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May 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 appreciated the opportunity to host town representatives on a site visit in March. At that time, the Town wished to review progress on removal of the clubhouse (an item not related to the Subdivision Improvements Agreement) as well as general development.

Since the site visit, we have completed the removal of the clubhouse structure and all its components, including the asphalt driveway approaches. The site is clean and has been graded to match the surrounding grade as closely as possible.

As you may be aware, the stormwater, sewer and water systems have all been installed and roads have been graded to allow for the commencement of concrete curbing work. This work involves coordination between two contractors (the grading contractor and the curbing contractor) and requires substantial precision. The curbing contractor stakes string lines, the grading contractor grades to the string line, and the curbing contractor uses a machine to pour concrete for much of the curb. (Frequent rains sometimes mean that the process must be repeated or postponed.) The

earth work continues as the curbing contractor moves string line to the next section after pouring. The vast majority of the curb inlet frames and grates within the roadway, which allow for water to be transferred to the storm water system, have been completed. At these locations, curb installation is not by machine, but concrete poured and hand finished after installing forming boards that tie-in to the machine-poured curbs.

We should be able to start back-fill work and seeding behind the curb soon on those areas poured first and will continue to do this as sections finish curing. Other support work such as surveying is occurring continuously, and grades are constantly being evaluated to make minor adjustments. We hope to start stone base installation this month on roads where curbing is completed. The project is now taking on a much different look, as the infrastructure now being installed is all above ground and roadways are better defined by curbing.

The engineer has completed as-built drawings for the water and sewer. Those systems will be dedicated to the County once the roads are paved.

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