



September 2, 2021

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.

The Developer continued installation of stormwater piping, curb inlet and junction boxes in Section 2 of Phase VI. Delays in shipments of material due to highly publicized supply chain issues persisted, but our contractor doubled efforts to work with many vendors to try to obtain necessary materials that had been readily available in the past. Suppliers in all industries, but particularly the construction world, have sent multiple letters to customers explaining supply chain issues, shortages, and long lead times across all product lines. Pricing is also uncertain, with some material vendors implementing policies that pricing is determined at time of shipment. We are pleased that, through extraordinary effort, we have continued to work through these significant uncertainties and obstacles.

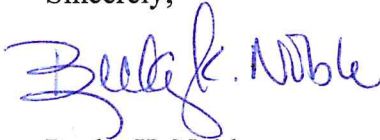
Despite the aforementioned, we have now received all major materials needed to finish installation of stormwater pipe and boxes in Section 2. The only materials not on the ground are curb inlet frames and grates located within the roadway, which is intentional. We will place these on the installed boxes at the time of curbing installation to avoid theft of the metal tops like

we experienced in Section 1. Extensive excavation is required to install the large piping (sized up to 60”) to great depths, and the contractor is coordinating that work with excavation of the last stormwater pond needed to complete Section 2. Some of the best material from this pond will be used around the larger pipe for backfill and in some roadways.

Engineered water and sewer plans have been provided to contractors for bid, and we have been addressing many questions about the plans. We have one bid in hand, and we are evaluating. However, the contractor will not guarantee the price submitted, material availability, or delivery time; an extremely onerous condition of completing large projects during these truly unprecedented times.

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,



Becky K. Noble

Coastal Communities at Ocean Ridge Plantation, LLC