



**PHILADELPHIA**  
**INSURANCE COMPANIES**

A Member of the Tokio Marine Group

**SUBDIVISION BOND**

**Bond No.: PB03010408713**  
**Premium: \$10,518 / Annually**

**Principal Amount: \$2,103,639.50**

KNOW ALL MEN BY THESE PRESENTS, that we Elite Properties of America, Inc. dba Classic Companies, 2138 Flying Horse Club Drive, Colorado Springs, CO 80921 as Principal, and Philadelphia Indemnity Insurance Company, 800 E. Colorado Blvd., 6<sup>th</sup> Floor, Pasadena, California, 91101 a Pennsylvania Corporation authorized to transact surety business in the State of Colorado, as Surety, are held and firmly bound unto the Board of County Commissioners of El Paso County, Colorado, 2880 International Circle, Suite 110, Colorado Springs, CO 80903, as Obligee, in the penal sum of Two Million One Hundred Three Thousand Six Hundred Thirty-Nine and 50/100 dollars (\$2,103,639.50), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, we Elite Properties of America, Inc., dba Classic Companies, 2138 Flying Horse Club Drive, Colorado Springs, CO 80921 has agreed to construct in Retreat at Timber Ridge Subdivision, Filing No. 2 in El Paso County, Colorado, the following improvements: Vollmer North Improvements as outlined on the attached Financial Assurance Form for Retreat at Timber Ridge Subdivision, Filing No. 2.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety, upon receipt of a resolution of the Board of County Commissioners of El Paso County indicating that the improvements have not been installed or completed, will complete the improvements or pay to El Paso County such amount up to the Principal amount of this Bond which will allow El Paso County to complete the improvements.

Upon approval by the Board of County Commissioners of El Paso County, this instrument may be proportionately reduced as the public improvements are completed.

In the event of any legal proceeding under this Subdivision Bond, this Subdivision Bond shall be governed by, and interpreted in accordance with, the laws of the State of Colorado. Jurisdiction and venue shall be in the District Court in and for El Paso County, Colorado.

PROVIDED FURTHER, that the said Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Financial Assurance Form, or the work to be performed thereunder, or the Specifications and Plans accompanying the same or incorporated by reference into such Financial Assurance Form, shall in anywise affect its obligation on this Bond and it does hereby waive notice of any change, extension of time, alteration or addition to the terms of the Financial Assurance Form, or to the work, or to the Specifications and Plans.

EPCDSD File # \_\_\_\_\_



**PHILADELPHIA**  
INSURANCE COMPANIES

A Member of the Tokio Marine Group

Bond No. PB03010408713  
Page Two (2)

Signed, sealed and dated this 24th day of June, 2022.

Elite Properties of America, Inc.  
dba: Classic Companies  
Principal

By: 

Title: EOB

Philadelphia Indemnity Insurance Company  
Surety

By:   
Michelle Haase

Title: Attorney-in-Fact

EPCDSD File # \_\_\_\_\_



STATE OF Colorado

COUNTY OF El Paso

]

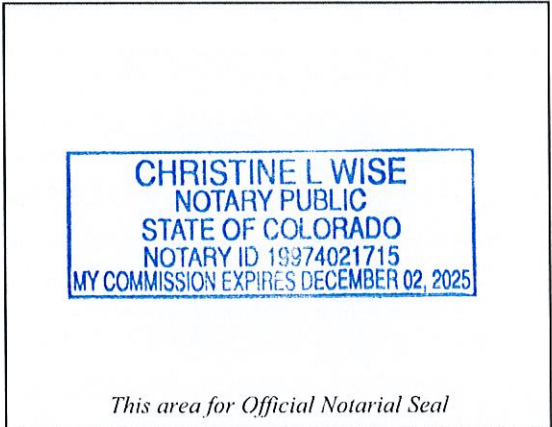
On 6/24/22, before me, Christine Wise,  
(here insert name of notary)

personally appeared George A. Lenz  
(name(s) of Signer(s))

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Christine L. Wise (SEAL)  
My Commission Expires: 12-02-2025



**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

- INDIVIDUAL
- CORPORATE OFFICER  
\_\_\_\_\_  
TITLE(S)
- PARTNER(S)             LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DESCRIPTION OF ATTACHED DOCUMENT**

PB03010408713  
TITLE OF TYPE OF DOCUMENT

1  
NUMBER OF PAGES

\_\_\_\_\_  
DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY (IES)  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On JUN 24 2022 before me, Janina Monroe, Notary Public,  
(Here insert name and title of the officer)

personally appeared Michelle Haase,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- \_\_\_\_\_ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



**PHILADELPHIA INDEMNITY INSURANCE COMPANY**

One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004-0950

**Power of Attorney**

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **JANINA MONROE, THOMAS G. MCCALL, TIMOTHY J. NOONAN, MICHELLE HAASE, MARTHA BARRERAS AND RACHEL A. MULLEN OF LOCKTON COMPANIES, LLC**, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **PHILADELPHIA INDEMNITY INSURANCE COMPANY** on the 14<sup>th</sup> of November, 2016.

**RESOLVED:** That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER RESOLVED:** That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF MARCH, 2021.



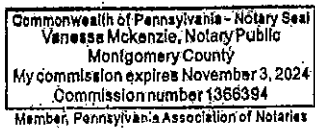
(Seal)

John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

On this 5<sup>th</sup> day of March, 2021 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

*Vanessa McKenzie*



residing at:

Bala Cynwyd, PA

My commission expires:

November 3, 2024

I, Edward Sayago, Corporate Secretary of **PHILADELPHIA INDEMNITY INSURANCE COMPANY**, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5<sup>th</sup> day March, 2021 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of **PHILADELPHIA INDEMNITY INSURANCE COMPANY**.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this \_\_\_\_\_ day of JUN 24 2022.



Edward Sayago, Corporate Secretary  
**PHILADELPHIA INDEMNITY INSURANCE COMPANY**



**PHILADELPHIA**  
INSURANCE COMPANIES

A Member of the Tokio Marine Group

**SUBDIVISION BOND**

Bond No.: PB03010408713  
Premium: \$10,518 / Annually

Principal Amount: \$2,103,639.50

KNOW ALL MEN BY THESE PRESENTS, that we Elite Properties of America, Inc. dba Classic Companies, 2138 Flying Horse Club Drive, Colorado Springs, CO 80921 as Principal, and Philadelphia Indemnity Insurance Company, 800 E. Colorado Blvd., 6<sup>th</sup> Floor, Pasadena, California, 91101 a Pennsylvania Corporation authorized to transact surety business in the State of Colorado, as Surety, are held and firmly bound unto the Board of County Commissioners of El Paso County, Colorado, 2880 International Circle, Suite 110, Colorado Springs, CO 80903, as Obligee, in the penal sum of Two Million One Hundred Three Thousand Six Hundred Thirty-Nine and 50/100 dollars (\$2,103,639.50), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, we Elite Properties of America, Inc., dba Classic Companies, 2138 Flying Horse Club Drive, Colorado Springs, CO 80921 has agreed to construct in Retreat at Timber Ridge Subdivision, Filing No. 2 in El Paso County, Colorado, the following improvements: Vollmer North Improvements as outlined on the attached Financial Assurance Form for Retreat at Timber Ridge Subdivision, Filing No. 2.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety, upon receipt of a resolution of the Board of County Commissioners of El Paso County indicating that the improvements have not been installed or completed, will complete the improvements or pay to El Paso County such amount up to the Principal amount of this Bond which will allow El Paso County to complete the improvements.

Upon approval by the Board of County Commissioners of El Paso County, this instrument may be proportionately reduced as the public improvements are completed.

In the event of any legal proceeding under this Subdivision Bond, this Subdivision Bond shall be governed by, and interpreted in accordance with, the laws of the State of Colorado. Jurisdiction and venue shall be in the District Court in and for El Paso County, Colorado.

PROVIDED FURTHER, that the said Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Financial Assurance Form, or the work to be performed thereunder, or the Specifications and Plans accompanying the same or incorporated by reference into such Financial Assurance Form, shall in anywise affect its obligation on this Bond and it does hereby waive notice of any change, extension of time, alteration or addition to the terms of the Financial Assurance Form, or to the work, or to the Specifications and Plans.

EPCDSD File # \_\_\_\_\_




**PHILADELPHIA**  
INSURANCE COMPANIES

A Member of the Tokio Marine Group

Bond No. PB03010408713  
Page Two (2)

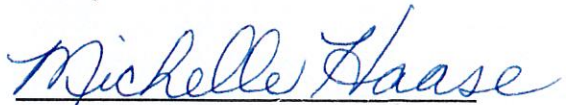
Signed, sealed and dated this 24th day of June, 2022.

Elite Properties of America, Inc.  
dba: Classic Companies  
Principal

By: 

Title: E.P.

Philadelphia Indemnity Insurance Company  
Surety

By:   
Michelle Haase

Title: Attorney-in-Fact

EPCDSD File # \_\_\_\_\_



STATE OF Colorado

COUNTY OF El Paso

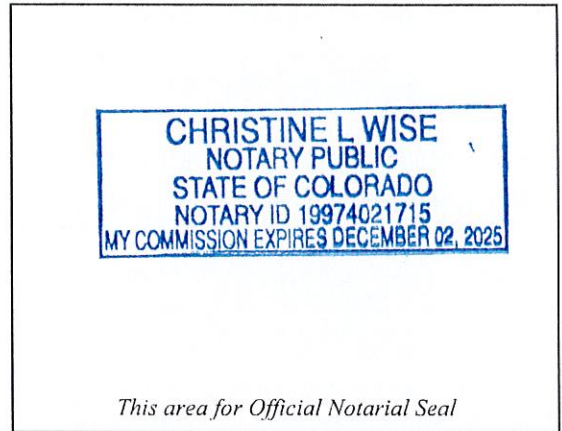
On 6/24/22, before me, Christine Wise,  
(here insert name of notary)

personally appeared George A. Lenz,  
(name(s) of Signer(s))

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Christine L. Wise (SEAL)  
My Commission Expires: 12-02-2025



**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

- INDIVIDUAL
- CORPORATE OFFICER  
\_\_\_\_\_  
TITLE(S)
- PARTNER(S)             LIMITED  
   GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DESCRIPTION OF ATTACHED DOCUMENT**

PB03010408713  
TITLE OF TYPE OF DOCUMENT

1  
NUMBER OF PAGES

\_\_\_\_\_  
DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE



# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

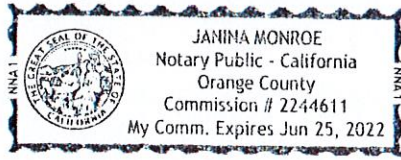
On JUN 24 2022 before me, Janina Monroe, Notary Public,  
(Here insert name and title of the officer)

personally appeared Michelle Haase,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that  
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by  
~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature \_\_\_\_\_ (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer  
 \_\_\_\_\_  
 (Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



PHILADELPHIA INDEMNITY INSURANCE COMPANY  
One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint JANINA MONROE, THOMAS G. MCCALL, TIMOTHY J. NOONAN, MICHELLE HAASE AND MARTHA BARRERAS OF LOCKTON COMPANIES, LLC, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14<sup>th</sup> of November, 2016.

**RESOLVED:** That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER RESOLVED:** That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF MARCH, 2021.

(Seal)

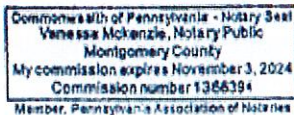


John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

On this 5<sup>th</sup> day of March, 2021 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

*Vanessa McKenzie*



residing at:

Bala Cynwyd, PA

My commission expires:

November 3, 2024

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5<sup>th</sup> day March, 2021 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this \_\_\_\_\_ day of JUN 24 2022.



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY





UNCOMMONLY INDEPENDENT

June 24, 2022

Federal Express

Elite Properties of America  
Attention: Tana Reber  
2138 Flying Horse Club Drive  
Colorado Springs, CO 80921

Re: Bond No. PB03010408713 - Retreat at Timber Ridge F2 - Vollmer North  
Principal: Elite Properties of America  
Bond Amount: \$2,103,639.50  
Obligee: El Paso County, CO  
Initial Bond Term:: 6/24/2022 to 6/24/2023

Dear Tana,

Per your request, enclosed is/are the executed bond(s) for the above-referenced. I have executed the bond(s) in a single copy(ies). Please have the bond(s) signed, sealed and **notarized** prior to submitting to the obligee.

The billing(s) will follow under separate cover.

Should you have any questions, please do not hesitate to call.

Thank you,

Lockton Insurance Brokers, LLC

*Michelle Haase*

Michelle Haase  
Senior Account Manager  
Surety Department

Enclosure/



## Subdivision Bond Request

Bond request sent on 06/22/2022 at 5:19:58 PM EST

Subsidiary	Elite Properties of America, Inc.
Principal Name	Elite Properties of America, Inc. dba Classic Companies
Principal Address	2138 Flying Horse Club Drive
Principal City	Colorado Springs
Principal Country	United States
Principal State	CO
Principal Zip Code	80921
Country of Incorporation	United States
State Of Incorporation	CO

Obligee Name	Board of County Commissioners, El Paso County, Colorado
Obligee Address	2880 International Cir., Ste 110
Obligee City	Colorado Springs
Obligee Country	United States
Obligee State	CO
Obligee Zip Code	80903-2208

Requestor	Tana Reber
Subdivision Name and Description	Retreat at TimberRidge Filing No. 2 - Vollmer North Improvements
Tract Number	
Number of Units	
City of Obligation	
Country of Obligation	United States
State of Obligation	CO
Start Date	
Estimated Completion Date	06/22/2024
Engineer's Estimate	
Type of Bond	Other



Bond Amount \$0.00  
Performance Bond Amount \$0.00  
Payment Bond Amount \$0.00  
Maintenance Term (months)



Currency Exchange Rate (Include as of Date)

Currency Type

Department

Method of Delivery

Mine Location

Number of Originals Required

Permit Number

Project Manager

Project Name

Requestor

Surety SFAA Code

Notary Requirement



Needed by What Date 06/28/2022

Type of Bond Form

Other Information/Remarks Please forward bond & billing attention Tana Reber. The Engineer's Estimate is to follow by scan and email.

2022 Financial Assurance Estimate Form  
(with pre-plat construction)

PROJECT INFORMATION							
Vollmer- North Segment		5/28/2022		CDR 2110			
Project Name		Date		PCD File No.			
Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)		
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>							
<b>* Earthwork</b>							
less than 1 000 \$5 300 min		CY	\$ 8 00	= \$ -		\$ -	
1 000-5 000 \$8,000 min		CY	\$ 6 00	= \$ -		\$ -	
5 001-20,000 \$30,000 min	18,668	CY	\$ 5 00	= \$ 93,440.00		\$ 93,440.00	
20,001-50 000 \$100,000 min		CY	\$ 3 50	= \$ -		\$ -	
50 001-200,000 \$175 000 min		CY	\$ 2 50	= \$ -		\$ -	
greater than 200,000 \$500 000 min		CY	\$ 2 00	= \$ -		\$ -	
* Permanent Seeding (inc. noxious weed mgmt)	12	AC	\$ 886 00	= \$ 10,632.00		\$ 10,632.00	
* Mulching	12	AC	\$ 831 00	= \$ 9,972.00		\$ 9,972.00	
* Permanent Erosion Control Blanket		SY	\$ 7 00	= \$ -		\$ -	
* Permanent Pond/BMP Construction		CY	\$ 22.00	= \$ -		\$ -	
* Permanent Pond/BMP (provide engineer's estimate)		EA		= \$ -		\$ -	
		EA		= \$ -		\$ -	
Safety Fences	182	LF	\$ 3 00	= \$ 546.00		\$ 546.00	
Temporary Erosion Control Blanket		SY	\$ 3 00	= \$ -		\$ -	
Vehicle Tracking Control	1	EA	\$ 2 625 00	= \$ 2,625.00		\$ 2,625.00	
Silt Fence	2,586	LF	\$ 3 00	= \$ 7,758.00		\$ 7,758.00	
Temporary Seeding		AC	\$ 695 00	= \$ -		\$ -	
Temporary Mulch		AC	\$ 631 00	= \$ -		\$ -	
Erosion Bales		EA	\$ 29 00	= \$ -		\$ -	
Erosion Logs/Straw Wattles		LF	\$ 6 00	= \$ -		\$ -	
Rock Check Dams	70	EA	\$ 554 00	= \$ 38,780.00		\$ 38,780.00	
Inlet Protection	10	EA	\$ 185 00	= \$ 1,850.00		\$ 1,850.00	
Sediment Basin		EA	\$ 1 952 00	= \$ -		\$ -	
Concrete Washout Basin	1	EA	\$ 997 00	= \$ 997.00		\$ 997.00	
				= \$ -		\$ -	
				= \$ -		\$ -	
<i>(insert items not listed but part of construction plans)</i>							
				= \$ -		\$ -	
<b>MAINTENANCE (35% of Construction BMPs)</b>				= \$ 18,203.50		\$ 18,203.50	
<b>Section 1 Subtotal</b>				= \$ 184,803.50		\$ 184,803.50	
<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>							
<b>ROADWAY IMPROVEMENTS</b>							
Construction Traffic Control	1	LS		= \$ -		\$ -	
Aggregate Base Course (135 lbs/cf)		Tons	\$ 31 00	= \$ -		\$ -	
Aggregate Base Course (135 lbs/cf)	7,920	CY	\$ 56 00	= \$ 443,520.00		\$ 443,520.00	
Asphalt Pavement (3" thick)		SY	\$ 16 00	= \$ -		\$ -	
Asphalt Pavement (4" thick)		SY	\$ 21 00	= \$ -		\$ -	
Asphalt Pavement (6" thick)	36,000	SY	\$ 32 00	= \$ 1,152,000.00		\$ 1,152,000.00	
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 97 00	= \$ -		\$ -	
Raised Median, Paved		SF	\$ 9 00	= \$ -		\$ -	
Regulatory Sign/Advisory Sign	4	EA	\$ 333 00	= \$ 1,332.00		\$ 1,332.00	
Guide/Street Name Sign	2	EA		= \$ -		\$ -	
Epoxy Pavement Marking		SF	\$ 15 00	= \$ -		\$ -	
Thermoplastic Pavement Marking		SF	\$ 26 00	= \$ -		\$ -	
Barricade - Type 3		EA	\$ 221 00	= \$ -		\$ -	
Delineator - Type I		EA	\$ 27 00	= \$ -		\$ -	
Curb and Gutter Type A (6" Vertical)	4,799	LF	\$ 32 00	= \$ 153,568.00		\$ 153,568.00	
Curb and Gutter Type B (Median)		LF	\$ 32 00	= \$ -		\$ -	
Curb and Gutter Type C (Ramp)		LF	\$ 32 00	= \$ -		\$ -	
4' Sidewalk (common areas only)		SY	\$ 53 00	= \$ -		\$ -	
5' Sidewalk		SY	\$ 66 00	= \$ -		\$ -	
6' Sidewalk	1,873	SY	\$ 80 00	= \$ 149,840.00		\$ 149,840.00	
8' Sidewalk		SY	\$ 106 00	= \$ -		\$ -	
Pedestrian Ramp	4	EA	\$ 1273 00	= \$ 5,092.00		\$ 5,092.00	
Cross Pan, local (6" thick, 6' wide to include return)	52	LF	\$ 67 00	= \$ 3,484.00		\$ 3,484.00	
Cross Pan, collector (6" thick, 8' wide to include return)		LF	\$ 102 00	= \$ -		\$ -	
Curb Chase		EA	\$ 1 639 00	= \$ -		\$ -	
Guardrail Type 3 (W-Beam)		LF	\$ 55 00	= \$ -		\$ -	
Guardrail Type 7 (Concrete)		LF	\$ 80 00	= \$ -		\$ -	
Guardrail End Anchorage		EA	\$ 2 324 00	= \$ -		\$ -	
Guardrail Impact Attenuator		EA	\$ 4 172 00	= \$ -		\$ -	
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 87 00	= \$ -		\$ -	
Sound Barrier Fence (panels, 6' high)		LF	\$ 89 00	= \$ -		\$ -	
Electrical Conduit, Size =		LF	\$ 18 00	= \$ -		\$ -	
Traffic Signal, complete intersection		EA	\$ 470,666	= \$ -		\$ -	



**PROJECT INFORMATION**

<b>Vollmer- North Segment</b>	<b>5/28/2012</b>	<b>CDR 2110</b>
<b>Project Name</b>	<b>Date</b>	<b>FCD File No.</b>

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plot Construction)	
					% Complete	Remaining
<i>[insert items not listed but part of construction plans]</i>						
<b>STORM DRAIN IMPROVEMENTS</b>						
Concrete Box Culvert (M Standard), Size ( W x H )		LF		\$		\$
16" Reinforced Concrete Pipe		LF	\$ 70.00	\$		\$
24" Reinforced Concrete Pipe		LF	\$ 83.00	\$		\$
30" Reinforced Concrete Pipe		LF	\$ 104.00	\$		\$
36" Reinforced Concrete Pipe		LF	\$ 128.00	\$		\$
42" Reinforced Concrete Pipe		LF	\$ 171.00	\$		\$
48" Reinforced Concrete Pipe		LF	\$ 209.00	\$		\$
54" Reinforced Concrete Pipe		LF	\$ 272.00	\$		\$
60" Reinforced Concrete Pipe		LF	\$ 319.00	\$		\$
66" Reinforced Concrete Pipe		LF	\$ 368.00	\$		\$
72" Reinforced Concrete Pipe		LF	\$ 421.00	\$		\$
18" Corrugated Steel Pipe		LF	\$ 90.00	\$		\$
24" Corrugated Steel Pipe		LF	\$ 103.00	\$		\$
30" Corrugated Steel Pipe		LF	\$ 131.00	\$		\$
36" Corrugated Steel Pipe		LF	\$ 157.00	\$		\$
42" Corrugated Steel Pipe		LF	\$ 180.00	\$		\$
48" Corrugated Steel Pipe		LF	\$ 190.00	\$		\$
54" Corrugated Steel Pipe		LF	\$ 278.00	\$		\$
60" Corrugated Steel Pipe		LF	\$ 300.00	\$		\$
66" Corrugated Steel Pipe		LF	\$ 364.00	\$		\$
72" Corrugated Steel Pipe		LF	\$ 428.00	\$		\$
78" Corrugated Steel Pipe		LF	\$ 492.00	\$		\$
84" Corrugated Steel Pipe		LF	\$ 588.00	\$		\$
Flared End Section (FES) RCP Size = <small>(10'0" dia. x 4' dia. end dia.)</small>		EA		\$		\$
Flared End Section (FES) CSP Size = <small>(10'0" dia. x 4' dia. end dia.)</small>		EA		\$		\$
End Treatment- Headwall		EA		\$		\$
End Treatment- Wingwall		EA		\$		\$
End Treatment - Cutoff Wall		EA		\$		\$
Curb Inlet (Type R) L=5' Depth < 5'		EA	\$ 6,138.00	\$		\$
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,981.00	\$		\$
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 9,242.00	\$		\$
Curb Inlet (Type R) L=10' Depth < 5'		EA	\$ 8,447.00	\$		\$
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 8,706.00	\$		\$
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,898.00	\$		\$
Curb Inlet (Type R) L=15' Depth < 5'		EA	\$ 10,984.00	\$		\$
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 11,775.00	\$		\$
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,876.00	\$		\$
Curb Inlet (Type R) L=20' Depth < 5'		EA	\$ 11,706.00	\$		\$
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 12,920.00	\$		\$
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,138.00	\$		\$
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,347.00	\$		\$
Storm Sewer Manhole Box Base		EA	\$ 12,876.00	\$		\$
Storm Sewer Manhole Slab Base		EA	\$ 7,082.00	\$		\$
Geotextile (Erosion Control)		SY	\$ 7.00	\$		\$
Rip Rap, #50 size from 6" to 24"		Tons	\$ 89.00	\$		\$
Rip Rap, Grouted		Tons	\$ 105.00	\$		\$
Drainage Channel Construction, Size ( W x H )		LF	\$	\$		\$
Drainage Channel Lining, Concrete		CY	\$ 631.00	\$		\$
Drainage Channel Lining, Rip Rap		CY	\$ 124.00	\$		\$
Drainage Channel Lining, Grass		AC	\$ 1,625.00	\$		\$
Drainage Channel Lining, Other Stabilization			\$	\$		\$
<i>[insert items not listed but part of construction plans]</i>						
<small>Subject to project warranty financial assurance. A minimum of 7% shall be retained until final acceptance. MAXIMUM OF 60% COMPLETE, ALL COVERD</small>						
<b>Section 2 Subtotal</b>				<b>\$ 1,908,836.00</b>		<b>\$ 1,908,836.00</b>

PROJECT INFORMATION		
Vollmar- North Segment	5/28/2022	CDR 2110
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Flat Construction)	
					% Complete	Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>						
<b>ROADWAY IMPROVEMENTS</b>						
			\$			\$
			\$			\$
			\$			\$
			\$			\$
			\$			\$
			\$			\$
			\$			\$
			\$			\$
<b>STORM DRAIN IMPROVEMENTS</b> <span style="float: right;">(Exception: Permanent Pond/BMP shall be itemized under Section 1)</span>						
			\$			\$
			\$			\$
			\$			\$
			\$			\$
			\$			\$
			\$			\$
			\$			\$
			\$			\$
<b>WATER SYSTEM IMPROVEMENTS</b>						
Water Main Pipe (PVC) Size 8"		LF	\$ 71.00	\$		\$
Water Main Pipe (Ductile Iron) Size 8"		LF	\$ 83.00	\$		\$
Gate Valves 8"		EA	\$ 2,058.00	\$		\$
Fire Hydrant Assembly w/ all valves		EA	\$ 7,306.00	\$		\$
Water Service Line Installation, inc. tap and valves		EA	\$ 1,466.00	\$		\$
Fire Cistern Installation, complete		EA		\$		\$
				\$		\$
				\$		\$
<i>[insert items not listed but part of construction plans]</i>						
<b>SANITARY SEWER IMPROVEMENTS</b>						
Sewer Main Pipe (PVC), Size 8"		LF	\$ 71.00	\$		\$
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,858.00	\$		\$
Sanitary Service Line Installation, complete		EA	\$ 1,553.00	\$		\$
Sanitary Sewer Lift Station, complete		EA		\$		\$
				\$		\$
				\$		\$
<i>[insert items not listed but part of construction plans]</i>						
<b>LANDSCAPING IMPROVEMENTS</b> <span style="float: right;">(For subdivision specific condition of approval or PUD)</span>						
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
<i>** Section 3 items need to be included in utility requirements</i>						
				\$		\$
<b>Section 3 Subtotal</b>				\$		\$

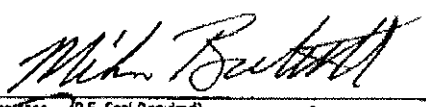


PROJECT INFORMATION		
Valmer- North Segment	5/28/2022	CDR 2110
Project Name	Date	PCD File No.

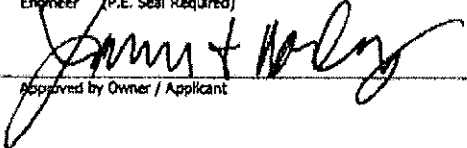
Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 10,000.00	= \$ 10,000.00	\$	10,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		= \$	\$	
<b>Total Construction Financial Assurance</b>					<b>\$</b>	<b>2,103,639.50</b>
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
<b>Total Remaining Construction Financial Assurance (with Pre-Plat Construction)</b>					<b>\$</b>	<b>2,103,639.50</b>
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
<b>Total Defect Warranty Financial Assurance</b>					<b>\$</b>	<b>404,576.00</b>
(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 as shown on the Plans and Specifications and Construction Drawings associated with the Project.

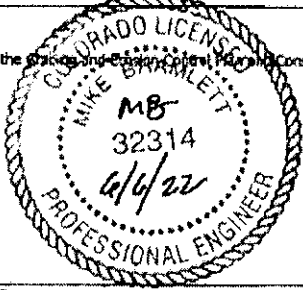


\_\_\_\_\_  
Engineer (P.E. Seal Required)



\_\_\_\_\_  
Approved by Owner / Applicant

\_\_\_\_\_  
Approved by El Paso County Engineer / ECM Administrator



\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

June 7, 2022

## Tana Reber

---

**From:** Adam Doyle  
**Sent:** Wednesday, June 22, 2022 11:00 AM  
**To:** Tana Reber  
**Subject:** FW: Vollmer N. Financial Assurance  
**Attachments:** 2022 - FAE Vollmer North signed.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Tana,

Will you get a bond going for me for Vollmer North Improvements? This will stay in our bond status sheet and will associated with the construction of Timber Ridge F2.

**Total: \$2,103,639.50**

Adam Doyle | Land Development Manager  
Mobile: (719)331-6174  
Office: (719)785-3317

CLASSIC HOMES | 2138 Flying Horse Club Dr., Colorado Springs, CO 80921



**From:** Mike Bramlett <mbramlett@jrengineering.com>  
**Sent:** Tuesday, June 7, 2022 12:30 PM  
**To:** Adam Doyle <adoyle@classichomes.com>  
**Subject:** Vollmer N. Financial Assurance

Adam,

Here is your copy.

Thanks

Mike Bramlett, PE  
Client Manager  
JR Engineering, LLC  
5475 Tech Center Drive Suite 235 Colorado Springs, CO 80919  
Phone: (719) 659-2593 Cell: (719) 659-7679

[mbramlett@jrengineering.com](mailto:mbramlett@jrengineering.com)