

2/2/23
Rec'd
LHA



February 2, 2023

BY HAND DELIVERY

Mayor Phillips and Members of Council
Town of Sunset Beach
700 Sunset Beach Blvd.
Sunset Beach, NC 28468

Re: Interim Project Report Ocean Ridge Phase VI

Dear Mayor Phillips and Members of Council:

In accordance with the Subdivision Improvements Agreement between Coastal Communities at Ocean Ridge Plantation, LLC (the “Developer”) and the Town of Sunset Beach, following is an interim report to the Town regarding the progress on the subject project.

As previously reported, the sewer system has passed all testing and will be dedicated to the County contemporaneously with the water system.

Since the last report, all materials needed for water services/meters were finally delivered and installed. The Developer completed the pressure testing of the water system, as well as the chlorination testing. Both passed. Installation of water services to all lots has been completed.

The contractor has been performing clean-up work, such as grading disturbed areas and preparing for the walk through with Brunswick County. Survey work to designate locations of water and sewer services/meters, valve boxes, and other system components has been completed. This information is utilized to draft the as-built drawings, which should be completed in approximately two weeks. Once the as-builts are finalized, a walk through can be scheduled with Brunswick County. Substantial Completion of the system per Brunswick County’s Construction checklist should be finalized when the walk through is complete.

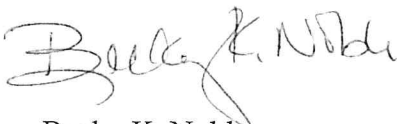
BEMC has completed installation of conduit at road crossings.

Significant survey work for road construction is also underway. The surveyor should complete the section 2 staking for grading and curb installation today. The contractor should begin road grading work for curb installation by mid-February.

While not particularly relevant to infrastructure, the Town may wish to note that a contractor has been engaged by the Developer to demolish and remove the old clubhouse structure on the property. The work was to be completed by January 31st; however, the contractor requested an extension - as has been the norm over the past few years. We understand that mobilization to the clubhouse site to begin work should start next week.

We will continue to keep you advised about construction progress, and we sincerely appreciate the cooperation of the Town as we continue to move forward with the development of Ocean Ridge Phase VI.

Sincerely,

A handwritten signature in cursive script that reads "Becky K. Noble".

Becky K. Noble
Coastal Communities at Ocean Ridge Plantation, LLC