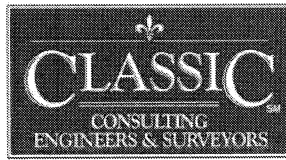


EXHIBIT C
ESTIMATED INFRASTRUCTURE CAPITAL COSTS



RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT

DISTRICT IMPROVEMENTS

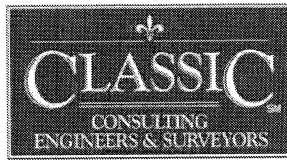
ENGINEERS OPINION OF CONSTRUCTION COSTS

Project: Retreat at TimberRidge
Phase: _____
Filing: _____
No. Lots: 480
Area: 293 acres

Date: June 6, 2017
Location: El Paso County, CO
CCES Job No. 2520.00
Revision: Original
By: MAW

Public Roadway and Drainage Infrastructure

Public Off-site Roadway Improvements (Incl. grading, E.C., paving, striping, C&G, sidewalk, traffic control, drainage)	\$ 2,000,000
Public On-site Roadway Improvements (Incl. paving, C&G, sidewalk, striping, median, no utilities)	\$ 5,500,000
Detention/SWQ Ponds (Incl. outlet structure/micropool, forebay(s), trickle channel(s), outlet pipe, rip-rap, overflow weir)	\$ 1,250,000
Channel Improvements (Incl. check/drop structures, selective rip-rap lining, revegetation)	\$ 2,500,000
Storm Sewer	\$ 2,250,000
Common Area Landscaping and Irrigation	\$ 1,500,000



RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT DISTRICT IMPROVEMENTS

ENGINEERS OPINION OF CONSTRUCTION COSTS (CONTINUED)

Public Utility Infrastructure

Sanitary Sewer System	\$ 3,000,000
Water System	\$ 3,500,000
Utility Distribution and Relocation	\$ 1,000,000
Subtotal	\$22,500,000

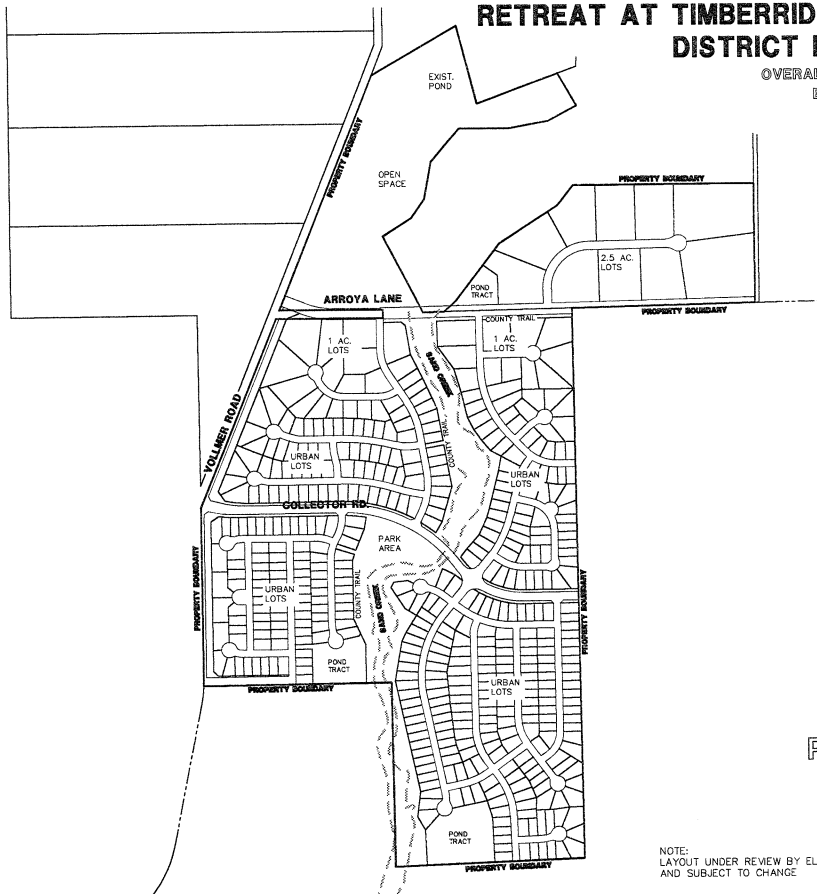
Contingency	\$ 1,000,000
Engineering Design	\$ 1,250,000
Governmental Approvals/Inspection Fees	\$ 500,000
Construction Management	\$ 1,000,000
Construction Surveying	\$ 1,000,000
Geotechnical Engineering	\$ 650,000
Estimated Total	\$27,900,000

Notice

Classic Consulting Engineers & Surveyors cannot and does not guarantee that the construction cost will not vary from these opinions of probable construction costs. These opinions represent our best judgment as design professionals familiar with the construction industry and this development in particular.

RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT DISTRICT IMPROVEMENTS

OVERALL SITE EXHIBIT
EXHIBIT A



PRELIMINARY

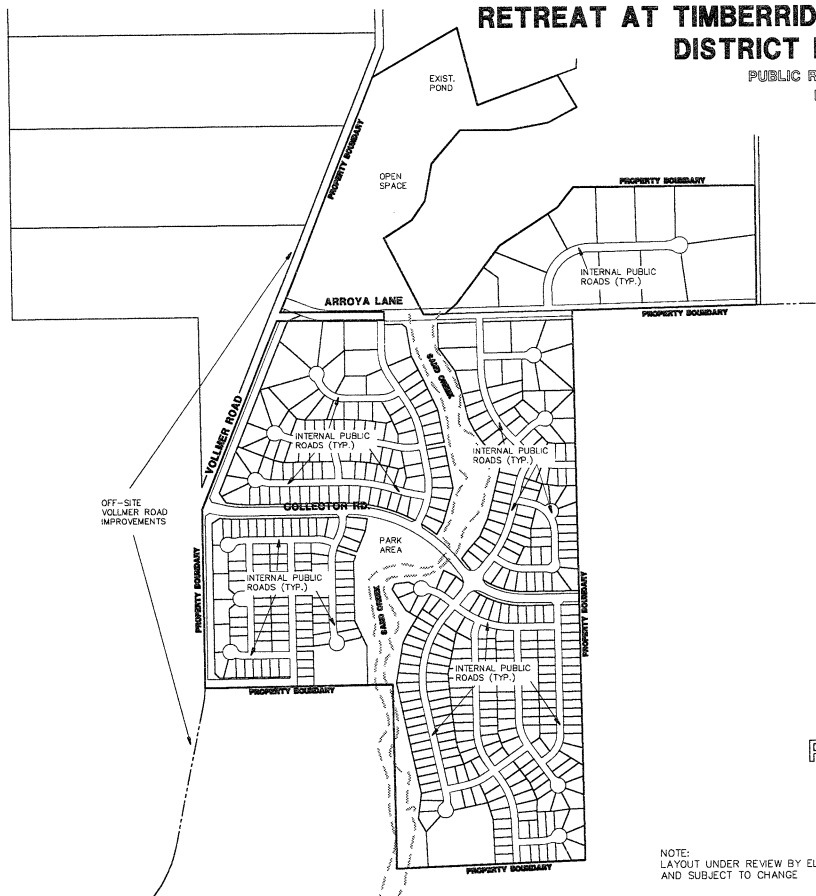
SCALE: 1" = 600'

NOTE:
LAYOUT UNDER REVIEW BY EL PASO COUNTY
AND SUBJECT TO CHANGE

CLASSIC CONSULTING ENGINEERS & SURVEYORS		RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT DISTRICT IMPROVEMENTS EXHIBIT A	
DESIGNED BY	MAW	SCALE	DATE 6-8-17
DRAWN BY	MAW	01 1" = 600'	SHEET 1 OF 2
CHECKED BY	MS 1" = 600'	APP MS	2016.10

RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT DISTRICT IMPROVEMENTS

PUBLIC ROADWAY EXHIBIT
EXHIBIT B



OFF-SITE
VOLLMER ROAD
IMPROVEMENTS

PRELIMINARY

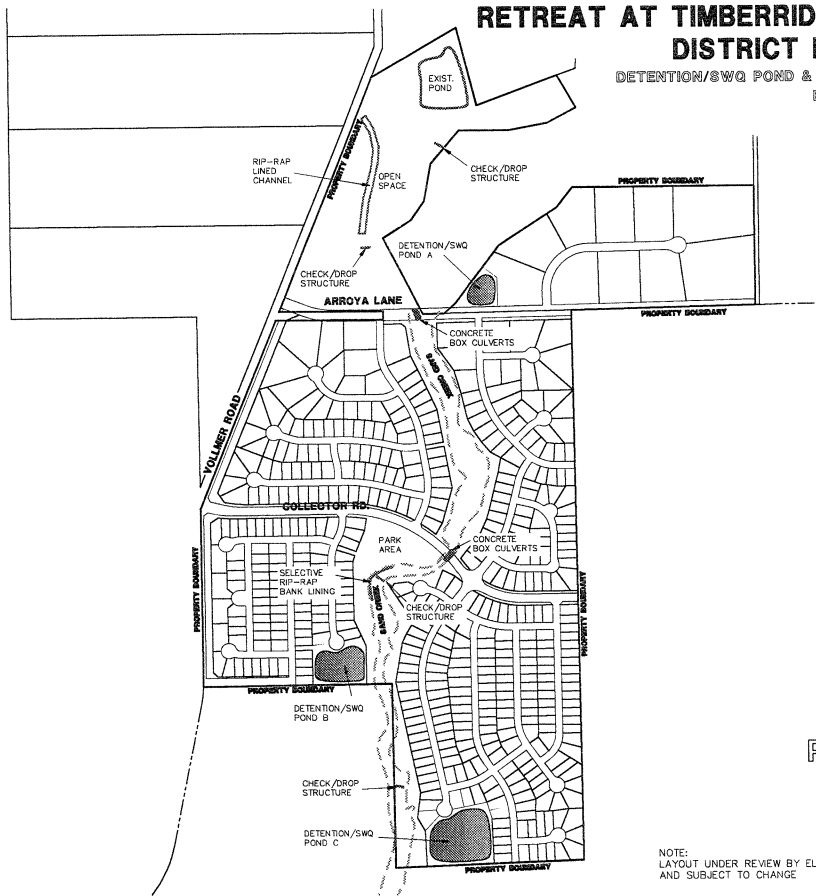
SCALE: 1" = 600'

NOTE:
LAYOUT UNDER REVIEW BY EL PASO COUNTY
AND SUBJECT TO CHANGE

CLASSIC CONSULTING ENGINEERS & SURVEYORS <small>1010 N. Gentry Avenue, Suite 200, El Paso, Texas 79901</small>		RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT DISTRICT IMPROVEMENTS EXHIBIT B	
		DESIGNED BY	DATE
DRAWN BY	SCALE	CHECKED BY	DATE
MAW	01 1/4" = 80'	MAW	06-01-17
SHEET 2 OF 2		JOB NO. 2006-00	

RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT DISTRICT IMPROVEMENTS

DETENTION/SWQ POND & CHANNEL IMPROVEMENTS EXHIBIT
EXHIBIT C



PRELIMINARY

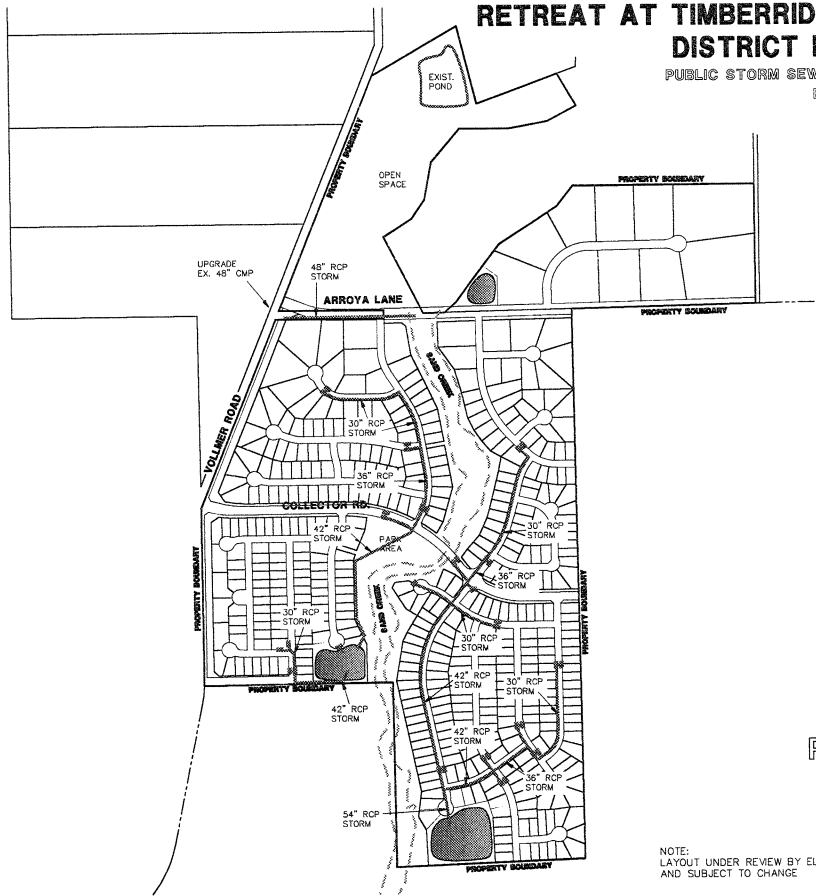
SCALE: 1" = 600'

NOTE:
LAYOUT UNDER REVIEW BY EL PASO COUNTY
AND SUBJECT TO CHANGE

CLASSIC CONSULTING ENGINEERS & SURVEYORS 211 N. G Street, Suite 200 Corpus Christi, Texas 78401 737.761.0100		RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT DISTRICT IMPROVEMENTS EXHIBIT C	
		DESIGNED BY: JAW DRAWN BY: JAW CHECKED BY: JAW	SCALE: 1" = 600' SHEET: 3 OF 6 JOB NO: 2006.00

RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT DISTRICT IMPROVEMENTS

PUBLIC STORM SEWER IMPROVEMENTS EXHIBIT
EXHIBIT D



PRELIMINARY

SCALE: 1" = 600'

NOTE:
LAYOUT UNDER REVIEW BY EL PASO COUNTY
AND SUBJECT TO CHANGE

CLASSIC CONSULTING ENGINEERS & SURVEYORS <small>281 N. Cooper Avenue, Suite 100, "Timberline" El Paso, Texas, 79901 (915) 755-2100</small>		RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT DISTRICT IMPROVEMENTS EXHIBIT D		<small>CLASSIC CONSULTING ENGINEERS & SURVEYORS</small>
		DESIGNED BY	MAW	
DRAWN BY	DJ	1" = 600'	SHEET	4 OF 8
CHECKED BY	MS	N/A	APP. MS.	STB/MS

RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT DISTRICT IMPROVEMENTS SANITARY SEWER IMPROVEMENTS EXHIBIT EXHIBIT E



PRELIMINARY

SCALE: 1" = 600'

NOTE:
LAYOUT UNDER REVIEW BY EL PASO COUNTY
AND SUBJECT TO CHANGE

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

1111 E. Tenth Street, Suite 200 | Fort Worth, TX 76102
817.335.1234 | www.classic-engineers.com

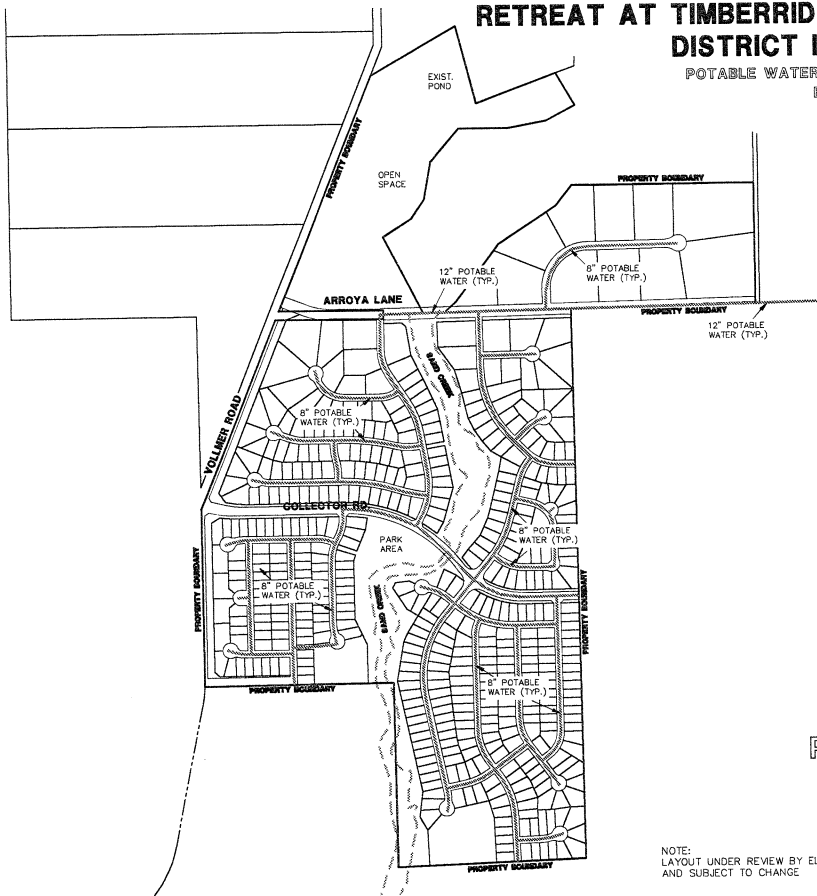
RETREAT AT TIMBERRIDGE
METROPOLITAN DISTRICT
DISTRICT IMPROVEMENTS
EXHIBIT E

DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	MAW	(21) 1" = 600'	8-6-17
CHECKED BY	MS	1" = 600'	8-6-17

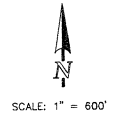
RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT

DISTRICT IMPROVEMENTS


POTABLE WATER IMPROVEMENTS EXHIBIT
EXHIBIT F



PRELIMINARY



NOTE:
LAYOUT UNDER REVIEW BY EL PASO COUNTY
AND SUBJECT TO CHANGE

CLASSIC CONSULTING ENGINEERS & SURVEYORS <small>200 E. Guadalupe Avenue, Suite 100, El Paso, Texas 79901</small>		RETREAT AT TIMBERRIDGE METROPOLITAN DISTRICT DISTRICT IMPROVEMENTS EXHIBIT F			
		DESIGNED BY	MAW		SCALE
DRAWN BY		MAW	D1 1" = 600'	SHEET	8 OF 8
CHECKED BY		DS 1" = N/A	AND NO.	2008.00	