



August 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. We look forward to the Town’s site visit today (August 2nd) to further share progress on the ground.

Since our last report, we have completed grading and installed all curb in Section 2 except for a portion at the end of construction limits (approximately 30’ long). This small run of curb will be completed by the end of this week, weather permitting. Of course, significant surveying and staking to support the construction has been ongoing, especially as re-staking areas during this stage of construction is typically required. We had hoped to finalize curbing installation much sooner, but we had to switch curbing contractors in the middle of construction due to quality control issues and extensive delays on the part of the original contractor. Project delay from such drastic, but necessary, action is exacerbated by the mobilization and re-scheduling of the new contractor, who has gone above and beyond to finish the work.

While curbing has also been installed at the entrance area in Section 1, we will be doing more work in this area to smoothly tie-in the new curbing with the roadway. The portion of the entrance with a bifurcated roadway around the median will be significantly widened, requiring

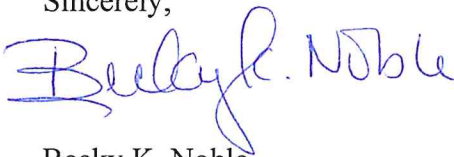
wedging of stone base between existing asphalt and new curbing. Wedging will be required along most of the remaining roadway area as well to transition to the newly curbed area, but to a much lesser extent. Some milling will be required around existing catch basins to ensure proper drainage of the roadway. Finally, an overlay of asphalt will be placed on roadways between the new curbing in this area.

Significant grading work for stone installation has also occurred, as well as soils excavation and replacement where necessary. Soils testing work was done in advance of curb and stone installation. Where soil was marginal for subgrade, material was removed and replaced with suitable fill. On the old section of Mayfair Way that connects Section 1 to Section 2, asphalt was removed and re-graded to allow for the installation of curb and additional stone base. Stone base is currently being installed in Section 2 on several roads. We are hopeful to have all stone base in Section 2 installed by the end of next week and ready for compaction testing. After compaction testing, the next step in the road work process is fine grading of the stone, then paving.

Although frequent rains at inopportune times, especially at designed low points in the roadways, impeded advancement at times, the contractors have and continue to skip around to the driest areas of the project, or where order of operations allow to continue progress where feasible. Weekend work has even occurred to take advantage of dryer periods. We will continue grading, installation of stone, and backfilling behind curb in this non-sequential manner to finalize roadways as soon as possible.

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 and completion of all Ocean Ridge Phase VI infrastructure.

Sincerely,



Becky K. Noble

Coastal Communities at Ocean Ridge Plantation, LLC