

PROJECT INFORMATION

Project Name: Trails at Aspen Ridge Filing No. 3 - Phase 1

Date: 3/31/26

PCD File No. SF-21-022

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
			= \$	-		\$ -
			= \$	-		\$ -
<i>[insert items not listed but part of construction plans]</i>			= \$	-		\$ -
STORM DRAIN IMPROVEMENTS						
Concrete Box Culvert (M Standard), Size (W x H)		LF	= \$	-		\$ -
18" Reinforced Concrete Pipe	112.	LF	\$ 111.00	12,432.00	80.00%	\$ 2,486.40
24" Reinforced Concrete Pipe	392.	LF	\$ 161.00	63,112.00	80.00%	\$ 12,622.40
30" Reinforced Concrete Pipe		LF	\$ 167.00	-		\$ -
36" Reinforced Concrete Pipe	296.	LF	\$ 191.00	56,536.00	80.00%	\$ 11,307.20
42" Reinforced Concrete Pipe		LF	\$ 275.00	-		\$ -
48" Reinforced Concrete Pipe		LF	\$ 349.00	-		\$ -
54" Reinforced Concrete Pipe		LF	\$ 465.00	-		\$ -
60" Reinforced Concrete Pipe		LF	\$ 476.00	-		\$ -
66" Reinforced Concrete Pipe		LF	\$ 550.00	-		\$ -
72" Reinforced Concrete Pipe		LF	\$ 616.00	-		\$ -
18" Corrugated Steel Pipe		LF	\$ 136.00	-		\$ -
24" Corrugated Steel Pipe		LF	\$ 229.00	-		\$ -
30" Corrugated Steel Pipe		LF	\$ 244.00	-		\$ -
36" Corrugated Steel Pipe		LF	\$ 244.00	-		\$ -
42" Corrugated Steel Pipe		LF	\$ 226.00	-		\$ -
48" Corrugated Steel Pipe		LF	\$ 465.00	-		\$ -
54" Corrugated Steel Pipe		LF	\$ 459.00	-		\$ -
60" Corrugated Steel Pipe		LF	\$ 501.00	-		\$ -
66" Corrugated Steel Pipe		LF	\$ 580.00	-		\$ -
72" Corrugated Steel Pipe		LF	\$ 654.00	-		\$ -
78" Corrugated Steel Pipe		LF	\$ 728.00	-		\$ -
84" Corrugated Steel Pipe		LF	\$ 901.00	-		\$ -
Flared End Section (FES) RCP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA	= \$	-		\$ -
Flared End Section (FES) CSP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA	= \$	-		\$ -
<i>[insert items not listed but part of construction plans]</i>			= \$	-		\$ -
End Treatment- Headwall		EA	= \$	-		\$ -
End Treatment- Wingwall		EA	= \$	-		\$ -
End Treatment - Cutoff Wall		EA	= \$	-		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 8,814.00	-		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	3.	EA	\$ 10,835.00	32,505.00	800.00%	\$ (227,535.00)
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 12,206.00	-		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 11,438.00	-		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	4.	EA	\$ 12,689.00	50,756.00	80.00%	\$ 10,151.20
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 16,174.00	-		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 14,452.00	-		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 17,237.00	-		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 21,610.00	-		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 16,499.00	-		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 20,012.00	-		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 8,156.00	-		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 11,435.00	-		\$ -
Storm Sewer Manhole, Box Base	2.	EA	\$ 18,950.00	37,900.00	80.00%	\$ 7,580.00
Storm Sewer Manhole, Slab Base	4.	EA	\$ 9,314.00	37,256.00	80.00%	\$ 7,451.20
Geotextile (Erosion Control)		SY	\$ 6.00	-		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 102.00	-		\$ -
Rip Rap, Grouted		Tons	\$ 136.00	-		\$ -
Drainage Channel Construction, Size (W x H)		LF	= \$	-		\$ -
Drainage Channel Lining, Concrete		CY	\$ 815.00	-		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 234.00	-		\$ -
Drainage Channel Lining, Grass		AC	\$ 2,100.00	-		\$ -
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	\$ 13.00	-		\$ -
45"x29" HERCP	72.	LF	\$ 250.00	18,000.00	80.00%	\$ 3,600.00
			= \$	-		\$ -
<i>[insert items not listed but part of construction plans]</i>			= \$	-		\$ -
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			= \$	-		\$ -
Section 2 Subtotal			= \$	1,636,137.00		\$ 93,191.40

PROJECT INFORMATION

Project Name: Trails at Aspen Ridge Filing No. 3 - Phase 1

Date: 3/31/26

PCD File No. SF-21-022

Description	Quantity	Units	Unit		Total	(with Pre-Plat Construction)		
			Cost			% Complete	Remaining	
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**								
ROADWAY IMPROVEMENTS								
4" Sidewalk	1558.	SY	\$ 69.00	=	\$ 107,502.00	100.00%	\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
18" Reinforced Concrete Pipe	187.	LF	\$ 110.00	=	\$ 20,570.00	100.00%	\$ -	
Grated Inlet (Type C)	1.	EA	\$ 8,156.00	=	\$ 8,156.00	100.00%	\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
WATER SYSTEM IMPROVEMENTS								
Water Main Pipe (PVC), Size 8"	4887.	LF	\$ 90.00	=	\$ 439,830.00	100.00%	\$ -	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	=	\$ -		\$ -	
Gate Valves, 8"	10.	EA	\$ 2,599.00	=	\$ 25,990.00	100.00%	\$ -	
Fire Hydrant Assembly, w/ all valves	8.	EA	\$ 9,228.00	=	\$ 73,824.00	100.00%	\$ -	
Water Service Line Installation, inc. tap and valves	90.	EA	\$ 1,852.00	=	\$ 166,680.00	100.00%	\$ -	
Fire Cistern Installation, complete		EA		=	\$ -		\$ -	
Pumphouse	1.	EA	\$ 900,000.00	=	\$ 900,000.00	100.00%	\$ -	
Water Main Pipe (PVC), Size 12"	1,441	LF	\$ 80.00	=	\$ 115,280.00	100.00%	\$ -	
Gate Valves, 12"	8	EA	\$ 2,500.00	=	\$ 20,000.00	100.00%	\$ -	
Water Main Pipe (PVC), Size 16"	1,044	LF	\$ 95.00	=	\$ 99,180.00	100.00%	\$ -	
Gate Valves, 16"	3	EA	\$ 9,000.00	=	\$ 27,000.00	100.00%	\$ -	
16" ARV	1	EA	\$ 10,000.00	=	\$ 10,000.00	100.00%	\$ -	
<i>[insert items not listed but part of construction plans]</i>								
				=	\$ -		\$ -	
SANITARY SEWER IMPROVEMENTS								
Sewer Main Pipe (PVC), Size 8"	3520.	LF	\$ 90.00	=	\$ 316,800.00	100.00%	\$ -	
Sanitary Sewer Manhole, Depth < 15 feet	14.	EA	\$ 6,136.00	=	\$ 85,904.00	100.00%	\$ -	
Sanitary Service Line Installation, complete	90.	EA	\$ 1,962.00	=	\$ 176,580.00	100.00%	\$ -	
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>								
				=	\$ -		\$ -	
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)								
Deciduous Trees	25.	EA	\$ 400.00	=	\$ 10,000.00	100.00%	\$ -	
Evergreen Trees	38.	EA	\$ 400.00	=	\$ 15,200.00	100.00%	\$ -	
Ornamental Trees	32.	EA	\$ 325.00	=	\$ 10,400.00	100.00%	\$ -	
Soil Amendments	196947.	SF	\$ 0.50	=	\$ 98,473.50	100.00%	\$ -	
Sod	4600.	SF	\$ 0.50	=	\$ 2,300.00	100.00%	\$ -	
Native Seed	184875.	SF	\$ 0.60	=	\$ 110,925.00	100.00%	\$ -	
1 1/2" Rock	8501.	SF	\$ 0.75	=	\$ 6,375.75	100.00%	\$ -	
Steel Edge	239.	EA	\$ 3.00	=	\$ 717.00	100.00%	\$ -	
Weed Barrier Fabric	8501.	SF	\$ 0.25	=	\$ 2,125.25	100.00%	\$ -	
Irrigation	196947.	SF	\$ 1.00	=	\$ 196,947.00	100.00%	\$ -	
Section 3 Subtotal					=	\$ 3,046,759.50		\$ -

** - Section 3 is not subject to defect warranty requirements

PROJECT INFORMATION

Project Name: Trails at Aspen Ridge Filing No. 3 - Phase 1 **Date:** 3/31/26 **PCD File No. SF-21-022**

Description	Quantity	Units	Unit Cost	=	\$	Total	(with Pre-Plat Construction)	
							% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 15,000.00	=	\$	15,000.00		\$ 15,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 7,000.00	=	\$	7,000.00		\$ 7,000.00
Total Construction Financial Assurance							\$	5,644,156.90
(Sum of all section subtotals plus as-builts and pond/BMP certification)								
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)							\$	314,471.00
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)								
Total Defect Warranty Financial Assurance							\$	476,511.60
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)								

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.



NICOLE M. SCHANEL

Engineer (P.E. Seal Required)

Richard A. van Seenus

04/08/2026

March 31, 2026

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date

Bond No.: _____

SUBDIVISION BOND

KNOW ALL MEN BY THESE PRESENTS: That we

COLA, LLC

Address: **555 Middle Creek Parkway, Suite 500, Colorado Springs, CO 80921**

as principal, and **Travelers Casualty and Surety Company of America**

Address: **One Tower Square, Hartford, CT 06183**, a corporation existing under and by virtue of the laws of the State of **Connecticut** and authorized to do business in the State of Colorado, as surety, are held and firmly bound under the El Paso County, a municipal corporation of the State of Colorado, in the penal sum of **Four Hundred, Seventy Six Thousand, Five Hundred and Eleven 60/100 (\$476,511.60)** dollars, the payment of which well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly, and severally, firmly by these presents.

NOW THEREFORE, the condition of the above obligation is such that:

WHEREAS, the above bounden principal is the owner of and/or is interested in or developing land and premises known as **Trails at Aspen Ridge Filing 3 - Phase 1**

WHEREAS, said subdivision is subject to the provisions and conditions of the ordinance of the El Paso County known as the Subdivision Ordinance, which ordinance inter alia requires the installation of various street and other improvements by said principal; and

WHEREAS, under said Subdivision Ordinance the said principal in El Paso County, Colorado is required "as part of his responsibility" to install, construct and maintain until final acceptance by the County, the following improvements:

Phase 1 Development Warranty

Bond No.: _____

NOW THEREFORE, if the above bounden principal shall well and truly install and construct the said described improvements and facilities perform the work hereinabove specified to be performed, all on or before the 30st of June 2028, then this obligation shall be null and void, otherwise this obligation shall remain in full force and effect.

IN WITNESS WHEREOF, these presents have been executed this ___th day of May, 2026.

COLA, LLC
Principal

By _____
Name: Alex Emerson, Chief Financial Officer

Subscribed and sworn to before me this _____ day of _____, 20__

My Commission Expires

Notary Public

**Surety: Travelers Casualty and Surety
Company of America**

Surety _____
Name: William Scott Trethewey
Attorney-In-Fact

Subscribed and sworn to before me this _____ day of _____, 20__

My Commission Expires

Notary Public

PROJECT INFORMATION

Project Name: Trails at Aspen Ridge Filing No. 3 - Phase 2

Date: 3/31/26

PCD File No. SF-21-022

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
			= \$	-		\$ -
			= \$	-		\$ -
			= \$	-		\$ -
<i>[insert items not listed but part of construction plans]</i>						
STORM DRAIN IMPROVEMENTS						
Concrete Box Culvert (M Standard), Size (W x H)		LF	= \$	-		\$ -
18" Reinforced Concrete Pipe	432.	LF	\$ 111.00	= \$ 47,952.00	80.00%	\$ 9,590.40
24" Reinforced Concrete Pipe		LF	\$ 161.00	= \$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 167.00	= \$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 191.00	= \$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 275.00	= \$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 349.00	= \$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 465.00	= \$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 476.00	= \$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 550.00	= \$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 616.00	= \$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 136.00	= \$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 229.00	= \$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 244.00	= \$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 244.00	= \$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 226.00	= \$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 465.00	= \$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 459.00	= \$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 501.00	= \$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 580.00	= \$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 654.00	= \$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 728.00	= \$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 901.00	= \$ -		\$ -
Flared End Section (FES) RCP Size =		EA	= \$	-		\$ -
<i>(unit cost = 6x pipe unit cost)</i>						
Flared End Section (FES) CSP Size =		EA	= \$	-		\$ -
<i>(unit cost = 6x pipe unit cost)</i>						
<i>[insert items not listed but part of construction plans]</i>						
End Treatment- Headwall		EA	= \$	-		\$ -
End Treatment- Wingwall		EA	= \$	-		\$ -
End Treatment - Cutoff Wall		EA	= \$	-		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 8,814.00	= \$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	3.	EA	\$ 10,835.00	= \$ 32,505.00	80.00%	\$ 6,501.00
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 12,206.00	= \$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 11,438.00	= \$ -		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	3.	EA	\$ 12,689.00	= \$ 38,067.00	80.00%	\$ 7,613.40
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 16,174.00	= \$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 14,452.00	= \$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 17,237.00	= \$ -		\$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 21,610.00	= \$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 16,499.00	= \$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 20,012.00	= \$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 8,156.00	= \$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 11,435.00	= \$ -		\$ -
Storm Sewer Manhole, Box Base	1.	EA	\$ 18,950.00	= \$ 18,950.00	80.00%	\$ 3,790.00
Storm Sewer Manhole, Slab Base	3.	EA	\$ 9,314.00	= \$ 27,942.00	80.00%	\$ 5,588.40
Geotextile (Erosion Control)		SY	\$ 6.00	= \$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 102.00	= \$ -		\$ -
Rip Rap, Grouted		Tons	\$ 136.00	= \$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF	= \$	-		\$ -
Drainage Channel Lining, Concrete		CY	\$ 815.00	= \$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 234.00	= \$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 2,100.00	= \$ -		\$ -
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	\$ 13.00	= \$ -		\$ -
30"x19" HERCP	192.	LF	\$ 150.00	= \$ 28,800.00	80.00%	\$ 5,760.00
38"x24" HERCP	320.	LF	\$ 200.00	= \$ 64,000.00	80.00%	\$ 12,800.00
45"x29" HERCP	104.	LF	\$ 250.00	= \$ 26,000.00	80.00%	\$ 5,200.00
<i>[insert items not listed but part of construction plans]</i>						
* - Subject to detect warranty financial assurance. A maximum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)						
Section 2 Subtotal				= \$ 1,393,305.00		\$ 278,661.00

Bond No.: _____

SUBDIVISION BOND

KNOW ALL MEN BY THESE PRESENTS: That we

COLA, LLC

Address: **555 Middle Creek Parkway, Suite 500, Colorado Springs, CO 80921**

as principal, and **Travelers Casualty and Surety Company of America**

Address: **One Tower Square, Hartford, CT 06183**, a corporation existing under and by virtue of the laws of the State of **Connecticut** and authorized to do business in the State of Colorado, as surety, are held and firmly bound under the El Paso County, a municipal corporation of the State of Colorado, in the penal sum of **Three Hundred Thirty Eight Thousand, Five Hundred and Seventy Eight 20/100 (\$338,578.20)** dollars, the payment of which well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly, and severally, firmly by these presents.

NOW THEREFORE, the condition of the above obligation is such that:

WHEREAS, the above bounden principal is the owner of and/or is interested in or developing land and premises known as **Trails at Aspen Ridge Filing 3 - Phase 2**

WHEREAS, said subdivision is subject to the provisions and conditions of the ordinance of the El Paso County known as the Subdivision Ordinance, which ordinance inter alia requires the installation of various street and other improvements by said principal; and

WHEREAS, under said Subdivision Ordinance the said principal in El Paso County, Colorado is required "as part of his responsibility" to install, construct and maintain until final acceptance by the County, the following improvements:

Phase 2 Development Warranty

Bond No.: _____

NOW THEREFORE, if the above bounden principal shall well and truly install and construct the said described improvements and facilities perform the work hereinabove specified to be performed, all on or before the 30st of June 2028, then this obligation shall be null and void, otherwise this obligation shall remain in full force and effect.

IN WITNESS WHEREOF, these presents have been executed this ____th day of May, 2026.

COLA, LLC
Principal

By _____
Name: Alex Emerson, Chief Financial Officer

Subscribed and sworn to before me this ____ day of _____, 20__

My Commission Expires

Notary Public

**Surety: Travelers Casualty and Surety
Company of America**

Surety _____
Name: William Scott Trethewey
Attorney-In-Fact

Subscribed and sworn to before me this ____ day of _____, 20__

My Commission Expires

Notary Public

PROJECT INFORMATION

Project Name: Trails at Aspen Ridge Filing No. 3 - Phase 3

Date: 3/31/26

PCD File No. SF-21-022

Description	Quantity	Units	Unit Cost	Total	(with Pre-Bid Construction)	
					% Complete	Remaining
				\$ -		\$ -
				\$ -		\$ -
				\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>						
STORM DRAIN IMPROVEMENTS						
Concrete Box Culvert (M Standard), Size (W x H)		LF		\$ -		\$ -
18" Reinforced Concrete Pipe	512.	LF	\$ 111.00	\$ 56,832.00	80.00%	\$ 11,366.40
24" Reinforced Concrete Pipe		LF	\$ 161.00	\$ -		\$ -
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84" Corrugated Steel Pipe		LF	\$ 901.00	\$ -		\$ -
Flared End Section (FES) RCP Size =		EA		\$ -		\$ -
<i>(unit cost = 6x pipe unit cost)</i>						
Flared End Section (FES) CSP Size =		EA		\$ -		\$ -
<i>(unit cost = 6x pipe unit cost)</i>						
<i>[insert items not listed but part of construction plans]</i>						
End Treatment- Headwall		EA		\$ -		\$ -
End Treatment- Wingwall		EA		\$ -		\$ -
End Treatment - Cutoff Wall		EA		\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 8,814.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 10,835.00	\$ -		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 12,206.00	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 11,438.00	\$ -		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	4.	EA	\$ 12,689.00	\$ 50,756.00	80.00%	\$ 10,151.20
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 16,174.00	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 14,452.00	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 17,237.00	\$ -		\$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 21,610.00	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 16,499.00	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 20,012.00	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 8,156.00	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 11,435.00	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 18,950.00	\$ -		\$ -
Storm Sewer Manhole, Slab Base	2.	EA	\$ 9,314.00	\$ 18,628.00	80.00%	\$ 3,725.60
Geotextile (Erosion Control)		SY	\$ 6.00	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 102.00	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 136.00	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 815.00	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 234.00	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 2,100.00	\$ -		\$ -
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	\$ 13.00	\$ -		\$ -
30"x19" HERCP		LF	\$ 150.00	\$ -		\$ -
38"x24" HERCP		LF	\$ 200.00	\$ -		\$ -
45"x29" HERCP		LF	\$ 250.00	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>						
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)						
Section 2 Subtotal				\$ 639,086.00		\$ 538,113.20

Bond No.: _____

SUBDIVISION BOND

KNOW ALL MEN BY THESE PRESENTS: That we

COLA, LLC

Address: **555 Middle Creek Parkway, Suite 500, Colorado Springs, CO 80921**

as principal, and **Travelers Casualty and Surety Company of America**

Address: **One Tower Square, Hartford, CT 06183**, a corporation existing under and by virtue of the laws of the State of **Connecticut** and authorized to do business in the State of Colorado, as surety, are held and firmly bound under the El Paso County, a municipal corporation of the State of Colorado, in the penal sum of **Seven Hundred Thirty Eight Thousand, Nine Hundred and Twenty Nine 50/100 (\$738,929.50)** dollars, the payment of which well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly, and severally, firmly by these presents.

NOW THEREFORE, the condition of the above obligation is such that:

WHEREAS, the above bounden principal is the owner of and/or is interested in or developing land and premises known as **Trails at Aspen Ridge Filing 3 - Phase 3**

WHEREAS, said subdivision is subject to the provisions and conditions of the ordinance of the El Paso County known as the Subdivision Ordinance, which ordinance inter alia requires the installation of various street and other improvements by said principal; and

WHEREAS, under said Subdivision Ordinance the said principal in El Paso County, Colorado is required "as part of his responsibility" to install, construct and maintain until final acceptance by the County, the following improvements:

Phase 3 Development

Bond No.: _____

NOW THEREFORE, if the above bounden principal shall well and truly install and construct the said described improvements and facilities perform the work hereinabove specified to be performed, all on or before the 30st of June 2028, then this obligation shall be null and void, otherwise this obligation shall remain in full force and effect.

IN WITNESS WHEREOF, these presents have been executed this ___th day of May, 2026.

COLA, LLC
Principal

By _____
Name: Alex Emerson, Chief Financial Officer

Subscribed and sworn to before me this _____ day of _____, 20__

My Commission Expires

Notary Public

Surety: **Travelers Casualty and Surety Company of America**

Surety _____
Name: William Scott Trethewey
Attorney-In-Fact

Subscribed and sworn to before me this _____ day of _____, 20__

My Commission Expires

Notary Public

2026 Financial Assurance Estimate Form
(Sidewalk Addendum)

EXHIBIT H

Updated: 12/2025

PROJECT INFORMATION		
Project Name: Trails at Aspen Ridge Filing No. 3 - Phase 1	Date: 4/1/2026	PCD File No. SF-21-022

Description	Quantity	Units	Unit Cost	Total
SECTION 2A - PUBLIC IMPROVEMENTS *				
Deferred Sidewalk Improvements				
5" Thick Deferred Sidewalk	2,068.0	SY	\$ 85.00	\$ 175,780.00
6" Thick Deferred Sidewalk	0.0	SY	\$ 113.00	\$ -
8" Thick Deferred Sidewalk	0.0	SY	\$ 141.00	\$ -
Pedestrian Ramp	14.0	EA	\$ 1,961.00	\$ 27,454.00
<i>[insert items not listed but part of construction plans]</i>				
				\$ -

* - Subject to defect warranty financial assurance.

The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.

Total Construction & Defect Warranty Financial Assurance \$ 40,646.80

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.



NICOLE M. SCHANEL
Engineer (P.E. Seal Required)

[Signature]
Richard A. van Seenus
Approved by Owner / Applicant

04/08/2026
Date April 1, 2026

Approved by El Paso County Engineer / ECM Administrator

Date

Bond No.: _____

SUBDIVISION BOND

KNOW ALL MEN BY THESE PRESENTS: That we

COLA, LLC

Address: **555 Middle Creek Parkway, Suite 500, Colorado Springs, CO 80921**

as principal, and **Travelers Casualty and Surety Company of America**

Address: **One Tower Square, Hartford, CT 06183**, a corporation existing under and by virtue of the laws of the State of **Connecticut** and authorized to do business in the State of Colorado, as surety, are held and firmly bound under the El Paso County, a municipal corporation of the State of Colorado, in the penal sum of **Forty Thousand, Six Hundred and Forty Six 80/100 (\$40,646.80)** dollars, the payment of which well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly, and severally, firmly by these presents.

NOW THEREFORE, the condition of the above obligation is such that:

WHEREAS, the above bounden principal is the owner of and/or is interested in or developing land and premises known as **Trails at Aspen Ridge Filing 3 - Phase 1**

WHEREAS, said subdivision is subject to the provisions and conditions of the ordinance of the El Paso County known as the Subdivision Ordinance, which ordinance inter alia requires the installation of various street and other improvements by said principal; and

WHEREAS, under said Subdivision Ordinance the said principal in El Paso County, Colorado is required "as part of his responsibility" to install, construct and maintain until final acceptance by the County, the following improvements:

Phase 1 Deferred Sidewalk Warranty

Bond No.: _____

NOW THEREFORE, if the above bounden principal shall well and truly install and construct the said described improvements and facilities perform the work hereinabove specified to be performed, all on or before the 30st of June 2028, then this obligation shall be null and void, otherwise this obligation shall remain in full force and effect.

IN WITNESS WHEREOF, these presents have been executed this th day of May, 2026.

COLA, LLC
Principal

By _____
Name: Alex Emerson, Chief Financial Officer

Subscribed and sworn to before me this _____ day of _____, 20__

My Commission Expires

Notary Public

Surety: Travelers Casualty and Surety Company of America

Surety _____
Name: William Scott Trethewey
Attorney-In-Fact

Subscribed and sworn to before me this _____ day of _____, 20__

My Commission Expires

Notary Public

2026 Financial Assurance Estimate Form
(Sidewalk Addendum)

EXHIBIT I

Updated: 12/2025

PROJECT INFORMATION		
Project Name: Trails at Aspen Ridge Filing No. 3 - Phase 2	Date: 4/1/2026	PCD File No. SF-21-022

Description	Quantity	Units	Unit Cost	Total
SECTION 2A - PUBLIC IMPROVEMENTS *				
<u>Deferred Sidewalk Improvements</u>				% Complete
5" Thick Deferred Sidewalk	1,325.0	SY	\$ 85.00	\$ 112,625.00
6" Thick Deferred Sidewalk	0.0	SY	\$ 113.00	-
8" Thick Deferred Sidewalk	0.0	SY	\$ 141.00	-
Pedestrian Ramp	4.0	EA	\$ 1,961.00	7,844.00
<i>[insert items not listed but part of construction plans]</i>				-
				-

* - Subject to defect warranty financial assurance.

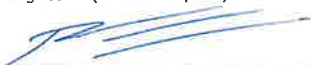
The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.


Total Construction & Defect Warranty Financial Assurance \$ 77,671.50

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

NICOLE M. SCHANEL
Engineer (P.E. Seal Required)





04/08/2026

Richard A. van Seenus
Approved by Owner / Applicant

April 1, 2026

Approved by El Paso County Engineer / ECM Administrator _____ Date _____

Bond No.: _____

SUBDIVISION BOND

KNOW ALL MEN BY THESE PRESENTS: That we

COLA, LLC

Address: **555 Middle Creek Parkway, Suite 500, Colorado Springs, CO 80921**

as principal, and **Travelers Casualty and Surety Company of America**

Address: **One Tower Square, Hartford, CT 06183**, a corporation existing under and by virtue of the laws of the State of **Connecticut** and authorized to do business in the State of Colorado, as surety, are held and firmly bound under the El Paso County, a municipal corporation of the State of Colorado, in the penal sum of **Seventy Seven Thousand, Six Hundred and Seventy One 50/100 (\$77,671.50)** dollars, the payment of which well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly, and severally, firmly by these presents.

NOW THEREFORE, the condition of the above obligation is such that:

WHEREAS, the above bounden principal is the owner of and/or is interested in or developing land and premises known as **Trails at Aspen Ridge Filing 3 - Phase 2**

WHEREAS, said subdivision is subject to the provisions and conditions of the ordinance of the El Paso County known as the Subdivision Ordinance, which ordinance inter alia requires the installation of various street and other improvements by said principal; and

WHEREAS, under said Subdivision Ordinance the said principal in El Paso County, Colorado is required "as part of his responsibility" to install, construct and maintain until final acceptance by the County, the following improvements:

Phase 2 Deferred Sidewalk

Bond No.: _____

NOW THEREFORE, if the above bounden principal shall well and truly install and construct the said described improvements and facilities perform the work hereinabove specified to be performed, all on or before the 30st of June 2028, then this obligation shall be null and void, otherwise this obligation shall remain in full force and effect.

IN WITNESS WHEREOF, these presents have been executed this ___th day of May, 2026.

COLA, LLC
Principal

By _____
Name: Alex Emerson, Chief Financial Officer

Subscribed and sworn to before me this _____ day of _____, 20__

My Commission Expires

Notary Public

**Surety: Travelers Casualty and Surety
Company of America**

Surety _____
Name: William Scott Trethewey
Attorney-In-Fact

Subscribed and sworn to before me this _____ day of _____, 20__

My Commission Expires

Notary Public

2026 Financial Assurance Estimate Form
(Sidewalk Addendum)

EXHIBIT J

Updated: 12/2025

PROJECT INFORMATION		
Project Name: Trails at Aspen Ridge Filing No. 3 - Phase 3	Date: 4/1/2026	PCD File No. SF-21-022

Description	Quantity	Units	Unit Cost	% Complete	Total
SECTION 2A - PUBLIC IMPROVEMENTS *					
Deferred Sidewalk Improvements					
5" Thick Deferred Sidewalk	1,408.0	SY	\$ 85.00	=	\$ 119,680.00
6" Thick Deferred Sidewalk	0.0	SY	\$ 113.00	=	\$ -
8" Thick Deferred Sidewalk	0.0	SY	\$ 141.00	=	\$ -
Pedestrian Ramp	2.0	EA	\$ 1,961.00	=	\$ 3,922.00
<i>[insert items not listed but part of construction plans]</i>					
				=	\$ -

* - Subject to defect warranty financial assurance.

The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.

Total Construction & Defect Warranty Financial Assurance **\$ 123,602.00**

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work shown on the Reading and Erection Control Plan and Construction Drawings associated with the Project.



NICOLE M. SCHANEL

Engineer (P.E. Seal Required)

[Signature]

Richard A. van Seenus

04/08/2026

April 1, 2026

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date

Bond No.: _____

SUBDIVISION BOND

KNOW ALL MEN BY THESE PRESENTS: That we

COLA, LLC

Address: **555 Middle Creek Parkway, Suite 500, Colorado Springs, CO 80921**

as principal, and **Travelers Casualty and Surety Company of America**

Address: **One Tower Square, Hartford, CT 06183**, a corporation existing under and by virtue of the laws of the State of **Connecticut** and authorized to do business in the State of Colorado, as surety, are held and firmly bound under the El Paso County, a municipal corporation of the State of Colorado, in the penal sum of **One Hundred Twenty Three Thousand, Six Hundred and Two 00/100 (\$123,602.00)** dollars, the payment of which well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly, and severally, firmly by these presents.

NOW THEREFORE, the condition of the above obligation is such that:

WHEREAS, the above bounden principal is the owner of and/or is interested in or developing land and premises known as **Trails at Aspen Ridge Filing 3 - Phase 3**

WHEREAS, said subdivision is subject to the provisions and conditions of the ordinance of the El Paso County known as the Subdivision Ordinance, which ordinance inter alia requires the installation of various street and other improvements by said principal; and

WHEREAS, under said Subdivision Ordinance the said principal in El Paso County, Colorado is required "as part of his responsibility" to install, construct and maintain until final acceptance by the County, the following improvements:

Phase 3 Deferred Sidewalk

Bond No.: _____

NOW THEREFORE, if the above bounden principal shall well and truly install and construct the said described improvements and facilities perform the work hereinabove specified to be performed, all on or before the 30st of June 2028, then this obligation shall be null and void, otherwise this obligation shall remain in full force and effect.

IN WITNESS WHEREOF, these presents have been executed this ___th day of May, 2026.

COLA, LLC
Principal

By _____
Name: Alex Emerson, Chief Financial Officer

Subscribed and sworn to before me this _____ day of _____, 20__

My Commission Expires

Notary Public

**Surety: Travelers Casualty and Surety
Company of America**

Surety _____
Name: William Scott Trethewey
Attorney-In-Fact

Subscribed and sworn to before me this _____ day of _____, 20__

My Commission Expires

Notary Public