

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between GTL, Inc. a California Corporation dba GTL Development Inc., 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 of The Vistas Filing No. 1 at Meridian Ranch Subdivision (the "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 (the "ECM") 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 Performance or property 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 (the "Improvements"). 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 shall be posted in the form of a performance or property bond issued by Sure Tec Insurance Co. as corporate surety in the amount of \$4,703,399.30 as set forth on Exhibit A attached hereto.
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 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 or, if constructed in phases, in any phase thereof, shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the Improvements for the Subdivision, or the Improvements for the particular phase thereof, 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 or, if constructed in phases, in any phase thereof, 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.

4. There are no Regional Park Fees due for the The Vistas Filing No. 1 at Meridian Ranch, in accordance with the Development and Park Lands Agreement adopted pursuant to Resolution No. 14-1313 and recorded in the records of the El Paso County Clerk and Records Office at Reception No. 21407541
5. The Subdivider agrees that all of the Improvements 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.
6. All Improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 24 (twenty-four) months from the date of notice to proceed in the Construction Permit for the Subdivision, or Phase of 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 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 or Subdivision Phase 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 surety to take into account any increase in cost due to the delay including inflation.
7. 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 this Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of this 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.
8. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the ECM, 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.

9. Gieck Basin Drainage Fee is \$0.00 and Bridge Fees will be \$0.00, Haegler Basin Drainage Fee is \$10,358.00 and Bridge Fees will be \$1,528.00.
10. The Subdivider agrees, and both parties acknowledge that the construction of the Improvements shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the ECM. This is to include among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a 2 year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the ECM and the Land Development Code with respect to these inspections, collateral and acceptance processes, the ECM is the controlling document.
11. Through the review process of the application for The Vistas Filing No. 1 at Meridian Ranch, the Traffic Impact Study (herein after TIS) identified that a southbound left-turn lane and right-turn lane are warranted on Eastonville Road approaching Stapleton Drive based on the short-range horizon analysis. The Eastonville Road corridor is included on the Pikes Peak Rural Transportation Authority (PPRTA) 2015-2024 capital project list "A," and the County anticipates advancing a project to the design phase in 2017. If the Subdivider were to install the short-term improvements identified in the TIS, it is anticipated that such improvements would need to be removed and reconfigured with the forthcoming project. In lieu of constructing the southbound left-turn lane and right-turn lane identified in the TIS, the parties agree that the Subdivider shall provide an alternative contribution by instead providing **construction drawing for the Eastonville Road Improvements from the Eastonville Road/Stapleton Drive intersection to the Eastonville Road/Rex Road intersection**. Thus, the parties agree that such required road improvements ("Eastonville Road Improvements") shall be designed and constructed as follows:
 - a. Within six (6) months after the County delivers the survey work necessary for the design process pursuant to subsection (b) below, the Subdivider will design and prepare, at its sole expense, construction drawings and other required supporting documents necessary to advertise for the construction of the Eastonville Road Improvements (to include intersection improvements, paving, drainage improvements, and all other required construction documents in accordance with the Engineering Criteria Manual) from the Eastonville Road/Stapleton Drive intersection to the future Eastonville Road/Rex Road intersection. Thereafter, the Subdivider will submit such construction drawings for approval by the County Engineer, which process shall be completed within six (6) months, and, upon approval by the County Engineer of such designs and construction drawings, the Subdivider shall provide them to the County, at which time they shall become the sole property of the County. The timelines set forth in this paragraph may be amended by written agreement signed by the County Engineer and the Subdivider.
 - b. The County will undertake all the survey work necessary for the design process described in subsection (a) above, including but not limited to design survey, utility potholing survey, as well as right-of-way plans and any required staking for property acquisition.
 - c. Completion of the Subdivider's obligations set forth in subsection (a) above shall satisfy all current and future obligations with respect to the southbound left-turn lane

and right-turn lane warranted on Eastonville Road associated with development of The Vistas Filing No. 1 at Meridian Ranch.

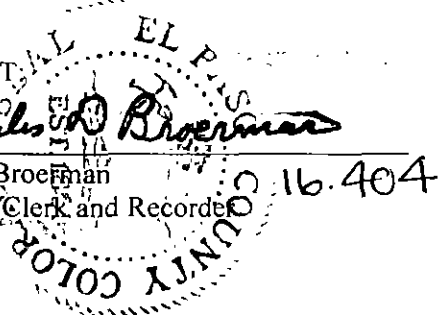
12. In order to meet its obligation toward certain Woodmen Road improvements, the Subdivider has included The Vistas Filing No. 1 at Meridian Ranch into the boundaries of the Woodmen Road Metropolitan District. The Subdivider will be responsible for payment of certain platting fees at the time of plat recording; building permit fees; and property tax assessments over time; pursuant to the Woodmen Road Metropolitan District requirements.
13. The Subdivision is included within the boundaries of the Woodmen Road Metropolitan District and shall not be required to participate in the El Paso County Road Impact Fee Program, in accordance with the provisions of the First Amendment to the Intergovernmental Agreement concerning Woodmen Road adopted pursuant to Resolution No. 13-041.
14. The Subdivider 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 is vested with the Subdivider.
15. The County agrees to approval of the final plat of The Vistas Filing No. 1 at Meridian Ranch Subdivision subject to the terms and conditions of this Agreement.
16. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment is in writing and signed by all parties hereto.
17. The terms and conditions hereof, and the subsequent performance hereunder, shall be construed and controlled by the laws of the State of Colorado.
18. This Agreement shall take effect on the day and year below written.

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

11.15.2016
(Date Final Plat Approved)

By: Darryl Glenn
Darryl Glenn, President

ATTEST: Chuck Broerman
Chuck Broerman
County Clerk and Recorder


STATE OF COLORADO)
)
) S.S.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 9th day of May, 2017, by Darryl Glenn, as President of the Board of County Commissioners, and as attested to by Chuck Broerman, County Clerk & Recorder.

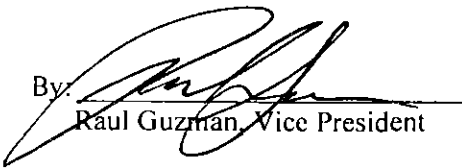
Witness my hand and official seal.

Wanda Renee Forbes
Notary Public

My Commission Expires: August 18, 2019

WANDA RENEE FORBES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154032565
MY COMMISSION EXPIRES AUGUST 18, 2019

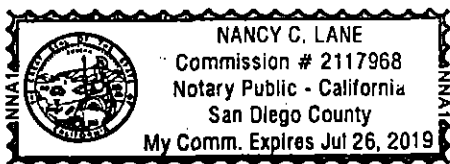
GTL DEVELOPMENT INC.

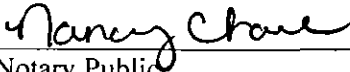
By: 
Raul Guzman, Vice President

State of California
County of San Diego

Subscribed, sworn to (or affirmed) before me on this 12th day of April, 2017,
by Raul Guzman, who proved to me on the basis of satisfactory evidence to be the person who appeared
before me.

My commission expires: July 26, 2019




Notary Public

APR 18 2017

2015 Financial Assurance
Estimate Form (with pre-plat construction)

3/17/2015

Project Information	
The Vistas Filing 1 at Meridian Ranch	4/13/2017
Project Name	Date

Section 1 - Grading and Erosion Control BMPs	Quantity	Units	Price	% Compleat	Remaining
Earthwork*	288,500.00	CY	@ \$ \$5 = \$ 1,442,500.00	80	\$ 288,500.00 *
Permanent Seeding*	69.20	AC	@ \$ \$582 = \$ 40,274.40	50	\$ 20,137.20 *
Mulching*	69.20	AC	@ \$ \$507 = \$ 35,084.40	50	\$ 17,542.20 *
Permanent Erosion Control Blanket*		SY	@ \$ \$6 = \$		\$ - *
Temporary Erosion Control Blanket		SY	@ \$ \$3 = \$		\$ -
Vehicle Tracking Control	1.00	EA	@ \$ \$1,625 = \$ 1,625.00		\$ 1,625.00
Safety Fence		LF	@ \$ \$3 = \$		\$ -
Silt Fence	3,630.00	LF	@ \$ \$4 = \$ 14,520.00		\$ 14,520.00
Temporary Seeding		AC	@ \$ \$485 = \$		\$ -
Temporary Mulch		AC	@ \$ \$507 = \$		\$ -
Erosion Bales	222.00	EA	@ \$ \$21 = \$ 4,662.00		\$ 4,662.00
Erosion Logs		LF	@ \$ \$6 = \$		\$ -
Rock Ditch Checks		EA	@ \$ = \$		\$ -
Inlet Protection	11.00	EA	@ \$ \$153 = \$ 1,683.00		\$ 1,683.00
Sediment Basin		EA	@ \$ \$1,625 = \$		\$ -
Concrete Washout Basin	1.00	EA	@ \$ \$776 = \$ 776.00		\$ 776.00
		@	\$ = \$		\$ -
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process.					
Section 1 Subtotal					\$ 1,541,124.80
					\$ 349,445.40

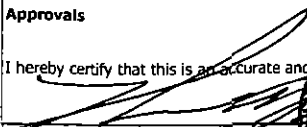
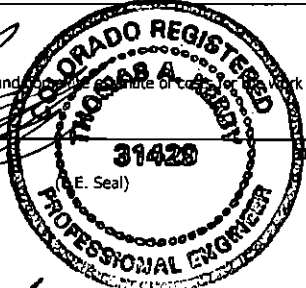
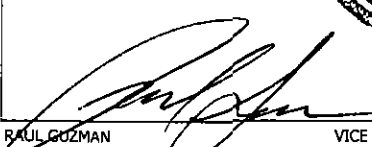
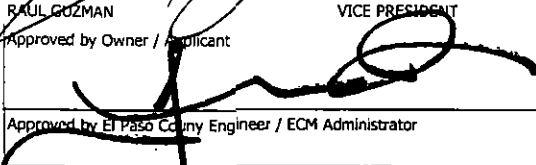
Section 2 - Public Improvements**	Quantity	Units	Price	% Compleat	Remaining
- Roadway Improvements					
Construction Traffic Control		LS	@ \$ = \$		\$ - *
Aggregate Base Course (6" @ 150 lbs/cu.ft.)	11,149.00	Tons	@ \$ \$18 = \$ 200,682.00		\$ 200,682.00 *
Asphalt Pavement (3" @ 145 lbs/cu.ft.)	5,389.00	Tons	@ \$ \$65 = \$ 350,285.00		\$ 350,285.00 *
Raised Median, Pavod		SF	@ \$ \$7 = \$		\$ - *
Electrical Conduit, Size =		LF	@ \$ \$14 = \$		\$ - *
Traffic Signal, complete intersection		EA	@ \$ \$250,000 = \$		\$ - *
Regulatory Sign	13.00	EA	@ \$ \$100 = \$ 1,300.00		\$ 1,300.00 *
Advisory Sign	8.00	EA	@ \$ \$100 = \$ 800.00		\$ 800.00 *
Gulch/Street Name Sign	26.00	EA	@ \$ \$100 = \$ 2,600.00		\$ 2,600.00 *
Epoxy Pavement Marking	2,143.00	SF	@ \$ \$12 = \$ 25,716.00		\$ 25,716.00 *
Thermoplastic Pavement Marking	136.00	SF	@ \$ \$22 = \$ 2,992.00		\$ 2,992.00 *
Barricade - Type 3	2.00	EA	@ \$ \$115 = \$ 230.00		\$ 230.00 *
Delineator (Type I)		EA	@ \$ \$21 = \$		\$ - *
Curb and Gutter, Type C (Ramp)	11,324.00	LF	@ \$ \$21 = \$ 237,804.00		\$ 237,804.00 *
Curb and Gutter, Type A (6" Vertical)	6,264.00	LF	@ \$ \$16 = \$ 100,224.00		\$ 100,224.00 *
Curb and Gutter, Type B (Median)		LF	@ \$ \$13 = \$		\$ - *
5' Pedestrian Ramp	281.20	SY	@ \$ \$108 = \$ 30,369.60		\$ 30,369.60 *
6' Pedestrian Ramp	72.00	SY	@ \$ \$108 = \$ 7,776.00		\$ 7,776.00 *
Mid Block Pedestrian Ramp	90.80	SY	@ \$ \$108 = \$ 9,806.40		\$ 9,806.40 *

SE-11-2

Cross Pan	224.40	SY	@	\$ 53	=	\$ 11,893.20		\$ 11,893.20 *
Curb Chase		EA	@	\$ 1,300	=	\$		\$ - *
- Storm Drain Improvements								
Concrete Box Culvert (M Standard), Size (W x H)		LF	@	\$	=	\$		\$ - *
Reinforced Concrete Pipe (RCP) Size		LF	@	\$	=	\$		\$ - *
18" Reinforced Concrete Pipe	68.00	LF	@	\$ 69	=	\$ 4,692.00		\$ 4,692.00 *
24" Reinforced Concrete Pipe	54.00	LF	@	\$ 84	=	\$ 4,536.00	50	\$ 2,268.00 *
30" Reinforced Concrete Pipe	28.00	LF	@	\$ 94	=	\$ 2,632.00	80	\$ 526.40 *
36" Reinforced Concrete Pipe	56.00	LF	@	\$ 124	=	\$ 6,944.00	80	\$ 1,388.80 *
42" Reinforced Concrete Pipe	697.00	LF	@	\$ 134	=	\$ 93,398.00		\$ 93,398.00 *
48" Reinforced Concrete Pipe	991.00	LF	@	\$ 178	=	\$ 176,398.00	80	\$ 35,279.60 *
Flared End Section (FES) RCP 48"	2.00	EA	@	\$ 650	=	\$ 1,300.00	50	\$ 650.00 *
End Treatment - Cutoff Wall	2.00	EA	@	\$ 1,000	=	\$ 2,000.00		\$ 2,000.00 *
Curb Inlet (Type R) L=5', Depth < 5 feet		EA	@	\$ 3,791	=	\$		\$ - *
Curb Inlet (Type R) L=5', 5'-10' Depth	1.00	EA	@	\$ 5,044	=	\$ 5,044.00	80	\$ 1,008.80 *
Curb Inlet (Type R) L=5', 10'-15' Depth		EA	@	\$ 6,027	=	\$		\$ - *
Curb Inlet (Type R) L=10', Depth < 5 feet		EA	@	\$ 5,528	=	\$		\$ - *
Curb Inlet (Type R) L=10', 5'-10' Depth	4.00	EA	@	\$ 6,694	=	\$ 26,776.00	75	\$ 6,694.00 *
Curb Inlet (Type R) L=10', 10'-15' Depth		EA	@	\$ 7,500	=	\$		\$ - *
Curb Inlet (Type R) L=15', Depth < 5 feet		EA	@	\$ 7,923	=	\$		\$ - *
Curb Inlet (Type R) L=15', 5'-10' Depth	1.00	EA	@	\$ 8,000	=	\$ 8,000.00		\$ 8,000.00 *
Curb Inlet (Type R) L=15', 10'-15' Depth		EA	@	\$ 8,800	=	\$		\$ - *
Curb Inlet (Type R) L=20', Depth < 5 feet		EA	@	\$ 8,000	=	\$		\$ - *
Curb Inlet (Type R) L=20', 5'-10' Depth	3.00	EA	@	\$ 8,830	=	\$ 26,490.00	66	\$ 9,006.60 *
Curb Inlet (Type R) L= _____, _____ Depth		EA	@	\$	=	\$		\$ - *
Curb Inlet (Type R) L= _____, _____ Depth		EA	@	\$	=	\$		\$ - *
Grated Inlet (Type C), < 5' deep		EA	@	\$ 3,270	=	\$		\$ - *
Temp. CMP Inlet	2.00	EA	@	\$ 2,800	=	\$ 5,600.00		\$ 5,600.00 *
Storm Sewer Manhole, Box Base, Depth < 15 feet	1.00	EA	@	\$ 8,592	=	\$ 8,592.00	80	\$ 1,718.40 *
Storm Sewer Manhole, Slab Base, Depth < 15 feet	5.00	EA	@	\$ 4,575	=	\$ 22,875.00	40	\$ 13,725.00 *
Geotextile (Erosion Control)		SY	@	\$ 5	=	\$		\$ - *
Rip Rap, d50 Size from 6" to 24"	98.10	CY	@	\$ 98	=	\$ 9,613.80		\$ 9,613.80 *
Rip Rap, Grouted		CY	@	\$ 215	=	\$		\$ - *
Drainage Channel Construction, Size (W x H)		LF	@	\$	=	\$		\$ - *
Channel Lining, Concrete	124.60	CY	@	\$ 450	=	\$ 56,070.00		\$ 56,070.00 *
Channel Lining, Rip Rap		CY	@	\$ 98	=	\$		\$ - *
Channel Lining, Grass		AC	@	\$ 1,287	=	\$		\$ - *
Channel Lining, Other Stabilization		SY	@	\$ 3	=	\$		\$ - *
Detention Outlet Structure		EA	@	\$	=	\$		\$ - *
Detention Emergency Spillway		EA	@	\$	=	\$		\$ - *
Permanent Water Quality Facility (Describe)		EA	@	\$	=	\$		\$ - *
* specified items subject to defect warranty financial assurance. A minimum of 20% to be retained up to preliminary acceptance process. † For flared end sections, multiply pipe LF cost by 6								
Section 2 Subtotal						\$ 1,443,439.00		\$ 1,234,117.60 **

Section 3 - Common Development Improvements (Private or District)***	Quantity	Units	Price		% Comple	Remaining
- Roadway Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
Concrete Sidewalk (5')	8,476.00	SY	@ \$ \$38	=	\$ 322,088.00	\$ 322,088.00
Concrete Sidewalk (6')	2,131.00	SY	@ \$ \$38	=	\$ 80,978.00	\$ 80,978.00
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
- Storm Drain Improvements						
(Include any applicable items from above Public Improvements list, that are to be private and NOT maintained by El Paso County)		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
Modification to Pond E Outlet Structure	1.00	LS	@ \$ 1,000	=	\$ 1,000.00	\$ 1,000.00
		@	\$	=	\$	\$ -
		@	\$	=	\$	\$ -
- Water System Improvements						
Water Main Pipe (PVC), Size 8"	5,937.00	LF	@ \$ \$94	=	\$ 558,078.00	40 \$ 334,846.80
Water Main Pipe (PVC), Size 12"	2,753.00	LF	@ \$ \$115	=	\$ 316,595.00	50 \$ 158,297.50
Raw Water Main Pipe (PVC), Size 14"	3,495.00	LF	@ \$ \$120	=	\$ 419,400.00	\$ 419,400.00
Raw Water Main Pipe (PVC), Size 12"	5,975.00	LF	@ \$ \$115	=	\$ 687,125.00	\$ 687,125.00
Raw Water Main Pipe (PVC), Size 6"	829.00	LF	@ \$ \$89	=	\$ 73,781.00	\$ 73,781.00
Gate Valves, 6"	2.00	EA	@ \$ \$1,600	=	\$ 3,200.00	\$ 3,200.00
Gate Valves, 8"	21.00	EA	@ \$ \$1,852	=	\$ 38,892.00	40 \$ 23,335.20
Butterfly Valves, 12"	16.00	EA	@ \$ \$2,000	=	\$ 32,000.00	25 \$ 24,000.00
Butterfly Valves, 14"	3.00	EA	@ \$ \$2,100	=	\$ 6,300.00	\$ 6,300.00
Fire Hydrant Assembly w/ all valves	21.00	EA	@ \$ \$6,430	=	\$ 135,030.00	40 \$ 81,018.00
Water Service Line Installation, including tap and valves	222.00	EA	@ \$ \$1,253	=	\$ 278,166.00	40 \$ 166,899.60
Pump Station, complete	1.00	EA	@ \$ \$50,000	=	\$ 100,000.00	\$ 100,000.00
Air/Vac Valve & Vault, complete	3.00	EA	@ \$ \$3,500	=	\$ 10,500.00	\$ 10,500.00
- Sanitary Sewer Improvements						
Sewer Main Pipe (PVC), Size 8"	7,572.00	LF	@ \$ \$94	=	\$ 711,768.00	45 \$ 391,472.40
Sanitary Sewer Manhole, Depth < 15 feet	22.00	EA	@ \$ \$4,575	=	\$ 100,650.00	50 \$ 50,325.00
Sanitary Service Line Installation, complete	221.00	EA	@ \$ \$1,516	=	\$ 335,036.00	45 \$ 184,269.80
Sewer Main Pipe (PVC), Size 15"	446.00	LF	@ \$ \$96	=	\$ 42,816.00	100 \$ -
- Landscaping (if Applicable)						
(List landscaping line items and cost - usually only in case of subdivision specific condition of approval, or PUD)		EA	@ \$	=	\$	\$ -
		EA	@ \$	=	\$	\$ -
		EA	@ \$	=	\$	\$ -
		EA	@ \$	=	\$	\$ -
		EA	@ \$	=	\$	\$ -
***Items in this section are not subject to defect warranty financial assurance						
				Section 3 Subtotal	= \$ 4,253,403.00	3,118,836.30

Financial Assurance Totals	
As-built drawings - (FILL IN IF THERE ARE ANY PUBLICLY-MAINTAINED IMPROVEMENTS) (Inc. survey to verify detention pond volumes.)	\$ 1,000
	Total Construction Final \$7,238,966.80
	(Sum of all section subtotals)
	Total Remaining Constructor 4,703,399.30
	(Sum of all section totals less credit for items complete)
	Total Defect Warranty Fin \$592,259.56
	(20% of all items identified as public improvements(*). To be collateralized at time of preli

Approvals	
I hereby certify that this is an accurate and complete representation of the work as shown on the approved Construction Drawings associated with the Project.	
 THOMAS A. KERBY, PE Engineer 	Date 4-17-17
 RAUL GUZMAN VICE PRESIDENT Approved by Owner / Applicant	Date April 13, 2017
 Approved by El Paso County Engineer / ECM Administrator	Date 19 APRIL 2017