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A rectangular school building is surrounded by a rectangular yard. The shaded region represents the grass. The dimensions of the larger rectangle (entire yard) is $\left(2 x^{2}+4 x+3\right)$ by $(3 x+4)$ and the dimensions of the smaller rectangle (school building) is $\left(x^{2}-x+2\right)$ by $(x+1)$.


Part 1: Find the area of the shaded region (grass) in terms of $x$ and in simplest form.
Part 2: Last year, the school decided to fence in the entire yard (larger rectangle). The fencing cost $\$ 12$ per foot and bill for the fencing totaled $\$ 9000$. Determine the actual dimensions of the yard to the nearest tenth of a foot.

