

## EXHIBIT “M”

### INFRASTRUCTURE & PUBLIC FACILITIES & SERVICES PLAN ELEMENTS

This section of the proposed Cascadia EBPC Infrastructure & Public Facilities & Services Plan (I&PF&S) provides, as appropriate, a brief description of proposed infrastructure/facilities, a discussion of concurrency (how the project meets applicable level of service standards), and probable financing methods for each relevant element. Additional information, including analyses of environmental impacts and concurrency, and identification of mitigation measures can be found in the project EIS (and addenda). The following elements are included in this section: Storm Drainage, Transportation, Fire/Emergency Services, Schools, Parks & Recreation, Water Service and Sewer Service.

#### DESCRIPTION OF PROPOSED INFRASTRUCTURE

##### A. Storm Drainage

###### Description of Proposed Facilities

Proposed stormwater facilities will conform to the Cascadia Master Drainage Plan (MDP), as amended, and Section 4.1.2 of the Development Agreement, which calls for phased construction of regional infiltration facilities, detention ponds and a master system of overflow/bypass pipes and channels. The system will meet or exceed existing Pierce County design storm and facility sizing requirements and standards.

###### Financing

Master Storm Drainage Facilities onsite will be financed primarily by private equity and/or private debt capital. Master Drainage Facilities offsite that serve property and/or road ROW not owned by Tehaleh may be eligible for public grants, loans or Community Facility District financing and these mechanisms may be used if available. Facilities constructed and financed by Tehaleh that serve properties not owned by Tehaleh may be eligible for Latecomers agreements to obligate benefitted properties to pay their fair share.

##### B. Transportation

###### Description of Proposed Infrastructure

Primary vehicular access to and from the Phase I area will be from the north via the existing 198th Avenue E. Access to and from SR-410 will initially use the existing South Prairie Rd/200th Ct./199th Avenue/104th Street/192nd Avenue/Rhodes Lake Road route to connect to 198th Avenue E. At a later point in Phase I, a more direct route connecting 198th Avenue and

199th Avenue will be developed. Phase I will include over 4.5 miles of on-site arterial/feeder roadways to accommodate internal project access and circulation needs.

All new onsite roadways will be constructed to the proposed road development standards described in Section 4.1.1. of the Development Agreement and approved arterial road plans. Offsite road improvements will be in accordance with Section 4.4 of the Development Agreement (Traffic Mitigation Plan).

#### Financing

Onsite roadways will be financed primarily by private equity and/or private debt capital. Required offsite road improvements may also be financed (in whole, or in part) by public grants, loans or Community Facility District financing, if available. Offsite road facilities constructed and financed by Tehaleh that have capacity to serve properties not owned by Tehaleh may be eligible for Latecomers agreements to obligate benefitted properties to pay their fair share of the cost of improvements.

#### C. Fire/Emergency Services

##### Description of Proposed Facilities

The EBPC site is located within the service area of East Pierce Fire and Rescue (EPF&R). Tehaleh will dedicate a site for a fire station(s) and will cooperate with EPF&R in evaluating the specific location of a fire station site and the timing of station construction, in relation to the specific phased development stages of the EBPC.

#### Financing

Financing commitments will be in accordance with the Fire Mitigation Agreement between Tehaleh and EPF&R, as may be amended. . Latecomers Agreements may be utilized where allowed by law.

#### D. Schools

##### Description of Proposed Facilities

The majority of the Phase I area is within the boundaries of the Sumner School District and a limited area in the eastern portion of Phase I is within the Orting School District. Tehaleh will cooperate with both the Sumner and Orting School Districts in evaluating the specific location of school sites and the timing of parcel availability and sale, in relation to the specific phased development stages of the EBPC.

#### Financing

In accordance with WA State Law, school construction will be financed by the affected school district and development within Tehaleh will be subject to School Impact Fees in accordance with Pierce County code.

## E. Parks & Recreation

### Description of Proposed Facilities

Proposed Park and Recreation facilities will conform to Development Agreement Section 4.1.5 Parks and Recreation Facilities and Development Agreement Exhibits "E-1" through "E-4) (Tehaleh Phase 1 Master Park and Trail Plans, 7-24-14).

### Financing

Park and Recreation Facilities onsite will be financed primarily by private equity and/or private debt capital and/or by contributions by current and /or future residents via the Tehaleh Owners Association.

## F. Water Service

### Description of Proposed Infrastructure

Domestic water supply will be provided by Tacoma Public Utilities (TPU). Tacoma has issued a letter of water availability for the EBPC (see Exhibit "F" of the Development Agreement). Water service requires phased construction of on-site and off-site improvements, including storage tanks, booster pump stations, transmission mains, distribution mains and supply connections to the TPU system. Water Facilities will conform to Development Agreement Section 4.1.5. In general, major system improvements for supply and transmission (reservoirs, pump stations, transmission lines) will be designed and constructed by TPU and local distributions system improvements will be designed and constructed by Tehaleh and dedicated to TPU when complete.

Tehaleh will cooperate with TPU in evaluating the specific location of reservoir and pump stations and the timing of parcel availability, in relation to the specific phased development stages of the EBPC.

### Financing

Financing of major system improvements for supply and transmission will be by TPU, and reimbursed by connection charges, in accordance with TPU standards.

Onsite distribution system improvements will be financed primarily by private equity and/or private debt capital. Facilities constructed and financed by Tehaleh that serve properties not owned by Tehaleh may be eligible for Latecomers agreements to obligate benefitted properties to pay their fair share.

#### G. Sewer Service

Wastewater treatment and Sanitary Sewer Service will be provided by Pierce County Department of Public Works and Utilities in accordance with the Pierce County Unified Sewer Plan (approved 2010), Development Agreement for the Cascadia Wastewater Treatment Plant at Tehaleh - 4/17/13 (the "Sewer Agreement"); Pierce County Title 13 (Sewer Code), the Cascadia Master Sewer Plan (2013, and as may be amended and approved by Pierce County).

#### Financing

The cost of all sewer infrastructure will be the responsibility of NASH (or its assigns). However, NASH may use latecomer fees, credits, offsets or other financing provisions to the extent allowed by law.