

WATER AND/OR SEWER MAIN IMPROVEMENT AGREEMENT FOR

Black Rock Coffee Bar

(NAME OF DEVELOPMENT)

THIS WATER AND/OR SEWER MAIN IMPROVEMENT AGREEMENT is made and executed this 04th day of June, 2025, by and between **THE PARKER WATER AND SANITATION DISTRICT**, a Colorado special district (hereafter referred to as the “**District**”), and Rami Khalil (hereafter referred to as the “**Owner**”).

WHEREAS Owner is the owner of certain real property located within the boundaries of the District, which real property is more particularly described in **Exhibit A**; which is attached hereto and incorporated herein; and

WHEREAS Owner wishes to develop all or a portion of said real property, which development shall include the installation of water and/or sanitary sewer mains pursuant to the plan which is attached hereto as **Exhibit B**; and

WHEREAS the District wishes to grant permission to the Owner to develop such improvements pursuant to the Rules and Regulations of the District and the terms and provisions of this Agreement.

NOW THEREFORE, in and for consideration of the performance of the covenants and promises set forth herein, the parties agree as follows:

1. The District hereby approves the plan attached hereto as **Exhibit B**, and authorizes the Owner to construct said improvements in accordance therewith. All such improvements shall be constructed, completed and maintained in conformity both with said plan and the Rules and Regulations of the District. The parties agree that the improvements shall be completed in accordance with the time schedule attached hereto as **Exhibit C**.

2. At the time of commencement of construction of the improvements identified in **Exhibit B**, the Owner, or his agent/contractor, shall comply with the provisions of Section 6.4 of the Rules and Regulations of the District as adopted by Resolution No. 1995-16A. Specifically, the Owner, or his agent/contractor shall deposit with the General Manager of the District, or his designee, security in the form of an irrevocable Letter of Credit in a form and drawn on a financial institution acceptable to the General Manager of the District, in the amount of 120% of the estimated cost of the construction identified in **Exhibit D**, a copy of which is attached hereto. All costs set forth in said **Exhibit D** shall be approved by the District’s Engineer. The purpose of such security is to enable the District to undertake or complete such construction utilizing the District’s own forces or contractors in the event the Owner or his agent/contractor fails to complete the construction in either a timely or workmanlike

manner. Any Letters of Credit, which are delivered to the District as the required security provided for herein, shall remain in full force and effect, until probationary acceptance by the District of the improvements. At the time of such probationary acceptance of such construction, and upon presentation of evidence of full payment therefore by the Owner or his agent/contractor, 100% of the actual costs of construction of the improvements shall be reduced to the Owner, with the District retaining the remaining 20% until the expiration of the two-year warranty period described herein. At the completion of such two-year warranty period, the Owner shall convey to the District by bill of sale the improvements constructed by Owner and/or his contractor and identified in **Exhibit B**. At the time of receipt of the above described bill of sale, District shall return to the Owner or his agent/contractor all amounts remaining in possession of the District which have not been required to be expended by the District in repair or maintenance of said construction.

If cash-in-lieu is provided, the terms of the Cash in Lieu of Letter of Credit Financial Guarantee Agreement shall govern releases by the District.

3. In the event that Owner shall at any time prior to final acceptance by the District of the construction of the improvements specified in **Exhibit B** allow any Letter of Credit to lapse or otherwise become not valid, enforceable, and in the possession of the District, the District shall withhold the provision of water and/or sewer service to any and all properties which are contemplated to be served by the improvements identified in **Exhibit B** to this Water and/or Sewer Main Improvement Agreement.

4. The Owner shall warrant any and all improvements identified in **Exhibit B** for a period of two years following completion of construction by the Owner or his agent/contractor, and preliminary acceptance of such improvements by the General Manager of the District, subject to the prior occurrence of the following:

a) Installation of all water/or sewer mains or other improvements identified in **Exhibit B** has been approved in writing by the District's Engineer, and the District has received two full sets of "reproducible as-builts;" and

b) The District has received a bill of sale conveying to it said water/sewer mains or other improvements identified in **Exhibit B** free and clear of all liens, restrictions, reservations and encumbrances whatsoever; and

c) The District has received from the Owner a written agreement, or has been presented with evidence of reservation of an easement within any approved right-of-way on any plat approved by the Town of Parker, Colorado, granting the District the right to use, together with possession and control of, such water/sewer mains and other improvements during any period of time commencing with completion of construction and extending to the date of actual acceptance of and conveyance of bill of sale evidencing title to such mains by the District.

At the conclusion of such two-year warranty period, Owner's warranty shall expire, and all such improvements shall be accepted for maintenance by the District.

5. The District shall have the right, but not the duty, to make reasonable engineering observations at the Owner's expense as the District may reasonably request. Observation, acquiescence in, or approval by any engineering observer of the construction of improvements at any time shall not constitute approval by the District of any portion of the construction of such improvements. Such approval shall be made by the District only after completion of construction and in the manner set forth in the District's Rules and Regulations.

6. For the period commencing with the commencing of construction and ending upon the termination of the Owner's warranty period, the owner does hereby indemnify and hold the District, its employees, agents, contractors and consultants, harmless for or on account of any act or omission, including the design and/or construction of the improvements identified in **Exhibit B**, of the Owner, his employees, contractors and/or agents, with respect to the design and construction of the improvements identified in said **Exhibit B**, and the Owner shall pay any and all claims asserted or judgments rendered against the District as the result of any suit, action, or claim together with all reasonable expenses and attorney fees incurred by the District or its agents or employees or contractors in defending any such suit, action, or claim.

7. In the event Owner shall convey all or any portion of the real property described in **Exhibit A** at any time prior to the date of final acceptance by the District of the improvements identified in **Exhibit B**, the grantee or successor of Owner shall become and shall be bound by all the provisions hereof, and shall in addition: continue in full force and effect the security required in paragraph 2 hereof, or shall cause to be put in place replacement security in the same required amount, subject to acceptance by the District as to the amount and the form of the security and the identity of the institution issuing the same; and shall honor and adhere to all warranties and promises made and covenanted to by Owner herein.

8. The District agrees to cooperate with the Owner, and the Owner agrees to cooperate with the District, in the timely filing and approval of all plans and requests made of one party to the other.

9. This Water and/or Sewer Main Improvement Agreement constitutes the entire agreement between the parties, and supersedes all other agreements, whether written or verbal, which may exist between the parties, except as specified in paragraph 10 hereof.

10. In the event of a dispute between the parties regarding the terms hereof, which terms shall be construed pursuant to Colorado law, the same shall be resolved in the courts of Douglas County, Colorado, which courts shall have exclusive jurisdiction.

11. Notwithstanding the provisions of this Water and/or Sewer Main Improvement Agreement, all of the provisions of the Rules and Regulations of the

Parker Water and Sanitation District, as the same presently exist or as they may in the future be amended, are applicable to Owner and/or his agent/contractor in construction and completion of the improvements identified in **Exhibit B**. To the extent there should be a discrepancy between any provision of this Agreement and any of the provisions of the District's then-current Rules and Regulations, the provision which imposes the greater restriction or the higher duty or standard of performance on the Owner or his agent/contractor shall apply.

12. Remedies/Cure Period. In the event of a material breach of a provision of this Agreement by Owner, in addition to any other remedy available at law or equity, the District shall have the following rights:

- a) Withhold the provision of water and/or sewer service to any and all properties which are contemplated to be served by the improvements identified in **Exhibit B** to this Water and/or Sewer Main Improvement Agreement.
- b) Require Owner, at Owner's expense, to cure the breach.
- c) If Owner has failed to complete or if the District reasonably believes Owner will fail to complete the improvements set forth in **Exhibit B** in accordance with the time schedule set forth in **Exhibit C**, the District shall have the right to draw on the letter of credit.

Unless the deadline for exercising any remedy set forth above would render such remedy unavailable, prior to seeking any such remedy, the District shall notify the Owner in writing of the nature of the breach and the measures that must be taken to cure the breach, and give the owner an opportunity to cure the breach as set forth herein. Owner shall have fifteen (15) days to cure the breach or if the breach cannot be cured within fifteen (15) days, exercise reasonable and continued diligence to cure the breach as rapidly as possible, but in no event shall Owner have more than ninety (90) days to cure the breach.

Owner:

Black Rock Coffee Bar

By: Rami Khalil

RAMI KHALIL, PRE-DEVELOPMENT MANAGER
Printed Name & Title

District:

**PARKER WATER AND
SANITATION DISTRICT**
13939 Ancestry Drive
Parker CO 80134

By: _____
Ron R. Redd, P.E., District Manager

Attest: _____

EXHIBIT A

A portion of Lot 15, Parker Pointe Subdivision Filing No. 1 according to the plat as recorded January 7, 2022, under Reception No. 2022001733, along with a portion of Lot 4A, Parker Pointe Subdivision Filing No. 1, Amendment No. 1 according to the plat as recorded July 31, 2024 at Reception No. 2024031650, lying within in the Northeast quarter of Section 3, Township 7 South, Range 66 West of the 6th P.M., Town of Parker, County of Douglas, State of Colorado, described as follows:

Bearings are based upon the North line of the Northeast Quarter of Section 3, Township 7 South, Range 66 West of the 6th Principal Meridian, monumented on the East with a #6 rebar with 2" aluminum cap in monument box stamped "PLS 22561" and on the West with a #6 rebar with a 3.25" aluminum cap in monument box stamped "PLS 29761", and to bear S 89°59'29" W, a distance of 2648.33 feet.

COMMENCING at the Northeast corner of said Northeast quarter of Section 3;
thence S 47°20'06" W, a distance of 348.18 feet to a point on the west line of that 50 foot Parker Water & Sanitation Non-Exclusive Easement recorded on May 29, 2019 under Reception No. 2019029515, said point also being the POINT OF BEGINNING;
thence S 00°16'55" W along said west line, a distance of 20.00 feet;
thence leaving said west line S 89°57'57" W, a distance of 64.07 feet;
thence N 00°16'55" E, a distance of 20.00 feet;
thence N 89°57'57" E, a distance of 64.07 feet to the POINT OF BEGINNING.

Containing a calculated area of 1281 square feet, (0.029 acres) of land, more or less.



Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

BARRON  **LAND**

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION
2790 N. Academy Blvd. Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527

www.BARRONLAND.com

Exhibit C

Black Rock Coffee – Lot 4A of Parker Pointe Subdivision

5/22/2025

to Water and/or Sewer Main Improvements Agreement

Proposed Time Schedule for Construction of Improvements

Estimated Start Date:	Nov 10 th , 2025
Foundation Expected:	Dec 08 th , 2025
Building Permit anticipated:	Nov 07 th , 2025
Estimated Completion Date:	Dec 29 th , 2025
Probationary Acceptance:	Jan 05 th , 2026

Exhibit D – EPOC

Exhibit D of SIA					
Engineers Opinion of Probably Cost				Date: 5/27/25	
PROJECT NAME: <u>Black Rock Coffee Bar</u>					
Filing Information: <u>Filing, Lot, Block, etc</u>					
<u>Lot 4A, Parker Pointe Subdivison Filing No. 01, Amendment No. 1</u>					
Job Number:					
Item No.	Description	Quantity	Unit	Unit Cost	Total Cost
Sanitary Sewer System					
1	6" PVC SDR-35	213	LF	40	8,520
2	Sampling Manhole	1	EA	1,500	1,500
3	Sanitary Sewer Clean Out	2	EA	750	1,500
4	Grease Interceptor	1	EA	5,000	5,000
				SUBTOTAL	16,520
Water Distribution System					
1	1" Copper Servie Line	151	LF	20	3020
2	1" Water Service Installation on Existing 8" Water Main	1	EA	1,000	1000
3	3/4" Water Service Installation on Existing 8" Water Main	1	EA	1,200	1200
4	Fire Hydrant Assembly	1	EA	6,000	6000
5	1" Backflow Preventer	1	EA	NA	NA
6	3/4" Landscape Meter	1	EA	1,500	1500
7	3/4" landscape Backflow Preventer	1	EA	2,000	2000
8	1" Water Meter	1	EA	2,000	2000
9	6" DIP	175	LF	45	7875
10	45° Bends	2	EA	150	300
				SUBTOTAL	24895
Total Water and Sanitary Improvement Construction Contingency					41,415
(20%) Separate Line Item					8283
GRAND TOTAL					49,696
Engineer Stamp/PWSD Insepctor stamp Approving quantities.					
Once PWSD inspectors approve they will stamp and date the EPOC, this is the amount you would get the Letter of Credit for or submit a Cash in Lieu for your project.					
At probationary acceptance you receive Total Water and Sanitary Sewer Improvement, then your two-year warranty begins at final inspection you then receive the 20% back, (assuming no funds were used to repair any item from your project).					
Send EPOC in an Excel Worksheet Document to Lisa Sindall at Lsindall@pwsd.org or Engineering@pwsd.org					
Item quantities and extended amounts and totals will be verified. Thank you					