

Option One: Multi-Family housing proposal:

- 1. What is the price point for the apartments by bedrooms and target resident demographic?**

Response: Our land basis is high and our goal is to design a beautiful project that is complementary to the community. We also believe that extensive amenities for residents, including pool, clubhouse, fitness facilities, etc. are essential for this level of project. All of those factors, along with the market, drive rental rates. Our preliminary projections would indicate a rental rate of \$1600-\$1700 for an average unit.

- 2. How many apartments? What amenities will be in the apartment complex?**

Response: Our current projection is 275 units, with a mix of one, two and three bedroom units, and ranging in size from 750 to 1510 square feet. The project will be highly-amenitized, with a resort-style pool, clubhouse, fitness center, and trail connections.

- 3. Will there be a percentage of the apartments allocated to workforce housing?**

Response: We recognize the need for workforce housing and will work to include certain affordable units into our design.

- 4. Any variances required?**

Response: We anticipate that the PUD would be amended to enable development of the project based on agreed parameters, including height, density, and impervious cover.

- 5. When would the project start?**

Response: We will work diligently to design, engineer, and permit the project as expeditiously as possible. During that process, we will negotiate our construction contract so that we are in position to start construction within 60 days of permit issuance.

6. **When will Stratus build the road and bridge? Is it completed and connected from the edges of the property lines?**

Response: We will construct the Main Street extension, meeting the criteria set forth in the PUD (from the east to the west property boundaries), at the same time as we build the project. Please see depictions of the road profile and alignment in accompanying materials. Completion of Main Street would be a condition to any occupancy of the project.

7. **When will the trail network be completed and connected around the ponds? What amenities will be built in the park?**

Response: We will complete the balance of the trail system, meeting the criteria set forth in the PUD, at the same time as we build the project. Completion of the trail would be a condition to any occupancy of the project. We are proposing to convey the park to the City, with the completed trail system, and the City can then decide if it wants to build additional amenities.

8. **What is the plan for the “Tracey” tract?**

Response: Stratus does not own or control the Tracey Tract. Development of the Tracey Tract is controlled by the PUD.

Option Two: Current PUD:

1. What is the price point of these units and target resident demographic?

Response: Given our high land basis, the restriction on density, the location of the property, and the current high and escalating material and labor cost environment, we would expect these units to sell at the upper end of the market, on a cost per foot basis. The market demographic for these homes would be the same as the demographic for other high-end homes in the community.

2. How many residential units?

Response: The attached plan, which we believe is PUD compliant, shows 83 lots.

3. Will there be a percentage of homes allocated to workforce housing?

Response: Given our costs, it is unlikely we can accommodate workforce housing into the SF plan.

4. Will a hotel be built in this plan?

Response: We will evaluate the option of a limited service hotel to be located on the parcel (Lot 2) located south of Main Street. Developing a hotel on this site would eliminate the homes shown on that parcel, reducing the single family count from 83 to 56.

5. When would the project start?

Response: It is not clear when we would be able to begin; right now, the economics do not support a near-term start.

6. When will Stratus build the road and bridge? Is it completed and connected from the edges of the property lines?

Response: Construction will start in conjunction with start of residential development. As required by the PUD, the extension of Main Street will connect at the current terminus and extend to the western Stratus property line. See exhibit for typical profile and alignment.

7. When will the trail network be completed and connected around the ponds? What amenities will be built in the park?

Response: We will build the remaining trail in connection with construction of the single family subdivision work such that it is completed prior to the time homes are sold.

8. What is the plan for the “Tracey” tract?

Response: Stratus does not own or control the Tracey Tract. Development of the Tracey Tract is controlled by the PUD.

9. PID or no PID?

Response: We are open to the concept a PID to the extent it improves economics and allows an earlier start, but would need to understand the specifics to make a definitive response.