

EXHIBIT C. RIVER RIM RANCH DIVISION II –PHASE I
TENTATIVE - INFRASTRUCTURE PHASING PLAN
9-24-2013

PHASE	DESCRIPTION OF COMPLETED INFRASTRUCTURE	SCHEDULED INFRASTRUCTURE 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, Block1 including a portion of the Highway 33 Turning Lanes (See Note 1.)	Complete	Block 1, Lot 8	Lots 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 to gravel surface. (See Note 2)	12/31/2014	Block 1, Lot 8	All lots eligible for sale following construction and acceptance of Relocated County Road
1C	Reclaim Golf Course Open Space Area. Part 1: Finish Grade, Topsoil and Seed; Part 2: Trails within Golf Open Space (See Note 3)	Topsoil / Seed: 12/31/2014 Trails / Ponds: 12/31/2016	Block 1, Lot 8	No Restrictions
1D	Place Crushed Gravel on the entire West Rim Place Loop Road including West Rim Village roads; Construct South Connector to County Road 9400 West, crushed gravel only, construct Teton Rim Parkway connector	12/31/2016 or prior to issuance of any building permits	Block 1 Lots 1-7; Block 2 Lots 1-8; Block 4 Lots 1-22; Block 5 Lot 1A and Lots 1-39; Block 6 Lots 1-28; Block 7 Lots 1-16; Block 8 Lots 1-12; Tract C Lots 1-62; Tract D Golf Village Chalets; Block 9 Lots 1-25	No Restrictions

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1E	Block 10 Lots 1-4, Install Fire Protection Hydrant(s)	12/31/2016 or prior to building permit for Lots 1-4	Lots in previous phases plus Block 10, Lots 1-4	No Restrictions
1F	Install utility stubs to service Tract A for 8 Lots, Tract B for 10 Lots, Tract E for 12 Lots, Tract G for 3 Lots, Block 6 (south) 6 lots, Block 5 (north) 1 lot; (See Notes 4, 5)	12/31/2016 or prior to building permit, prior to road paving, or prior to issuance of a building permit for these lots	Lots in previous phases plus Tract A, Lots 1-8; Tract B, Lots 1-10; Tract E, Lots 1-12; Tract G Lots 1-3; Block 6 Lots 29-34; Block 5, Lot 1B	No Restrictions
1G	Construct and Pave Highway 33 Turning Lanes, Main Entrance, West Bound Lane (See Note 6)	12/31/2026 or when 30 building permits are issued within River Rim or ADT reaches 200 or per ITD requirement	All previous Phases	No Restrictions
1H	Pave Loop Road, Commercial Area	12/31/2026 or when 30 building permits are issued within River Rim, or ADT reaches 200	All previous Phases	No Restrictions
1I	Pave Highway 33 Turning Lanes, North Entrance (See Note 6)	Prior to additional commercial development from the date of this amendment	All previous Phases	No Restrictions
1J	Wastewater Treatment Module # 2 (See Note 8)	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 by the River Rim development 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 as described in Note 7.
3. 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:

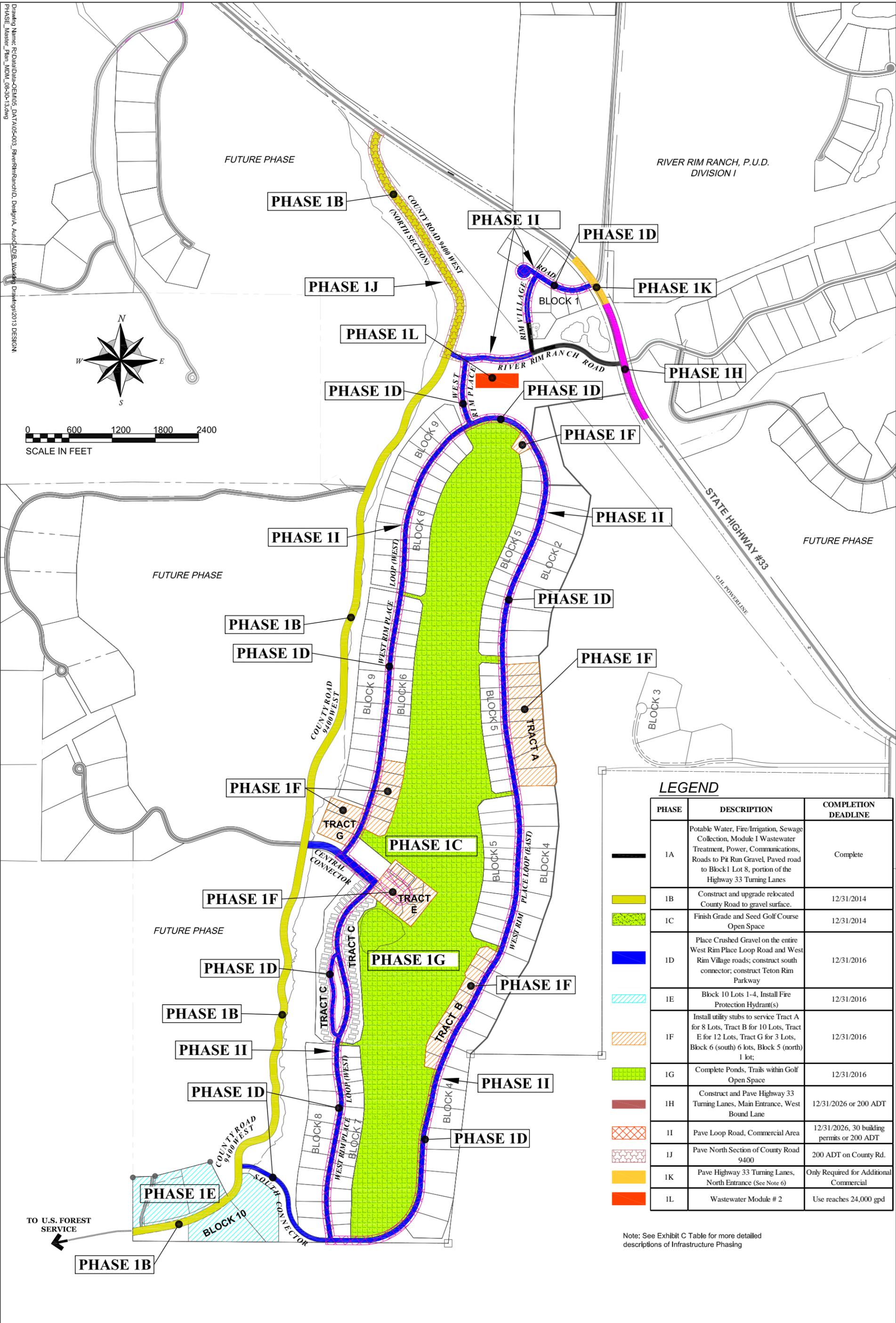
DESCRIPTION	DATE
a. -Weed eradication	Summer 2013 (ongoing program)
b. -Site grading/top soiling	Fall 2014
c. -Agricultural practices	Spring 2015 (continued in future years)
d. -Native grass seeding	Fall 2014
e. -Trail system, partial	Fall 2016

4. Tracts A and B only require utility stubs for water, sewer, irrigation, power and communications.
5. 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.
6. 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.
7. 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

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8. No bonding is proposed for 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 the 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. See attached Exhibit B for cost estimates of future infrastructure improvements by phase for Division II Phase I.
11. 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.
12. 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 River Rim Planned Unit Development, Master Plan Amendment Map, Exhibit A.

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LEGEND

PHASE	DESCRIPTION	COMPLETION DEADLINE
1A	Potable Water, Fire/Irrigation, Sewage Collection, Module I Wastewater Treatment, Power, Communications, Roads to Pit Run Gravel, Paved road to Block 1 Lot 8, portion of the Highway 33 Turning Lanes	Complete
1B	Construct and upgrade relocated County Road to gravel surface.	12/31/2014
1C	Finish Grade and Seed Golf Course Open Space	12/31/2014
1D	Place Crushed Gravel on the entire West Rim Place Loop Road and West Rim Village roads; construct south connector; construct Teton Rim Parkway	12/31/2016
1E	Block 10 Lots 1-4, Install Fire Protection Hydrant(s)	12/31/2016
1F	Install utility stubs to service Tract A for 8 Lots, Tract B for 10 Lots, Tract E for 12 Lots, Tract G for 3 Lots, Block 6 (south) 6 lots, Block 5 (north) 1 lot;	12/31/2016
1G	Complete Ponds, Trails within Golf Open Space	12/31/2016
1H	Construct and Pave Highway 33 Turning Lanes, Main Entrance, West Bound Lane	12/31/2026 or 200 ADT
1I	Pave Loop Road, Commercial Area	12/31/2026, 30 building permits or 200 ADT
1J	Pave North Section of County Road 9400	200 ADT on County Rd.
1K	Pave Highway 33 Turning Lanes, North Entrance (See Note 6)	Only Required for Additional Commercial
1L	Wastewater Module # 2	Use reaches 24,000 gpd

Note: See Exhibit C Table for more detailed descriptions of Infrastructure Phasing