

EXHIBIT C. RIVER RIM RANCH DIVISION II –PHASE I
TENTATIVE - INFRASTRUCTURE PHASING PLAN
7-15-2013

PHASE	DESCRIPTION OF COMPLETED INFRASTRUCTURE	SCHEDULED INFRASTRUC-TURE COMPLETION DEADLINE	LOTS AUTHORIZED FOR BUILDING PERMITS / OCCUPANCY PERMITS UPON ACCEPTANCE OF INFRASTRUCTURE	LOTS RESTRICTED FROM SELLING
1A	Potable Water, Fire/Irrigation System, Sewage Collection, Module I Wastewater Pre-Treatment, Power, Communications, Roads to Pit Run Gravel, Paved road to West Rim Village area (See Note 1.)	Complete	Block 1, Lot 8	All lots excepts those affected by the current county road alignment which include Block 9, Lots 1-25; Block 8, Lots 1-7, Tract G
1B	Construct relocated County Road, Upgrade existing County Road Sections with gravel surface. (See Note 2)	12/31/2014	Block 1, Lot 8	Same as 1A
1C	Place Crushed Gravel on West Loop, Construct South Connector to County Road 9400 West, crushed gravel only, construct middle connector	12/31/2015 or prior to issuance of any building permits	Lots in Phase 1A plus Block 6 Lots 1-28; Block 7 Lots 1-16; Block 8 Lots 8-12; Tract C Lots 1-62; Tract D Golf Village Chalets; Block 9 Lots 1-25	All lots eligible for sale following construction of Relocated County Road
1D	Block 10 Lots 1-4, Install Fire Protection Hydrant(s)	12/31/2016 or prior to building permit for Lots 1-4	Lots in Phase 1C plus Block 10, Lots 1-4	No Restrictions
1E	Place Crushed Gravel to Teton County Standards on remainder of West Rim Loop Road and Block 1	12/31/2016 or prior to issuance of any building permits	Lots in Phase 1D plus Block 1 Lots 1-7; Block 2 Lots 1-8; Block 4 Lots 1-22; Block 5 Lot 1A and Lots 1-39;	No Restrictions

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1F	Tract A Infrastructure for 8 Lots Utility Stubs (See Note 3,4)	12/31/2016 or prior to building permit, or prior to road paving	All previous Phases plus Tract A, Lots 1-8	No Restrictions
1G	Tract B Infrastructure for 10 Lots Utility Stubs (See Note 3,4)	12/31/2016 or prior to building permits, or prior to road paving.	All previous Phases plus Tract B, Lots 1-10	No Restrictions
1H	Tract E Infrastructure for 12 Lots Utility Stubs (See Note 4)	12/31/2016 or prior to road paving, or prior to building permits.	All previous Phases plus Tract E, Lots 1-12	No Restrictions
1I	Tract G Infrastructure for 3 Lots, Block 6 (south) 6 lots; Block 5 (north) 1 lot; total of 10 lots (Utility Stubs) (See Note 4)	12/31/2016 or prior to road paving, or prior to building permits.	All previous Phases plus Tract G Lots 1-3, Block 6 Lots 29-34 Block 5, Lot 1B	No Restrictions
1J	Pave Highway 33 Turning Lanes, Main Entrance, West Bound Lane (See Note 5)	12/31/2026 or when 30 building permits are issued within River Rim (to coincide with Phase 1M)	All previous Phases	No Restrictions
1K-A	Finish Grade and Seed Golf Course Open Space (See Note 6)	12/31/2015	All previous Phases	No Restrictions

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1K-B	Complete Ponds, Trails within Golf Open Space (See Note 6)	12/31/2016	All previous Phases	No Restrictions
1L-A	Pave Loop Road, Commercial Area	12/31/2026 or when 30 building permits are issued within River Rim	All previous Phases	No Restrictions
1L-B	Pave North Section of County Road 9400 (See Note 7)	When ADT on North Section exceed 200 ADT	All previous Phases	No Restrictions
1M	Pave Highway 33 Turning Lanes, North Entrance (See Note 5)	Prior to additional commercial development from the date of this amendment	All previous Phases	No Restrictions
1N	Block 3 Farm Ranch Infrastructure, 4 lots (See Note 8)	12/31/2026	All previous Phases plus Block 3 Lots 1-4	No Restrictions
1O	Tract I, 1 lot (See Note 9)	12/31/2026	All previous Phases	No Restrictions
1P	Wastewater Treatment Module # 2 (See Note 10)	Based upon Flow (80% of design capacity, = 24,000 gpd)	All previous Phases	No Restrictions

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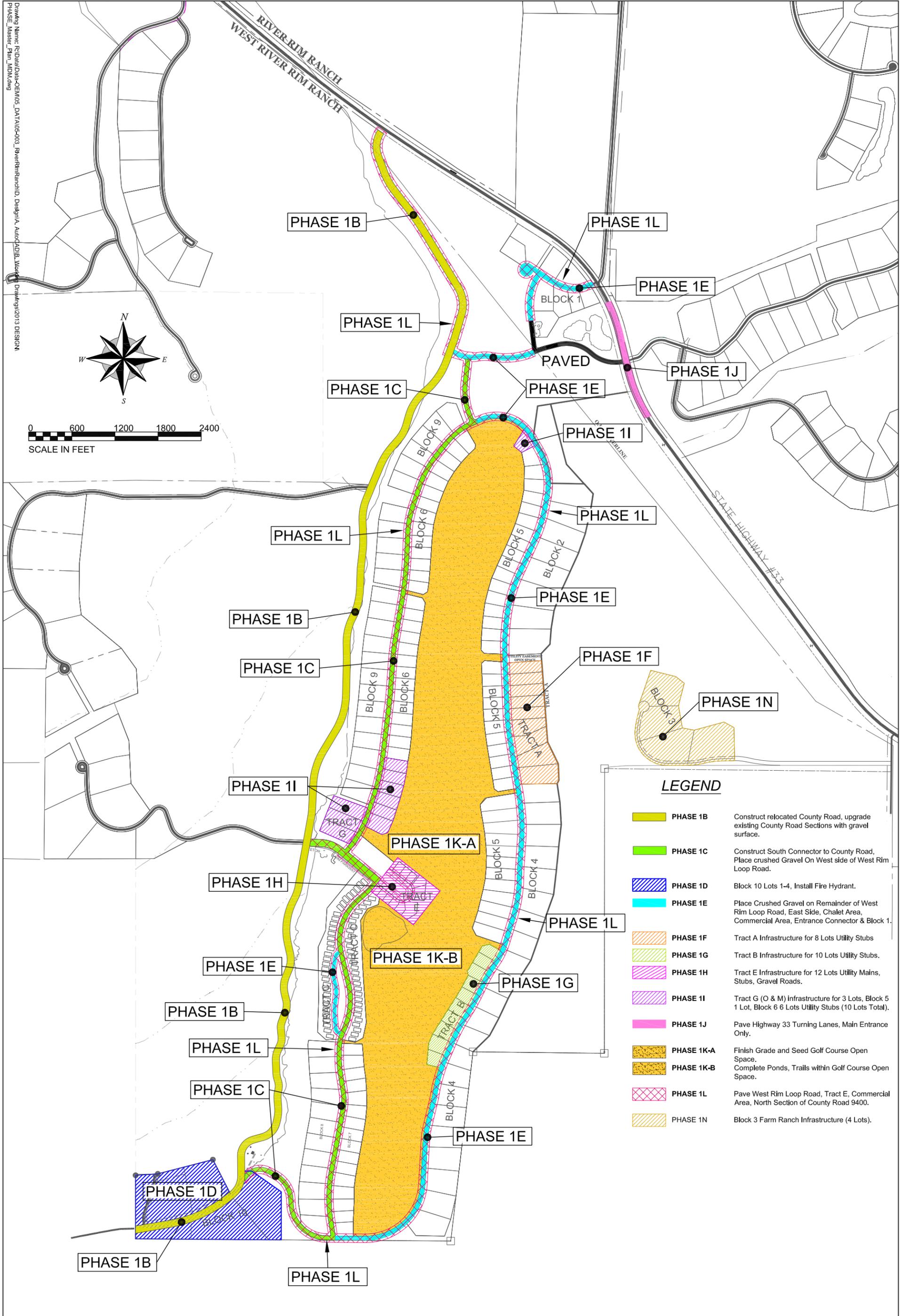
Additional Notes:

1. Phase 1A includes all existing infrastructure completed and approved as of the end of 2010. Final certifications were signed off as of February 2012. This includes the potable water system for Division II Phase I, the combined irrigation / fire protection system for Division II Phase I, the sewer collection system for Division II Phase I, power and communication systems for Division II Phase I, Module I of the wastewater pretreatment system with a capacity of 30,000 gpd, the paved roads within Block 1 of Division II Phase I and pit run gravel roads for Division II Phase I. The one year warranty period for all of these facilities has been completed as of February 2013. See attached Teton County Certification of Subdivision completion.
2. County Road 9400 West shall be relocated and reconstructed to a gravel surface within the existing easement by the end of 2014 to enable access to adjacent properties to the south and west of River Rim. Pavement of the north section of County Road 9400 West will be subject to need based upon average daily traffic.
3. Tracts A and B only require utility stubs for water, sewer, irrigation, power and communications.
4. Utility stubs for water, sewer, irrigation, power and communications will be installed for the proposed lots in Block 6, Tract E and Tract G, total of 21 units by 12/31/2016. However these lots will remain through the end of the project 12/31/2026. These units would be transferred to Tract E as cluster units if the golf course is constructed. Phases 1F through 1I involve the installation of utility stubs and are allowed to occur in any order with a final deadline date of 12/31/2016.
5. The turning lanes on State Highway 33 will also be subject to additional completion requirements that may be established independently by the Idaho Transportation Department. Plans for both the main and north/west entrance turning lanes have been permitted by the Idaho Transportation Department. The north/west entrance turning lanes will not be required unless additional commercial development is planned for the West Rim Village area.
6. The golf course reclamation shall also include the installation of water features and trails as a permanent use, with the option of constructing a golf course or other open space outdoor activity facility in the future. A phased plan is proposed as described below:

a. DESCRIPTION	DATE
b. -Weed eradication	Summer 2013 (ongoing program)
c. -Site grading/top soiling	Fall 2014
d. -Agricultural practices	Spring 2015 (continued in future years)
e. -Native grass seeding	Fall 2015
f. -Trail system	Fall 2016
g. -Water features/ponds	Fall 2016
7. The paving of the north section of County Road 9400 West is to be based upon average daily traffic (ADT) values greater than 200 ADT.

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8. No bonding is proposed for Phase 1N which involves Lots 1-4 of Block 3. This area is platted as a Farm Ranch Residential Compound and is owned by a separate entity. Improvements would be required prior to the issuance of any building permit in this block.
9. No bonding is proposed for Phase 1O which involves one lot within Tract I. This area is platted as a separate Tract and access and utilities are available to the edge of this tract. This lot would be served by onsite water and sewer facilities.
10. The first module of a planned four module wastewater pre-treatment system has been completed. Future modules will be added on the basis of actual needs as described in Section 2. (h) of the Amended Development Agreement
11. See attached Exhibit B for cost estimates of future infrastructure improvements by phase for Division II Phase I.
12. Development within the Golf Village, (including Tract D Golf Chalets and Tract E) will be subject to additional Teton County permit review for development anticipated to take place within the boundaries of these tracts. Similarly O&M Lot Tract G will be subject to additional Teton County permit review for the development of operation and maintenance facilities.
13. No final plat has been filed for future Phases II through VI, which phases are scheduled for completion by December 31, 2026. Density, open space and the lot configuration for these areas are described in River Rim Planned Unit Development, Master Plan Plat Amendment.



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 SCALE IN FEET

LEGEND

- PHASE 1B** Construct relocated County Road, upgrade existing County Road Sections with gravel surface.
- PHASE 1C** Construct South Connector to County Road, Place crushed Gravel On West side of West Rim Loop Road.
- PHASE 1D** Block 10 Lots 1-4, Install Fire Hydrant.
- PHASE 1E** Place Crushed Gravel on Remainder of West Rim Loop Road, East Side, Chalet Area, Commercial Area, Entrance Connector & Block 1.
- PHASE 1F** Tract A Infrastructure for 8 Lots Utility Stubs
- PHASE 1G** Tract B Infrastructure for 10 Lots Utility Stubs.
- PHASE 1H** Tract E Infrastructure for 12 Lots Utility Mains, Stubs, Gravel Roads.
- PHASE 1I** Tract G (O & M) Infrastructure for 3 Lots, Block 5 1 Lot, Block 6 6 Lots Utility Stubs (10 Lots Total).
- PHASE 1J** Pave Highway 33 Turning Lanes, Main Entrance Only.
- PHASE 1K-A** Finish Grade and Seed Golf Course Open Space.
- PHASE 1K-B** Complete Ponds, Trails within Golf Course Open Space.
- PHASE 1L** Pave West Rim Loop Road, Tract E, Commercial Area, North Section of County Road 9400.
- PHASE 1N** Block 3 Farm Ranch Infrastructure (4 Lots).