

FOST PHASE 6B -PART 2 BOND COMPUTATIONS for LOC

8-1-25

Phase 6B:

Sidewalks (per Reliance quote): $\$35,742 \times 115\%$ = \$ 41,103.30

Pavement Markings (per Coastal Site quote): $\$1,650 \times 115\%$ = \$ 1,897.50

Street trees (per Coastal quote): $\$5,880 \times 115\%$ = \$ 6,762.00

Clubhouse and Pool: $\$700,000 \times 115\%$ = \$805,000.00

TOTAL: **\$ 854,762.80**

**Moyock Development LLC
227 Caratoke Highway
Moyock, NC 27958**

July 17, 2025

Mark S. Bissell, PE

Bissell Professional Group

3512 N. Croatan Hwy

Kitty Hawk, NC 27949

Subject: Fost Clubhouse and Pool

Dear Mark,

To support bonding requirements, we have established the total construction cost for the clubhouse and pool at **\$700,000.00**.

The proposed clubhouse is approximately **1,100 square feet** and includes two toilet rooms, a kitchenette, a lounge area, and a great room with a fireplace, as well as a covered porch. The adjacent pool features a standard in-ground design with a surrounding concrete deck.

This cost estimate reflects the anticipated expense to complete construction and may be used as the basis for the bonding amount.

Sincerely,

Justin Old

Managing Member

Moyock Development LLC

jold@qhoc.com

252-435-2718



Reliance Concrete Contractors, Inc.
2969 South Military Hwy. Chesapeake, VA 23323
757-967-9970 off. / 757-487-5190 fax (SWAM# 676650 - VDOT cert.# R688)

PROPOSAL / QUOTATION

PROJECT

FOST TRACT 6B2

SIDEWALK

MOYOCK, NC

QHOC

Contact: **PERRY ARNETTE**

Phone:

Fax:

Email:

Bid Date:

Revision: 0

| DESCRIPTION | QTY | COST | UNIT | AMOUNT |
|--|---------------|----------------|-----------|--------------------|
| 4" CONC. SIDEWALK & MUP NONREINFORCED, BROOM FINISH | 777.00 | \$46.00 | SY | \$35,742.00 |
| EXCLUDES: STD EXCLUSIONS LINE 5 BELOW | | | | |

TERMS AND CONDITIONS:

1. Item base bid. Qty's to be determined by actual field measurements upon completion of work.
2. Any broken and/or damaged concrete to be repaired on time and material basis.
3. All work to be accessible by truck under its own power with no external assistance. All quoted concrete is 3000 psi unless noted otherwise.
4. Grade: to be + or - 0.10'
5. Price excludes: permits and bonds, engineering, surveying, layout, independent testing, traffic control, excavation, landscaping, stone under concrete, select fill, (not responsible for unsuitable subgrade, undercut or fill), concrete pumping, concrete sealing, joint sealing and any associated sawcutting, concrete steps, drop inlet/drain box collars, brick pavers, retaining walls, footers, mechanical/electrical pads, dowels and bollards, unless otherwise noted above. ANYTHING NOT ON CIVIL PLANS.
6. Prices: Are based on the total of all line items identified above. If 25% or more of items are deleted from total quote, as presented above, the unit prices quoted no longer apply and will need to be re-evaluated. Prices are good for 90 days from proposal date.
7. Change Orders: No Changes will be performed until a fully documented change is executed and approved by the Contractor.
8. Payment: Will be paid to Reliance Concrete Contractor, Inc. regardless of terms set between the GC and owner. Net 30 days from invoice date, unless otherwise agreed to in writing with Reliance Concrete Contractors, Inc.
9. Retainage: All retainage to be paid within 90 days of substantial completion or if job is halted for more than 90 days.
10. Service Charge: Purchaser agrees to pay Reliance Concrete Contractors, Inc. a service charge of 1.5% per month, an annual percentage rate of 18%, on any outstanding balance/invoices past due. This service charge is in addition to and not in lieu of any other remedies Reliance Concrete Contractors, Inc. may have provided; however, Reliance Concrete Contractors Inc. reserves the right to require payment in advance.
11. Attorneys' Fees: Should this account be placed in the hands of an attorney for collections, purchaser agrees to pay an attorney fee of (25%) of the total amount due at the time the account is referred to the attorney. Purchaser further agrees to pay all court costs incurred by RCC, Inc.
12. Warranty: Reliance Concrete Contractors, Inc., as Subcontractor on the project, does hereby guarantee that all work, executed under the plans and specifications provided will be free from defects of materials and workmanship for a period of one (1) year, beginning from the date of substantial completion or determined by RCC, Inc. All defects occurring within that period shall be replaced or repaired at no cost to the Owner; ordinary wear or tear and unusual abuse or neglect notwithstanding. See note 2.

| | |
|----------------------------|--------------------|
| TOTAL PROPOSAL COST | \$35,742.00 |
|----------------------------|--------------------|

Acceptance: The above terms, conditions and descriptions are satisfactory and are hereby accepted. Must sign and return prior to work commencement.

Submitted By: 
Brian Hamilton, Vice President

Date: 5/27/2025

Accepted by: _____

Date: _____

ESTIMATE

Coastal Site Solutions, LLC
139 Birchwood Ln
Hertford, NC 27944

britt.h.montgomery@gmail.com
+1 (757) 582-4042



Bill to
Perry Arnette
QHOC Homes
417 Caratoke Hwy
Unit D
Moyock, NC 27958

Ship to
Perry Arnette
QHOC Homes
417 Caratoke Hwy
Unit D
Moyock, NC 27958

Estimate details
Estimate no.: 1460
Estimate date: 07/17/2025

Job Name: Fost 6B2

| # | Date | Product or service | Description | Qty | Rate | Amount |
|-------|------|--------------------|---|-----|------------|------------|
| 1. | | Striping & Signage | Layout and stripe high visibility crosswalks per plans provided | 1 | \$1,650.00 | \$1,650.00 |
| Total | | | | | | \$1,650.00 |

Accepted date

Accepted by

Coastal Landscapes, Inc.

P.O. Box 57038
Virginia Beach, VA 23457
757-721-4109 Office
757-426-8585 Fax

admin@coastallandscapes.hrcxm...

Estimate

| DATE | Estimate # |
|----------|------------|
| 4/3/2025 | FOST P6P2 |

| |
|---|
| Name / Address |
| QHOC HOMES 227 CARATOKE HWY UNIT D MOYOCK, NC 27958 |

| Item | Qty | Description | Cost | Total |
|------|-----|--|------------|----------|
| TREE | 42 | FOST PHASE 6B PART 2 TREE 6-8'HT | 140.00 | 5,880.00 |
| | | | \$5,880.00 | |

Coastal Landscapes Inc., provides all designs, materials, & labor for landscape. All plant materials are guaranteed for 1 year from install. There is no guarantee on annuals, sod, bulbs, perennials, dogwoods, palms, gardenias or plants provided by owner. Plants that have been subject to extreme climatic conditions (ie. flood, freeze, drought), neglect, improper watering, mechanical or animal damage will void guarantee. Estimates are good for 6 weeks. A 50% deposit is required to be placed on the schedule, the remainder is due at completion. Debtor will be responsible for court costs incurred to collect on account. Homeowner is responsible for marking all private utilities, irrigation systems, & lighting prior to landscape installation. Coastal Landscapes is not responsible for any damages. This bill is personally guaranteed by the under signed. Credit card payments will incur a 4% processing fee.

Signature_____

ENGINEERING CERTIFICATION

Permittee: Currituck Water & Sewer, LLC
Permit No: **WQ0043770**
Project: **The Fost Tract- Phase 2**

Issue Date: September 22, 2022
County: Currituck

This project shall not be considered complete nor allowed to operate in accordance with Condition 7 of this permit until the Division has received this Certification and all required supporting documentation, which includes:

- One copy of the project construction record drawings (plan & profile views of sewer lines & force mains) of the wastewater collection system extension. Final record drawings should be clear on the plans or on digital media (CD or DVD disk) and are defined as the design drawings that are marked up or annotated with after construction information and show required buffers, separation distances, material changes, etc.

Permit modifications are required for any changes resulting in non-compliance with this permit. **A detailed description for partial certifications should be attached to this form along with any certification comments.**

Certification should be submitted in a manner that documents the Division's receipt. The Permittee is responsible for tracking all partial certifications up until a final certification is received.

PERMITTEE'S CERTIFICATION

I, the undersigned agent for the Permittee, hereby state that this project has been constructed pursuant to the applicable standards & requirements, the Professional Engineer below has provided applicable design/construction information to the Permittee, and the Permittee is prepared to operate & maintain the wastewater collection system permitted herein or portions thereof.

Michael Myers, Authorized Signer

Printed Name, Title

Signature

Date

ENGINEER'S CERTIFICATION

I, Mark S. Bissell, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to observe (☒ periodically, ☐ weekly, ☐ full time) the construction of the project name and location as referenced above for the above Permittee hereby state that, to the best of my abilities, due care and diligence was used in the observation of the following construction: approximately 5,031 linear feet of 8-inch gravity sewer; a 180-gallon per minute pump station (LS-2) with duplex pumps, on-site audible and visual high water alarms, telemetry, and a permanent generator with automatic transfer switch; as well as approximately 1,307 linear feet of 6-inch force main; to serve as part of The Fost Tract-Phase 2 project (PROJECT INFO-122 three-bedroom homes and 43 three-bedroom townhomes), and the discharge of 59,400 gallons per day of collected domestic wastewater into Eagle Creek existing sewerage system, and in conformity with the project plans, specifications, supporting documents, and design criteria subsequently filed and approved. I certify that the construction of the above referenced project was observed to be built within substantial compliance and intent of the approved plans and specifications.

North Carolina Professional Engineer's Seal w/signature & date:

☐ Final

☒ Partial (include description)

Certification is provisional, based on a standby generator retesting is required after permanent power is in place. Also, 4" force main was installed and pump design was modified to 110 gpm @ 24.8' TDH



Send the Completed Form & Supporting Documentation to the Following Address:

DWR WATER QUALITY PERMITTING SECTION
WASTEWATER BRANCH – MUNICIPAL PERMITTING UNIT
1617 Mail Service Center
Raleigh, NC 27699

JOSH STEIN
Governor

D. REID WILSON
Secretary

RICHARD E. ROGERS, JR.
Director



April 03, 2025

CURRITUCK COUNTY WATER DEPT
ATTN: DONALD L. MCCREE, COUNTY MGR
153 COURTHOUSE RD
CURRITUCK, NC 27929

Re: **Final Approval**

Final Approval Date: April 03, 2025

THE FOST TRACT, PH-2

Serial No.: 22-00163

Water System Name: CURRITUCK COUNTY WATER
SYSTEM

Water System No.: NC0427010

Currituck County

Dear Sir/Madam:

The Department received an Engineer's Certification statement and an Applicant's Certification concerning the above referenced project. The Engineer's Certification verifies that the construction of the referenced project has been completed in accordance with the engineering plans and specifications approved under Department Serial Number 22-00163. The Applicant's Certification verifies that an Operation and Maintenance Plan and Emergency Management Plan have been completed and are accessible to the operator at all times and available to the department upon request and that the system will have a certified operator as required by 15A NCAC 18C .1300.

The Department has determined that the requirements specified in 15A NCAC 18C .0303(a) and (c) have been met, and therefore, issues this **Final Approval** in accordance with Rule .0309(a).

Please contact us at (919) 707-9100 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads 'Rebecca Sadosky'.

Rebecca Sadosky, Ph.D., Chief
Public Water Supply Section
Division of Water Resources, NCDEQ

cc: JAMIE MIDGETTE, P.E., Regional Engineer
Currituck County Health Department
BISSELL PROFESSIONAL GROUP



North Carolina Department of Environmental Quality | Division of Water Resources
512 North Salisbury Street | 1634 Mail Service Center | Raleigh, North Carolina 27699-1634
919.707.9100

MARK S BISSELL, P.E.

BISSELL PROFESSIONAL GROUP

PO Box 1068

KITTY HAWK, NC 27949

Prepared by: William Brumsey, IV
PO Box 100
Currituck, NC 27929

Amendment Subjecting Additional Land to the Restrictive Covenants of Fost Subdivision
Phase 6B Part 2

NORTH CAROLINA
CURRITUCK COUNTY

This Amendment Subjecting Additional Land to the Restrictive Covenants of Fost Subdivision (the "Amendment") is made this the ____ day of _____, 2025 by Moyock Development, LLC, a North Carolina limited liability company (the "Developer").

WITNESSETH:

WHEREAS, Developer caused the Restrictive Covenants of Fost Subdivision to be recorded on December 30, 2021 in Deed Book 1672, Page 549 of the Currituck County Registry and caused the Corrected Restrictive Covenants of Fost Subdivision to be recorded on January 6, 2022 in Deed Book 1673, Page 369 of the Currituck County Registry as amended by the amendment recorded on April 29, 2022 in Deed Book 1692, Page 81 of the Currituck County Registry and any further amendments thereto (the "Covenants"); and

WHEREAS, Developer is the owner of additional property to be generally known as Fost Subdivision, Phase 6B, Part 2; and

WHEREAS, the Developer desires by this instrument to annex and subject the real property hereinafter described, generally known as Fost Subdivision, Phase 6B, Part 2, being located in Currituck County, North Carolina, to all the terms and provisions of the Covenants; and

NOW, THEREFORE, in consideration of the premises, Developer declares that all the real property hereinafter described shall be held, owned, sold and conveyed subject to all of the terms and provisions of the Covenants as follows:

1. Developer, pursuant to the authority granted under North Carolina law, hereby annexes and subjects the following described real property to all the terms and provisions of the Covenants:

Lots ____ through ____ as shown and delineated on that certain plat entitled in part “The Fost Tract, Moyock Township, Currituck County, North Carolina, Phase 6B - Part 2, Final Plat” prepared by Bissell Professional Group, dated _____ and recorded in Plat Book _____, Pages _____ of the Currituck County Registry.

2. Except as herein expressly amended, all of the terms and provisions of the Covenants are hereby ratified, confirmed and approved.
3. This Amendment shall be governed and construed under the laws of the State of North Carolina; provided, however, that no conflict of laws rule of the State of North Carolina shall operate so as to deprive the courts of North Carolina jurisdiction over the subject matter or jurisdiction over the person or to preclude venue in the North Carolina courts.

IN TESTIMONY WHEREFORE, Developer has hereunto set their hand and seal, this the ____ day of _____, 2025.

Developer: Moyock Development, LLC

By: _____ (SEAL)
Justin Old, Manager

STATE OF NORTH CAROLINA
COUNTY/CITY OF CURRITUCK

I, _____, a Notary Public do hereby certify that Justin Old, Manager of Moyock Development, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of Moyock Development, LLC and that by authority duly given and as an act of the entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed for the purposes therein expressed.

Witness my hand and official stamp or seal this ____ day of _____, 2025.

AFFIX NOTARY SEAL

Notary Public

My commission expires:



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

July 30, 2025

Quality Homes of Currituck
417-D Caratoke Highway
Moyock, NC 27958

Attn: Mr. Perry Arnette

Subject: Pavement Certification
Fost 6B Subdivision
Currituck County

Dear Mr. Arnette:

We have received the attached test report, dated July 28, 2025, from ECS Southeast, LLC for the construction of roads in the Lotus Ridge Subdivision – Part 2. This pavement section was designed with 6" of Aggregate Base Course and 2" of asphalt surface course.

Based upon our review, these courses are in general conformance with the Minimum Design and Construction Criteria for Subdivision Roads.

The above mentioned roads will be eligible for petitioning the addition to the State System of Maintained Roads upon satisfying all other applicable minimum NCDOT criteria.

Sincerely,

A handwritten signature in cursive script that reads "Caitlin A. Spear".

Caitlin A. Spear, PE
District Engineer

Attachments



July 28, 2025

Mr. Perry Arnette
Quality Homes of Currituck
417-D Caratoke Highway
Moyock, NC 27958

ECS Proposal No. 22:32312

Reference: Paving Letter
Fost 6B Subdivision
Moyock, North Carolina

Dear Mr. Arnette:

As requested, ECS Southeast, LLC (ECS) visited the site on various occasions to test the subbase and asphalt for the referenced subdivision. ECS observed the roadway construction for the remainder of Roberta Loop and tested the subbase and asphalt placement.

The roadway section for these areas consists of a minimum of 6 inches of ABC stone and 2 inches of surface mix asphalt (Type S-9.5B). The project requires that the subbase and asphalt be tested for quality assurance to see that it generally meets NCDOT standards. This letter report contains the results of the subbase and asphalt quality assurance testing. This includes thickness, density, asphalt gradation, and asphalt content.

For this project ECS has performed the following:

- NCDOT current testing for Vulcan materials Jack Quarry was reviewed for Modified Proctor Testing and sieve analysis (HICAMS 1055412). The laboratory test results indicate that the imported ABC materials were in general accordance with NCDOT requirements.
- Compaction testing was performed and indicated that the ABC materials were compacted to meet the requirement of an average of 98% of the Modified Proctor. The thickness of the stone was checked and verified to be at or greater than the 6- inch requirement. The results of this testing are attached to this report.
- Compaction testing was performed for the asphalt placement. The compaction results indicated that the asphalt compaction met or exceeded 90% of the maximum specific gravity supplied by the asphalt supplier.
- Coring operations were performed at 3 locations within the roadway alignment. The cores were taken at random locations determined by the ECS representative.
- Laboratory testing procedures were performed on the core specimens and included thickness and bulk specific gravity. Additionally, testing was performed to confirm the asphalt content and the asphalt gradation. These were performed in general accordance with NCDOT testing procedures. The following Table 1 contains the results of the coring including the thickness and specific gravity results. Table 2 contains the results of the asphalt content testing. Results of the asphalt gradation are attached to this report.

**Table 1 – Asphalt Laboratory Test Results**

| Sample # | Asphalt Type | Thickness | Specific Gravity | Percent Compaction (min. 90%) |
|----------------|--------------|-----------|------------------|----------------------------------|
| C-1 | S-9.5B | 2.75 | 2.251 | 92.6 |
| C-2 | S-9.5B | 3.0 | 2.235 | 92.0 |
| C-3 | S-9.5B | 2.75 | 2.272 | 93.5 |
| Average | S-9.5B | | | 92.7 |

Table 2 – Asphalt Content Test Results

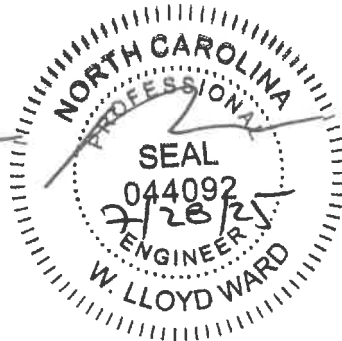
| Sample # | Sample Location | Asphalt Content |
|-----------|-----------------|-----------------|
| Sample #1 | Bulk Sample | 5.9% |

Based on our observations and test results, it is our engineering opinion that the subbase and asphalt were placed in general accordance with NCDOT standards. We appreciate being of service to you on this project. Should you need additional information or assistance, please do not hesitate to contact our office.

Respectfully,
ECS Southeast, LLC


W. Lloyd Ward, P.E.
Principal Engineer


Wade Wetherington, E.I.
Project Manager





ECS Southeast, LLC
6714 Netherlands Drive
Wilmington, NC 28405
T 910.686.9114
F 910.686.9666

LETTER OF TRANSMITTAL

April 10, 2025
Quality Home Builders of Currituck
1643 Merrimac Trail Suite A
Williamsburg, VA 23185
ATTN: Mr. Lloyd Ward

RE: **Fost Communities**
ECS Job # **22:32312**

Permits:
Location: **100 Ryker Road E**
Moyock, NC 27958

☒ Field Reports ☒ For your use ☒ As requested

CC:

ENCL: Field Report # 54 4/9/2025 ABC Stone

Kris J. Stamm
Office Manager, Principal

Wade A. Wetherington, E.I.
Project Manager

Disclaimer

1. This report (and any attachments) shall not be reproduced except in full without prior written approval of ECS.
2. The information in this report relates only to the activities performed on the report date.
3. Where appropriate, this report includes statements as to compliance with applicable project drawings, and specifications for the activities, performed on this report date.
4. Incomplete or non-conforming work will be reported for future resolution.
5. The results of samples and/or specimens obtained or prepared for subsequent laboratory testing will be presented in separate reports/documents.



ECS Southeast, LLC
 6714 Netherlands Drive
 Wilmington, NC 28405
 T 910.686.9114
 F 910.686.9666

FIELD REPORT

Project **Fost Communities**
 Location **Moyock, NC**
 Client **Quality Home Builders of Currituck**
 Contractor **None Listed**

Project No. **22:32312**
 Report No. **54**
 Day & Date **Wednesday 4/9/2025**
 Weather **45 °/ Sunny**
 On-Site Time **1.50**
 Lab Time **0.50**
 Travel Time* **3.75**
 Total **5.75**
 Re Obs Time **0.00**

Remarks **ABC Stone**

| | | | | | |
|------------------|----------------|----------|-----|-----------------|-----------|
| Trip Charges* | Tolls/Parking* | Mileage* | 200 | Time of Arrival | Departure |
| Chargeable Items | 5000 | | | 9:00A | 10:30A |

* Travel time and mileage will be billed in accordance with the contract.

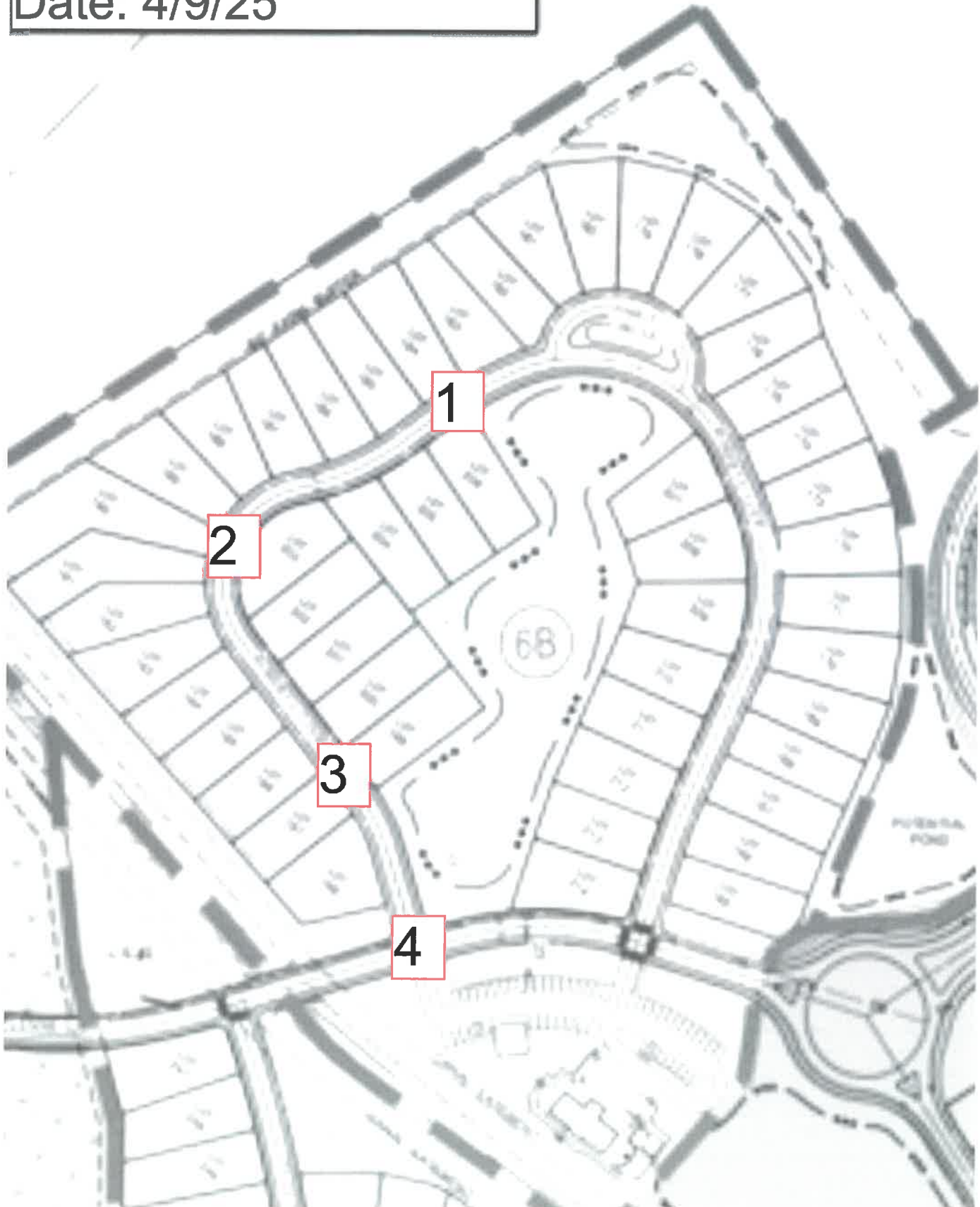
Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.

The undersigned arrived on site, as requested, to check the compaction of the ABC stone for the section 6B road. Please see the attached sketch for the approximate density test locations.

Utilizing the Nuclear Density Gauge test method (ASTM D-6938) to check the compaction of ABC stone; test results indicated that the compacted material, at the areas and depths tested, met the project requirements of 98% of the maximum dry density as obtained in our laboratory using the Modified Proctor method (ASTM D-1557).

At the density test locations, the thickness of the ABC stone was measured to be at least 6 inches.

Project: Fost
Title: Density Locations
Proj. No: 32312
By: C. Noel
Date: 4/9/25



**Field Compaction Summary, ASTM D-6938**

Project No: 22:32312

Project Name: Fost Communities

Date: 4/9/2025

ECS Southeast, LLC

Client: Quality Home Builders of Currituck

Contractor:

Technician: Chris Noel

| Test Method ASTM D-6938 | | | |
|-------------------------|---------|--------------|------|
| Nuclear Gauge No. 13 | | | |
| Make | Troxler | Density Std | 2046 |
| Model | 3440 | Moisture Std | 851 |
| Ser. No. | 721 | | |

| Sample No. | | | | Description | | | Proctor Method | | | | | Uncorrected Max. Density | | | Uncorrected Optimum Moisture Content |
|------------|---------|-----------|-------------------|--------------------|-------------|------------|---------------------------------------|------------------------|--|-------------------|-------------------|--------------------------|-------------------|-------|--------------------------------------|
| Stone | | | | ABC Stone | | | Modified Proctor Method (ASTM D-1557) | | | | | 135.5 | | | 7.0 |
| Test No. | Lot No. | Test Mode | Probe Depth (in.) | Station / Location | Lift / Elev | Sample No. | % Oversize | Corrected Max. Density | Corrected Optimum Moisture Content (%) | Wet Density (pcf) | Dry Density (pcf) | Moisture Content (%) | Percent Comp. (%) | P / F | Comments |
| 2 | | DT | 4 | Section 6B Roads | 0 | Stone | 0.00 | 135.5 | 7.0 | 142.0 | 133.0 | 6.8 | 98.2 | P | |
| 3 | | DT | 4 | Section 6B Roads | 0 | Stone | 0.00 | 135.5 | 7.0 | 144.5 | 134.7 | 7.3 | 99.4 | P | |
| 4 | | DT | 4 | Section 6B Roads | 0 | Stone | 0.00 | 135.5 | 7.0 | 141.9 | 132.9 | 6.8 | 98.1 | P | |



ECS Southeast, LLC
 6714 Netherlands Drive
 Wilmington, NC 28405
 T 910.686.9114
 F 910.686.9666

LETTER OF TRANSMITTAL

July 17, 2025
 Quality Home Builders of Currituck
 1643 Merrimac Trail Suite A
 Williamsburg, VA 23185
 ATTN: Mr. Lloyd Ward

RE: **Fost Communities**
 ECS Job # **22:32312**

Permits:
 Location: **100 Ryker Road E**
Moyock, NC 27958

☒ Field Reports ☒ For your use ☒ As requested

CC:

ENCL: Field Report # 60 7/16/2025 Asphalt Cores

Kris J. Stamm
 Office Manager, Principal

Wade A. Wetherington, E.I.
 Project Manager

Disclaimer

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3. Where appropriate, this report includes statements as to compliance with applicable project drawings, and specifications for the activities, performed on this report date.
4. Incomplete or non-conforming work will be reported for future resolution.
5. The results of samples and/or specimens obtained or prepared for subsequent laboratory testing will be presented in separate reports/documents.



ECS Southeast, LLC
 6714 Netherlands Drive
 Wilmington, NC 28405
 T 910.686.9114
 F 910.686.9666

FIELD REPORT

Project **Fost Communities**
 Location **Moyock, NC**
 Client **Quality Home Builders of Currituck**
 Contractor **None Listed**

Project No. **22:32312**
 Report No. **60**
 Day & Date **Wednesday 7/16/2025**
 Weather **85 °/ Cloudy**
 On-Site Time **1.25**
 Lab Time **0.50**
 Travel Time* **2.50**
 Total **4.25**
 Re Obs Time **0.00**

Remarks **Asphalt Cores**

| | | | | |
|------------------|----------------|---------------------|-----------------|---------------|
| Trip Charges* | Tolls/Parking* | Mileage* 115 | Time of Arrival | Departure |
| Chargeable Items | | | 10:45A | 12:00P |

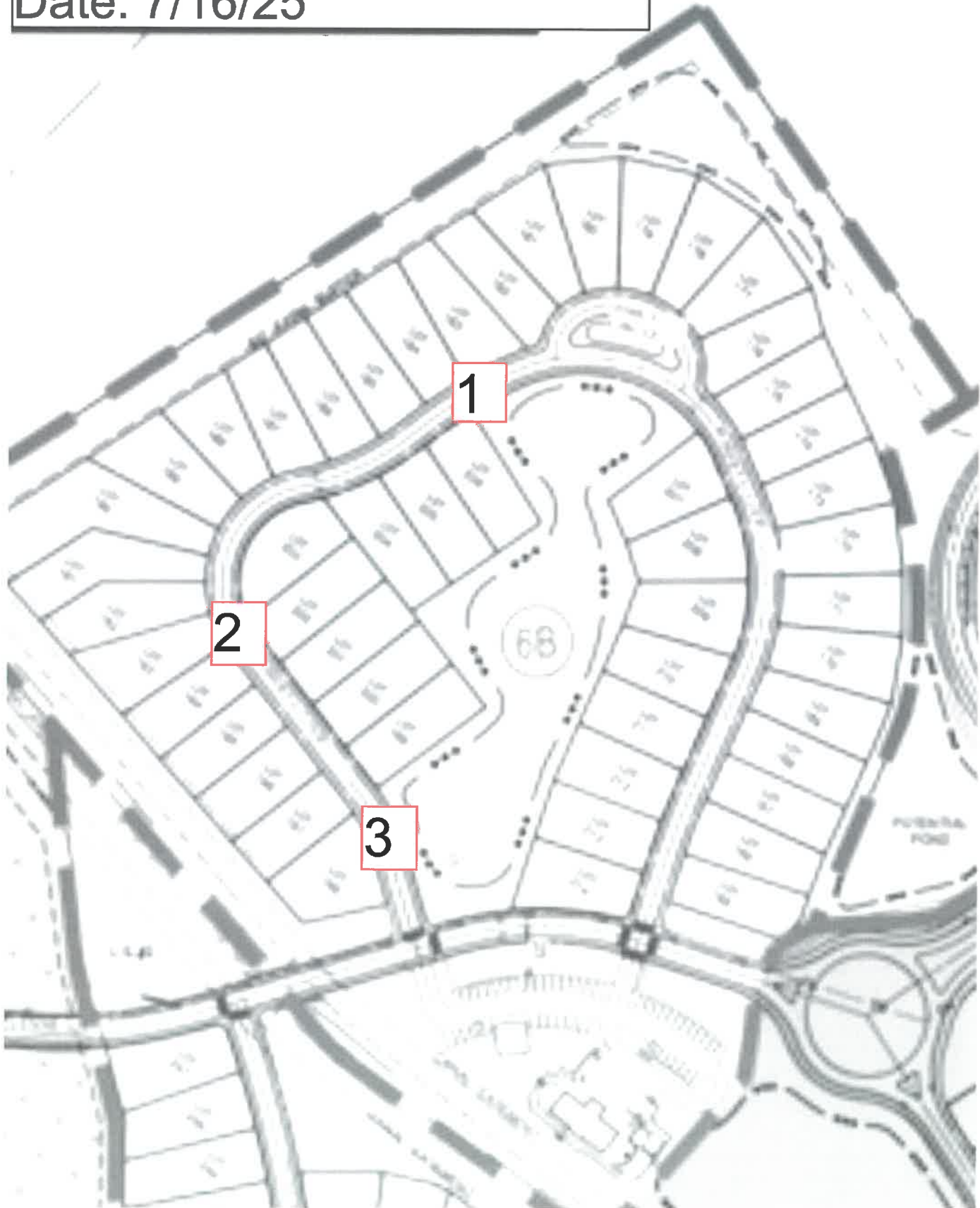
* Travel time and mileage will be billed in accordance with the contract.

Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.

The undersigned arrived on site, as requested, to cut a total of (3), 6" diameter cores for thickness measurement and specific gravity testing. The cores were returned to the ECS laboratory for testing.

Prior to leaving the site, the undersigned patched the asphalt core locations.

Project: Fost
Title: Asphalt Core Locations
Proj. No: 32312
By: C. Noel
Date: 7/16/25



PROJECT NUMBER: 22-32312 PROJECT NAME: Fost Communities

DATE: 28-Jul-25 SAMPLE ID: Surface Asphalt

| GYRATORY COMPACTION (AASHTO T-312) | | | | | | | | | | | | | | | | | |
|--------------------------------------|--------------|------------|----------|---------------------|----------|--|------------------------------------|--------------------|-------------------|--------------------------|--|--------------------|-------------------|-------------|------------|-------------|--|
| Sample No. | Nini | Ndes | AIR | IN | SSD | WATER | IN | Gmb @ Ndes (meas.) | Gmb @ Ndes (est.) | Sample Vol. (cm3) @ Nini | CORR. FACTOR | Gmb @ Nini (meas.) | Gmb @ Nini (est.) | Gmm (meas.) | VTM @ Ndes | | |
| Averages | | | | | | | | | | | | | | | | | |
| BULK DENSITY OF CORES (AASHTO T-166) | | | | | | | | | | | | | | | | | |
| Sample No. | HEIGHT (IN.) | IN AIR | SSD | IN WATER | IN WATER | GS (Gmb) | DENSITY (PCF) | H2O AB-SORB. (%) | VOIDS (%) | COMPACTION (%) | Agg. Absorbtion (%) Aggregate Gs P0.075 / ACeff VMA @ Ndes VFA @ Ndes %Gmm @ Ndes | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| Averages | | | | | | | | | | | | | | | | | |
| GRADATION (AASHTO T-30) | | | | | | | | | | | | | | | | | |
| Sieve (mm) | WEIGHT (g) | RETAIN (%) | PASS (%) | AASHTO M-323 J.M.F. | | ASPHALT CONTENT BY IGNITION (AASHTO T-308) | | | | | | | | | | MIX TARGETS | |
| 50.0 | | 0.0 | 100.0 | | | Pan (g): 3066.9 | Asphalt & Pan, Initial (g): 4818.1 | | Gmb: | | | | | | | | |
| 37.5 | | 0.0 | 100.0 | | | Asphalt (g): 1751.2 | Asphalt & Pan, Final (g): 4714.2 | | Gmm: | | | | | | | | |
| 25.0 | | 0.0 | 100.0 | | | Aggregate (g): 1647.3 | Asphalt Content (g): 103.9 | | A.C., %: | | | | | | | | |
| 19.0 | 0 | 0.0 | 100.0 | | | Correction Factor: 0.0 | Asphalt Content, % (A.C.): 5.9 | | Mix Design No. | | | | | | | | |
| 12.5 | 3.6 | 0.2 | 99.8 | 100 Min. | | Corrected Asphalt Content, % (A.C.): 5.9 | | | | | | | | | | | |
| 9.5 | 92.7 | 5.6 | 94.4 | 90 - 100 | | MAXIMUM THEORETICAL SPECIFIC GRAVITY (AASHTO T-209) | | | | | | | | | | | |
| 4.75 | 623.3 | 37.8 | 62.2 | 90 Max. | | RICE Bowl, Empty (g): _____ Asphalt, RICE Bowl, & Water (g): _____ | | | | | | | | | | | |
| 2.36 | 899.2 | 54.6 | 45.4 | 32 - 67 | | Asphalt & RICE Bowl (g): _____ RICE Bowl & Water (g): _____ | | | | | | | | | | | |
| 1.18 | 1075.9 | 65.3 | 34.7 | | | Asphalt (g): _____ WATER TEMPERATURE (C): _____ | | | | | | | | | | | |
| 0.60 | 1248.0 | 75.8 | 24.2 | | | SPECIFIC GRAVITY (Gmm): _____ (PCF): _____ | | | | | | | | | | | |
| 0.30 | 1387.7 | 84.2 | 15.8 | | | NOTES: | | | | | | | | | | | |
| 0.15 | 1481.4 | 89.9 | 10.1 | | | Gradation is for a 9.5mm Mix. | | | | | | | | | | | |
| 0.075 | 1532.6 | 93.0 | 7.0 | 2 - 10 | | | | | | | | | | | | | |
| Pan | | | | | | | | | | | | | | | | | |



Subdivider Maintenance Responsibility and Reserve Fund Creation Affidavit

Contact Information

Currituck County
Planning and Inspections Department
153 Courthouse Road, Suite 110
Currituck, NC 27929

Phone: 252-232-3055

Website: <http://www.currituckcountync.gov/planning-zoning/>

Affidavit

I, Justin Old, subdivider of Fost Tract

Part 2 Phase 6B (Subdivision Name) certify that:

- I am responsible for maintenance of all common areas, common features, and private infrastructure until at least 75% of lot sales within the subdivision.
- I have established a reserve fund to support the continued maintenance and upkeep of common areas, common features, and private infrastructure. The fund has been established at Towne Bank (Banking Institution).
- I shall establish the Homeowner's/Property Owner's Association (hereinafter "association") prior to the sale of the first lot.
- It is solely my responsibility to notify the County upon 100% lot sales within the subdivision.
- The County is not responsible or liable for maintenance of any common areas, common features, or private infrastructure within the subdivision.

I understand that maintenance responsibility of common areas, common features, and private infrastructure shall not be transferred from the subdivider to the association until ALL of the following occur:

- At least 75% of the total number of lots in the subdivision are sold.
- The subdivider commissions a report prepared by a licensed engineer indicating that all common areas, common features, and infrastructure elements comply with the minimum standards in the Unified Development Ordinance and the County Code of Ordinances.
- County staff reviews the report prepared by a registered engineer.
- The reserve fund contains a minimum balance equal to: a) 10% of the road construction costs for streets not maintained by NCDOT at the time of transfer (gravel base and asphalt only); b) 10% of construction costs of common features and private infrastructure, excluding sidewalks and street trees; c) liability insurance and taxes for two years; and, d) facilities, stormwater, and landscaping maintenance costs for two years. The reserve fund balance shall be \$ See attached (attach cost breakdown sheet). In the event the association has not collected sufficient assessment funds from the lot owners in the subdivision to meet the minimum balance of \$ See attached in the reserve fund, the subdivider shall be responsible for the difference needed to meet the minimum balance requirements.

Signature

Date

Maintenance Responsibility/Reserve Fund
Affidavit
May 2025

Notary Certificate

Currituck County, North Carolina

I, Kelly W Boldt, a Notary Public for Currituck
County, North Carolina, do hereby certify that Justin Obe
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 24 day of July, 2025



Kelly W Boldt
Notary Signature

My commission expires: Nov 17, 2028

ATTACHMENT "A"

FOST Tract Reserve Fund Calculations for Phase 6B Part 2

A. Temporary Reserve Fund Calculation (Roadways):

Phase 6B Part 1:

| | |
|--|---------------------|
| Stone Base Course Construction Cost (Countryscapes): 980 tons @ \$35.625/tn = | \$ 34,912.50 |
| Asphalt Surface Course Construction Cost (C&L Concrete): 345 tons @ 132.00/tn= | <u>\$ 45,540.00</u> |
| Total Roadway Costs Phase 6B Part 2: | \$ 80,452.50 |
| \$134,220.00 | |

| | | |
|--------------------------------------|-----------------------------|--------------------|
| <u>Temporary Fund Amount:</u> | 10% of \$80,452.50 = | \$ 8,045.25 |
|--------------------------------------|-----------------------------|--------------------|

B. Permanent Reserve Fund Calculation:

| | | |
|----|--|-------------|
| 1. | Annual Cost of Common Area & Stormwater Maintenance (Schultz): | \$8,999.98 |
| | (Includes Parts 1 and 2) | |
| 2. | Annual Cost of Common Area Insurance (PHLY): | \$2,288.00 |
| | (Includes Parts 1 and 2) | |
| | TOTAL: | \$11,287.98 |

| | | |
|--|--------------------------|--------------------|
| <u>Permanent Reserve Fund Amount:</u> | 2 x \$11,287.98 = | \$22,575.96 |
|--|--------------------------|--------------------|

Countryscapes Landscaping, Inc.

366 North Gregory Road
Shawboro, N. C.
27973

Phone 252-338-2479 countryscapesclay@hotmail.com
Fax 252-331-2380
Cell 252-202-7072 Gary Cartwright
Cell 252-202-6645 Clay Cartwright

Fost Phase 6B Part 2 cost of stone is \$34,912.50. 980 tons was put in place for roads at a cost of \$35.625 per ton.

Clay Cartwright
Vice President
Countryscapes Landscaping, Inc.

C & L Concrete Works, Inc.

P.O. Box 178
 Camden, North Carolina 27921
 Office (252) 335-1994
 Fax (252) 331-1111

| | | |
|---|--|--------------------|
| Proposal submitted to: QHOC Homes Att: Justin , Perry | Phone: Justin 757-816-2006 Perry 757 -478-1205 | Date: 3/31/2025 |
| Street: 227 Caratoke Hwy | Job Name: Fost 6B – Part 2 | |
| City, State, Zip: Moyock, NC 27958 | Job Location: | |

Description of work and price:

Fost 6B – Part 2

| | |
|---|--------------------|
| Mobilization | \$800.00 |
| Fine Grading – 2,688 SY | \$2,100.00 |
| 2" NCDOT 9.5B Asphalt (2,688 SY) – 345 tons | <u>\$45,540.00</u> |
| | \$48,440.00 |

****Based on current FOB pickup price from Alan Myers Chesapeake plant.**

Unless a lump sum is to be paid for the foregoing work and is clearly stated, it is understood and agreed that the quantities referred to are estimates and that payment shall be made at the stated unit prices for the actual quantities of work performed as determined upon the completion of the work. Any changes from the above described work involving extra cost will be executed only upon written orders and will be billed as an extra charge over and above this estimate.

Estimates for work performed will be submitted every 30 days. Payment of these estimates is due upon receipt. The balance will be due upon completion of work. Any unpaid balance after 30 days will be subject to an 18% annual finance charge.

If this proposal meets with your acceptance, please sign and return the attached copy.

This proposal expires 30 days from the date hereof, but may be accepted at any later date at the sole option of C & L Concrete Works, Inc.

Upon default, the holder of this note may employ an attorney to enforce the holder's rights and remedies and the maker, principal, surety, grantor and endorser of this note hereby agree to pay to the holder the sum of fifteen (15%) percent to the outstanding balance owing on said note for reasonable attorney's fees, plus all other reasonable expenses incurred by the holder in exercising any of the holder's rights and remedies upon default.

ACCEPTED: _____
 Firm Name

By: _____
 Name and Title

Date: _____



 For C & L Concrete Works, Inc.

Date: _____



Schultz Lawnsclapes Inc.

Complete Commercial and Residential Landscape
Design & Maintenance

January 28, 2025

Schultz Lawnsclapes
115 North County Drive
Waverly, Virginia 23890

The Fost Phase 6B Common Area
Moyock, North Carolina

Dear Sir or Madam:

Schultz Lawnsclapes is honored to submit our proposal for landscape maintenance at The Fost Phase 6B. Schultz Lawnsclapes has been an established and reliable company since 2011, with an excellent track record for the best customer satisfaction. We have never compromised on the quality and the services provided to our customers. We believe in keeping the customers happy and providing them with services at a very competent price. We have an excellent staff that will guide you with their best ideas by keeping in constant touch with you.

Our business was started in Waverly, Va, which is where our main office is located. Since our inception in 2011, we have grown tremendously, and we now have 3 locations, Waverly, Richmond, and Newport News. We are confident in the abilities of our trained staff to not only meet your high expectations, but to exceed them.

The annual 12-month contract price for general landscape maintenance of the entrance, retention pond, stormwater drainage areas, road frontage, and common areas within The Fost 6B is \$8,999.98. If you have any questions or concerns, please don't hesitate to contact us.

Thank you for the opportunity and we hope to be of service to The Fost Phase 6B very soon!

Best Regards,

Daniel McKenney, Business Developer



A Member of the Tokio Marine Group

One Bala Plaza, Suite 100
Bala Cynwyd, Pennsylvania 19004
610.617.7900 Fax 610.617.7940
PHLY.com

Philadelphia Indemnity Insurance Company
A Stock Company (Nonparticipating)
COMMON POLICY DECLARATIONS

Policy Number: PHPK2626392-003

Named Insured and Mailing Address:

Fost Community Association, Inc.
c/o Goodman Management Group
2400 Old Brick Rd Ste 47
Glen Allen, VA 23060-5841

Producer: 111434

Sahouri
8200 Greensboro Dr Ste 1550
McLean, VA 22102

Policy Period From: 01/01/2025 **To:** 01/01/2026

(703)883-0500

at 12:01 A.M. Standard Time at your mailing
address shown above.

Business Description: Homeowners Association

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS
POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS
INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

| | PREMIUM |
|---|----------------|
| Commercial Property Coverage Part | 1,936.00 |
| Commercial General Liability Coverage Part | 313.00 |
| Commercial Crime Coverage Part | |
| Commercial Inland Marine Coverage Part | |
| Commercial Auto Coverage Part | |
| Businessowners | |
| Workers Compensation | |

| | |
|------------------------------|-------|
| Cyber Security Liability End | 39.00 |
| Hired Auto | |

Total \$ **2,288.00**

Total Includes Federal Terrorism Risk Insurance Act Coverage **6.00**

CPD-PIIC-CW (02/21)

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