gutter	789.00	LF	$ 28.00	$ 22,092.00	$ 22,092.00	$ -
5' Sidewalk	3,945.00	SF	$ 8.70	$ 34,321.50	$ 34,321.50	$ -
ADA Ramp	-	EA	$ 1,500.00	$ -	$ -	$ -
Striping	-	LS	$ 4,500.00	$ -	$ -	$ -
Street Sign and Stop Sign	2.00	EA	$ 750.00	$ 1,500.00	$ 1,500.00	$ -
Total				**$ 60,013.50**	**$ 60,013.50**	**$ -**
Asphalt & Base Course						
UTBC	1,508.00	CY	$ 48.00	$ 72,384.00	$ 72,384.00	$ -
UTBC (Increase to 12" Thick)	426.00	CY	$ 48.00	$ 20,448.00	$ 20,448.00	$ -
Subgrade Prep	1,500.00	SY	$ 0.83	$ 1,245.00	$ 1,245.00	$ -
3" Asphalt Paving	11,850.00	SF	$ 2.10	$ 24,885.00	$ 24,885.00	$ -
3" Asphalt Paving (Trails)	25,000.00	SF	$ 4.00	$ 100,000.00	$ 100,000.00	$ -
Total				**$ 218,962.00**	**$ 218,962.00**	**$ -**
Culinary Water						
Connect to 10" Water	4.00	EA	$ 5,000.00	$ 20,000.00	$ 20,000.00	$ -
Import Trench Backfill	3,075.00	TN	$ 19.50	$ 59,962.50	$ 59,962.50	$ -
1-1/2" Water Service Connection	2.00	EA	$ 10,000.00	$ 20,000.00	$ -	$ 20,000.00
1-1/2" Double Culinary Service Connection	12.00	EA	$ 11,500.00	$ 138,000.00	$ -	$ 138,000.00
10" HDPE (IPS) DR-13.5 Waterline	2,767.00	LF	$ 106.00	$ 293,302.00	$ 293,302.00	$ -
10" Gate Valve	7.00	EA	$ 4,600.00	$ 32,200.00	$ 32,200.00	$ -
10" Tee	2.00	EA	$ 4,600.00	$ 9,200.00	$ 9,200.00	$ -
10" Plug and Blowoff	1.00	EA	$ 9,500.00	$ 9,500.00	$ 9,500.00	$ -
Air Release Valve	1.00	EA	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ -
PRV Station (Complete)	-	EA	$ 210,000.00	$ -	$ -	$ -
Fire Hydrant	4.00	EA	$ 11,500.00	$ 46,000.00	$ 46,000.00	$ -

Fire Hydrant Bollards	4.00	EA	$ 6,500.00	$ 26,000.00	$ 26,000.00	$ -
Pressuring Testing and Disinfection	2,767.00	LF	$ 3.00	$ 8,301.00	$ 8,301.00	$ -
Total				**$ 673,465.50**	**$ 515,465.50**	**$ 158,000.00**
Sanitary Sewer						
Connect to Existing	1.00	EA	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ -
3" HDPE (IPS) DR-11 Force Main	1,775.00	LF	$ 68.00	$ 120,700.00	$ 120,700.00	$ -
1-1/2" PE Low-Pressure Lateral, Curb Valve & Box, Endcap	23.00	EA	$ 4,000.00	$ 92,000.00	$ -	$ 92,000.00
4" HDPE Sewer Service Lateral, Cleanout & Endcap	3.00	EA	$ 2,500.00	$ 7,500.00	$ -	$ 7,500.00
Import Trench Backfill	5,534.00	TN	$ 19.50	$ 107,913.00	$ 107,913.00	$ -
Sanitary Sewer Testing	2,767.00	LF	$ 3.00	$ 8,301.00	$ 8,301.00	$ -
60-inch Precast Low Pressure Concrete Manhole	6.00	EA	$ 14,900.00	$ 89,400.00	$ 89,400.00	$ -
Total				**$ 432,314.00**	**$ 332,814.00**	**$ 99,500.00**
Storm Sewer						
Precast Concrete Curb Inlet - Single Grate	15.00	EA	$ 4,800.00	$ 72,000.00	$ 72,000.00	$ -
18" HDPE Corrugated Pipe	1,597.00	LF	$ 82.00	$ 130,954.00	$ 130,954.00	$ -
Drainage way transition structure	-	EA	$ 3,500.00	$ -	$ -	$ -
5' Diameter Manhole	6.00	EA	$ 6,800.00	$ 40,800.00	$ 40,800.00	$ -
Pond 1 Emergency Spillway	500.00	SF	$ 20.00	$ 10,000.00	$ 10,000.00	$ -
Pond 1 Concrete Cutoff Wall	20.00	LF	$ 310.00	$ 6,200.00	$ 6,200.00	$ -
Pond 1 SD Headwall	2.00	EA	$ 16,000.00	$ 32,000.00	$ 32,000.00	$ -
Pond 1 Outlet Structure	1.00	EA	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ -
Detention Pond access roads	3,000.00	SF	$ 3.00	$ 9,000.00	$ 9,000.00	$ -
Acceptance Inspection & Testing	1.00	LS	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ -
Total				**$ 332,954.00**	**$ 332,954.00**	**$ -**
Subtotal Civil Infrastructure: White Wolf Mountain Phase 3A (W/O Skyfall Drive)				**$ 2,343,162.02**	**$ 1,933,687.62**	**$ 409,474.40**

WHITE WOLF MOUNTAIN - PHASE 3B (W/O SKYFALL)

Narrative: Estimate has been based upon Working Plans for White Wolf Mountain Plat 3B Subdivision Plans that details the work required by Wasatch County (public agency) and JSSD (public agency) to construct the proposed subdivision and provide a graded roadway platform, and public culinary water and sanitary sewer infractructure.

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation	
					IFD Eligible Costs	Non-Eligible Costs
Earthwork						
Erosion Control & SWPPP	1.00	LS	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ -
Erosion Control & SWPPP Maintenance	1.00	LS	$ 16,250.00	$ 16,250.00	$ 16,250.00	$ -
Clearing & Grubbing	21.00	AC	$ 4,000.00	$ 84,000.00	$ 84,000.00	$ -
Striping Topsoil (6" depth)	16,940.00	CY	$ 4.50	$ 76,230.00	$ 76,230.00	$ -
Replace, Compact and Cat-Track Topsoil	16,940.00	CY	$ 6.00	$ 101,640.00	$ 101,640.00	$ -
Bulk Excavation	218,156.00	CY	$ 7.00	$ 1,527,092.00	$ 1,527,092.00	$ -
Rock Excavation (Additive Rock Ex Cost)	43,631.20	CY	$ 20.00	$ 872,624.00	$ 872,624.00	$ -
Bulk Backfill and Compaction	218,156.00	CY	$ 6.00	$ 1,308,936.00	$ 1,308,936.00	$ -
Topsoil and re-seed park strip	696,960.00	SF	$ 0.25	$ 174,240.00	$ 174,240.00	$ -
Total				**$ 4,236,012.00**	**$ 4,236,012.00**	**$ -**
Dry Utilities						
Gas/Power Installation	1.00	LS	$ 418,000.00	$ 418,000.00	$ -	$ 418,000.00
Streetlight-Type 2	-	EA	$ 6,270.00	$ -	$ -	$ -
Streetlight Power Service	-	EA	$ 8,200.00	$ -	$ -	$ -
Power Trench (with Conduit)(No vaults/Pads)	11,140.00	LF	$ 21.44	$ 238,841.60	$ 47,768.32	$ 191,073.28
Gas Trench (No Conduit)	11,140.00	LF	$ 8.90	$ 99,146.00	$ 19,829.20	$ 79,316.80
Communication Trench (No Conduit)	11,140.00	LF	$ 8.90	$ 99,146.00	$ 19,829.20	$ 79,316.80
Total				**$ 855,133.60**	**$ 87,426.72**	**$ 767,706.88**
Concrete Flatwork & Misc. Roadway Improvements						
Manhole/Valve Collars	59.00	LS	$ 350.00	$ 20,650.00	$ 20,650.00	$ -
30" Curb and Gutter	12,260.00	LF	$ 28.00	$ 343,280.00	$ 343,280.00	$ -
5' Sidewalk	30,650.00	SF	$ 8.70	$ 266,655.00	$ 266,655.00	$ -
ADA Ramp	9.00	EA	$ 1,500.00	$ 13,500.00	$ 13,500.00	$ -
Guardrail	460.00	LF	$ 40.00	$ 18,400.00	$ 18,400.00	$ -
Striping	1.00	LS	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ -
Street Sign and Stop Sign	10.00	EA	$ 750.00	$ 7,500.00	$ 7,500.00	$ -
Total				**$ 681,985.00**	**$ 681,985.00**	**$ -**
Asphalt & Base Course						
UTBC	5,108.00	CY	$ 48.00	$ 245,184.00	$ 245,184.00	$ -
UTBC (Increase to 12" Thick)	1,703.00	CY	$ 48.00	$ 81,744.00	$ 81,744.00	$ -
Subgrade Prep	20,433.00	SY	$ 0.83	$ 16,959.39	$ 16,959.39	$ -
3" Asphalt Paving	183,900.00	SF	$ 2.10	$ 386,190.00	$ 386,190.00	$ -
Total				**$ 730,077.39**	**$ 730,077.39**	**$ -**
Culinary Water						
1-1/2" Water Service Connection	1.00	EA	$ 10,000.00	$ 10,000.00	$ -	$ 10,000.00
1-1/2" Double Culinary Service Connection	55.00	EA	$ 11,500.00	$ 632,500.00	$ -	$ 632,500.00
10" HDPE (IPS) DR-13.5 Waterline	4,307.00	LF	$ 106.00	$ 456,542.00	$ 456,542.00	$ -
10" Gate Valve	27.00	EA	$ 6,750.00	$ 182,250.00	$ 182,250.00	$ -
10" Cross	1.00	EA	$ 5,500.00	$ 5,500.00	$ 5,500.00	$ -
12" HDPE (IPS) DR-11 Waterline	1,263.00	LF	$ 126.00	$ 159,138.00	$ 159,138.00	$ -
12" Gate Valve	6.00	EA	$ 8,000.00	$ 48,000.00	$ 48,000.00	$ -
12" Tee	2.00	EA	$ 6,000.00	$ 12,000.00	$ 12,000.00	$ -
12" plug and Blowoff	1.00	EA	$ 10,500.00	$ 10,500.00	$ 10,500.00	$ -
Air Release Valve	4.00	EA	$ 11,000.00	$ 44,000.00	$ 44,000.00	$ -
Fire Hydrant	11.00	EA	$ 11,500.00	$ 126,500.00	$ 126,500.00	$ -
Fire Hydrant Bollards	11.00	EA	$ 6,533.00	$ 71,863.00	$ 71,863.00	$ -
Pressuring Testing and Disinfection	5,623.00	LF	$ 3.00	$ 16,869.00	$ 16,869.00	$ -
Connect to 10" Water	1.00	EA	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ -
Connect to 12" Water	1.00	EA	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ -
Import Trench Backfill	10,521.00	TN	$ 19.50	$ 205,159.50	$ 205,159.50	$ -

PRV Station (Complete)	1.00	EA	$ 210,000.00	$ 210,000.00	$ 210,000.00	$ -
Total				**$ 2,203,821.50**	**$ 1,561,321.50**	**$ 642,500.00**
Sanitary Sewer						
Connect to Existing Sewer	2.00	EA	$ 6,500.00	$ 13,000.00	$ 13,000.00	$ -
3" HDPE (IPS) DR-11 Force Main	3,085.00	LF	$ 66.00	$ 203,610.00	$ 203,610.00	$ -
2" HDPE (IPS) DR-11 Force Main	2,890.00	LF	$ 80.00	$ 231,200.00	$ 231,200.00	$ -
1-1/2" PE Low-Pressure Lateral, Curb Valve & Box, Endcap	111.00	EA	$ 4,000.00	$ 444,000.00	$ -	$ 444,000.00
60-inch Precast Low Pressure Concrete Manhole	22.00	EA	$ 14,900.00	$ 327,800.00	$ 327,800.00	$ -
Import Trench Backfill	10,534.00	TN	$ 19.50	$ 205,413.00	$ 205,413.00	$ -
Sanitary Sewer Testing	5,893.00	LF	$ 3.00	$ 17,679.00	$ 17,679.00	$ -
Total				**$ 1,442,702.00**	**$ 998,702.00**	**$ 444,000.00**
Storm Sewer						
Precast Concrete Curb Inlet - Single Grate	30.00	EA	$ 4,800.00	$ 144,000.00	$ 144,000.00	$ -
Precast Concrete Curb Inlet - Double Grate	1.00	EA	$ 8,500.00	$ 8,500.00	$ 8,500.00	$ -
Precast Concrete Curb Inlet - Triple Grate	1.00	EA	$ 10,900.00	$ 10,900.00	$ 10,900.00	$ -
Precast Concrete Curb Inlet - Four Grate	2.00	EA	$ 13,400.00	$ 26,800.00	$ 26,800.00	$ -
Precast Concrete Combo Box	6.00	EA	$ 7,500.00	$ 45,000.00	$ 45,000.00	$ -
Headwall for 18"-24" pipe	1.00	EA	$ 11,500.00	$ 11,500.00	$ 11,500.00	$ -
18" Precast Concrete End Section	2.00	EA	$ 2,300.00	$ 4,600.00	$ 4,600.00	$ -
30" Precast Concrete End Section	1.00	EA	$ 4,200.00	$ 4,200.00	$ 4,200.00	$ -
18" HDPE Corrugated Pipe	4,753.00	LF	$ 82.00	$ 389,746.00	$ 389,746.00	$ -
24" HDPE Corrugated Pipe	275.00	LF	$ 122.50	$ 33,687.50	$ 33,687.50	$ -
30" HDPE Corrugated Pipe	256.00	LF	$ 145.00	$ 37,120.00	$ 37,120.00	$ -
5' Diameter Manhole	4.00	EA	$ 6,800.00	$ 27,200.00	$ 27,200.00	$ -
24" Pipe Outfall 3B	1.00	EA	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ -
24" Headwall (Detention Pond 7)	1.00	EA	$ 55,000.00	$ 55,000.00	$ 55,000.00	$ -
24" HDPE Corrugated Pipe (Pond 2 Outlet)	40.00	LF	$ 122.50	$ 4,900.00	$ 4,900.00	$ -
24" Headwall (Pond 2 Outfall)	1.00	EA	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ -
Detention Pond access roads	9,050.00	SF	$ 3.00	$ 27,150.00	$ 27,150.00	$ -
Rip Rap Pad	10,157.00	SF	$ 20.00	$ 203,140.00	$ 203,140.00	$ -
Water Transition Structure	14.00	EA	$ 3,500.00	$ 49,000.00	$ 49,000.00	$ -
Water Way	5,500.00	LF	$ 5.50	$ 30,250.00	$ 30,250.00	$ -
Acceptance Inspection & Testing	1.00	LS	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ -
Total				**$ 1,151,693.50**	**$ 1,151,693.50**	**$ -**
Subtotal Civil Infrastructure: White Wolf Mountain Phase 3B (W/O Skyfall Drive)				**$ 11,301,424.99**	**$ 9,447,218.11**	**$ 1,854,206.88**

WHITE WOLF MOUNTAIN - SKYFALL DRIVE PHASE 4

Narrative: Estimate has been based upon Approved Plans for Skyfall Drive Phase 4 that details the work required by Wasatch County (public agency) and JSSD (public agency) to construct the proposed subdivision and provide a graded roadway platform, and public culinary water and sanitary sewer infractructure.

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation	
					IFD Eligible Costs	Non-Eligible Costs
Earthwork						
Erosion Control & SWPPP	1.00	LS	$ 65,000.00	$ 65,000.00	$ 65,000.00	$ -
Erosion Control & SWPPP Maintenance	1.00	LS	$ 16,250.00	$ 16,250.00	$ 16,250.00	$ -
Clearing & Grubbing	10.00	AC	$ 4,000.00	$ 40,000.00	$ 40,000.00	$ -
Striping Topsoil	33,572.00	CY	$ 4.50	$ 151,074.00	$ 151,074.00	$ -
Replace, Compact and Cat-Track Topsoil	25,535.00	CY	$ 7.00	$ 178,745.00	$ 178,745.00	$ -
Exist Bulk Excavation	54,045.00	CY	$ 7.00	$ 378,315.00	$ 378,315.00	$ -
Exist Bulk Backfill and Compaction	46,198.00	CY	$ 6.00	$ 277,188.00	$ 277,188.00	$ -
Bulk Excavation	8,118.00	CY	$ 8.00	$ 64,944.00	$ 64,944.00	$ -
Rock Excavation (Additive Rock Ex Cost)	6,233.00	CY	$ 20.00	$ 124,660.00	$ 124,660.00	$ -
Bulk Backfill and Compaction	32,345.00	CY	$ 7.00	$ 226,415.00	$ 226,415.00	$ -
Backfill Import	24,227.00	CY	$ 10.40	$ 251,960.80	$ 251,960.80	$ -
Topsoil and re-seed park strip	81,900.00	SF	$ 0.20	$ 16,380.00	$ 16,380.00	$ -
Total				**$ 1,790,931.80**	**$ 1,790,931.80**	**$ -**
Dry Utilities						
Gas/Power Installation	1.00	LS	$ 1,359,200.00	$ 1,359,200.00	$ -	$ 1,359,200.00
Streetlight-Type 2	-	EA	$ 6,270.00	$ -	$ -	$ -
Streetlight Power Service	-	EA	$ 8,200.00	$ -	$ -	$ -
Power Trench (No Conduit)	8,686.00	LF	$ 21.44	$ 186,227.84	$ 37,245.57	$ 148,982.27
Gas Trench (No Conduit)	8,686.00	LF	$ 8.90	$ 77,305.40	$ 15,461.08	$ 61,844.32
Communication Trench (No Conduit)	8,686.00	LF	$ 8.90	$ 77,305.40	$ 15,461.08	$ 61,844.32
Total				**$ 1,700,038.64**	**$ 68,167.73**	**$ 1,631,870.91**
Concrete Flatwork & Misc. Roadway Improvements						
Manhole/Valve Collars	98.00	EA	$ 350.00	$ 34,300.00	$ 34,300.00	$ -
30" Curb and Gutter	9,100.00	LF	$ 28.00	$ 254,800.00	$ 254,800.00	$ -
5' Sidewalk	22,750.00	SF	$ 8.70	$ 197,925.00	$ 197,925.00	$ -
ADA Ramp	5.00	EA	$ 1,500.00	$ 7,500.00	$ 7,500.00	$ -
Guardrail	3,500.00	LF	$ 40.00	$ 140,000.00	$ 140,000.00	$ -
Street Sign and Stop Sign	6.00	EA	$ 750.00	$ 4,500.00	$ 4,500.00	$ -
Total				**$ 639,025.00**	**$ 639,025.00**	**$ -**
Asphalt & Base Course						
UTBC	3,792.00	CY	$ 48.00	$ 182,016.00	$ 182,016.00	$ -
UTBC (Increase to 12" Thick)	1,264.00	CY	$ 48.00	$ 60,672.00	$ 60,672.00	$ -
Subgrade Prep	15,167.00	SY	$ 0.83	$ 12,588.61	$ 12,588.61	$ -
3" Asphalt Paving	136,500.00	SF	$ 2.10	$ 286,650.00	$ 286,650.00	$ -
Total				**$ 541,926.61**	**$ 541,926.61**	**$ -**
Culinary Water						
Connect to Existing	1.00	EA	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ -
1-1/2" Water Service Connection	1.00	EA	$ 10,000.00	$ 10,000.00	$ -	$ 10,000.00
1-1/2" Double Culinary Service Connection	28.00	EA	$ 11,500.00	$ 322,000.00	$ -	$ 322,000.00
10" HDPE (IPS) DR-13.5 Waterline	200.00	LF	$ 106.00	$ 21,200.00	$ 21,200.00	$ -

10" Gate Valve	4.00	EA	$ 4,600.00	$ 18,400.00	$ 18,400.00	$ -
10" Plug and Blowoff	4.00	EA	$ 9,500.00	$ 38,000.00	$ 38,000.00	$ -
16" HDPE (IPS) DR-11 Waterline	4,348.00	LF	$ 143.00	$ 621,764.00	$ 621,764.00	$ -
16" Gate Valve	14.00	EA	$ 18,700.00	$ 261,800.00	$ 261,800.00	$ -
Fire Hydrant	10.00	EA	$ 11,500.00	$ 115,000.00	$ 115,000.00	$ -
Fire Hydrant Bollards (12)	10.00	LS	$ 6,533.00	$ 65,330.00	$ 65,330.00	$ -
Pressuring Testing and Disinfection	4,548.00	LF	$ 3.00	$ 13,644.00	$ 13,644.00	$ -
Air Release Valve	1.00	EA	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ -
Import Trench Backfill	8,550.00	TN	$ 19.50	$ 166,725.00	$ 166,725.00	$ -
16"xMisc" Tees & Fittings	13.00	EA	$ 6,000.00	$ 78,000.00	$ 78,000.00	$ -
Total				**$ 1,745,863.00**	**$ 1,413,863.00**	**$ 332,000.00**
Sanitary Sewer						
Connect to Existing	1.00	EA	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ -
8" PVC SDR-35 Pipe	65.00	LF	$ 68.00	$ 4,420.00	$ 4,420.00	$ -
16" HDPE (IPS) DR-17 Sewer Pipe	4,343.00	LF	$ 137.00	$ 594,991.00	$ 594,991.00	$ -
4" HDPE Sewer Service Lateral, Cleanout & Endcap	59.00	EA	$ 2,500.00	$ 147,500.00	$ -	$ 147,500.00
Import Trench Backfill	16,530.00	TN	$ 19.50	$ 322,335.00	$ 322,335.00	$ -
Sanitary Sewer Testing	4,343.00	LF	$ 3.00	$ 13,029.00	$ 13,029.00	$ -
60-inch Precast Concrete Manhole	26.00	EA	$ 12,400.00	$ 322,400.00	$ 322,400.00	$ -
Total				**$ 1,411,175.00**	**$ 1,263,675.00**	**$ 147,500.00**
Storm Sewer						
Precast Concrete Curb Inlet - Single Grate	30.00	EA	$ 4,800.00	$ 144,000.00	$ 144,000.00	$ -
Precast Concrete Curb Inlet - Double Grate	22.00	EA	$ 8,500.00	$ 187,000.00	$ 187,000.00	$ -
Precast Concrete Combo Box	14.00	EA	$ 7,500.00	$ 105,000.00	$ 105,000.00	$ -
18" HDPE Corrugated Pipe	1,170.00	LF	$ 82.00	$ 95,940.00	$ 95,940.00	$ -
24" HDPE Corrugated Pipe	1,235.00	LF	$ 122.50	$ 151,287.50	$ 151,287.50	$ -
30" HDPE Corrugated Pipe	600.00	LF	$ 145.00	$ 87,000.00	$ 87,000.00	$ -
36" HDPE Corrugated Pipe	1,152.00	LF	$ 170.00	$ 195,840.00	$ 195,840.00	$ -
42" HDPE Corrugated Pipe	180.00	LF	$ 225.00	$ 40,500.00	$ 40,500.00	$ -
36" Plug	1.00	EA	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ -
Skyfall Culvert Headwall (station 61)	2.00	EA	$ 15,000.00	$ 30,000.00	$ 30,000.00	$ -
Skyfall Culvert Headwall (Station 76)	2.00	EA	$ 30,000.00	$ 60,000.00	$ 60,000.00	$ -
Water Transition Structure	14.00	EA	$ 3,500.00	$ 49,000.00	$ 49,000.00	$ -
Rip Rap Pad	2,000.00	SF	$ 20.00	$ 40,000.00	$ 40,000.00	$ -
Acceptance Inspection & Testing	1.00	LS	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ -
Total				**$ 1,198,767.50**	**$ 1,198,767.50**	**$ -**
Subtotal Civil Infrastructure: Skyfall Phase 4				**$ 9,027,727.55**	**$ 6,916,356.64**	**$ 2,111,370.91**

WHITE WOLF MOUNTAIN - PHASE 4A (W/O SKYFALL)

Narrative: Estimate has been based upon Working Plans for White Wolf Mountain Plat 4A Subdivision Plans that details the work required by Wasatch County (public agency) and JSSD (public agency) to construct the proposed subdivision and provide a graded roadway platform, and public culinary water and sanitary sewer infractructure.

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation	
					IFD Eligible Costs	Non-Eligible Costs
Earthwork						
Clearing & Grubbing	9.29	AC	$ 5,000.00	$ 46,450.00	$ 46,450.00	$ -
Striping Topsoil	11,245.00	CY	$ 4.50	$ 50,602.50	$ 50,602.50	$ -
Replace, Compact and Cat-Track Topsoil	8,866.00	CY	$ 7.00	$ 62,062.00	$ 62,062.00	$ -
Haul-Off and Stockpile	2,379.00	CY	$ 3.00	$ 7,137.00	$ 7,137.00	$ -
Bulk Excavation	75,926.00	CY	$ 8.00	$ 607,408.00	$ 607,408.00	$ -
Rock Excavation (Additive Rock Ex Cost)	8,365.00	CY	$ 20.00	$ 167,300.00	$ 167,300.00	$ -
Bulk Backfill and Compaction	75,926.00	CY	$ 7.00	$ 531,482.00	$ 531,482.00	$ -
Boulder Retaining Wall (Rockery)	38,790.00	CY	$ 45.00	$ 1,745,550.00	$ 1,745,550.00	$ -
Blasting	24,275.00	CY	$ 50.00	$ 1,213,750.00	$ 1,213,750.00	$ -
Topsoil and re-seed park strip	318,992.00	SF	$ 0.20	$ 63,798.40	$ 63,798.40	$ -
Total				**$ 4,495,539.90**	**$ 4,495,539.90**	**$ -**
Dry Utilities						
Gas/Power Installation	1.00	LS	$ 161,420.00	$ 161,420.00	$ -	$ 161,420.00
Streetlight-Type 2	1.00	EA	$ 6,270.00	$ 6,270.00	$ 6,270.00	$ -
Streetlight Power Service	1.00	EA	$ 8,200.00	$ 8,200.00	$ 8,200.00	$ -
Power Trench (No Conduit)	1,980.00	LF	$ 21.44	$ 42,451.20	$ 8,490.24	$ 33,960.96
Gas Trench (No Conduit)	1,980.00	LF	$ 8.90	$ 17,622.00	$ 3,524.40	$ 14,097.60
Communication Trench (No Conduit)	1,980.00	LF	$ 8.90	$ 17,622.00	$ 3,524.40	$ 14,097.60
Total				**$ 253,585.20**	**$ 30,009.04**	**$ 223,576.16**
Concrete Flatwork & Misc. Roadway Improvements						
Manhole/Valve Collars	11.00	EA	$ 350.00	$ 3,850.00	$ 3,850.00	$ -
30" Curb and Gutter	4,760.00	LF	$ 28.00	$ 133,280.00	$ 133,280.00	$ -
5' Sidewalk	11,900.00	SF	$ 8.70	$ 103,530.00	$ 103,530.00	$ -
ADA Ramp	2.00	EA	$ 1,500.00	$ 3,000.00	$ 3,000.00	$ -
Striping	-	LS	$ 4,000.00	$ -	$ -	$ -
Street Sign and Stop Sign	1.00	EA	$ 750.00	$ 750.00	$ 750.00	$ -
Total				**$ 244,410.00**	**$ 244,410.00**	**$ -**
Asphalt & Base Course						
Subgrade Prep	71,400.00	SY	$ 0.83	$ 59,262.00	$ 59,262.00	$ -
UTBC	1,983.33	CY	$ 48.00	$ 95,199.84	$ 95,199.84	$ -
UTBC (Increase to 12" Thick)	661.11	CY	$ 48.00	$ 31,733.28	$ 31,733.28	$ -
3" Asphalt Paving	71,400.00	SF	$ 2.10	$ 149,940.00	$ 149,940.00	$ -
Total				**$ 336,135.12**	**$ 336,135.12**	**$ -**
Culinary Water						
Connect to 16" Water	1.00	EA	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ -
1-1/2" Water Service Connection	1.00	EA	$ 10,000.00	$ 10,000.00	$ -	$ 10,000.00
1-1/2" Double Culinary Service Connection	7.00	EA	$ 11,500.00	$ 80,500.00	$ -	$ 80,500.00
10" HDPE (IPS) DR-13.5 Waterline	2,380.00	LF	$ 106.00	$ 252,280.00	$ 252,280.00	$ -
10" Gate Valve	3.00	EA	$ 4,600.00	$ 13,800.00	$ 13,800.00	$ -

Air Release Valve	2.00	EA	$ 11,000.00	$ 22,000.00	$ 22,000.00	$ -
Fire Hydrant	6.00	EA	$ 11,500.00	$ 69,000.00	$ 69,000.00	$ -
Fire Hydrant Bollards (12)	6.00	LS	$ 6,533.00	$ 39,198.00	$ 39,198.00	$ -
Pressuring Testing and Disinfection	1.00	LS	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ -
Import Trench Backfill	2,115.00	TN	$ 19.50	$ 41,242.50	$ 41,242.50	$ -
Total				**$ 545,020.50**	**$ 454,520.50**	**$ 90,500.00**
Sanitary Sewer						
Connect to Existing Sewer	1.00	EA	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ -
8" PVC SDR-35 Pipe	955.00	LF	$ 95.00	$ 90,725.00	$ 90,725.00	$ -
1-1/2" PE Low-Pressure Lateral, Curb Valve & Box, Endcap	-	EA	$ 4,000.00	$ -	$ -	$ -
4" HDPE Sewer Service Lateral, Cleanout & Endcap	15.00	EA	$ 2,500.00	$ 37,500.00	$ -	$ 37,500.00
60-inch Precast Concrete Manhole	6.00	EA	$ 12,400.00	$ 74,400.00	$ 74,400.00	$ -
Sanitary Sewer Testing	955.00	LF	$ 3.00	$ 2,865.00	$ 2,865.00	$ -
Import Trench Backfill	2,886.00	TN	$ 19.50	$ 56,277.00	$ 56,277.00	$ -
Total				**$ 261,767.00**	**$ 224,267.00**	**$ 37,500.00**
Storm Sewer						
Precast Concrete Curb Inlet - Single Grate	6.00	EA	$ 4,800.00	$ 28,800.00	$ 28,800.00	$ -
Precast Concrete Curb Inlet - Double Grate	-	EA	$ 8,500.00	$ -	$ -	$ -
Precast Concrete Combo Box	4.00	EA	$ 7,500.00	$ 30,000.00	$ 30,000.00	$ -
18" HDPE Corrugated Pipe	1,380.00	LF	$ 82.00	$ 113,160.00	$ 113,160.00	$ -
Acceptance Inspection & Testing	1.00	LS	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ -
Total				**$ 183,960.00**	**$ 183,960.00**	**$ -**
Subtotal Civil Infrastructure: White Wolf Mountain Phase 4A (W/O Skyfall Drive)				**$ 6,320,417.72**	**$ 5,968,841.56**	**$ 351,576.16**

WHITE WOLF MOUNTAIN - PHASE 4B (W/O SKYFALL)

Narrative: Estimate has been based upon Submitted Plans for White Wolf Mountain Plat 4B Subdivision Plat that details the work required by Wasatch County (public agency) and JSSD (public agency) to construct the proposed subdivision and provide a graded roadway platform, and public culinary water and sanitary sewer infractructure.

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation	
					IFD Eligible Costs	Non-Eligible Costs
Earthwork						
Erosion Control & SWPPP	1.00	LS	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ -
Erosion Control & SWPPP Maintenance and Adds	1.00	LS	$ 37,500.00	$ 37,500.00	$ 37,500.00	$ -
Clearing & Grubbing	39.00	AC	$ 4,075.00	$ 158,925.00	$ 158,925.00	$ -
Striping Topsoil	63,154.00	CY	$ 4.50	$ 284,193.00	$ 284,193.00	$ -
Replace, Compact and Cat-Track Topsoil	48,765.00	CY	$ 6.50	$ 316,972.50	$ 316,972.50	$ -
Haul-Off and Stockpile	14,389.00	CY	$ 13.00	$ 187,057.00	$ 187,057.00	$ -
Bulk Excavation	528,777.00	CY	$ 9.00	$ 4,758,993.00	$ 4,758,993.00	$ -
Rock Excavation (Additive Rock Ex Cost)	18,510.00	CY	$ 20.00	$ 370,200.00	$ 370,200.00	$ -
Blasting(Rock Excavation, 15% of mass Excavation)	79,316.55	CY	$ 50.00	$ 3,965,827.50	$ 3,965,827.50	$ -
Bulk Backfill and Compaction	528,777.00	CY	$ 6.50	$ 3,437,050.50	$ 3,437,050.50	$ -
Total				**$ 13,666,718.50**	**$ 13,666,718.50**	**$ -**
Dry Utilities						
Gas/Power Installation	1.00	LS	$ 750,000.00	$ 750,000.00	$ -	$ 750,000.00
Streetlight-Type 2	-	EA	$ 6,270.00	$ -	$ -	$ -
Streetlight Power Service	-	EA	$ 8,200.00	$ -	$ -	$ -
Power Trench with 3" Conduit	12,000.00	LF	$ 21.44	$ 257,280.00	$ 51,456.00	$ 205,824.00
Gas Trench (No Conduit)	12,000.00	LF	$ 8.90	$ 106,800.00	$ 21,360.00	$ 85,440.00
CommsTrench (No Conduit - shared with power)	12,000.00	LF	$ 8.90	$ 106,800.00	$ 21,360.00	$ 85,440.00
Total				**$ 1,220,880.00**	**$ 94,176.00**	**$ 1,126,704.00**
Concrete Flatwork & Misc. Roadway Improvements						
30" Curb and Gutter w/ 12" UTBC	22,200.00	LF	$ 28.00	$ 621,600.00	$ 621,600.00	$ -
5' Sidewalk w/ 6" UTBC	62,500.00	SF	$ 8.70	$ 543,750.00	$ 543,750.00	$ -
ADA Ramp w/ 6" UTBC	21.00	EA	$ 2,500.00	$ 52,500.00	$ 52,500.00	$ -
Guardrail	1,133.00	LF	$ 40.00	$ 45,320.00	$ 45,320.00	$ -
Striping	-	LS	$ 4,000.00	$ -	$ -	$ -
Street Sign and Stop Sign	20.00	EA	$ 750.00	$ 15,000.00	$ 15,000.00	$ -
Total				**$ 1,278,170.00**	**$ 1,278,170.00**	**$ -**
Asphalt & Base Course						
Fine Grade Subgrade (asphalt and curb)	43,167.00	SY	$ 0.83	$ 35,828.61	$ 35,828.61	$ -
3" Asphalt Paving	369,000.00	SF	$ 2.10	$ 774,900.00	$ 774,900.00	$ -
UTBC (8" Thick)	9,250.00	CY	$ 48.00	$ 444,000.00	$ 444,000.00	$ -
UTBC (Increase to 12" Thick)	4,417.00	CY	$ 48.00	$ 212,016.00	$ 212,016.00	$ -
Total				**$ 1,466,744.61**	**$ 1,466,744.61**	**$ -**
Culinary Water						
1-1/2" Water Service Connection	31.00	EA	$ 10,000.00	$ 310,000.00	$ -	$ 310,000.00
1-1/2" Double Culinary Service Connection	75.00	EA	$ 11,500.00	$ 862,500.00	$ -	$ 862,500.00
10" HDPE (IPS) DR-13.5 Waterline	10,640.00	LF	$ 128.00	$ 1,361,920.00	$ 1,361,920.00	$ -
10" Gate Valve	31.00	EA	$ 6,750.00	$ 209,250.00	$ 209,250.00	$ -
10" Tee	9.00	EA	$ 4,600.00	$ 41,400.00	$ 41,400.00	$ -
10" Cross	9.00	EA	$ 2,800.00	$ 25,200.00	$ 25,200.00	$ -
PRV Station (Complete)	1.00	EA	$ 210,000.00	$ 210,000.00	$ 210,000.00	$ -
Fire Hydrant	25.00	EA	$ 11,500.00	$ 287,500.00	$ 287,500.00	$ -
Pressuring Testing and Disinfection	1.00	LS	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ -
Air Release Valve	4.00	EA	$ 11,000.00	$ 44,000.00	$ 44,000.00	$ -
Connect to 10" Water	3.00	EA	$ 5,000.00	$ 15,000.00	$ 15,000.00	$ -
Connect to 16" Water	1.00	EA	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ -
Import Trench Backfill	20,098.00	TN	$ 19.50	$ 391,911.00	$ 391,911.00	$ -
Total				**$ 3,779,681.00**	**$ 2,607,181.00**	**$ 1,172,500.00**
Sanitary Sewer						
Connect to Existing Sewer	3.00	EA	$ 6,500.00	$ 19,500.00	$ 19,500.00	$ -
2" HDPE (IPS) DR-11 Force Main	2,675.00	LF	$ 80.00	$ 214,000.00	$ 214,000.00	$ -
8" PVC SDR-35 Pipe	10,150.00	LF	$ 98.00	$ 994,700.00	$ 994,700.00	$ -
60" Armorock manhole	1.00	LF	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ -

1-1/2" PE Low-Pressure Lateral, Curb Valve & Box, Endcap	77.00	EA	$ 4,000.00	$ 308,000.00	$ -	$ 308,000.00
4" HDPE Sewer Service Lateral, Cleanout & Endcap	104.00	EA	$ 3,500.00	$ 364,000.00	$ -	$ 364,000.00
60-inch Precast Low Pressure Concrete Manhole	2.00	EA	$ 15,000.00	$ 30,000.00	$ 30,000.00	$ -
60-inch Precast Concrete Manhole	39.00	EA	$ 15,000.00	$ 585,000.00	$ 585,000.00	$ -
Import Trench Backfill	48,450.00	TN	$ 19.50	$ 944,775.00	$ 944,775.00	$ -
Sewer Lift Station	1.00	LS	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ -
Total				**$ 3,634,975.00**	**$ 2,962,975.00**	**$ 672,000.00**
Storm Sewer						
Precast Concrete Curb Inlet - Single Grate	70.00	EA	$ 4,800.00	$ 336,000.00	$ 336,000.00	$ -
Precast Concrete Curb Inlet - Double Grate	9.00	EA	$ 8,500.00	$ 76,500.00	$ 76,500.00	$ -
Precast Concrete Combo Box	16.00	EA	$ 12,000.00	$ 192,000.00	$ 192,000.00	$ -
18" Precast Concrete End Section	7.00	EA	$ 2,800.00	$ 19,600.00	$ 19,600.00	$ -
24" Precast Concrete End Section	2.00	EA	$ 3,200.00	$ 6,400.00	$ 6,400.00	$ -
30" Precast Concrete End Section	2.00	EA	$ 4,200.00	$ 8,400.00	$ 8,400.00	$ -
36" Precast Concrete End Section	2.00	EA	$ 6,200.00	$ 12,400.00	$ 12,400.00	$ -
60" Precast Concrete End Section	1.00	EA	$ 8,500.00	$ 8,500.00	$ 8,500.00	$ -
72" Precast Concrete End Section	1.00	EA	$ 16,500.00	$ 16,500.00	$ 16,500.00	$ -
18" HDPE Corrugated Pipe	7,876.00	LF	$ 82.00	$ 645,832.00	$ 645,832.00	$ -
24" HDPE Corrugated Pipe	800.00	LF	$ 122.50	$ 98,000.00	$ 98,000.00	$ -
30" HDPE Corrugated Pipe	1,710.00	LF	$ 145.00	$ 247,950.00	$ 247,950.00	$ -
36" HDPE Corrugated Pipe	388.00	LF	$ 170.00	$ 65,960.00	$ 65,960.00	$ -
42" HDPE Corrugated Pipe	155.00	LF	$ 225.00	$ 34,875.00	$ 34,875.00	$ -
60" HDPE Corrugated Pipe	132.00	LF	$ 410.00	$ 54,120.00	$ 54,120.00	$ -
72" HDPE Corrugated Pipe	240.00	LF	$ 650.00	$ 156,000.00	$ 156,000.00	$ -
5' Diameter Manhole	6.00	EA	$ 8,900.00	$ 53,400.00	$ 53,400.00	$ -
Evening Shadow 72" Culvert Headwalls	2.00	EA	$ 22,000.00	$ 44,000.00	$ 44,000.00	$ -
Crimson Breeze way Triple 36" Culvert Headwall	1.00	EA	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ -
Pond PR5 Double 42" Headwall	1.00	EA	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ -
16x10 box structure	1.00	EA	$ 19,000.00	$ 19,000.00	$ 19,000.00	$ -
10x10 pond box Structure	5.00	EA	$ 15,000.00	$ 75,000.00	$ 75,000.00	$ -
Pond PR 3B East & West Cutoff Wall	65.00	LF	$ 150.00	$ 9,750.00	$ 9,750.00	$ -
Pond PR 4B Cutoff Wall	190.00	LF	$ 150.00	$ 28,500.00	$ 28,500.00	$ -
Pond PR 3C & 4C Cutoff Wall	420.00	LF	$ 150.00	$ 63,000.00	$ 63,000.00	$ -
Pond PR 5 Cutoff Wall	415.00	LF	$ 150.00	$ 62,250.00	$ 62,250.00	$ -
Pond PR 3B East & West Spillway	9,700.00	SF	$ 20.00	$ 194,000.00	$ 194,000.00	$ -
Pond PR 4B Spillway	14,700.00	SF	$ 20.00	$ 294,000.00	$ 294,000.00	$ -
Pond PR 3C & 4C Spillway	11,300.00	SF	$ 20.00	$ 226,000.00	$ 226,000.00	$ -
Pond PR 5 Spillway	5,400.00	SF	$ 20.00	$ 108,000.00	$ 108,000.00	$ -
Detention Basin Maintenance Road	1.00	LS	$ 190,000.00	$ 190,000.00	$ 190,000.00	$ -
Water Transition Structure	29.00	EA	$ 3,500.00	$ 101,500.00	$ 101,500.00	$ -
Water Way	12,000.00	LF	$ 5.50	$ 66,000.00	$ 66,000.00	$ -
Acceptance Inspection & Testing	1.00	LS	$ 24,000.00	$ 24,000.00	$ 24,000.00	$ -
Total				**$ 3,572,437.00**	**$ 3,572,437.00**	**$ -**
Subtotal Civil Infrastructure: White Wolf Mountain Phase 4B (W/O Skyfall Drive)				**$ 28,619,606.11**	**$ 25,648,402.11**	**$ 2,971,204.00**

WHITE WOLF MOUNTAIN - SKYFALL DRIVE 5 & 6 MOUNTAIN ROAD

Narrative: Estimate has been based upon the Approved Plans for Skyfall Drive Phase 5 & 6 - MOUNTAIN ROAD that details the work required by Wasatch County (public agency) with approved construction drawings to construct a full roadway platform, and side slopes.

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation	
					IFD Eligible Costs	Non-Eligible Costs
Earthwork						
Erosion Control	1.00	LS	$ 65,000.00	$ 65,000.00	$ 65,000.00	$ -
Clearing & Grubbing	11.65	AC	$ 5,650.00	$ 65,822.50	$ 65,822.50	$ -
Striping and stockpile Topsoil	9,394.00	CY	$ 6.05	$ 56,833.70	$ 56,833.70	$ -
Replace, Compact and Cat-Track Topsoil	7,515.00	CY	$ 6.50	$ 48,847.50	$ 48,847.50	$ -
Bulk Excavation	52,576.00	CY	$ 6.05	$ 318,084.80	$ 318,084.80	$ -
Rock Excavation (Additive Rock Ex Cost)	13,144.00	CY	$ 20.00	$ 262,880.00	$ 262,880.00	$ -
Bulk Backfill and Compaction	28,634.00	CY	$ 8.65	$ 247,684.10	$ 247,684.10	$ -
Haul-Off and Stockpile	23,942.00	CY	$ 13.00	$ 311,246.00	$ 311,246.00	$ -
Fine Grade Subgrade	220,416.00	SF	$ 0.10	$ 22,041.60	$ 22,041.60	$ -
Total				**$ 1,398,440.20**	**$ 1,398,440.20**	**$ -**
Asphalt & Base Course						
UTBC (9" Thick)	6,123.00	CY	$ 48.00	$ 293,904.00	$ 293,904.00	$ -
UTBC Rodway Shoulder (12" Thick)	2,040.00	CY	$ 48.00	$ 97,920.00	$ 97,920.00	$ -
Subgrade Prep	24,490.00	SY	$ 1.13	$ 27,673.70	$ 27,673.70	$ -
3" Asphalt Paving	220,416.00	SF	$ 2.10	$ 462,873.60	$ 462,873.60	$ -
Guardrail	1,801.00	LF	$ 40.00	$ 72,040.00	$ 72,040.00	$ -
Total				**$ 954,411.30**	**$ 954,411.30**	**$ -**
Storm Sewer						
18" HDPE Corrugated Pipe	560.00	LF	$ 100.00	$ 56,000.00	$ 56,000.00	$ -
18" Flared End Sections	28.00	EA	$ 1,500.00	$ 42,000.00	$ 42,000.00	$ -
Check Dams	213.00	LF	$ 50.00	$ 10,650.00	$ 10,650.00	$ -
5' Swales	8,522.00	LF	$ 22.00	$ 187,484.00	$ 187,484.00	$ -
Rip Rap	789.00	CY	$ 250.00	$ 197,250.00	$ 197,250.00	$ -
Total				**$ 493,384.00**	**$ 493,384.00**	**$ -**
Subtotal Civil Infrastructure: Skyfall Phase 5 & 6 Mountain Road				**$ 2,846,235.50**	**$ 2,846,235.50**	**$ -**

WHITE WOLF MOUNTAIN - PHASE 5

Narrative: Estimate has been based upon Plans for White Wolf Mountain Phase 5 Subdivision Plat that details the work required by Wasatch County (public agency) and JSSD (public agency) to construct the proposed subdivision and provide a graded roadway platform, and public culinary water and sanitary sewer infractructure.

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation	
					IFD Eligible Costs	Non-Eligible Costs
Earthwork						
Erosion Control & SWPPP	1.00	LS	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ -
Erosion Control & SWPPP Maintenance and Adds	1.00	LS	$ 37,500.00	$ 37,500.00	$ 37,500.00	$ -
Clearing & Grubbing	45.00	AC	$ 4,075.00	$ 183,375.00	$ 183,375.00	$ -
Striping Topsoil	44,262.00	CY	$ 4.50	$ 199,179.00	$ 199,179.00	$ -
Replace, Compact and Cat-Track Topsoil	36,885.00	CY	$ 6.50	$ 239,752.50	$ 239,752.50	$ -
Haul-Off and Stockpile	53,027.00	CY	$ 13.00	$ 689,351.00	$ 689,351.00	$ -
Bulk Excavation	304,905.00	CY	$ 9.00	$ 2,744,145.00	$ 2,744,145.00	$ -
Rock Excavation (Additive Rock Ex Cost)	76,226.25	CY	$ 20.00	$ 1,524,525.00	$ 1,524,525.00	$ -
Blasting(Rock Excavation, 25% of mass Excavation)	76,226.25	CY	$ 50.00	$ 3,811,312.50	$ 3,811,312.50	$ -
Bulk Backfill and Compaction	251,878.00	CY	$ 6.50	$ 1,637,207.00	$ 1,637,207.00	$ -
Total				**$ 11,216,347.00**	**$ 11,216,347.00**	**$ -**
Dry Utilities						
Gas/Power Installation	1.00	LS	$ 1,650,000.00	$ 1,650,000.00	$ -	$ 1,650,000.00
Streetlight-Type 2	-	EA	$ 6,270.00	$ -	$ -	$ -
Streetlight Power Service	-	EA	$ 8,200.00	$ -	$ -	$ -
Power Trench with 3" Conduit	25,936.00	LF	$ 21.44	$ 556,067.84	$ 111,213.57	$ 444,854.27
Gas Trench (No Conduit)	25,936.00	LF	$ 8.90	$ 230,830.40	$ 46,166.08	$ 184,664.32
CommsTrench (No Conduit - shared with power)	25,936.00	LF	$ 8.90	$ 230,830.40	$ 46,166.08	$ 184,664.32
Total				**$ 2,667,728.64**	**$ 203,545.73**	**$ 2,464,182.91**
Concrete Flatwork & Misc. Roadway Improvements						
30" Curb and Gutter w/ 12" UTBC	25,936.00	LF	$ 28.00	$ 726,208.00	$ 726,208.00	$ -
5' Sidewalk w/ 6" UTBC	648,440.00	SF	$ 8.70	$ 5,641,428.00	$ 5,641,428.00	$ -
ADA Ramp w/ 6" UTBC	21.00	EA	$ 2,500.00	$ 52,500.00	$ 52,500.00	$ -
Guardrail	-	LF	$ 40.00	$ -	$ -	$ -
Striping	-	LS	$ 4,000.00	$ -	$ -	$ -
Street Sign and Stop Sign	22.00	EA	$ 750.00	$ 16,500.00	$ 16,500.00	$ -
Total				**$ 6,436,636.00**	**$ 6,436,636.00**	**$ -**
Asphalt & Base Course						
Fine Grade Subgrade (asphalt and curb)	43,167.00	SY	$ 0.83	$ 35,828.61	$ 35,828.61	$ -
3" Asphalt Paving	389,040.00	SF	$ 2.10	$ 816,984.00	$ 816,984.00	$ -
UTBC (8" Thick)	10,806.00	CY	$ 48.00	$ 518,688.00	$ 518,688.00	$ -
UTBC (Increase to 12" Thick)	3,602.00	CY	$ 48.00	$ 172,896.00	$ 172,896.00	$ -
Total				**$ 1,544,396.61**	**$ 1,544,396.61**	**$ -**
Culinary Water						
Connect to Existing	1.00	EA	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ -
1-1/2" Water Service Connection	11.00	EA	$ 10,000.00	$ 110,000.00	$ -	$ 110,000.00
1-1/2" Double Culinary Service Connection	108.00	EA	$ 11,500.00	$ 1,242,000.00	$ -	$ 1,242,000.00
10" HDPE (IPS) DR-13.5 Waterline	8,427.00	LF	$ 128.00	$ 1,078,656.00	$ 1,078,656.00	$ -
10" Gate Valve	30.00	EA	$ 4,600.00	$ 138,000.00	$ 138,000.00	$ -
10" Fittings	22.00	EA	$ 2,500.00	$ 55,000.00	$ 55,000.00	$ -
16" HDPE (IPS) DR-11 Waterline	7,824.00	LF	$ 143.00	$ 1,118,832.00	$ 1,118,832.00	$ -
16" Gate Valve	22.00	EA	$ 18,700.00	$ 411,400.00	$ 411,400.00	$ -
16" Fittings	18.00	EA	$ 2,500.00	$ 45,000.00	$ 45,000.00	$ -
Fire Hydrant	34.00	EA	$ 11,500.00	$ 391,000.00	$ 391,000.00	$ -
PRV Station (Complete)	4.00	EA	$ 210,000.00	$ 840,000.00	$ 840,000.00	$ -
Pressuring Testing and Disinfection	1.00	LS	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ -
Air Release Valve	3.00	EA	$ 11,000.00	$ 33,000.00	$ 33,000.00	$ -
Import Trench Backfill	27,761.00	TN	$ 19.50	$ 541,339.50	$ 541,339.50	$ -
Total				**$ 6,032,227.50**	**$ 4,680,227.50**	**$ 1,352,000.00**
Sanitary Sewer						
Connect to Existing Sewer	1.00	EA	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ -
2" HDPE (IPS) DR-11 Force Main	4,332.00	LF	$ 80.00	$ 346,560.00	$ 346,560.00	$ -
3" HDPE (IPS) DR-11 Force Main	3,945.00	LF	$ 85.00	$ 335,325.00	$ 335,325.00	$ -
8" PVC SDR-35 Pipe	300.00	LF	$ 98.00	$ 29,400.00	$ 29,400.00	$ -
16" HDPE (IPS) DR-17 Sewer Pipe	4,691.00	LF	$ 137.00	$ 642,667.00	$ 642,667.00	$ -
4" HDPE Sewer Service Lateral, Cleanout & Endcap	52.00	EA	$ 2,500.00	$ 130,000.00	$ -	$ 130,000.00
Import Trench Backfill	45,283.00	TN	$ 19.50	$ 883,018.50	$ 883,018.50	$ -
60" Armorock manhole	2.00	LF	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ -
1-1/2" PE Low-Pressure Lateral, Curb Valve & Box, Endcap	175.00	EA	$ 4,000.00	$ 700,000.00	$ -	$ 700,000.00
60-inch Precast Low Pressure Concrete Manhole	22.00	EA	$ 15,000.00	$ 330,000.00	$ 330,000.00	$ -
60-inch Precast Concrete Manhole	35.00	EA	$ 15,000.00	$ 525,000.00	$ 525,000.00	$ -
Total				**$ 3,978,470.50**	**$ 3,148,470.50**	**$ 830,000.00**
Storm Sewer						
Precast Concrete Curb Inlet	44.00	EA	$ 4,800.00	$ 211,200.00	$ 211,200.00	$ -
Precast Concrete Combo Box	75.00	EA	$ 12,000.00	$ 900,000.00	$ 900,000.00	$ -
18" HDPE Corrugated Pipe	6,500.00	LF	$ 82.00	$ 533,000.00	$ 533,000.00	$ -
24" HDPE Corrugated Pipe	1,800.00	LF	$ 122.50	$ 220,500.00	$ 220,500.00	$ -
30" HDPE Corrugated Pipe	2,700.00	LF	$ 145.00	$ 391,500.00	$ 391,500.00	$ -
Pond box Structure	5.00	EA	$ 15,000.00	$ 75,000.00	$ 75,000.00	$ -
Pond PR 9A	1.00	LS	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ -
Pond PR 9B	1.00	LS	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ -
Pond PR 9B	1.00	LS	$ 250,000.00	$ 250,000.00	$ 250,000.00	$ -
Detention Basin Maintenance Road	1.00	LS	$ 190,000.00	$ 190,000.00	$ 190,000.00	$ -
Acceptance Inspection & Testing	1.00	LS	$ 24,000.00	$ 24,000.00	$ 24,000.00	$ -
Total				**$ 3,045,200.00**	**$ 3,045,200.00**	**$ -**
Subtotal Civil Infrastructure: White Wolf Mountain Phase 5				**$ 34,921,006.25**	**$ 30,274,823.34**	**$ 4,646,182.91**

WHITE WOLF MOUNTAIN - PHASE 6

Narrative: Estimate has been based upon Plans for White Wolf Mountain Phase 6 Subdivision Plat that details the work required by Wasatch County (public agency) and JSSD (public agency) to construct the proposed subdivision and provide a graded roadway platform, and public culinary water and sanitary sewer infractructure.

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation	
					IFD Eligible Costs	Non-Eligible Costs
Earthwork						
Erosion Control & SWPPP	1.00	LS	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ -
Erosion Control & SWPPP Maintenance and Adds	1.00	LS	$ 37,500.00	$ 37,500.00	$ 37,500.00	$ -
Clearing & Grubbing	42.00	AC	$ 4,075.00	$ 171,150.00	$ 171,150.00	$ -
Striping Topsoil	41,577.00	CY	$ 4.50	$ 187,096.50	$ 187,096.50	$ -
Replace, Compact and Cat-Track Topsoil	34,648.00	CY	$ 6.50	$ 225,212.00	$ 225,212.00	$ -
Haul-Off and Stockpile	28,244.00	CY	$ 13.00	$ 367,172.00	$ 367,172.00	$ -
Bulk Excavation	162,400.00	CY	$ 9.00	$ 1,461,600.00	$ 1,461,600.00	$ -
Rock Excavation (Additive Rock Ex Cost)	16,240.00	CY	$ 20.00	$ 324,800.00	$ 324,800.00	$ -
Blasting(Rock Excavation, 25% of mass Excavation)	40,600.00	CY	$ 50.00	$ 2,030,000.00	$ 2,030,000.00	$ -
Bulk Backfill and Compaction	134,156.00	CY	$ 6.50	$ 872,014.00	$ 872,014.00	$ -
Total				**$ 5,826,544.50**	**$ 5,826,544.50**	**$ -**
Dry Utilities						
Gas/Power Installation	1.00	LS	$ 1,150,000.00	$ 1,150,000.00	$ -	$ 1,150,000.00
Streetlight-Type 2	-	EA	$ 6,270.00	$ -	$ -	$ -
Streetlight Power Service	-	EA	$ 8,200.00	$ -	$ -	$ -
Power Trench with 3" Conduit	15,178.00	LF	$ 21.44	$ 325,416.32	$ 65,083.26	$ 260,333.06
Gas Trench (No Conduit)	15,178.00	LF	$ 8.90	$ 135,084.20	$ 27,016.84	$ 108,067.36
CommsTrench (No Conduit - shared with power)	15,178.00	LF	$ 8.90	$ 135,084.20	$ 27,016.84	$ 108,067.36
Total				**$ 1,745,584.72**	**$ 119,116.94**	**$ 1,626,467.78**
Concrete Flatwork & Misc. Roadway Improvements						
30" Curb and Gutter w/ 12" UTBC	15,178.00	LF	$ 28.00	$ 424,984.00	$ 424,984.00	$ -
5' Sidewalk w/ 6" UTBC	37,945.00	SF	$ 8.70	$ 330,121.50	$ 330,121.50	$ -
ADA Ramp w/ 6" UTBC	12.00	EA	$ 2,500.00	$ 30,000.00	$ 30,000.00	$ -
Guardrail	-	LF	$ 40.00	$ -	$ -	$ -
Striping	-	LS	$ 4,000.00	$ -	$ -	$ -
Street Sign and Stop Sign	12.00	EA	$ 750.00	$ 9,000.00	$ 9,000.00	$ -
Total				**$ 794,105.50**	**$ 794,105.50**	**$ -**
Asphalt & Base Course						
Fine Grade Subgrade (asphalt and curb)	25,296.00	SY	$ 0.83	$ 20,995.68	$ 20,995.68	$ -
3" Asphalt Paving	227,670.00	SF	$ 2.10	$ 478,107.00	$ 478,107.00	$ -
UTBC (8" Thick)	6,325.00	CY	$ 48.00	$ 303,600.00	$ 303,600.00	$ -
UTBC (Increase to 12" Thick)	2,108.00	CY	$ 48.00	$ 101,184.00	$ 101,184.00	$ -
Total				**$ 903,886.68**	**$ 903,886.68**	**$ -**
Culinary Water						
1-1/2" Water Service Connection	31.00	EA	$ 10,000.00	$ 310,000.00	$ -	$ 310,000.00
1-1/2" Double Culinary Service Connection	75.00	EA	$ 11,500.00	$ 862,500.00	$ -	$ 862,500.00
10" HDPE (IPS) DR-13.5 Waterline	10,640.00	LF	$ 128.00	$ 1,361,920.00	$ 1,361,920.00	$ -
10" Gate Valve	31.00	EA	$ 4,600.00	$ 142,600.00	$ 142,600.00	$ -
10" Tee	9.00	EA	$ 2,500.00	$ 22,500.00	$ 22,500.00	$ -
10" Cross	9.00	EA	$ 2,800.00	$ 25,200.00	$ 25,200.00	$ -
PRV Station (Complete)	1.00	EA	$ 210,000.00	$ 210,000.00	$ 210,000.00	$ -
Fire Hydrant	25.00	EA	$ 11,500.00	$ 287,500.00	$ 287,500.00	$ -
Pressuring Testing and Disinfection	1.00	LS	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ -
Air Release Valve	4.00	EA	$ 11,000.00	$ 44,000.00	$ 44,000.00	$ -
Connect to 10" Water	3.00	EA	$ 5,000.00	$ 15,000.00	$ 15,000.00	$ -
Connect to 16" Water	1.00	EA	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ -
Import Trench Backfill	20,098.00	TN	$ 19.50	$ 391,911.00	$ 391,911.00	$ -
Total				**$ 3,694,131.00**	**$ 2,521,631.00**	**$ 1,172,500.00**
Culinary Water						
Connect to Existing	2.00	EA	$ 3,000.00	$ 6,000.00	$ 6,000.00	$ -
1-1/2" Water Service Connection	6.00	EA	$ 10,000.00	$ 60,000.00	$ -	$ 60,000.00
1-1/2" Double Culinary Service Connection	50.00	EA	$ 11,500.00	$ 575,000.00	$ -	$ 575,000.00
10" HDPE (IPS) DR-13.5 Waterline	4,408.00	LF	$ 128.00	$ 564,224.00	$ 564,224.00	$ -
10" Gate Valve	7.00	EA	$ 4,600.00	$ 32,200.00	$ 32,200.00	$ -
10" Fittings	4.00	EA	$ 2,500.00	$ 10,000.00	$ 10,000.00	$ -
16" HDPE (IPS) DR-11 Waterline	3,181.00	LF	$ 143.00	$ 454,883.00	$ 454,883.00	$ -
16" Gate Valve	6.00	EA	$ 18,700.00	$ 112,200.00	$ 112,200.00	$ -
16" Fittings	3.00	EA	$ 2,500.00	$ 7,500.00	$ 7,500.00	$ -
Fire Hydrant	11.00	EA	$ 11,500.00	$ 126,500.00	$ 126,500.00	$ -
PRV Station (Complete)	-	EA	$ 210,000.00	$ -	$ -	$ -
Pressuring Testing and Disinfection	1.00	LS	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ -
Air Release Valve	2.00	EA	$ 11,000.00	$ 22,000.00	$ 22,000.00	$ -
Import Trench Backfill	13,257.00	TN	$ 19.50	$ 258,511.50	$ 258,511.50	$ -
Total				**$ 2,254,018.50**	**$ 1,619,018.50**	**$ 635,000.00**
Sanitary Sewer						
Connect to Existing Sewer	3.00	EA	$ 6,500.00	$ 19,500.00	$ 19,500.00	$ -
3" HDPE (IPS) DR-11 Force Main	2,162.00	LF	$ 85.00	$ 183,770.00	$ 183,770.00	$ -
8" PVC SDR-35 Pipe	2,233.00	LF	$ 98.00	$ 218,834.00	$ 218,834.00	$ -
16" HDPE (IPS) DR-17 Sewer Pipe	3,181.00	LF	$ 137.00	$ 435,797.00	$ 435,797.00	$ -
4" HDPE Sewer Service Lateral, Cleanout & Endcap	52.00	EA	$ 2,500.00	$ 130,000.00	$ -	$ 130,000.00
Import Trench Backfill	24,105.00	TN	$ 19.50	$ 470,047.50	$ 470,047.50	$ -
60" Armorock manhole	9.00	LF	$ 25,000.00	$ 225,000.00	$ 225,000.00	$ -
1-1/2" PE Low-Pressure Lateral, Curb Valve & Box, Endcap	106.00	EA	$ 4,000.00	$ 424,000.00	$ -	$ 424,000.00
60-inch Precast Low Pressure Concrete Manhole	6.00	EA	$ 15,000.00	$ 90,000.00	$ 90,000.00	$ -
Total				**$ 2,196,948.50**	**$ 1,642,948.50**	**$ 554,000.00**
Storm Sewer						
Precast Concrete Curb Inlet	36.00	EA	$ 4,800.00	$ 172,800.00	$ 172,800.00	$ -
Precast Concrete Combo Box	40.00	EA	$ 12,000.00	$ 480,000.00	$ 480,000.00	$ -
18" HDPE Corrugated Pipe	4,200.00	LF	$ 82.00	$ 344,400.00	$ 344,400.00	$ -

24" HDPE Corrugated Pipe	1,050.00	LF	$ 122.50	$ 128,625.00	$ 128,625.00	$ -
30" HDPE Corrugated Pipe	873.00	LF	$ 145.00	$ 126,585.00	$ 126,585.00	$ -
Pond box Structure	2.00	EA	$ 15,000.00	$ 30,000.00	$ 30,000.00	$ -
Pond 1	1.00	LS	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ -
Temp Pond	1.00	LS	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ -
Acceptance Inspection & Testing	1.00	LS	$ 24,000.00	$ 24,000.00	$ 24,000.00	$ -
Total				**$ 1,466,410.00**	**$ 1,466,410.00**	**$ -**
Subtotal Civil Infrastructure: White Wolf Mountain Phase 6				**$ 18,881,629.40**	**$ 14,893,661.62**	**$ 3,987,967.78**
Subtotal White Wolf Mountain Onsite Civil Infrastructure Costs				**$ 124,409,580.35**	**$ 106,471,881.79**	**$ 17,937,698.56**
Offsites						
Offsite - Enbridge Regulatory Station	1.00	LS	$ 355,967.00	$ 355,967.00	$ -	$ 355,967.00
Offsite - Rocky Mountain Power System Upgrade	1.00	LS	$ 8,899,594.70	$ 8,899,594.70	$ -	$ 8,899,594.70
Offsite - Lady Monument Water Line	1.00	LS	$ 2,000,000.00	$ 2,000,000.00	$ 2,000,000.00	$ -
Offsite - Benloch Ranch Road	1.00	LS	$ 1,725,000.00	$ 1,725,000.00	$ 1,725,000.00	$ -
Subtotal White Wolf Mountain Offsite Civil Infrastructure Costs				**$ 12,980,561.70**	**$ 3,725,000.00**	**$ 9,255,561.70**
Subtotal White Wolf Mountain Civil Infrastructure Costs				**$ 137,390,142.05**	**$ 110,196,881.79**	**$ 27,193,260.26**
Construction Contingency	10.00%			$ 13,739,014.21	$ 11,019,688.18	$ 2,719,326.03
Project Management	4.00%			$ 5,495,605.68	$ 4,407,875.27	$ 1,087,730.41
Planning, Engineering, Design	4.00%			$ 5,495,605.68	$ 4,407,875.27	$ 1,087,730.41
Survey and Geotech	2.00%			$ 2,747,802.84	$ 2,203,937.64	$ 543,865.21
Permitting and Entitlement Fees	5.00%			$ 6,869,507.10	$ 5,509,844.09	$ 1,359,663.01
Water Rights	1.00	LS	$ 33,656,350.00	$ 33,656,350.00	$ 33,656,350.00	$ -
Additional Water Rights	1.00	LS	$ 9,750,000.00	$ 9,750,000.00	$ 9,750,000.00	$ -
Roads	3,112,800.00	SF	$ 11.63	$ 36,189,934.89	$ 36,189,934.89	$ -
Trails	800,000.00	SF	$ 10.10	$ 8,080,000.00	$ 8,080,000.00	$ -
Temporary Construction Access	469,141.20	SF	$ 10.10	$ 4,738,326.12	$ 4,738,326.12	$ -
Cut & Fill Storage	653,400.00	SF	$ 10.10	$ 6,599,340.00	$ 6,599,340.00	$ -
Construction Equipment Storage	217,800.00	SF	$ 10.10	$ 2,199,780.00	$ 2,199,780.00	$ -
Construction Materials Storage	217,800.00	SF	$ 10.10	$ 2,199,780.00	$ 2,199,780.00	$ -
Parks	1,628,000.00	SF	$ 10.10	$ 16,442,800.00	$ 16,442,800.00	$ -
Snow Storage	217,800.00	SF	$ 10.10	$ 2,199,780.00	$ 2,199,780.00	$ -
Drainageways	535,600.00	SF	$ 10.10	$ 5,409,560.00	$ 5,409,560.00	$ -
Mountainside Stabilization	871,200.00	SF	$ 10.10	$ 8,799,120.00	$ 8,799,120.00	$ -
Entry Monuments	87,120.00	SF	$ 10.10	$ 879,912.00	$ 879,912.00	$ -
Irrigation Ponds	217,800.00	SF	$ 10.10	$ 2,199,780.00	$ 2,199,780.00	$ -
Visual Corridor Protection	759,601.50	SF	$ 10.10	$ 7,671,975.15	$ 7,671,975.15	$ -
Estimated Total Cost (Excluding Vertical Construction)				**$ 318,754,115.72**	**$ 284,762,540.39**	**$ 33,991,575.33**

Cost Estimate Prepared By: Berg Civil Engineering

Notes:

Costs presented are an estimate based on project understanding and are subject to change. Actual costs may vary.

Any signifcant changes in labor rates, material costs, or supply chain issues may result in a final cost that differs from this estimate.

Estimate is for civil infrastructure only.

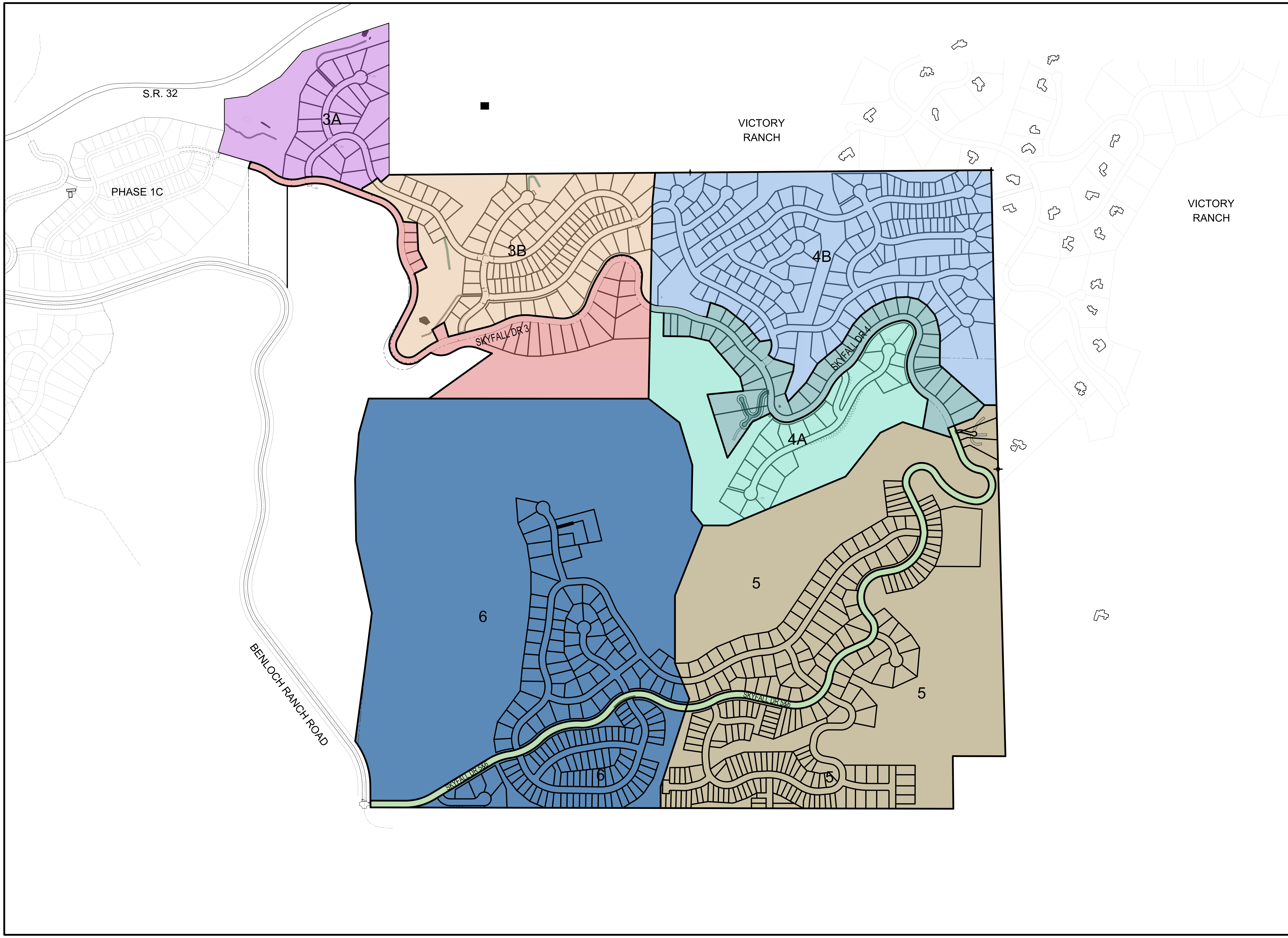
Public allocation assumes no other entity will reimburse the developer for the included improvements.

Useful life assumed required maintenance is completed.

Assumed the roadways and storm sewer will be owned by the District or other public entity.

Attachment B

Map



WHITE WOLF MOUNTAIN

DEVELOPER

CACHE PRIVATE CAPITAL DIVERSIFIED FUND

3400 N ASHTON BLVD, STE 1008
LEHI, UT 84043

N

0 150 300 600 900

SCALE: 1"= 300'

berg

CIVIL ENGINEERING

1018 N Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH PROFESSIONAL ENGINEER
3-30-2026
343602

ACTION	DATE
OVERALL	3-30-2026

PROJECT

WHITE WOLF MOUNTAIN

DESCRIPTION

OVERALL PHASING MASTER PLAN

SHEET NAME	SHEET NUMBER
OVERALL CONCEPT PLAN	C1