

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between **Land First, Inc.**, a Colorado Corporation, hereinafter called the "Subdivider," and El Paso County by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, The Subdivider, as a condition of approval of the final plat for **Bent Grass East Commercial Filing No. 3** ("Subdivision") wishes to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

WHEREAS, pursuant to the same authority, the Subdivider is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Subdivider wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of a subdivision bond.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider and the County agree as follows:

1. The Subdivider agrees to construct and install, at his sole expense, all of those improvements as set forth on Exhibit A, attached hereto. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM. Security and collateral guaranteeing construction of the public and common improvements set forth in Exhibit A shall be posted in the form of a subdivision bond issued by Philadelphia Indemnity Insurance Company in the amount of \$ 503,882.51.
2. Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider allows collateral to lapse at any time, no lots in the Subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on Exhibit A have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.
3. No lots in the Subdivision shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required improvements for the Subdivision have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the Subdivision may be sold, conveyed or transferred and/or have building permits issued upon receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements, identified by phase if applicable, in the attached Exhibit A.

Chuck Broerman

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El Paso County, CO



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4. The Subdivider agrees that all of those certain public improvements to be completed as identified on Exhibit A shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
5. All improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within twenty-four (24) months from the date of notice to proceed in the Construction Permit for the Subdivision. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least ninety (90) days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.
6. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
7. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.
8. The Subdivider agrees, and both parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a two (2) year warranty period prior to final acceptance. Where any inconsistency exists

between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.

9. The Subdivider(s) agrees to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the Subdivision are vested with the Subdivider(s).
10. The County agrees to approval of the Final Plat of **Bent Grass East Commercial Filing No. 3** Subdivision subject to the terms and conditions of this Agreement.
11. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
12. This Agreement shall take effect on the date of approval of the Final Plat of the Subdivision by the Board of County Commissioners.
13. The Subdivider(s) agrees for itself and its successors and assigns that Subdivider and/or its said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program, at or prior to the time of building permit submittals.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

By: _____

Kevin Mastin, **Executive Director**
Planning and Community Development Department
Authorized signatory pursuant to LDC

12.19.22
(Date Final Plat Approved)

ATTEST:

County Clerk and Recorder

APPROVED AS TO FORM

Lori L. Seago
County Attorney's Office

LAND FIRST, INC.

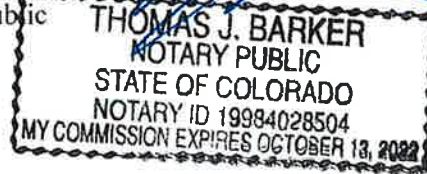
By:

Ron Waldthausen
Ron Waldthausen, President

Subscribed, sworn to and acknowledged before me this 25th day of April, 2022
by the parties above named.

My commission expires: 10/13/22

T. J. Barker
Notary Public



2021 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 12/22/2020

PROJECT INFORMATION			
BENT GRASS EAST COMMERCIAL FILING NO. 3	4/4/2022		
Project Name	Date	PCD File No.	SF-2147

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)							
* Earthwork							
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	6,000	CY	\$ 5.00	=	\$ 30,000.00		\$ 30,000.00
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.)		AC	\$ 828.00	=	\$ -		\$ -
* Mulching		AC	\$ 777.00	=	\$ -		\$ -
* Permanent Erosion Control Blanket	140	SY	\$ 6.00	=	\$ 840.00		\$ 840.00
* Permanent Pond/BMP Construction		CY	\$ 21.00	=	\$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	2	EA	\$ 2,453.00	=	\$ 4,906.00		\$ 4,906.00
Sill Fence	700	LF	\$ 2.60	=	\$ 1,820.00		\$ 1,820.00
Temporary Seeding	4	AC	\$ 650.00	=	\$ 2,470.00		\$ 2,470.00
Temporary Mulch	4	AC	\$ 777.00	=	\$ 2,952.60		\$ 2,952.60
Erosion Bales	6	EA	\$ 26.00	=	\$ 156.00		\$ 156.00
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -
Rock Check Dams		EA	\$ 518.00	=	\$ -		\$ -
Inlet Protection	2	EA	\$ 173.00	=	\$ 346.00		\$ 346.00
Sediment Basin		EA	\$ 1,824.00	=	\$ -		\$ -
Concrete Washout Basin	1	EA	\$ 932.00	=	\$ 932.00		\$ 932.00
[insert items not listed but part of construction plans]				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				=	\$ 4,753.91		\$ 4,753.91
Section 1 Subtotal				=	\$ 49,176.51		\$ 49,176.51

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control		LS		=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 29.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	65	CY	\$ 52.00	=	\$ 3,380.00		\$ 3,380.00
Asphalt Pavement (3" thick)		SY	\$ 14.50	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 20.00	=	\$ -		\$ -
Asphalt Pavement (6" thick) Meridian Park Dr.	130	SY	\$ 30.00	=	\$ 3,900.00		\$ 3,900.00
Asphalt Pavement (147 lbs/cf) " thick		Tons	\$ 91.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 311.00	=	\$ -		\$ -
Guide/Street Name Sign		EA		=	\$ -		\$ -
Epoxy Pavement Marking (Bent Grass Meadows Dr.)	860	SF	\$ 14.00	=	\$ 12,040.00		\$ 12,040.00
Thermoplastic Pavement Marking (Bent Grass Meadows)	110	SF	\$ 24.00	=	\$ 2,640.00		\$ 2,640.00
Barricade - Type 3		EA	\$ 207.00	=	\$ -		\$ -
Delineator - Type 1		EA	\$ 25.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical) Meridian Park Dr.	120	LF	\$ 31.00	=	\$ 3,720.00		\$ 3,720.00
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 31.00	=	\$ -		\$ -
4" Sidewalk (common areas only) Perimeter Sidewalk	410	SY	\$ 50.00	=	\$ 20,500.00		\$ 20,500.00
5" Sidewalk		SY	\$ 62.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 75.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -
Pedestrian Ramp	5	EA	\$ 1,190.00	=	\$ 5,950.00		\$ 5,950.00
Cross Pan, local (8" thick, 6' wide to include return)	90	LF	\$ 63.00	=	\$ 5,670.00		\$ 5,670.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 95.00	=	\$ -		\$ -
Curb Chase		EA	\$ 1,532.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 51.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 75.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,172.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,899.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 17.00	=	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 439,875	=	\$ -		\$ -

PROJECT INFORMATION							
BENT GRASS EAST COMMERCIAL FILING NO. 3		4/4/2022					
Project Name		Date		PCD File No. SF-2147			
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS (Bent Grass Market View)							
Construction Traffic Control	1	LS	\$ 8,000.00	=	\$ 8,000.00		\$ 8,000.00
Aggregate Base Course (135 lbs/cf) Bent Grass Market	800	CY	\$ 52.00	=	\$ 41,600.00		\$ 41,600.00
Asphalt Pavement (6" thick) Bent Grass Market View	2,200	SY	\$ 30.00	=	\$ 66,000.00		\$ 66,000.00
Regulatory Sign/Advisory Sign	4	EA	\$ 311.00	=	\$ 1,244.00		\$ 1,244.00
Guide/Street Name Sign	2	EA	\$ 300.00	=	\$ 600.00		\$ 600.00
Epoxy Pavement Marking (Bent Grass Market View)	200	SF	\$ 14.00	=	\$ 2,800.00		\$ 2,800.00
Curb and Gutter, Type A (6" Vertical) Bent Grass Market	1,350	LF	\$ 31.00	=	\$ 41,850.00		\$ 41,850.00
				=	\$ -		\$ -
				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
24" Reinforced Concrete Pipe	325	LF	\$ 81.00	=	\$ 26,325.00		\$ 26,325.00
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	2	EA	\$ 7,440.00	=	\$ 14,880.00		\$ 14,880.00
Storm Sewer Manhole, Slab Base	1	EA	\$ 6,619.00	=	\$ 6,619.00		\$ 6,619.00
Rip Rap, d50 size from 6" to 24"	10	Tons	\$ 83.00	=	\$ 830.00		\$ 830.00
End Treatment- Concrete Forebay	1	EA	\$ 15,000.00	=	\$ 15,000.00		\$ 15,000.00
				=	\$ -		\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	770	LF	\$ 66.00	=	\$ 50,820.00		\$ 50,820.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	=	\$ -		\$ -
Gate Valves, 8"	3	EA	\$ 1,923.00	=	\$ 5,769.00		\$ 5,769.00
Fire Hydrant Assembly, w/ all valves	1	EA	\$ 6,828.00	=	\$ 6,828.00		\$ 6,828.00
Water Service Line Installation, inc. tap and valves	6	EA	\$ 1,370.00	=	\$ 8,220.00		\$ 8,220.00
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	665	LF	\$ 66.00	=	\$ 43,890.00		\$ 43,890.00
Sanitary Sewer Manhole, Depth < 15 feet	4	EA	\$ 4,540.00	=	\$ 18,160.00		\$ 18,160.00
Sanitary Service Line Installation, complete	6	EA	\$ 1,451.00	=	\$ 8,706.00		\$ 8,706.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
1.5" Cal Deciduous Tree	27	EA	\$ 365.00	=	\$ 9,855.00		\$ 9,855.00
6' Evergreen	32	EA	\$ 505.00	=	\$ 16,160.00		\$ 16,160.00
Shrubs (five gallon)	50	EA	\$ 55.00	=	\$ 2,750.00		\$ 2,750.00
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
Section 3 Subtotal				=	\$ 396,906.00		\$ 396,906.00

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