

**SUBDIVISION AGREEMENT**  
**Trails at Crowfoot Filing No. 1**

THIS AGREEMENT is made this 3<sup>rd</sup> day of October, 2018, by and between the Town of Parker, Colorado, a home rule municipality (the "Town"), and HR935, LLC, a Colorado limited liability company (the "Developer").

**RECITALS:**

A. The Developer is the owner of certain real property located in the Town of Parker known as Trails at Crowfoot Filing No. 1, which is more particularly described in **Exhibit A**, attached hereto and incorporated herein (the "Property").

B. The Town Council and the Planning Commission of the Town of Parker held all necessary public hearings concerning the plat for the Property. A copy of the final plat is attached hereto as **Exhibit B** and incorporated herein.

C. The approvals cited above are contingent upon the express condition that all duties created by this Agreement are faithfully performed by the Developer.

**AGREEMENT**

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are mutually acknowledged, the parties hereto agree as follows:

1. **Purpose.** The purpose of this Agreement is to set forth the terms, conditions and fees to be paid by the Developer, upon subdivision of the Property. All conditions contained herein are in addition to any and all requirements of the Town of Parker Subdivision Ordinance and Zoning Ordinance, the Town of Parker Charter, any and all state statutes, and any other sections of the Parker Municipal Code, and are not intended to supersede any requirements contained therein.

2. **Agreements and Other Requirements.** The Developer hereby agrees to perform any and all requirements of the Annexation Agreement entered into between the Town and the Developer on September 21, 2015, which was recorded at Reception No. 2015089338 of the Douglas County real estate records and as assigned to the Developer pursuant to that certain "Assignment and Assumption Agreement" dated August 1, 2016, which was recorded at Reception No. 2016052345 of the Douglas County Real Estate Records (collectively referred to as the "Annexation Agreement"). The requirements of the Annexation Agreement are in addition to the requirements of this Agreement and are not intended to supersede any requirements contained herein.

3. **Fees.** The following fees shall be paid to the Town by the Developer.

a. The Developer hereby agrees to pay the Town the actual cost to the Town for plan review, engineering review, hydrological and surveying review, prior to and during the

development process, and for construction observation, inspection and materials testing during the construction process for public improvements, and for construction observation, inspection and materials testing and electronic deliverable review during the warranty period for public improvements, and for legal services (the "actual costs") rendered in connection with the review of the subdivision of the Property, including related administrative fees not to exceed one hundred fifteen percent (115%) of the actual costs. In addition, the Developer shall reimburse the Town for the costs of making corrections or additions to the master copy of the official Town map and for the fee for recording the final plat and accompanying documents with the Douglas County Clerk and Recorder.

b. The Developer shall pay the impact fees, as established by Town ordinances, in effect at the time this Agreement is executed. The Developer shall pay the foregoing impact fees in effect at the time specified by such ordinances.

c. The Developer acknowledges and agrees that the Town, pursuant to this Agreement, shall be granted construction easement(s) that are reasonably sufficient to complete the public improvements.

4. Specific Conditions. The Developer hereby agrees that:

a. Any approval obtained from the Town of Parker does not obviate the Developer's need to comply with the requirements of Sections 7 and 9 of the Endangered Species Act of 1973, 16 U.S.C. 1531, *et seq.*, as amended, or with any other applicable federal, state or local laws and regulations.

b. Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities as described in the landscape plans approved by the Town for the Property (the "Streetscape Improvements"). If installation of Streetscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Streetscape Security") of the materials cost as described in **Exhibit E**, attached hereto and incorporated herein, and will complete the Streetscape Improvements according to the landscape plans as provided by Section 13.07.150(c)(2) of the Town's Land Development Ordinance. The Town may reduce the Streetscape Security, in the exercise of its sole discretion, as the Streetscape Improvements are completed and accepted by the Town for final acceptance, subject to Section 13.07.150(c) of the Town's Land Development Ordinance for the Streetscape Improvements.

c. Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities within all tracts as described in the landscape plans approved by the Town for the Property (the "Landscape Improvements"), subject to the warranty provisions of this Agreement. If installation of the Landscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Landscape Security") of the materials cost as described in **Exhibit F**, attached and incorporated herein, and will complete the Landscape Improvements according to the landscape plans prior to final acceptance of the Public Improvements by the Town.

The Town may reduce the Landscape Security, in the exercise of its sole discretion, as the Landscape Improvements are completed on a tract-by-tract basis and accepted by the Town for probationary acceptance, subject to the warranty provisions of this Agreement and Section 13.07.150(c) of the Town's Land Development Ordinance for the Landscape Improvements.

d. Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all park improvements within the Park Tract as described in the landscape and construction plans approved by the Town for the Property (the "Park Improvements"), subject to the two (2) year warranty provisions of this Agreement. If installation of the Park Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Park Security") of the materials cost as described in **Exhibit J**, attached and incorporated herein. The Developer will complete the Park Improvements according to the landscape and construction plans prior to final acceptance of the Public Improvements by the Town. The Town may reduce the Park Security, in the exercise of its sole discretion, as the Park Improvements are completed and accepted by the Town for probationary acceptance, subject to the warranty provisions of this Agreement and Section 13.07.150(c) of the Town's Land Development Ordinance for the Park Improvements.

e. Prior to recordation of the final plat, the Developer shall pay to the Town One Hundred Twenty-Five Thousand Dollars (\$125,000.00), which payment is one-half of the cost to design and construct a traffic signal at the intersection of Bayou Gulch Road and Crowfoot Valley Road. The Town shall use these funds only for the purpose of installing this traffic signal when warranted, as determined by the Town.

f. Prior to recordation of the final plat, the Developer shall pay to the Town Two Hundred Thousand Dollars (\$200,000.00), which payment is the cost to design and construct a traffic signal at the intersection of North Pinery Parkway and Crowfoot Valley Road. The Town shall use these funds only for the purpose of installing this traffic signal when warranted, as determined by the Town.

g. Prior to recordation of the final plat, the Developer shall pay to the Town Two Hundred Fifty Thousand Dollars (\$250,000.00), which payment is the cost to design and construct a traffic signal at the intersection of Bayou Gulch Road and Scarlet Sage Avenue. The Town shall use these funds only for the purpose of installing this traffic signal when warranted, as determined by the Town.

h. Prior to recordation of the final plat, the Developer shall pay to the Town Two Hundred Fifty Thousand Dollars (\$250,000.00), which payment is for the future traffic signal at the intersection of North Pinery Parkway and Bayou Gulch Road. The Town shall use these funds only for the purpose of installing this traffic signal when warranted, as determined by the Town.

i. Prior to recordation of the final plat, the Developer shall pay to the Town One Hundred Eighty-Four Thousand Five Hundred Eighty-One and 25/100 Dollars (\$184,581.25), which is one-half (1/2) the cost to design and construct the future median and associated median improvements for Bayou Gulch Road through the Property as described in

**Exhibit G**, attached hereto and incorporated herein. The Town shall use these funds to design and construct the median and median improvements for Bayou Gulch Road.

j. Prior to recordation of the final plat, the Developer shall pay to the Town Four Hundred Twenty-Three Thousand Nine Hundred Twenty-Four and 78/100 Dollars (\$423,924.78), which payment is for the cost to install the future streetscape associated with the widening of Bayou Gulch Road through the Property as described in **Exhibit H**, attached hereto and incorporated herein. The Town shall use these funds only for the purpose of installing the future streetscape associated with the widening of Bayou Gulch Road. The Developer shall cause these improvements to be maintained by a future homeowners' association created for the subdivision.

k. Prior to recordation of the final plat, the Developer shall pay to the Town Nine Hundred Twenty-Seven Thousand Six Hundred Forty-Two and 80/100 Dollars (\$927,642.80), which payment is for the future construction of one-half (1/2) of Bayou Gulch Road as a full arterial roadway through the section of the Property adjacent to the Cielo development, as described in **Exhibit I**. The Town shall use these funds only for the purpose of the construction of the widening of Bayou Gulch Road.

l. Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall construct the regional detention pond and associated improvements to Lemon Gulch, in accordance with the approved construction plans, and shall cause the improvements to be accepted into the Urban Drainage and Flood Control District's Maintenance Eligibility Program.

m. At the time of recordation of the final plat, the Developer shall convey the open space tracts, approved in writing by the Town, by special warranty deed free and clear of all liens and encumbrances and taxes, as five (5) separate parcels (Tracts A, B, D, H and I on the Final Plat) which shall meet the minimum size requirements as outlined within the Annexation Agreement for the Property.

n. Use of the open space tracts (identified as Tracts A, B, D, H and I on the Final Plat) as "well site," except as otherwise provided in Paragraph 4(b) of the Annexation Agreement, "water storage facilities" (except for a lift station) or "above ground sewer facilities" is not consistent with the intended use of the Open Space Property and is not an acceptable use of the Open Space Property.

o. Prior to issuance of the 250<sup>th</sup> building permit for the entire Trails at Crowfoot development, including all filings proposed at the time of this Agreement, and all future subdivisions of these filings, the Developer shall construct and obtain a certificate of occupancy for the clubhouse and pool within Filing 1, Lot 1, according to the approved site plan for the clubhouse and pool.

p. At the time of final acceptance of the Park Improvements, the Developer shall convey the Park Tract (Tract DD) to the Town of Parker, by special warranty deed free and clear of all liens and encumbrances.

q. It shall be the responsibility of the homeowners' association to maintain the treelawn and median adjacent to the Park tract (Tract DD) that is being conveyed to the Town.

5. Title Commitment. A title commitment for the Property shall be provided to the Town. The title commitment shall show that all property to be dedicated to the Town is or shall be, subsequent to the execution and recording of the final plat, free and clear of all liens and encumbrances (other than real estate taxes which are not yet due and payable), which would make the dedications unacceptable as the Town, in its sole discretion, determines.

6. Breach by the Developer; the Town's Remedies. In the event of a breach of any of the terms and conditions of this Agreement by the Developer, the Town Council shall be notified immediately and the Town may take such action, as permitted and/or authorized by law, this Agreement or the ordinances and Charter of the Town, as the Town deems necessary to protect the public health, safety and welfare; to protect lot buyers and builders; and to protect the citizens of the Town from hardship and undue risk. The remedies include, but are not limited to:

- a. The refusal to issue any building permit or certificate of occupancy;
- b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;
- c. A demand that the security given for the completion of the public improvements be paid or honored; or
- d. Any other remedy available at law.

Unless necessary to protect the immediate health, safety and welfare of the Town, or to protect the interest of the Town with regard to security given for the completion of the public improvements, the Town shall provide the Developer thirty (30) days' written notice of its intent to take any action under this paragraph, during which thirty-day period the Developer may cure the breach described in the notice and prevent further action by the Town.

7. Public Improvements and Warranty. All drainage structures, paved streets, including sidewalk, curb, gutter and slope easements, and necessary appurtenances, as shown on the final plat, landscape plans and the associated construction documents (the "Public Improvements"), as approved by the Director of Engineering/Public Works of the Town, shall be installed and completed at the expense of the Developer and dedicated and/or conveyed to the Town. The Public Improvements required by this Agreement and shown on the final plat, as well as associated construction documents approved by the Director of Engineering/Public Works of the Town and the costs of these Public Improvements, are set forth in **Exhibit C**, attached hereto and incorporated herein. All Public Improvements covered by this Agreement shall be made in accordance with the final plat and associated construction documents drawn according to regulations and construction standards for such improvements and approved by the Director of Engineering/Public Works of the Town.

The Developer shall warrant any and all Public Improvements, which are conveyed to the Town, pursuant to this Agreement, for a period of two (2) years from the date the Town's Director

of Engineering/Public Works grants probationary acceptance of the Public Improvements, as approved by the Town. The warranty period shall extend to the date final acceptance is granted in writing by the Town's Director of Engineering/Public Works. The Developer shall be responsible for scheduling the necessary inspections for probationary and final acceptance. Specifically, but not by way of limitation, the Developer shall warrant the following:

- a. That the title conveyed shall be marketable and its transfer rightful;
- b. Any and all facilities conveyed shall be free from any security interest or other lien or encumbrance; and
- c. Any and all facilities so conveyed shall be in conformity with the Town's specifications and shall be free of defects in materials or workmanship for a period of two (2) years, as stated above, including, but not limited to, cracks, breakage, settling, or other deterioration of the Public Improvements, no matter the cause, for a period of two (2) years, as stated above.

The Town will accept for maintenance all Public Improvements after the warranty period has expired, provided all warranty work has been completed. The Town shall accept for snow removal purposes only all dedicated public streets after probationary acceptance has been granted in writing by the Director of Engineering/Public Works. The Developer shall make all corrections necessary to bring the Public Improvements into conformity with the Town's specifications, prior to final acceptance.

Notwithstanding anything to the contrary contained in this Agreement, the Town will not accept for ownership, maintenance or operation any private improvements that are described as Public Improvements in this Agreement, that include, but are not limited to, private streets, private parks, private open space, drainage facilities, landscaping and medians that will be privately maintained, as described on the final plat and/or subject to a license agreement as provided by Paragraph 14 of this Agreement.

8. Observation. The Town shall have the right to make reasonable engineering observations at the Developer's expense, as the Town may request. Observation, acquiescence in, or approval by any engineering inspector of the construction of physical facilities at any particular time shall not constitute the approval by the Town of any portion of the construction of such Public Improvements. Such approval shall be made by the Town only after completion of construction and in the manner hereinafter set forth.

9. Completion of Public Improvements. The obligations of the Developer provided for in paragraph 7 of this Agreement, including the inspections hereof, shall be performed on or before June 30, 2020, and proper application for acceptance of the Public Improvements shall be made on or before such date. Upon completion of construction by the Developer of such Public Improvements, the Town's Director of Engineering/Public Works or his designee shall inspect the improvements and certify with specificity their conformity or lack thereof to the Town's specifications. The Developer shall make all corrections necessary to bring the improvements into conformity with the Town's specifications. Once approved by the Town's Director of Engineering/Public Works, the Town shall accept said improvements upon conveyance, pursuant

to paragraph 11; provided, however, the Town shall not be obligated to accept the Public Improvements until the actual costs described in paragraphs 3.a. and b. of this Agreement are paid in full by the Developer.

10. Related Costs – Public Improvements. The Developer shall provide all necessary engineering designs, surveys, field surveys and incidental services related to the construction of the Public Improvements, at its sole cost and expense, including reproducible “as built” drawings certified accurate by a professional engineer registered in the State of Colorado.

11. Improvements to be dedicated as the Property of the Town. All Public Improvements for roads, concrete curbs and gutters, storm sewers, and drainage improvements accepted by the Town shall be dedicated to the Town and warranted for a period of two (2) years following probationary acceptance by the Town, as provided above.

12. Performance Guarantee. In order to secure the construction and installation of the Public Improvements, the Developer shall, prior to recording the final plat in the real estate records of Douglas County, which recording shall occur no later than ninety (90) days after the execution of this Agreement, furnish the Town, at the Developer’s expense, with the performance guarantee described herein. The performance guarantee provided by the Developer shall be an irrevocable letter of credit in which the Town is designated as beneficiary in an amount equal to one hundred ten percent (110%) of the estimated costs of the Public Improvements to be constructed and installed, as set forth in Exhibit C, to secure the performance and completion of the Public Improvements. The Developer agrees that approval of the final plat by the Town is contingent upon the Developer’s provision of an irrevocable letter of credit to the Town within ninety (90) days of the execution of this Agreement, in the amount and form provided herein. Failure of the Developer to provide an irrevocable letter of credit to the Town, in the manner provided herein, shall negate the Town’s approval of the final plat. Letters of credit shall be substantially in the form and content set forth in **Exhibit D**, attached hereto and incorporated herein, and shall be subject to the review and approval of the Town Attorney. The Developer shall not start the construction of any public or private improvement on the Property, including, but not limited to, staking, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the Town has received and approved the irrevocable letter of credit.

The estimated costs of the Public Improvements shall be a figure mutually agreed upon by the Developer and the Town’s Director of Engineering/Public Works, as set forth in Exhibit C. If, however, they are unable to agree, the Director of Engineering/Public Works’ estimate shall govern after giving consideration to information provided by the Developer, including, but not limited to, construction contracts and engineering estimates. The purpose of the cost estimate is solely to determine the amount of security. No representations are made as to the accuracy of these estimates and the Developer agrees to pay the actual costs of all such Public Improvements.

The estimated costs of the Public Improvements may increase in the future. Accordingly, the Town reserves the right to review and adjust the cost estimates on an annual basis. Adjusted cost estimates will be made according to changes in the Construction Costs Index, as published by the Engineering News Record. If the Town adjusts the cost estimate for the Public Improvements, the Town shall give written notice to the Developer. The Developer shall, within thirty (30) days after receipt of said written notice, provide the Town with a new or amended letter of credit in the

amount of the adjusted cost estimates. If the Developer refuses or fails to so provide the Town with a new or amended letter of credit, the Town may exercise the remedies provided for in paragraph 6 of this Agreement; provided, however, that prior to increasing the amount of additional security required, the Town shall give credit to the Developer for all required Public Improvements which have actually been completed so that the amount of security required at any time shall relate to the cost of required Public Improvements not yet constructed.

In the event the Public Improvements are not constructed or completed within the period of time specified by paragraph 9 of this Agreement or by a written extension of time mutually agreed upon by the parties to this Agreement, the Town may draw on the letter of credit to complete the Public Improvements called for in this Agreement. In the event the letter of credit is to expire within fourteen (14) calendar days and the Developer has not yet provided a satisfactory replacement, the Town may draw on the letter of credit and either hold such funds as security for performance of this Agreement or spend such funds to finish the Public Improvements or correct problems with the Public Improvements, as the Town deems appropriate.

Upon completion of performance of such improvements, conditions and requirements within the required time and the approval of the Town's Director of Engineering/Public Works, the Developer shall issue an irrevocable letter of credit to the Town in the amount of twenty percent (20%) of the total cost of construction and installation of the Public Improvements, to be held by the Town during the two-year warranty period. If the Public Improvements are not completed within the required time, the monies may be used to complete the improvements.

13. Nuisance Conditions. The Developer agrees to prevent the existence of any nuisances by way of its construction activities, as nuisances are defined by Title 6 of the Parker Municipal Code, and as referenced in Title 11 of the Parker Municipal Code. In the event the authorized inspector/designated Town authority determines that a nuisance exists, the Developer shall be subject to the provisions set forth in Parker Municipal Code Sections 11.12.040 and 11.12.050, regarding the abatement of nuisances and the cost assessed for the abatement thereof.

In addition to the provisions above, if the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the Town, the Town may, upon thirty (30) days' notice under this Agreement, exercise the right to draw upon the performance guarantee specified in paragraph 12 of this Agreement. The Town may draw on the performance guarantee in order to pay the cost of abating the nuisance, including any expenses and penalties incurred under the Parker Municipal Code. The Town may exercise this right in addition to, or in lieu of, the withholding of permits and/or the withholding of certificates of occupancy. The right to draw on the performance guarantee shall be subject to the sole discretion of the Town, provided the Developer has received thirty (30) days' notice, as provided herein.

The Town Planning Department and Department of Engineering/Public Works shall be authorized to cease processing any land use or permit applications submitted by the same developer for the property that is contained within the same Planned Unit Development, until the nuisance is abated. This shall include, but not be limited to, acceptance of applications, sending referrals, scheduling meetings or hearings, or conducting reviews of projects.

14. Homeowners' Association. A homeowners' association shall be created by the Developer under the laws of the State of Colorado or the Property shall be included in an existing homeowners' association, if possible. The homeowners' association must be lawfully established before any properties within the development are sold to third parties. The articles of incorporation shall be reviewed by the Town Attorney to insure that they have met the Town's requirements and the articles provide that the homeowners' association will maintain the private improvements, including, but not limited to, private streets, private parks, private open space, drainage facilities, landscaping and medians, as identified on the final plat and/or subject to a license agreement(s) entered into between the Developer and the Town, contemporaneously with this Agreement or prior to final acceptance of the Public Improvements, and to assume all responsibilities therefor as shown on the final plat and/or described in the license agreement(s), including sufficient funding to meet these responsibilities.

15. Indemnification. The Developer shall indemnify and hold harmless the Town, its officers, employees, agents or servants from any and all suits, actions and claims of every nature and description caused by, arising from or on account of any act or omission of the Developer, or of any other person or entity for whose act or omission the Developer is liable, with respect to construction of the Public Improvements; and the Developer shall pay any and all judgments rendered against the Town as the result of any suit, action or claim, together with all reasonable expenses and attorney fees incurred by the Town in defending any such suit, action or claim.

The Developer shall pay all property taxes on the Property dedicated to the Town, and shall indemnify and hold harmless the Town for any property tax liability.

The Developer shall require that all contractors and other employees engaged in construction of Public Improvements shall maintain adequate workers' compensation insurance and public liability coverage and shall faithfully comply with the provisions of the Federal Occupational Safety and Health Act.

16. Waiver of Defects. In executing this Agreement, the Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the Town to impose conditions on the Developer, as set forth herein, and concerning the procedure, substance and form of the ordinances or resolutions adopting this Agreement.

17. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.

18. Release of Liability. It is expressly understood that the Town cannot be legally bound by the representations of any of its officers or agents or their designees, except in accordance with the Parker Municipal Code and the laws of the State of Colorado.

19. Captions. The captions to this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

20. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, as the case may be.



26. Approvals. Whenever approval or acceptance of the Town is necessary, pursuant to any provision of this Agreement, the Town shall act reasonably and in a timely manner in responding to such request for approval or acceptance.

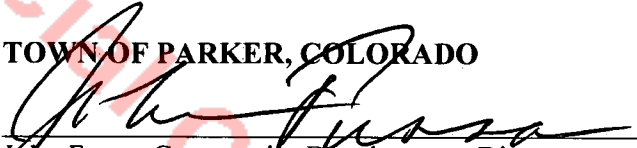
27. Assignment or Assignments. There shall be no transfer or assignment of any of the rights or obligations of the Developer under this Agreement, without the prior written approval of the Town. The Developer agrees to provide the Town with at least fourteen (14) days' advance written notice of the transfer or assignment of any of the rights and obligations of the Developer under this Agreement.

28. Recording of Agreement. This Agreement shall be recorded in the real estate records of Douglas County and shall be a covenant running with the Property, in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

29. Title and Authority. The Developer expressly warrants and represents to the Town that it is the record owner of the property constituting the Property and further represents and warrants, together with the undersigned individuals, that the undersigned individuals have full power and authority to enter into this Subdivision Agreement. The Developer and the undersigned individuals understand that the Town is relying on such representations and warranties in entering into this Agreement.


WHEREFORE, the parties hereto have executed this Agreement on the day and year first above written.

TOWN OF PARKER, COLORADO

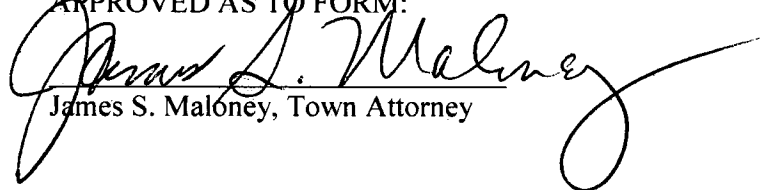
By:   
John Fussa, Community Development Director

By:   
Tom Williams, Director of Engineering/Public Works

ATTEST:

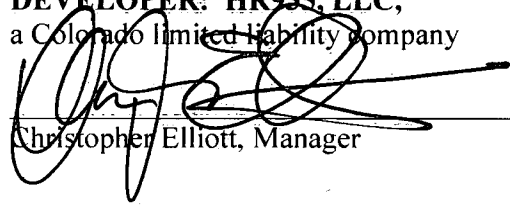
  
Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

  
James S. Maloney, Town Attorney

**DEVELOPER: HR935, LLC,**  
a Colorado limited liability company

By:

  
\_\_\_\_\_  
Christopher Elliott, Manager

STATE OF COLORADO )  
  )ss.  
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 27 day of September  
2018, by Christopher Elliott, as Manager, of HR935, LLC.

My commission expires 12/09/2019  
**PAT CARTWRIGHT**  
**NOTARY PUBLIC**  
**(SEAL)**  
**STATE OF COLORADO**  
**NOTARY ID 20114078117**  
**MY COMMISSION EXPIRES 12/09/2019**

  
\_\_\_\_\_  
Notary Public

Unofficial Copy

**EXHIBIT LIST**

- Exhibit A Legal Description of the Property
- Exhibit B Copy of the Final Plat
- Exhibit C Estimated Cost of Public Improvements
- Exhibit D Form of Letter of Credit
- Exhibit E Estimated Cost of Streetscape Improvements
- Exhibit F Estimated Cost of Landscape Improvements
- Exhibit G Estimated Cost of Median Improvements for Bayou Gulch Road
- Exhibit H Estimated Cost of Future Streetscape for Bayou Gulch Road
- Exhibit I Estimated Cost of One-Half (1/2) of Bayou Gulch Road Improvements Adjacent to the Cielo Development
- Exhibit J Estimated Cost of Park Improvements

Unofficial Copy

## EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTH QUARTER CORNER OF SAID SECTION 9 AND CONSIDERING EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°26'53" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 21.86 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 29°11'26", AN ARC LENGTH OF 794.77 FEET, THE CHORD OF WHICH BEARS SOUTH 14°52'31" EAST, 786.20 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 27.17 FEET;

THENCE NORTH 89°43'12" EAST, A DISTANCE OF 96.58 FEET;

THENCE SOUTH 84°34'10" EAST, A DISTANCE OF 120.60 FEET;

THENCE NORTH 89°43'12" EAST, A DISTANCE OF 341.43 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 641.00 FEET, A CENTRAL ANGLE OF 08°24'40", AN ARC LENGTH OF 94.10 FEET, THE CHORD OF WHICH BEARS SOUTH 86°04'28" EAST, 94.02 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°52'45", AN ARC LENGTH OF 29.98 FEET, THE CHORD OF WHICH BEARS NORTH 55°11'29" EAST, 27.25 FEET;

THENCE SOUTH 76°30'24" EAST, A DISTANCE OF 55.01 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 77°32'58", AN ARC LENGTH OF 27.07 FEET, THE CHORD OF WHICH BEARS SOUTH 26°31'22" EAST, 25.05 FEET;

THENCE SOUTH 09°33'27" WEST, A DISTANCE OF 79.87 FEET;

THENCE SOUTH 79°20'41" EAST, A DISTANCE OF 30.67 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 27°45'43", AN ARC LENGTH OF 273.76 FEET, THE CHORD OF WHICH BEARS SOUTH 55°58'21" EAST, 271.09 FEET;

THENCE SOUTH 42°05'30" EAST, A DISTANCE OF 365.64 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 29°05'58", AN ARC LENGTH OF 286.95 FEET, THE CHORD OF WHICH BEARS SOUTH 27°32'31" EAST, 283.88 FEET;

THENCE SOUTH 12°59'32" EAST, A DISTANCE OF 37.92 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 51°35'57", AN ARC LENGTH OF 409.76 FEET, THE CHORD OF WHICH BEARS SOUTH 12°48'27" WEST, 396.05 FEET;

THENCE SOUTH 38°36'25" WEST, A DISTANCE OF 91.20 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 83°36'25" WEST, 28.28 FEET;

THENCE NORTH 51°23'35" WEST, A DISTANCE OF 319.27 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 38°53'13", AN ARC LENGTH OF 549.75 FEET, THE CHORD OF WHICH BEARS NORTH 70°50'11" WEST, 539.26 FEET;

THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 76.86 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 80.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 44°43'12" WEST, 28.28 FEET;

THENCE SOUTH 74°27'53" WEST, A DISTANCE OF 57.01 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°16'48" WEST, 28.28 FEET;

THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 307.33 FEET;

THENCE SOUTH 44°43'12" WEST, A DISTANCE OF 49.50 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 187.34 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1115.00 FEET, A CENTRAL ANGLE OF 05°04'56", AN ARC LENGTH OF 98.90 FEET, THE CHORD OF WHICH BEARS SOUTH 02°15'40" WEST, 98.87 FEET;

THENCE SOUTH 09°00'23" WEST, A DISTANCE OF 284.62 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 09°17'08", AN ARC LENGTH OF 156.88 FEET, THE CHORD OF WHICH BEARS SOUTH 04°21'49" WEST, 156.70 FEET;

THENCE SOUTH 00°16'45" EAST, A DISTANCE OF 89.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE SOUTH 89°25'59" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 72.00 FEET TO A POINT BEING THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 00°16'45" EAST ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1329.96 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 9;

THENCE SOUTH 89°28'14" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2658.57 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 9;

THENCE NORTH 00°23'37" WEST ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1328.03 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 89°22'24" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 616.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE CROWFOOT VALLEY ROAD AS DESCRIBED IN QUIT CLAIM DEED RECORDED SEPTEMBER 24, 2009 AT RECEPTION NUMBER 2009075004 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1690.00 FEET, A CENTRAL ANGLE OF 11°07'42", AN ARC LENGTH OF 328.25 FEET, THE CHORD OF WHICH BEARS NORTH 41°55'04" EAST, 327.73 FEET;
2. NORTH 36°21'12" EAST, A DISTANCE OF 2996.23 FEET;
3. NORTH 37°50'11" EAST, A DISTANCE OF 31.38 FEET;
4. NORTH 37°50'27" EAST, A DISTANCE OF 428.29 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7586.00 FEET, A CENTRAL ANGLE OF 02°11'42", AN ARC LENGTH OF 290.62 FEET, THE CHORD OF WHICH BEARS NORTH 40°39'52" EAST, 290.60 FEET;
6. NORTH 41°45'43" EAST, A DISTANCE OF 958.65 FEET;
7. NORTH 43°01'11" EAST, A DISTANCE OF 231.46 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00°03'18" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1442.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 12,062,524 SQUARE FEET OR 276.917 ACRES, MORE OR LESS.



# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 2 OF 19

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PART OF SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 9 AND CONSIDERING EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23025 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6535 TO BEAR SOUTH 00°10'00" EAST, 2840.00 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°26'53" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 21.86 FEET, TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 29°11'06", AN ARC LENGTH OF 794.77 FEET, THE CHORD OF WHICH BEARS SOUTH 14°52'21" EAST, 786.20 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 27.17 FEET;

THENCE NORTH 89°43'12" EAST, A DISTANCE OF 98.58 FEET;

THENCE SOUTH 84°34'10" EAST, A DISTANCE OF 120.60 FEET;

THENCE NORTH 89°43'12" EAST, A DISTANCE OF 341.43 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 641.00 FEET, A CENTRAL ANGLE OF 00°24'40", AN ARC LENGTH OF 94.10 FEET, THE CHORD OF WHICH BEARS SOUTH 80°24'28" EAST, 94.02 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 80°24'45", AN ARC LENGTH OF 29.98 FEET, THE CHORD OF WHICH BEARS NORTH 55°11'29" EAST, 27.25 FEET;

THENCE SOUTH 76°30'24" EAST, A DISTANCE OF 55.01 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 77°32'08", AN ARC LENGTH OF 27.07 FEET, THE CHORD OF WHICH BEARS SOUTH 26°31'27" EAST, 25.05 FEET;

THENCE SOUTH 09°33'27" WEST, A DISTANCE OF 79.87 FEET;

THENCE SOUTH 79°20'41" EAST, A DISTANCE OF 30.87 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 77°45'43", AN ARC LENGTH OF 273.78 FEET, THE CHORD OF WHICH BEARS SOUTH 55°38'21" EAST, 271.09 FEET;

THENCE SOUTH 42°05'30" EAST, A DISTANCE OF 385.84 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 29°05'58", AN ARC LENGTH OF 286.95 FEET, THE CHORD OF WHICH BEARS SOUTH 27°37'31" EAST, 283.88 FEET;

THENCE SOUTH 12°09'32" EAST, A DISTANCE OF 37.92 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 01°30'57", AN ARC LENGTH OF 409.78 FEET, THE CHORD OF WHICH BEARS SOUTH 12°48'27" WEST, 398.05 FEET;

THENCE SOUTH 38°36'25" WEST, A DISTANCE OF 81.20 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 30°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 63°36'25" WEST, 28.28 FEET;

THENCE NORTH 57°23'35" WEST, A DISTANCE OF 319.27 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 38°52'13", AN ARC LENGTH OF 549.75 FEET, THE CHORD OF WHICH BEARS NORTH 70°50'11" WEST, 539.26 FEET;

THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 76.85 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 80.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 44°43'12" WEST, 28.28 FEET;

THENCE SOUTH 74°27'53" WEST, A DISTANCE OF 57.01 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°16'48" WEST, 28.28 FEET;

THENCE SOUTH 89°43'12" WEST, A DISTANCE OF 307.53 FEET;

THENCE SOUTH 44°43'12" WEST, A DISTANCE OF 49.50 FEET;

THENCE SOUTH 00°16'48" EAST, A DISTANCE OF 187.34 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 02°04'56", AN ARC LENGTH OF 98.90 FEET, THE CHORD OF WHICH BEARS SOUTH 02°15'40" WEST, 98.87 FEET;

THENCE SOUTH 09°00'23" WEST, A DISTANCE OF 284.82 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 09°17'08", AN ARC LENGTH OF 158.88 FEET, THE CHORD OF WHICH BEARS SOUTH 04°21'48" WEST, 158.70 FEET;

THENCE SOUTH 00°16'45" EAST, A DISTANCE OF 89.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9,

THENCE SOUTH 89°25'59" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 72.00 FEET TO A POINT BEING THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 00°16'45" EAST ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1329.98 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 9;

THENCE SOUTH 89°28'14" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2658.57 FEET TO THE SOUTH 1/16 CORNER BETWEEN SAID SECTIONS 8 AND 9;

THENCE NORTH 00°23'37" WEST ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1328.93 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 9;

THENCE SOUTH 89°22'24" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 818.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE CROWFOOT VALLEY ROAD AS DESCRIBED IN QUIT CLAIM DEED RECORDED 5617856174, 2008 AT RECEPTION NUMBER 7060975004 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, THE FOLLOWING SEVEN (7) CURVES;

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 11°07'42", AN ARC LENGTH OF 328.29 FEET, THE CHORD OF WHICH BEARS NORTH 41°50'04" EAST, 327.73 FEET;

2. NORTH 36°21'12" EAST, A DISTANCE OF 2896.23 FEET;

3. NORTH 37°50'11" EAST, A DISTANCE OF 31.38 FEET;

4. NORTH 37°50'27" EAST, A DISTANCE OF 428.28 FEET TO A POINT OF CURVATURE;

5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7588.00 FEET, A CENTRAL ANGLE OF 02°11'42", AN ARC LENGTH OF 290.62 FEET, THE CHORD OF WHICH BEARS NORTH 40°50'27" EAST, 290.60 FEET;

6. NORTH 41°45'43" EAST, A DISTANCE OF 958.85 FEET;

7. NORTH 43°01'11" EAST, A DISTANCE OF 231.48 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00°23'18" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1442.10 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 12,062,524 SQUARE FEET OR 276,917 ACRES, MORE OR LESS.

**TRACT SUMMARY TABLE**

TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	586,408 S.F.	13.462 AC	OPEN SPACE / DRAINAGE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
B	936,260 S.F.	21.494 AC	OPEN SPACE / DRAINAGE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
C	39,381 S.F.	0.904 AC	OPEN SPACE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
D	536,828 S.F.	12.324 AC	OPEN SPACE / DRAINAGE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
E	50,598 S.F.	1.162 AC	OPEN SPACE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
F	505,269 S.F.	11.599 AC	OPEN SPACE / UTILITIES	OWNER/DEV	OWNER/DEV
G	130,701 S.F.	3.000 AC	PARKER WATER & SANITATION DISTRICT WELL SITE	PARKER WATER & SANITATION DISTRICT	PARKER WATER & SANITATION DISTRICT
H	653,450 S.F.	15.001 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
I	284,496 S.F.	6.072 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
J	965,444 S.F.	22.164 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
K	465,841 S.F.	10.694 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
L	380,918 S.F.	8.745 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
M	202,854 S.F.	4.657 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
N	81,002 S.F.	1.860 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
O	932,178 S.F.	21.399 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
P	82,687 S.F.	1.898 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
Q	375,683 S.F.	8.624 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
R	354,072 S.F.	8.128 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
S	34,109 S.F.	0.783 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
T	155,975 S.F.	3.581 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
U	492,966 S.F.	11.317 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
V	55,666 S.F.	1.278 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
W	70,365 S.F.	1.615 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
X	208,815 S.F.	4.794 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
Y	72,599 S.F.	1.667 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
Z	83,945 S.F.	1.927 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
AA	394,653 S.F.	9.060 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
BB	390,028 S.F.	8.954 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
CC	399,494 S.F.	9.171 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
DD	671,684 S.F.	15.420 AC	PARK LAND	TOWN OF PARKER	TOWN OF PARKER

**LAND USE SUMMARY CHART**

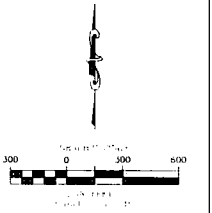
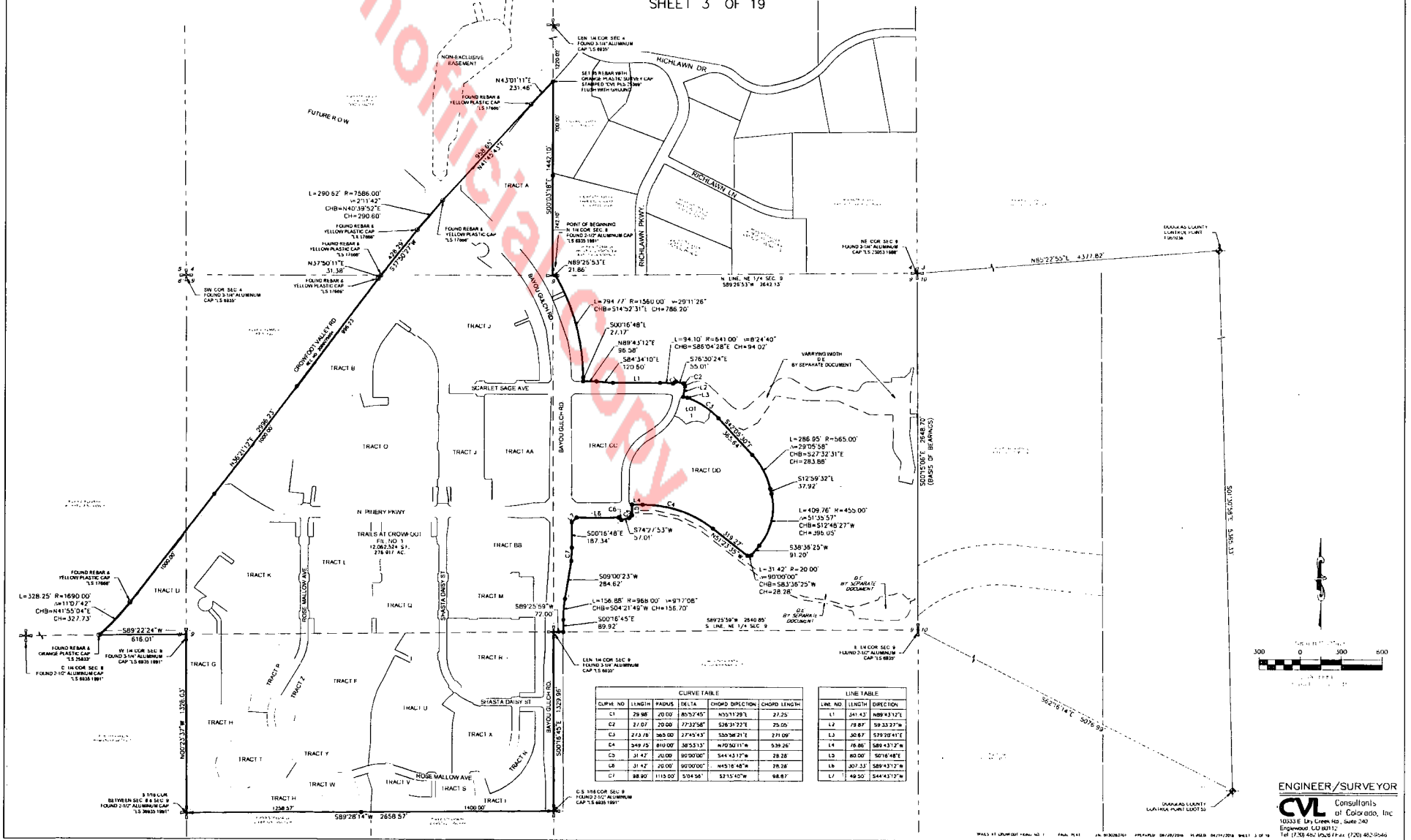
TYPE	SQ. FT.	AREA	% OF TOTAL AREA
FUTURE RESIDENTIAL DEVELOPMENT	6,199,295 S.F.	142,316 AC	51.39%
OPEN SPACE AREAS	3,703,392 S.F.	85,018 AC	30.70%
PARK LAND	705,676 S.F.	16,200 AC	5.85%
ROAD RIGHTS OF WAY	1,454,161 S.F.	33,383 AC	12.06%
TOTAL	12,062,524 S.F.	276,917 AC	100%

ENGINEER/SURVEYOR

**CVL** Consultants of Colorado, Inc.  
10333 E. Lay Green Rd., Suite 340  
Englewood, CO 80152  
Tel: (720) 482-9215 Fax: (720) 482-9568

# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 19

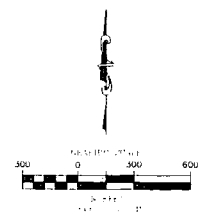
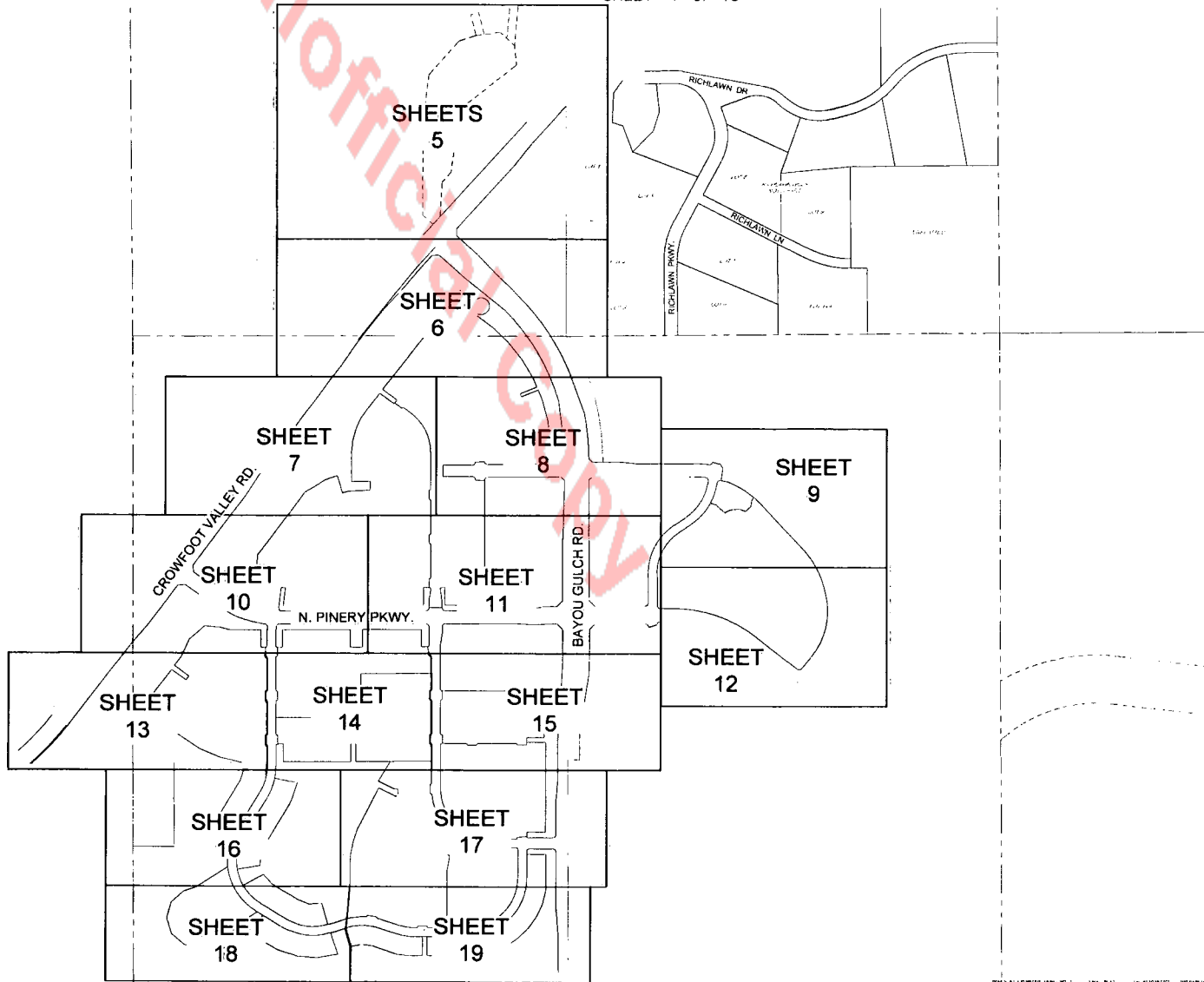


ENGINEER/SURVEYOR  
**CVL** Consultants of Colorado, Inc.  
 10333 E Ivy Green Rd, Suite 240  
 Englewood, CO 80151  
 Tel: (773) 482-1026 FAX: (773) 482-9546

# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 19



ENGINEER/SURVEYOR  
**CVL** Consultants  
of Colorado, Inc.  
10333 E. Dry Creek Rd. Suite 240  
Englewood, CO 80152  
Tel: (720) 482-9530 / Fax: (720) 482-9540

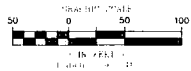
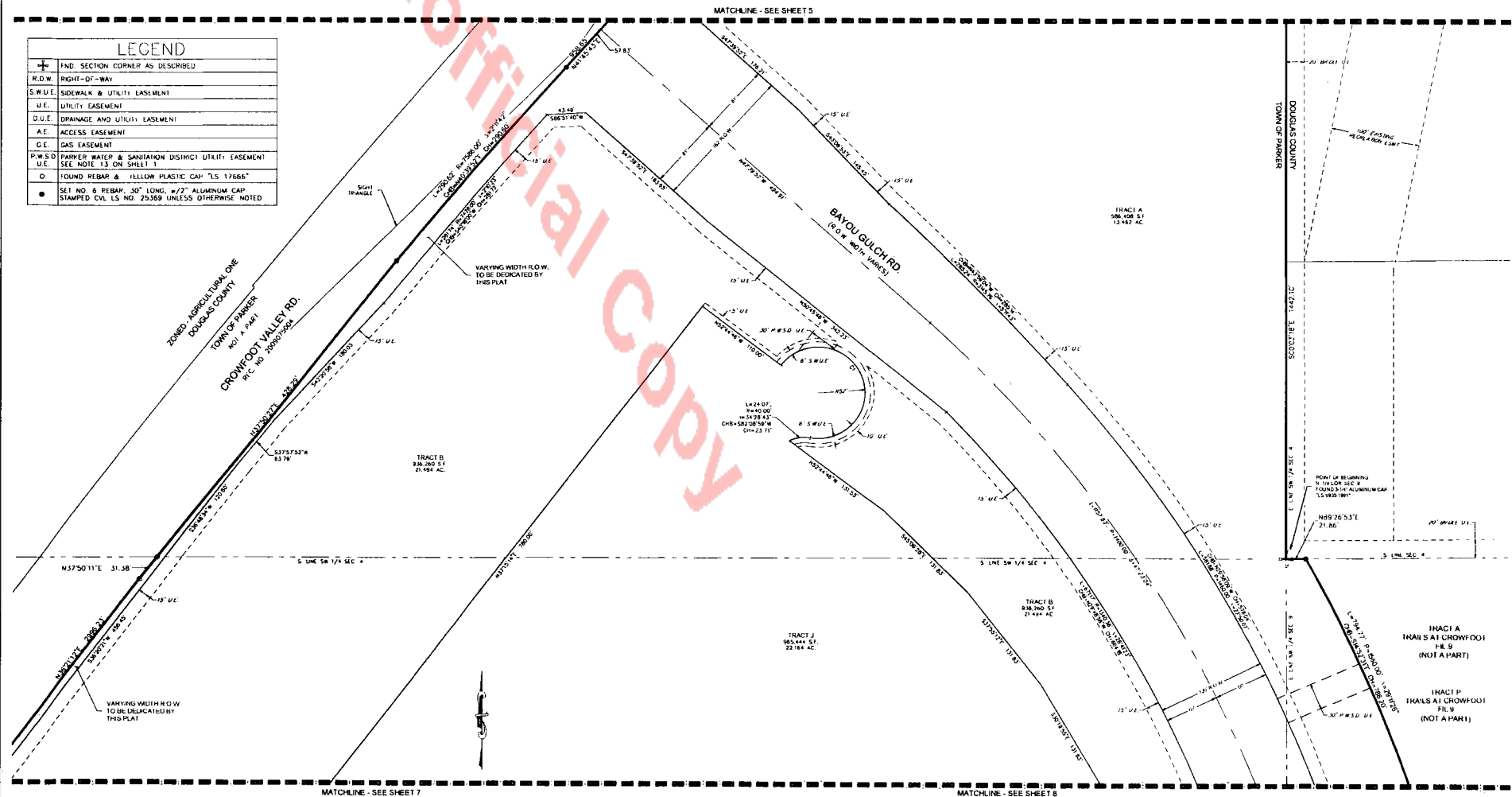
TRAILS AT CROWFOOT FILING NO. 1 FINAL PLAN FOR RECORD PREPARED BY CVL/2018/0018 FILING NO. 2018065117 SHEET 4 OF 19



# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 6 OF 19

LEGEND	
+	IND. SECTION CORNER AS DESCRIBED
R.D.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT
P.W.S.D.	PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT SEE NOTE 13 ON SHEET 1
U.E.	UTILITY EASEMENT
○	FOUND REBAR & FELLOW PLASTIC CAP "LS 17665"
●	SET NO. 6 REBAR, 30" LONG, #2" ALUMINUM CAP STAMPED C.V.L. NO. 25369 UNLESS OTHERWISE NOTED

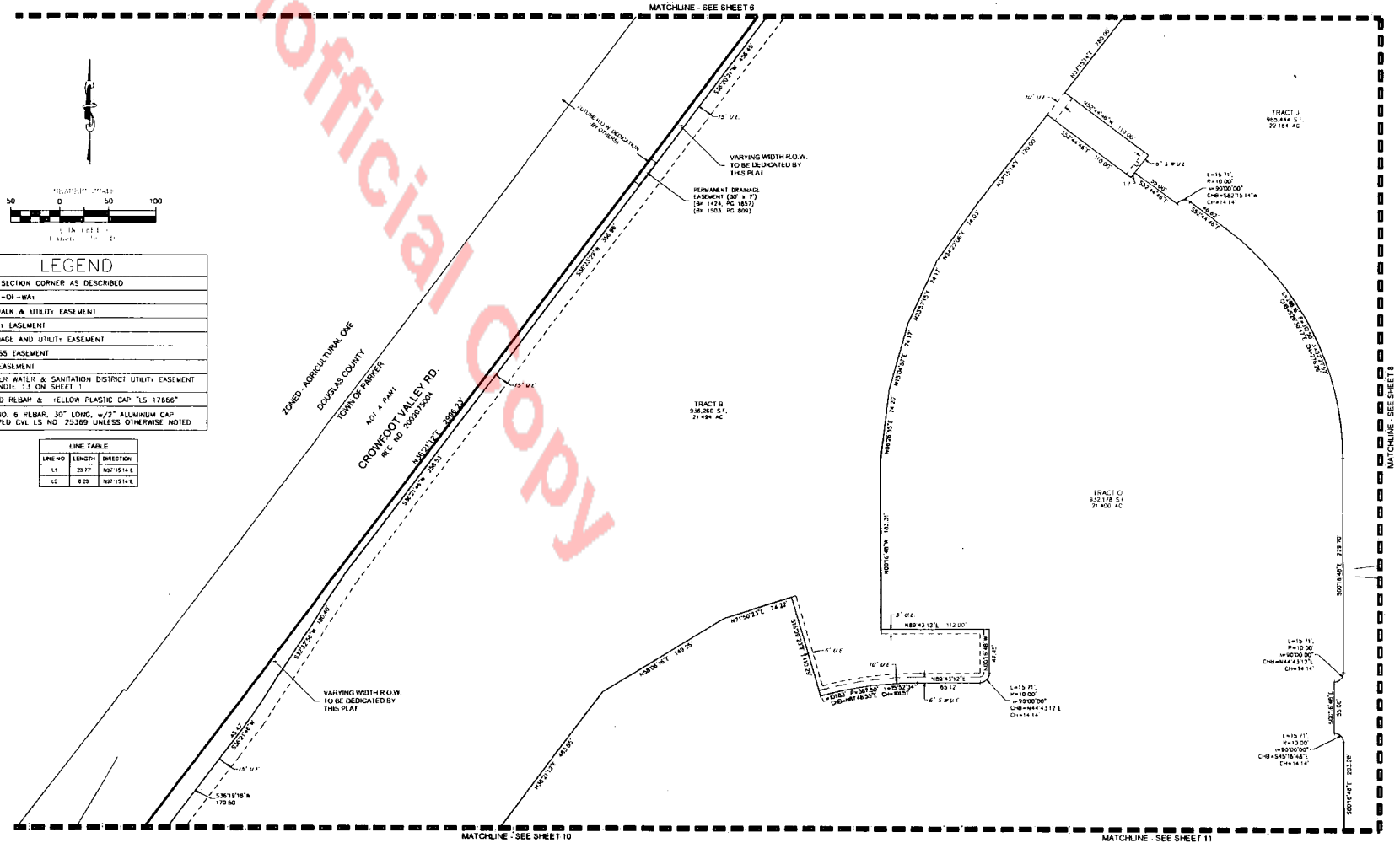


CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH
101	110.00	242.1630	161.0215	89.06

ENGINEER/SURVEYOR  
**CVL** Consultants of Colorado, Inc.  
 10333 E. Ivy Green Rd., Suite 740  
 Englewood, CO 80152  
 Tel: (720) 482-9532 Fax: (720) 482-9546

# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 7 OF 19



**LEGEND**

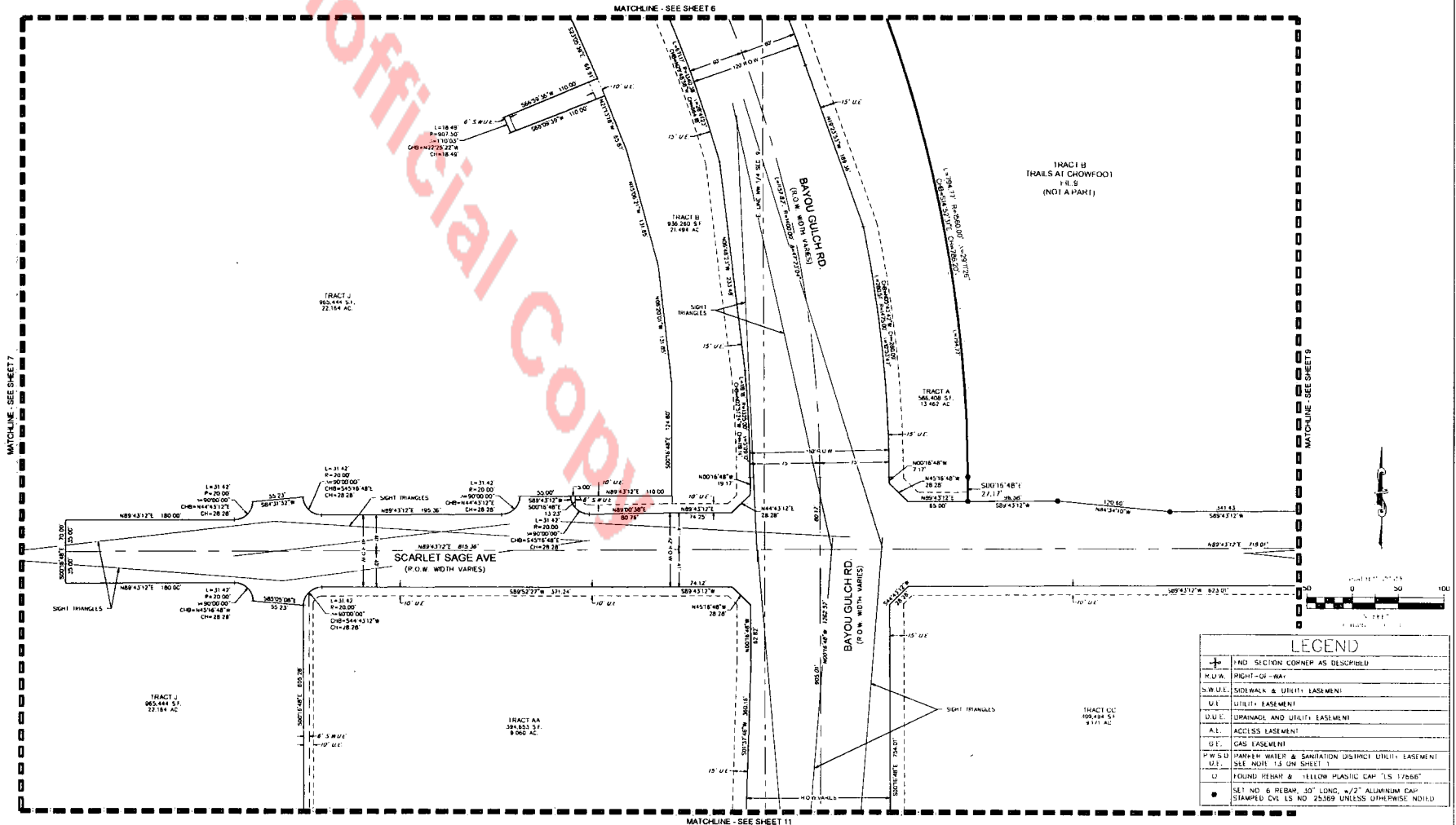
+	FIND SECTION CORNER AS DESCRIBED
—	R.O.W. RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT
P.W.S.D. U.E.	PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT SEE PAGE 14 ON SHEET 1
○	FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"
●	SLI NO. 6 REBAR, 30" LONG, #7" ALUMINUM CAP STAMPED CIV. LS NO. 75369 UNLESS OTHERWISE NOTED

**LINE TABLE**

LINE NO.	LENGTH	DIRECTION
11	23.77'	N07°15'14"E
12	4.23'	N07°15'14"E

# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 8 OF 19



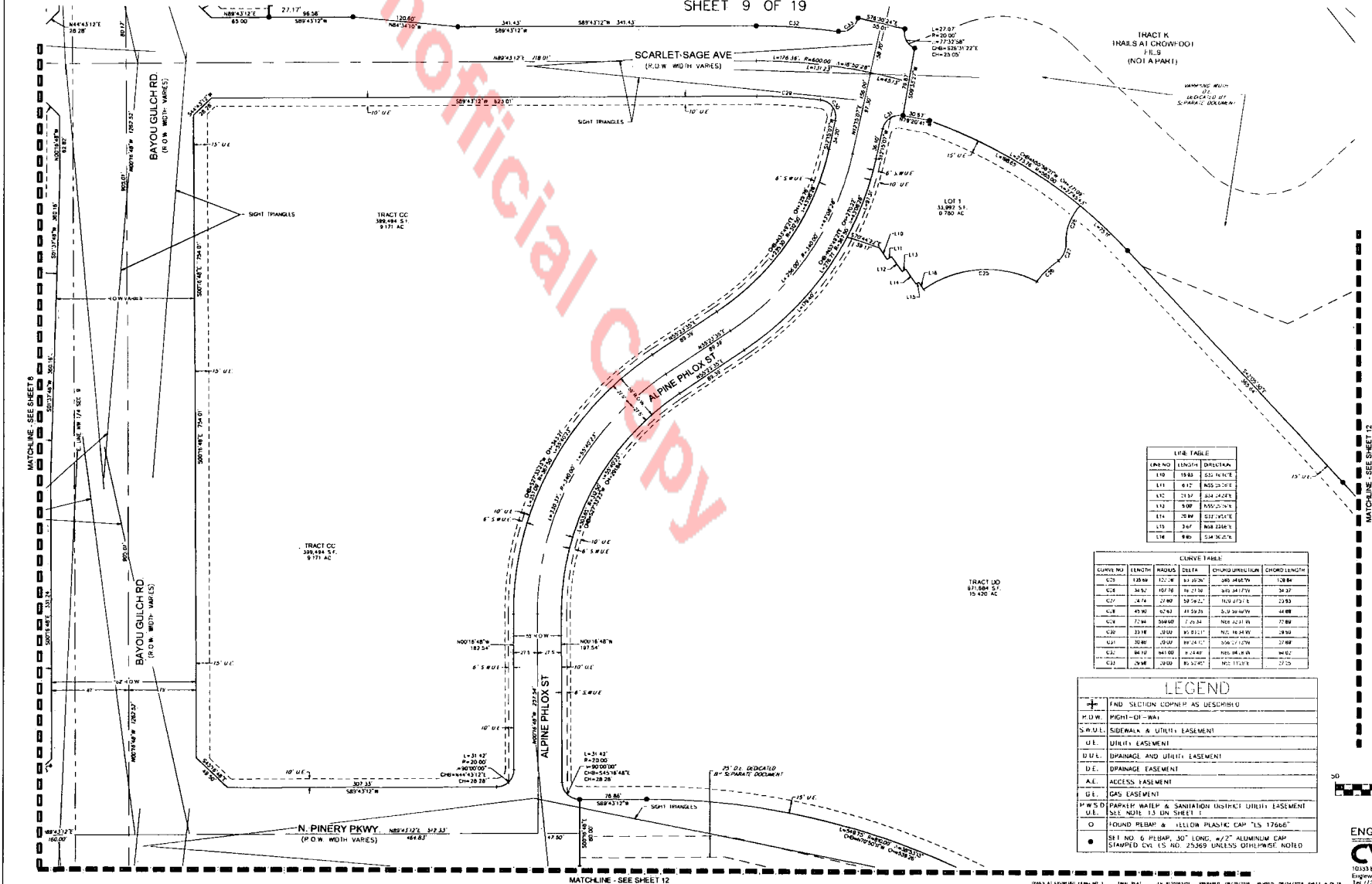
LEGEND	
	1/4 SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	P.W.S.D. PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT
	U.E. 1.5 CM SPIRE
	FOUND REBAR & FELLOW PLASTIC CAP 1/2" DIA
	SET NO. 6 REBAR 30" LONG, 4/2" ALUMINUM CAP
	STAMPED C.V.I. IS NO. 25369 UNLESS OTHERWISE NOTED

ENGINEER/SURVEYOR  
**CVL** Consultants  
 of Colorado, Inc.  
 10333 E. Ivy Green Rd. Suite 240  
 Englewood, CO 80152  
 Tel: (720) 482-9573 Fax: (720) 482-9548

Unofficial Copy

# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 9 OF 19



LYNE TABLE

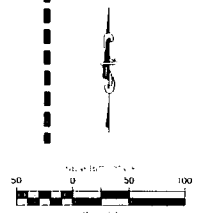
LYNE NO.	LENGTH	DIRECTION
110	19.80	S51°N41°E
111	8.70	S85°S30°E
112	21.87	S84°S20°E
113	9.00	S55°S25°E
114	20.98	S17°S45°E
115	24.67	S68°S28°E
116	8.80	S34°S25°E

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DATA	CHORD/UNUSUAL	CHORD LENGTH
120	120.89	122.18	83°30'26"	385.482579	128.84
121	34.82	107.76	86°21'36"	310.441776	34.37
122	14.74	27.80	58°59'21"	162.473176	23.93
123	43.90	62.62	81°59'29"	210.363479	44.88
124	72.46	504.80	7°26'34"	482.221176	77.88
125	33.18	33.83	85°38'12"	182.183479	33.88
126	30.88	30.87	89°24'12"	506.071276	37.88
127	64.70	64.00	8°24'48"	485.841879	68.02
128	29.98	30.00	85°52'47"	182.115176	27.05

LEGEND

- ± END SECTION CORNER AS DESCRIBED
- P.D.W. HIGHWAY - WAY
- S.W.U.E. SIDEWALK & UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- G.E. GAS EASEMENT
- P.W.S.D. PAPER WATER & SANITATION DISTRICT UTILITY EASEMENT  
SEE NOTE 13 ON SHEET 1
- FOUND REBAR & YELLOW PLASTIC CAP "LS 17568"
- SET NO. 6 PEBAR, 30" LONG, #2 ALUMINUM CAP  
STAMPED C.V.L. NO. 25369 UNLESS OTHERWISE NOTED



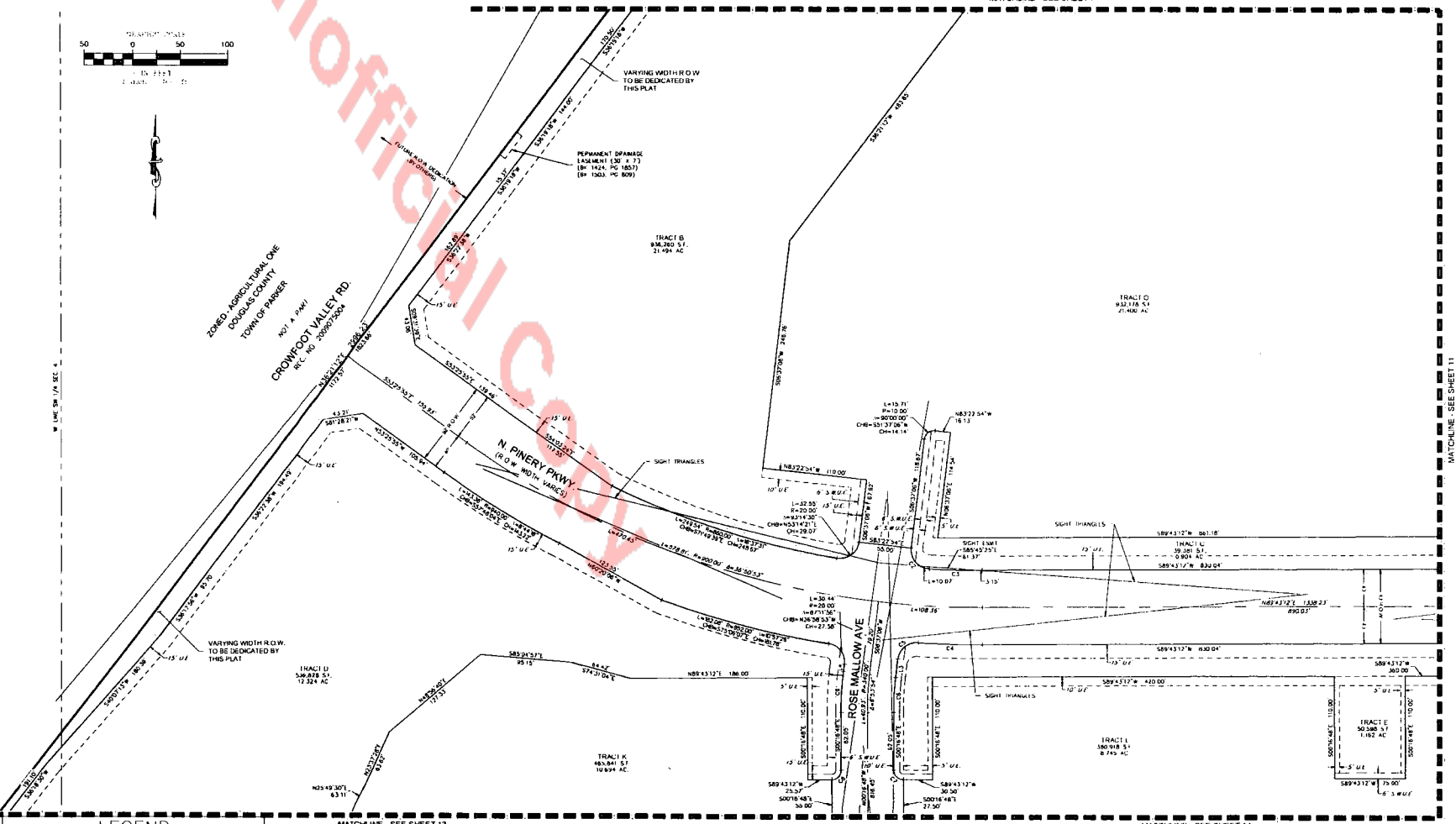
ENGINEER/SURVEYOR  
**C.V.L.** Consultants  
 of Colorado, Inc.  
 1033 E. 13th Avenue, Suite 240  
 Englewood, CO 80112  
 Tel: (720) 482-9520 Fax: (720) 482-1536

# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 10 OF 19

MATCHLINE - SEE SHEET 7



LEGEND	
+	FIND SECTION CORNER AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT
●	SET NO. 6 REBAR, 30" LONG, #2 ALUMINUM CAP STAMPED C.V.L. NO. 25369 UNLESS OTHERWISE NOTED

MATCHLINE - SEE SHEET 13

LINE TABLE	
LINE NO.	LENGTH / DIRECTION
L3	20.37 S83°10'00"W
L4	8.36 S83°10'00"W

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	1.00	40.00	14°14'50"	S83°00'00"W	20.00
C2	58.26	1000.00	3°20'21"	S88°27'00"W	58.26
C3	58.26	1000.00	1°38'11"	S88°14'56"W	58.26
C4	30.44	2000.00	87°00'00"	S79°23'00"W	27.08
C5	87.62	1000.00	5°32'27"	S83°00'00"W	87.62
C6	78.12	1000.00	8°21'19"	S75°10'48"W	78.12
C7	70.07	1000.00	8°30'52"	N88°43'27"E	64.14
C8	44.25	2017.54	8°53'17"	S81°10'00"W	44.25

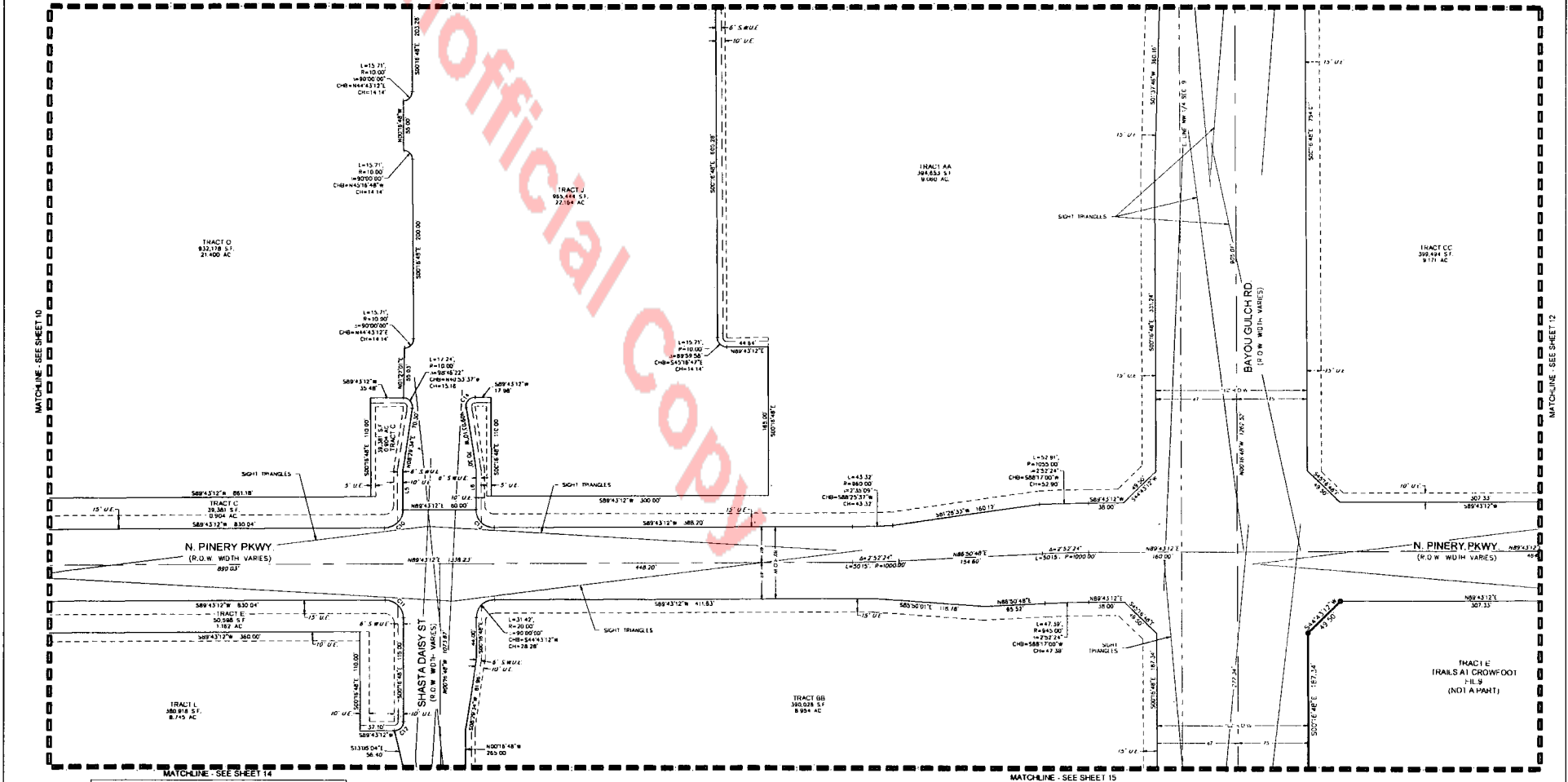
MATCHLINE - SEE SHEET 14

ENGINEER/SURVEYOR  
**C.V.L.** Consultants of Colorado, Inc.  
18533 E. Ivy Creek Rd., Suite 240  
Englewood, CO 80150  
Tel: (703) 482-9579 Fax: (703) 482-9546

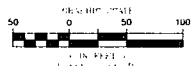
# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 11 OF 19



LEGEND	
	END SECTION CORNER AS DESCRIBED
	RIGHT-OF-WAY
	SIDEWALK & UTILITY EASEMENT
	UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	ACCESS EASEMENT
	GAS EASEMENT
	SEE NO. 6 REBAR, 30" LONG, #2" ALUMINUM CAP STAMPED CIV. LS. NO. 28389 UNLESS OTHERWISE NOTED



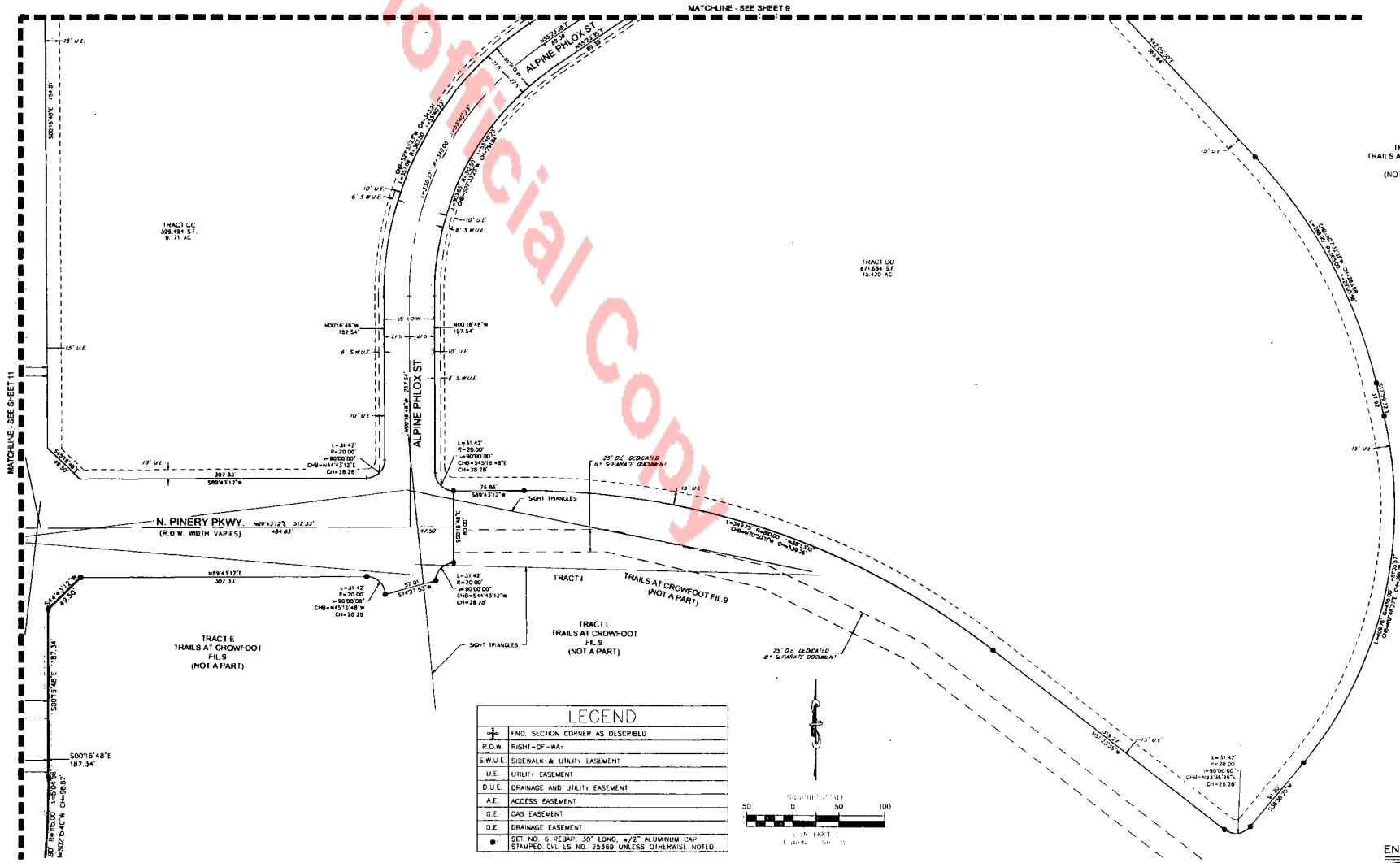
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	21.42	200.00	94.1172°	26.22	
C11	22.47	200.00	105.1819°	26.22	
C12	23.62	200.00	116.2472°	26.22	
C13	11.62	200.00	126.3125°	26.22	
C14	12.74	200.00	137.3778°	26.22	

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
13	44.00	S64°46'12"E
14	44.00	S27°14'42"E

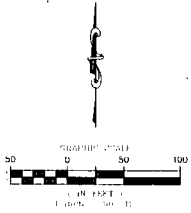
ENGINEER/SURVEYOR  
**CVL** Consultants of Colorado, Inc.  
 10335 E. Dry Creek Rd., Suite 240  
 Englewood, CO 80152  
 Tel: (720) 482-9629 Fax: (720) 482-9146

# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 12 OF 19



LEGEND	
	END SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	D.E. DRAINAGE EASEMENT
	SET NO. 6 REBAR, 30" LONG, #2 ALUMINUM CAP STAMPED CIV. LS. NO. 26589 UNLESS OTHERWISE NOTED



TRACT M  
TRAILS AT CROWFOOT  
FIL. 9  
(NOT A PART)

TRACT CC  
328,424 ST.  
8,171 AC

TRACT LK2  
871,884 ST  
19,920 AC

N. PINERY PKWY  
MSR 431272 312.33'  
(R.O.W. WIDTH VARIES)

TRACT E  
TRAILS AT CROWFOOT  
FIL. 9  
(NOT A PART)

TRACT I  
TRAILS AT CROWFOOT  
FIL. 9  
(NOT A PART)

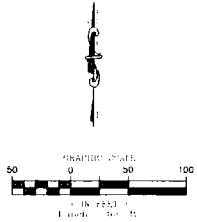
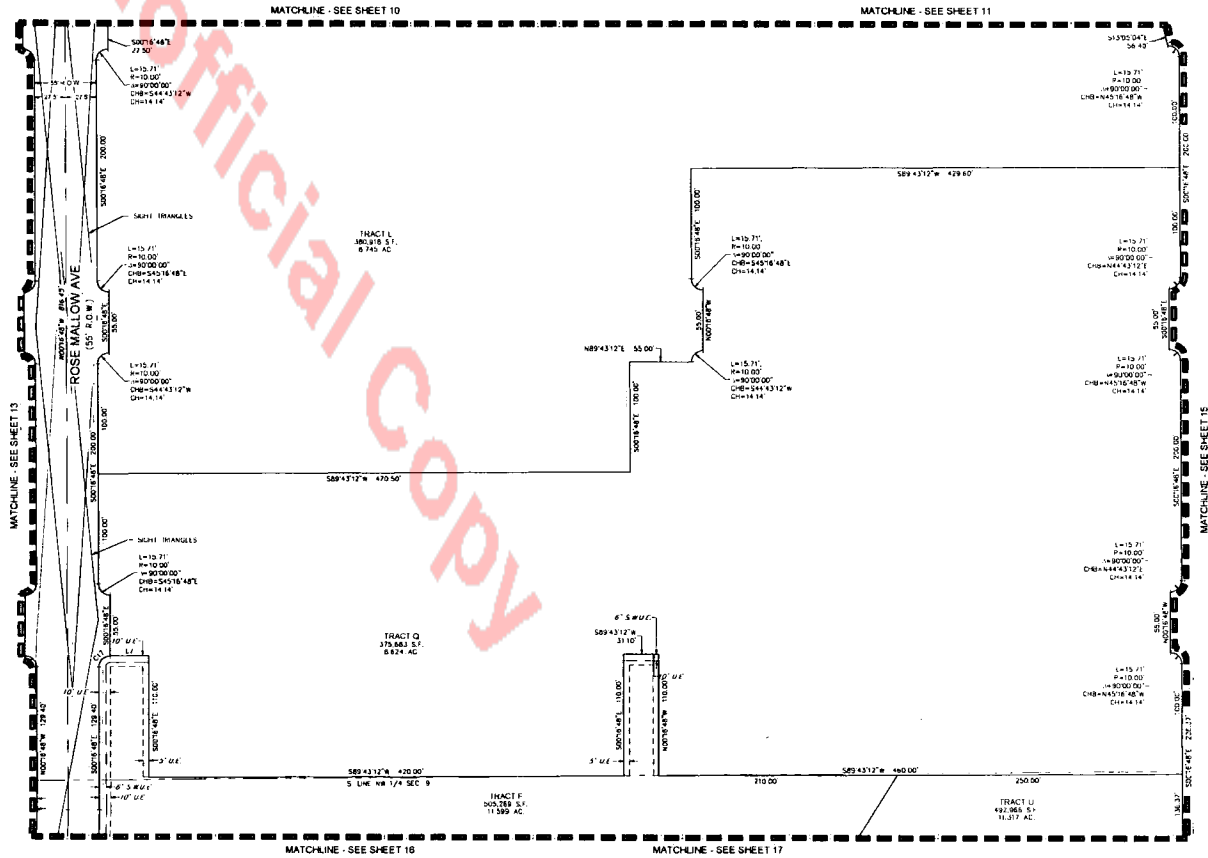
TRACT J  
TRAILS AT CROWFOOT  
FIL. 9  
(NOT A PART)

ENGINEER/SURVEYOR  
**CVL** Consultants  
of Colorado, Inc.  
10332 E. Lory Creek Rd., Suite 240  
Englewood, CO 80151  
Tel: (720) 422-6270 / Fax: (720) 462-9595



# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 14 OF 19



### LEGEND

+	IND. SECTION CORNER AS DESCRIBED
P.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH
STATION	FEET	FEET	DEGREES	FEET
1	100.00	100.00	90.00	141.42

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
STATION	FEET	BEARING
1	34.80	S88°43'12"W

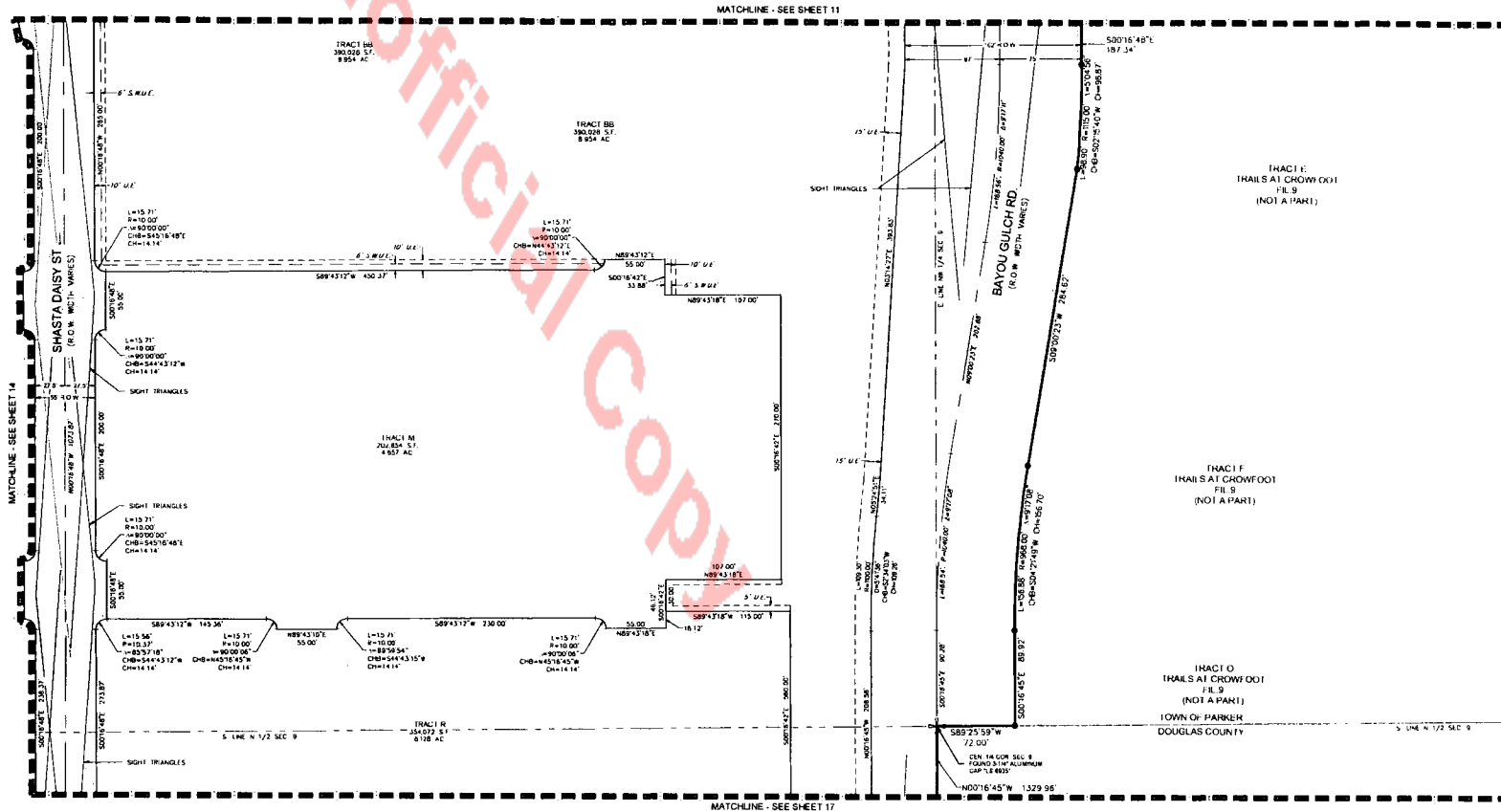
ENGINEER/SURVEYOR

**CVL** Consultants of Colorado, Inc.

1833 E. Ivy Green Rd. Suite 240  
Englewood, CO 80112  
Tel: (720) 482-6070 Fax: (720) 482-3960

# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 15 OF 19



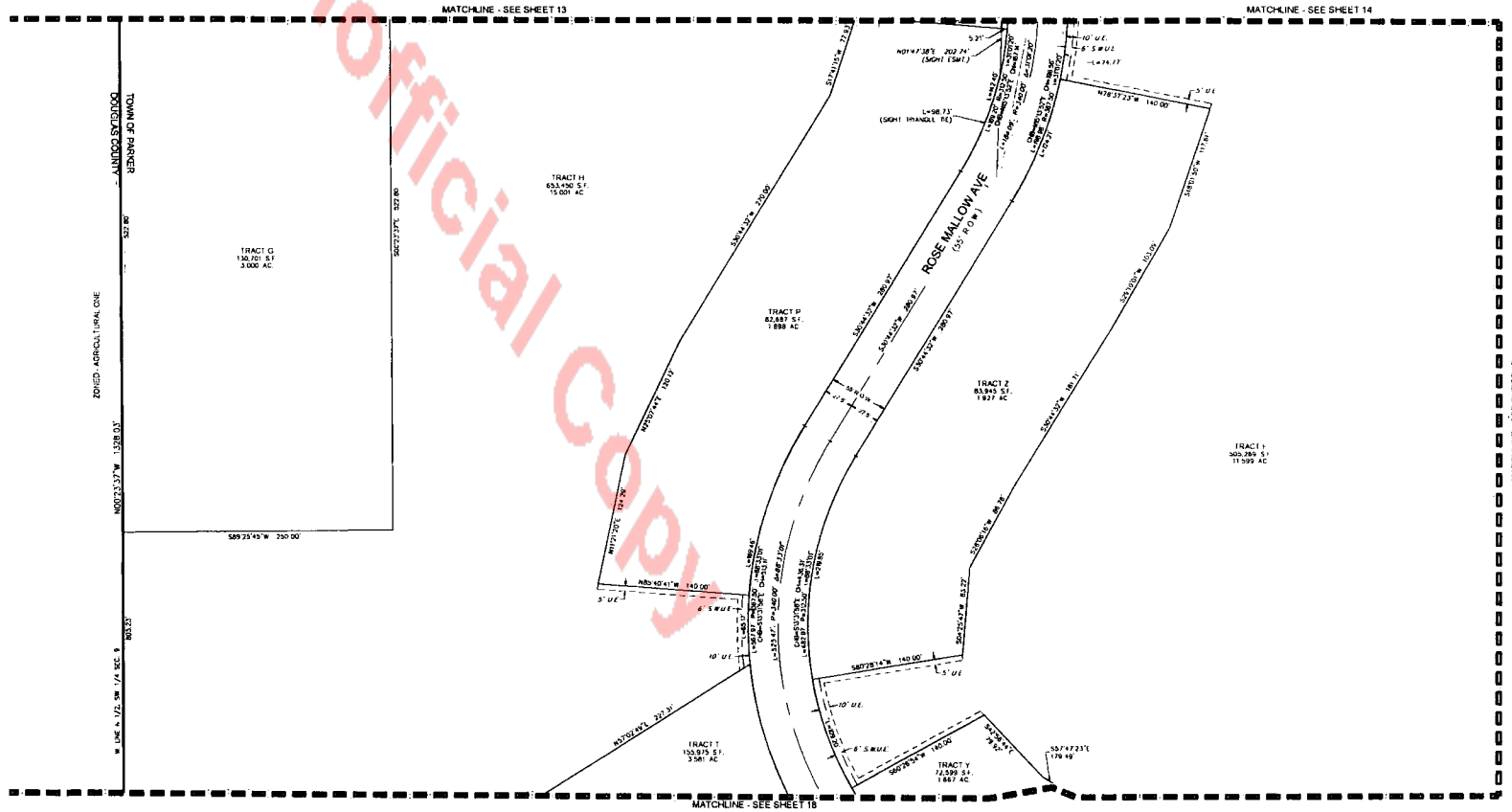
LEGEND	
+	FIND SECTION CORNER AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT
●	SET NO. 6 REMAR, 30" LONG, 1/2" ALUMINUM CAP STAMPED C.V. LS NO. 26369 UNLESS OTHERWISE NOTED



ENGINEER/SURVEYOR  
**CVL** Consultants of Colorado, Inc.  
 10333 E. Dry Creek Rd., Suite 240  
 Englewood, CO 80151  
 Tel: (720) 482-8920 / Fax: (720) 482-8962

# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 16 OF 19



LEGEND	
	FIND SECTION CORNER AS DESCRIBED
	RIGHT-OF-WAY
	SIDEWALK & UTILITY EASEMENT
	UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	ACCESS EASEMENT
	GAS EASEMENT

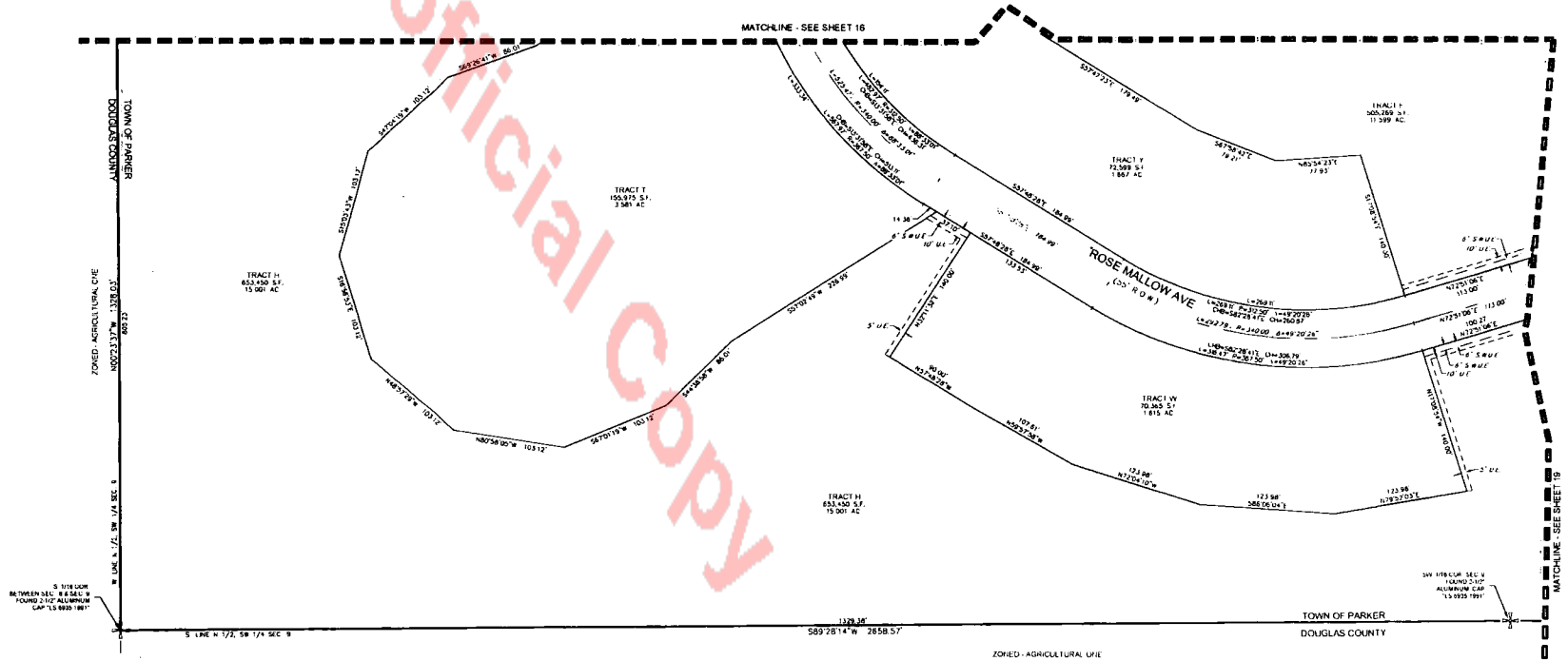


ENGINEER/SURVEYOR  
**CVL** Consultants of Colorado, Inc.  
16333 E. Ivy Green Rd., Suite 200  
Englewood, CO 80152  
Tel: (720) 482-9744, (720) 482-9546

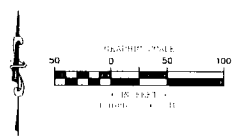


# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 18 OF 19



LEGEND	
+	END SECTION CORNER AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT





## EXHIBIT C



CVL Consultants of Colorado, Inc.  
10333 E. Dry Creek Rd  
Suite 240  
Englewood, Colorado 80112  
720.482.9526 Fax 720.482.9546

ENGINEERS PUBLIC IMPROVEMENT COST ESTIMATE  
TRAILS AT CROWFOOT FILING 1  
8/3/2018

## EARTHWORK

No.	Description	Quantity	Unit	UNIT COST	Total Cost
	OVERLOT GRADING	710,000	C.Y.	\$3.00	\$2,130,000.00
	GRADE SWALE FROM PARK TO POND C	1	L.S.	\$80,000.00	\$80,000.00
	IMPORT/EXPORT	0	C.Y.	\$6.00	\$0.00
	TOP SOIL	104,400	C.Y.	\$1.75	\$182,700.00
Total Cost					<b>\$2,392,700.00</b>

## ROADWAY

No.	Description	Quantity	Unit	Cost/Unit	Total Cost
	CROWFOOT VALLEY ROAD TURN LANES	1	L.S.	\$450,000.00	\$450,000.00
	6" VERTICAL CURB & GUTTER (2' PAN)	8,973	L.F.	\$22.00	\$197,406.00
	6" VERTICAL CURB & GUTTER (1' PAN)	8,810	L.F.	\$22.00	\$193,820.00
	4" MOUNTABLE CURB & GUTTER	15,532	L.F.	\$24.00	\$372,768.00
	HOT MIX ASPHALT PAVEMENT (5" DEPTH)	49,581	S.Y.	\$23.50	\$1,165,163.94
	CONCRETE PAVEMENT	1,927	S.Y.	\$90.00	\$173,460.00
	AGGRIGATE BASE COURSE	11,975	C.Y.	\$40.50	\$484,981.50
	SUBGRADE STABILIZATION	71,849	S.Y.	\$2.10	\$150,883.13
	ROADWAY SUBGRADE PREP (EXTEND 2' OUTSIDE CURB)	71,849	S.Y.	\$1.25	\$89,811.39
	COLORED CONCRETE CROSSWALK	500	S.Y.	\$160.00	\$80,000.00
	5' DETACHED CONCRETE SIDEWALK	21,464	L.F.	\$27.00	\$579,528.00
	8' SIDEWALK	4,167	L.F.	\$45.50	\$189,598.50
	SIDEWALK SUBGRADE PREP (MIN 1' OUTSIDE LIMITS)	21,324	S.Y.	\$1.25	\$26,655.28
	CORNER CURB RAMP (INCLUDES SUBGRADE PREP)	89	EA.	\$2,200.00	\$195,800.00
	MIDBLOCK CURB RAMP (INCLUDES SUBGRADE PREP)	5	EA.	\$2,200.00	\$11,000.00
	CROSS PAN (INCLUDES SUBGRADE PREP)	650	S.Y.	\$103.50	\$67,275.00
	TRENCH DRAIN	10,306	L.F.	\$19.00	\$195,814.00
	MEDIAN COVER	600	S.Y.	\$90.00	\$54,000.00
	ADJUST MANHOLE	118	EA.	\$760.00	\$89,680.00
	ADJUST WATER VALVE	97	EA.	\$425.00	\$41,225.00
Total Cost					<b>\$4,808,869.74</b>

## CONCRETE TRAILS

No.	Description	Quantity	Unit	Cost/Unit	Total Cost
	10' REGIONAL TRAIL	3,555	L.F.	\$45.00	\$159,975.00
	SIDEWALK SUBGRADE PREP (MIN 1' OUTSIDE LIMITS)	1,370	S.Y.	\$9.80	\$13,426.00
Total Cost					<b>\$173,401.00</b>

## STRIPING

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	LONG LINE EPOXY PVMT. MARKING	133	GAL	\$105.00	\$13,930.00
	CROSSWALK BAR	2,280	S.F.	\$8.00	\$18,240.00
	STOP BAR	0	S.F.	\$0.93	\$0.00
	ARROW	38	EA.	\$120.00	\$4,560.00
Total Cost					<b>\$36,730.00</b>



CVL Consultants of Colorado, Inc.  
 10333 E. Dry Creek Rd  
 Suite 240  
 Englewood, Colorado 80112  
 720.482.9526 Fax 720.482.9546

**ENGINEERS PUBLIC IMPROVEMENT COST ESTIMATE  
 TRAILS AT CROWFOOT FILING 1  
 8/3/2018**

**SIGNAGE (INCLUDE POST AND ANCHOR)**

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STREET NAME SIGN	8	EA.	\$530.00	\$4,240.00
	GROUND SIGN	0	EA.	\$280.00	\$0.00
	TYPE III BARRICADE	0	EA.	\$2,500.00	\$0.00
	SPECIAL SIGN (SPEED LIMIT, DEAD END, MISC SIGNS)	16	EA.	\$280.00	\$4,480.00
<b>Total Cost</b>					<b>\$8,720.00</b>

**DRAINAGE AND STORMWATER IMPROVEMENTS**

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	18" RCP	3,703	L.F.	\$64.00	\$236,992.00
	24" RCP	2,465	L.F.	\$83.00	\$204,595.00
	30" RCP	533	L.F.	\$100.00	\$53,300.00
	36" RCP	2,958	L.F.	\$136.00	\$402,288.00
	42" RCP	563	L.F.	\$155.00	\$87,265.00
	48" RCP	72	L.F.	\$200.00	\$14,400.00
	6'X6' RCBC	367	L.F.	\$1,150.00	\$422,050.00
	HEADWALL (PER CDOT STANDARDS - INCLUDES HANDRAILS AND WINGWALLS)	3	EA.	\$10,000.00	\$30,000.00
	SCULPTED CONCRETE DROP STRUCTURE	6	EA.	\$127,000.00	\$762,000.00
	18" FES WITH CONCRETE CUTOFF WALL	0	EA.	\$2,200.00	\$0.00
	24" FES WITH CONCRETE CUTOFF WALL	2	EA.	\$2,400.00	\$4,800.00
	30" FES WITH CONCRETE CUTOFF WALL	0	EA.	\$2,650.00	\$0.00
	36" FES WITH CONCRETE CUTOFF WALL	4	EA.	\$3,000.00	\$12,000.00
	48" FES WITH CONCRETE CUTOFF WALL	2	EA.	\$3,400.00	\$6,800.00
	4' MANHOLE	25	EA.	\$2,500.00	\$62,500.00
	5' MANHOLE	33	EA.	\$3,070.00	\$101,310.00
	6' MANHOLE	6	EA.	\$4,380.00	\$26,280.00
	5' TYPE R INLET	0	EA.	\$9,000.00	\$0.00
	10' TYPE R INLET (SPECIFIC ON 10" INCREMENT)	18	EA.	\$10,700.00	\$192,600.00
	15' TYPE R INLET	18	EA.	\$11,000.00	\$198,000.00
	TYPE C INLET	5	EA.	\$7,500.00	\$37,500.00
	OUTLET STRUCTURE WITH MICROPOOL (POND A)	1	L.S.	\$100,000.00	\$100,000.00
	OUTLET STRUCTURE WITH MICROPOOL (POND B)	1	L.S.	\$50,000.00	\$50,000.00
	OUTLET STRUCTURE WITH MICROPOOL (POND D)	1	L.S.	\$50,000.00	\$50,000.00
	TRICKLE CHANNEL (4' STANDARD WIDTH WITH 6" VERTICAL CURBS)	1,593	L.F.	\$130.00	\$207,090.00
	FOREBAY	6	EA.	\$34,000.00	\$204,000.00
	ACCESS PATH	1	L.S.	\$50,000.00	\$50,000.00
	LEMON GULCH CHECK DAM	1	L.S.	\$20,000.00	\$20,000.00
	RIPRAP	370	C.Y.	\$150.00	\$55,500.00
	12" NYLOPLAST YARD DRAIN	2	EA.	\$100.00	\$200.00
	12" PVC	108	L.F.	\$60.00	\$6,480.00
<b>Total Cost</b>					<b>\$3,597,950.00</b>

**PUBLIC IMPROVEMENTS (TOWN) SUBTOTAL      \$11,018,370.74**

CONSTRUCTION CONTINGENCY (10%)      \$1,101,837.07  
 MOBILIZATION (5%)      \$550,918.54  
 SURVEYING (3%)      \$330,551.12  
 CONSTRUCTION MANAGEMENT & TESTING (12%)      \$1,322,204.49

**PUBLIC IMPROVEMENT TOTAL      \$14,323,881.97**

**SECURITY AT 110% =      \$15,756,270.16**

**EXHIBIT D**

**FORM – IRREVOCABLE LETTER OF CREDIT**

Issuing Bank's Letterhead

Irrevocable Letter of Credit

Issuing Bank: [Type in bank name.]	Issuance Date: [Type LOC issuance date.]
Letter of Credit No.: [Type LOC number.]	Expiry Date: [Type LOC expiration date.]
Amount: [Type in aggregate amount.]	Name of Developer: [Type in name of developer.]

Town of Parker  
20120 East Mainstreet  
Parker, Colorado 80138

Attention: Mayor and Town Attorney

Ladies and Gentlemen:

We hereby establish this Irrevocable Letter of Credit in your favor for an amount up to the aggregate sum of \$ \_\_\_\_\_ U.S. Dollars.

Funds under this credit are available to you by your draft or drafts drawn at sight on us containing the number of this Letter of Credit, as set forth above, in the Form of Sight Draft attached hereto as **Exhibit 1** and incorporated by this reference. Partial drawings are permitted. The amount of the funds available under this Letter of Credit may not be reduced, except by payment of drafts drawn hereunder, or pursuant to written authorization given to us by the Town. The sole condition for payment of any draft under this Letter of Credit is that the draft be accompanied by a letter, on the Town's letterhead, signed by the Mayor or designee, stating that one or more of the following conditions exist:

a. The Town has determined that the Developer is in default of its obligations under that certain [type in "agreement" or "permit"], to secure the performance of the [type in the name of the agreement, such as "Subdivision Improvements Agreement between the Town and Developer" and the name of the project, or "Development Agreement between the Town and Developer" and the name of the project] or [for permit, type in the name of the project];

or

b. That the expiry date of this Irrevocable Letter of Credit is less than fourteen (14) days from the date of the Mayor or designee's letter and the Developer has not provided the Town with a replacement letter of credit in an amount and form acceptable to the Town to secure the performance of the [type in name of the agreement] or [for permit, type in the name of the project] described herein.

Drafts for payment by the Town, pursuant to this Letter of Credit, shall be deemed timely presented if, prior to the date of expiration of the Letter of Credit, the draft is deposited in the U.S. mail or otherwise delivered for transmission by any other usual means of communication

with postage or cost of transmission prepaid and properly addressed to the above letterhead address.

We hereby agree with the Town that such drafts will be processed in good faith and duly honored, upon presentation to us, as provided herein. In case of wrongful dishonor, we agree to reimburse the Town for all court costs, investigative costs and reasonable attorneys fees the Town may incur in obtaining payment, according to the terms of this Letter of Credit. This Letter of Credit shall be governed by and construed in accordance with the laws of the State of Colorado. We further agree that the exclusive venue for any action concerning this Letter of Credit shall be the District Court for Douglas County, Colorado.

Very truly yours,  
[Name of Bank]

By: \_\_\_\_\_  
Signature of Authorized Signing Officer

\_\_\_\_\_  
Print Name  
[Signature Must Be Notarized]

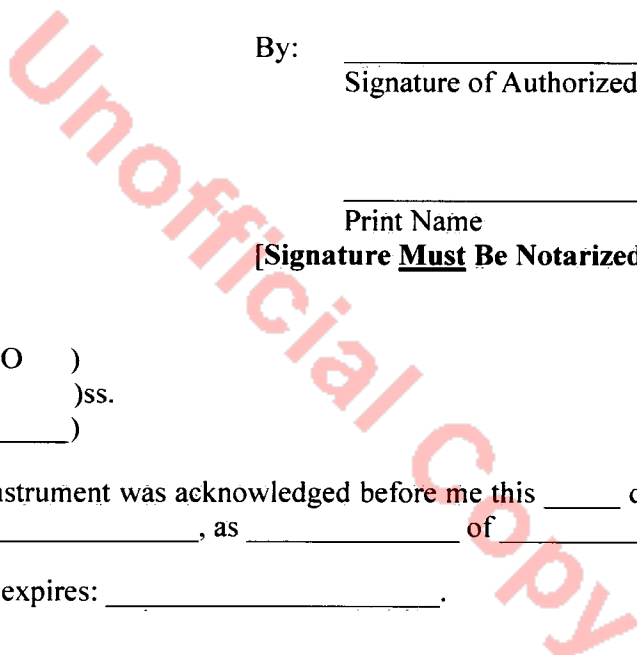
STATE OF COLORADO    )  
  )ss.  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
200\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

My commission expires: \_\_\_\_\_.

SEAL

\_\_\_\_\_  
Notary Public



**EXHIBIT 1**

**FORM OF SIGHT DRAFT**

[Name of Issuing Bank]  
[Address of Issuing Bank]

Date: \_\_\_\_\_

At sight, pay to the order of Town of Parker \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_), for value received and charge to the account of [name of Developer].

Drawn under Letter of Credit No. \_\_\_\_\_, dated \_\_\_\_\_ [type in  
letter of credit issuance date].

By: \_\_\_\_\_  
\_\_\_\_\_, Mayor  
Town of Parker

Unofficial Copy

## EXHIBIT E

## Trails at Crowfoot JDA Filing 1- Landscape Cost Estimate-Streetscape

PCS Group

Opinion of Probable Cost

Date: 8.5.2018

Filing 1- Streetscape & Medians				
North Pinery Parkway West/Bayou Gulch/Crowfoot Valley Rd.				
Improvement	Quantity	Unit	Unit Cost	Total
Deciduous Trees (2.5" cal)	296	EA	\$ 560.00	\$ 165,760.00
Evergreen Trees (8' ht)	8	EA	\$ 690.00	\$ 5,520.00
Ornamental Trees (2" cal)	21	EA	\$ 480.00	\$ 10,080.00
Deciduous Shrubs (5 gal)	314	EA	\$ 50.00	\$ 15,700.00
Evergreen Shrubs (5 gal)	339	EA	\$ 50.00	\$ 16,950.00
Ornamental Grasses (1 gal)	526	EA	\$ 25.00	\$ 13,150.00
Perennials (1 gal)	476	EA	\$ 15.00	\$ 7,140.00
Permanently Irrigated Native Seed- (w/prep)	62,359	SF	\$ 0.75	\$ 46,769.25
Enviro-Turf grass (w/prep.)	130,761	SF	\$ 1.00	\$ 130,761.00
2"-4" Cobble rock mulch (3" depth)	29,257	SF	\$ 1.25	\$ 36,571.25
Steel Edger (4" depth)	3,040	LF	\$ 3.00	\$ 9,120.00
Landscape Boulders (2'-3')	26	EA	\$ 400.00	\$ 10,400.00
*Irrigation (Spray for native and turf areas)	193,120	SF	\$ 0.90	\$ 173,808.00
*Irrigation (Drip emitters for shrub areas)	1	LS	\$ 32,000.00	\$ 32,000.00
			<b>Sub-Total</b>	<b>\$ 673,729.50</b>
			15% Contingency	\$ 101,059.43
			<b>Total</b>	<b>\$ 774,788.93</b>
			<b>110% SIA Total</b>	<b>\$ 852,267.82</b>

\*The control system and POC components for irrigation are figured into the sq.ft. price

\*\*Temporary irrigated native seed for disturbed areas and detention areas are included in the Earthwork budget by civil engineer.

\*\*\*All streetscape and Median Lighting is included in Engineer's cost estimate.

## EXHIBIT F

## Trails at Crowfoot JDA Filing 1- Landscape Cost Estimate-Open Space

PCS Group

Opinion of Probable Cost

Date: 8.5.2018

<b>Filing 1 -Open Space</b>				
Tract Landscape behind Sidwalks				
<b>Improvement</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
<b>Plant Material</b>				
Deciduous Trees (2.5" cal)	66	EA	\$ 560.00	\$ 36,960.00
Evergreen Trees (8' ht)	294	EA	\$ 690.00	\$ 202,860.00
Ornamental Trees (2" cal)	39	EA	\$ 480.00	\$ 18,720.00
Deciduous Shrubs (5 gal)	626	EA	\$ 50.00	\$ 31,300.00
Evergreen Shrubs (5 gal)	314	EA	\$ 50.00	\$ 15,700.00
Ornamental Grasses	596	EA	\$ 25.00	\$ 14,900.00
Perennials	320	EA	\$ 15.00	\$ 4,800.00
Permanently Irrigated Native Seed- (w/prep)	124,083	SF	\$ 0.75	\$ 93,062.25
Enviro-Turf grass (w/prep.)	13,795	SF	\$ 1.00	\$ 13,795.00
2"-4" Cobble rock mulch (3" depth)	34,196	SF	\$ 1.25	\$ 42,745.00
Steel Edger	5,200	LF	\$ 3.00	\$ 15,600.00
Landscape Boulders	36	EA	\$ 400.00	\$ 14,400.00
*Irrigation (Spray for native and turf areas)	137,878	SF	\$ 0.90	\$ 124,090.20
*Irrigation (Drip emitters for shrub areas)	1	LS	\$ 40,000.00	\$ 40,000.00
<b>Hardscape/ Site Furnishings/Trails</b>				
2' wide Soft Trail	8,555	LF	\$ 0.25	\$ 2,138.75
Open Rail Cross Buck Fence	22,235	LF	\$ 25.00	\$ 555,875.00
5' Privacy Fence	4,924	LF	\$ 38.00	\$ 187,112.00
Stone Columns for Fence (Along Bayou Gulch Rd. 50' o.c.)	77	EA	\$ 2,200.00	\$ 169,400.00
			<b>Sub-Total</b>	<b>\$ 1,583,458.20</b>
			15% Contingency	\$ 237,518.73
			<b>Total</b>	<b>\$ 1,820,976.93</b>
			<b>110% SIA Total</b>	<b>\$ 2,003,074.62</b>

\*The control system and POC components for irrigation are figured into the sq.ft. price

\*\*Temporary irrigated native seed for disturbed areas and detention areas are included in the Earthwork budget by civil engineer.

\*\*\*All streetscape and Median Lighting is included in Engineer's cost estimate.

**EXHIBIT G**



CVL Consultants of Colorado, Inc.  
 10333 E. Dry Creek Rd  
 Suite 240  
 Englewood, Colorado 80112  
 720.482.9526 Fax 720.482.9546

**ENGINEERS PUBLIC IMPROVEMENT COST ESTIMATE  
 BAYOU GULCH MEDIAN COST ESTIMATE  
 5/31/2018**

**ULTIMATE MEDIAN**

No.	Description	Quantity	Unit	Cost/Unit	Total Cost
	6" VERTICAL CURB & GUTTER (1' PAN)	5,625	L.F.	\$22.00	\$123,750.00
	TRENCH DRAIN	5,625	L.F.	\$19.00	\$106,875.00
	MEDIAN COVER	1,250	S.Y.	\$90.00	\$112,500.00
	STREET LIGHTS	10	EA.	\$4,000.00	\$40,000.00
	ELECTRICAL INSTALLATION	1	L.S.	\$40,000.00	\$40,000.00
	MEDIAN WARNING SIGNS	3	EA.	\$250.00	\$750.00
	Ornamental Trees (2" cal)	42	EA.	\$480.00	\$20,160.00
	Deciduous Shrubs (5 gal)	205	EA.	\$50.00	\$10,250.00
	Evergreen Shrubs (5 gal)	138	EA.	\$50.00	\$6,900.00
	Ornamental Grasses (1 gal)	241	EA.	\$25.00	\$6,025.00
	2"-4" Cobble rock mulch (3" depth)	25,486	S.F.	\$1.25	\$31,857.50
	Steel Edger (4" depth)	2,100	L.F.	\$3.00	\$6,300.00
	Landscape Boulders (2'-3')	25	EA.	\$400.00	\$10,000.00
	*Irrigation (Drip emitters for shrub areas)	1	L.S.	\$75,000.00	\$75,000.00
	Sleeves for Irrigation	3	EA.	\$500.00	\$1,500.00
<b>SUBTOTAL</b>					<b>\$591,867.50</b>

CONSTRUCTION CONTINGENCY (10%)	\$59,186.75
MOBILIZATION (5%)	\$29,593.38
SURVEYING (3%)	\$17,756.03
CONSTRUCTION MANAGEMENT & TESTING	\$71,024.10
DESIGN @ 10%	\$59,186.75
<b>Total Cost</b>	<b>\$828,614.50</b>
<b>DEVELOPER OBLIGATION (50%)</b>	<b>\$414,307.25</b>

**CONSTRUCTED - MEDIAN TO BE BUILT WITH TRAILS AT CROWFOOT**

No.	Description	Quantity	Unit	Cost/Unit	Total Cost
	6" VERTICAL CURB & GUTTER (1' PAN)	2,690	L.F.	\$22.00	\$59,180.00
	TRENCH DRAIN	2,690	L.F.	\$19.00	\$51,110.00
	MEDIAN COVER	598	S.Y.	\$90.00	\$53,800.00
<b>SUBTOTAL</b>					<b>\$164,090.00</b>

CONSTRUCTION CONTINGENCY (10%)	\$16,409.00
MOBILIZATION (5%)	\$8,204.50
SURVEYING (3%)	\$4,922.70
CONSTRUCTION MANAGEMENT & TESTING	\$19,690.80
DESIGN @ 10%	\$16,409.00
<b>TOTAL CONSTRUCTED</b>	<b>\$229,726.00</b>
<b>DEVELOPER OBLIGATION MINUS CONSTRUCTED</b>	<b>\$184,581.25</b>

**EXHIBIT H****Trails at Crowfoot Ultimate Buildout-Bayou Gulch Landscape Cost Estimate-Streetscape****PCS Group**

Opinion of Probable Cost

Date: 9.4.2018

<b>Ultimate Buildout Streetscape</b>				
<b>Bayou Gulch</b>				
<b>Improvement</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
Deciduous Trees (2.5" cal)	81	EA	\$ 560.00	\$ 45,360.00
Ornamental Trees (2" cal)	24	EA	\$ 480.00	\$ 11,520.00
Enviro-Turf grass (w/prep.)	26,836	SF	\$ 1.00	\$ 26,836.00
*Irrigation (Spray turf areas)	26,836	SF	\$ 0.90	\$ 24,152.40
1.5" Irrigation Tap Fee	2	LS	\$ 113,625.00	\$ 227,250.00
			<b>Sub-Total</b>	<b>\$ 335,118.40</b>
			15% Contingency	\$ 50,267.76
			<b>Total</b>	<b>\$ 385,386.16</b>
			<b>110% SIA Total</b>	<b>\$ 423,924.78</b>

\*The control system and POC components for irrigation are figured into the sq.ft. price

\*\*Temporary irrigated native seed for disturbed areas and detention areas are included in the Earthwork budget by civil engineer.

\*\*\*All streetscape and Median Lighting is included in Engineer's cost estimate.

Official Copy

## EXHIBIT J

## Trails at Crowfoot Filing 1 Neighborhood Park- Landscape Cost Estimate

PCS Group

Opinion of Probable Cost

Date: 8.8.2018

Neighborhood Park				
Improvement	Quantity	Unit	Unit Cost	Total
<b>Plant Material</b>				
Deciduous Trees (2.5" cal)	99	EA	\$ 560.00	\$ 55,440.00
Evergreen Trees (6' ht)	99	EA	\$ 690.00	\$ 68,310.00
Ornamental Trees (2" cal)	63	EA	\$ 480.00	\$ 30,240.00
Deciduous Shrubs (5 gal)	684	EA	\$ 50.00	\$ 34,200.00
Evergreen Shrubs (5 gal)	292	EA	\$ 50.00	\$ 14,600.00
Ornamental Grasses (1 gal)	627	EA	\$ 25.00	\$ 15,675.00
Perennials (1 gal)	148	EA	\$ 15.00	\$ 2,220.00
Native Seed -(w/prep)	145,460	SF	\$ 0.75	\$ 109,095.00
Bluegrass Sod (w/prep)	132,822	SF	\$ 1.00	\$ 132,822.00
2" Cobble rock mulch (3" depth)	34,796	SF	\$ 1.25	\$ 43,495.00
Landscape Boulders (General Size-2'Hx3'Lx4'W)	50	EA	\$ 400.00	\$ 20,000.00
*Irrigation (Spray for native and turf areas)	278,282	SF	\$ 0.90	\$ 250,453.80
*Irrigation (Drip emitters for shrub areas)	1	LS	\$ 40,000.00	\$ 40,000.00
<b>Hardscape Material</b>				
Concrete Walk (4" depth-Width varies)	40,428	SF	\$ 7.00	\$ 282,996.00
4' wide Crusher Fines Walk (4" depth)	13,932	SF	\$ 2.20	\$ 30,650.40
Asphalt Parking lot (Internal)	32,810	SF	\$ 6.00	\$ 196,860.00
Steel Edger	2,191	LF	\$ 3.00	\$ 6,573.00
Concrete Pads (9 disk golf pads)	3,000	SF	\$ 7.00	\$ 21,000.00
Concrete Playground Edger	255	LF	\$ 30.00	\$ 7,650.00
Thickened Concrete Edge (Playground)	70	LF	\$ 45.00	\$ 3,150.00
ADA Playground Ramp (Playground)	1	EA	\$ 1,800.00	\$ 1,800.00
<b>Site Furnishings</b>				
Tertiary Monument/Signage	2	EA	\$ 5,000.00	\$ 10,000.00
Basketball Court-Post Tension (Concrete, equipment, paint)	1	EA	\$ 35,000.00	\$ 35,000.00
Tennis Courts-Post Tension (Concrete, equipment, paint)	2	EA	\$ 50,000.00	\$ 100,000.00
Pickle Ball Courts-Post Tension (Concrete, equipment, paint)	1	EA	\$ 50,000.00	\$ 50,000.00
Bench	12	EA	\$ 1,500.00	\$ 18,000.00
Pet Station	6	EA	\$ 800.00	\$ 4,800.00
Trash Receptacle	16	EA	\$ 1,000.00	\$ 16,000.00
Bike Rack (4 bikes)	2	EA	\$ 1,500.00	\$ 3,000.00
Multi-Level Play Structure	1	EA	\$ 50,000.00	\$ 50,000.00
Boulder Climbing Feature	1	EA	\$ 10,000.00	\$ 10,000.00
Swing set	1	EA	\$ 8,000.00	\$ 8,000.00
Additional playground Elements (spinners, nets, etc..)	3	EA	\$ 4,000.00	\$ 12,000.00
Playground Drainage	1	LS	\$ 1,500.00	\$ 1,500.00
Engineered Wood Fiber (playground-12" depth)	6,552	SF	\$ 3.50	\$ 22,932.00
Vault Toilet	1	EA	\$ 30,000.00	\$ 30,000.00
Disk Golf (9 baskets)	9	EA	\$ 800.00	\$ 7,200.00
Picnic Shelter	2	EA	\$ 75,000.00	\$ 150,000.00
Picnic Tables	8	EA	\$ 2,000.00	\$ 16,000.00
Drinking Fountains	2	EA	\$ 1,000.00	\$ 2,000.00
Grills	4	EA	\$ 500.00	\$ 2,000.00
Baseball Field (backstop, infield, perimeter fence)	1	EA	\$ 80,000.00	\$ 80,000.00
<b>Sub-Total</b>				<b>\$ 1,995,662.20</b>
15% Contingency				\$ 299,349.33
<b>Total</b>				<b>\$ 2,295,011.53</b>

110% SIA Total	\$	2,524,512.68
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\*The control system and POC components for irrigation are figured into the sq.ft. price

\*Temporary irrigated native seed for disturbed areas and detention areas are included in the Earthwork budget by civil engineer.

Unofficial Copy

## EXHIBIT I



CVL Consultants of Colorado, Inc  
10333 E. Dry Creek Rd  
Suite 240  
Englewood, Colorado 80112  
720.482.9526 Fax 720.482.9546

ENGINEERS PUBLIC IMPROVEMENT COST ESTIMATE  
TRAILS AT CROWFOOT FUTURE IMPROVMENTS BAYOU GULCH ADJACENT TO CIELO SUBDIVISION  
9/6/2018

## ROADWAY

No.	Description	Quantity	Unit	Cost/Unit	Total Cost
	6" VERTICAL CURB & GUTTER (2' PAN)	1,725	L.F.	\$22.00	\$37,950.00
	6" VERTICAL CURB & GUTTER (1' PAN)	1,848	L.F.	\$21.00	\$38,808.00
	4" MOUNTABLE CURB & GUTTER	0	L.F.	\$24.00	\$0.00
	HOT MIX ASPHALT PAVEMENT (9" DEPTH)	5,800	S.Y.	\$42.30	\$245,340.00
	CONCRETE PAVEMENT	0	S.Y.	\$90.00	\$0.00
	AGGRIGATE BASE COURSE (12" DEPTH)	2,333	C.Y.	\$40.50	\$94,500.00
	SCARIFY AND RECOMPACT	7,000	S.Y.	\$1.30	\$9,100.00
	5' DETACHED CONCRETE SIDEWALK	0	L.F.	\$27.00	\$0.00
	8' SIDEWALK	0	L.F.	\$45.50	\$0.00
	SIDEWALK SUBGRADE PREP (MIN 1' OUTSIDE LIMITS)	0	S.Y.	\$1.25	\$0.00
	CORNER CURB RAMP (INCLUDES SUBGRADE PREP)	2	EA.	\$2,200.00	\$4,400.00
	MIDBLOCK CURB RAMP (INCLUDES SUBGRADE PREP)	0	EA.	\$2,200.00	\$0.00
	CROSS PAN (INCLUDES SUBGRADE PREP)	0	S.Y.	\$103.50	\$0.00
	TRENCH DRAIN	3,573	L.F.	\$18.00	\$64,314.00
	MEDIAN COVER	800	S.Y.	\$90.00	\$72,000.00
	ADJUST MANHOLE	2	EA.	\$760.00	\$1,520.00
	ADJUST WATER VALVE	0	EA.	\$425.00	\$0.00
	DEMO - VERTICAL CURB & GUTTER REMOVAL	1,030	L.F.	\$35.00	\$36,050.00
	DEMO - ASPHALT REMOVAL	2,350	S.Y.	\$6.00	\$14,100.00
	DEMO - SIDEWALK REMOVAL	210	L.F.	\$45.00	\$9,450.00
	DEMO - CURB RAMP REMOVAL	2	EA.	\$4,000.00	\$8,000.00
				Total Cost	\$635,532.00

## STRIPING

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	LONG LINE EPOXY PVMT. MARKING	14	GAL.	\$105.00	\$1,470.00
	CROSSWALK BAR	200	S.F.	\$8.00	\$1,600.00
	STOP BAR	0	S.F.	\$0.93	\$0.00
	ARROW	4	EA.	\$120.00	\$480.00
				Total Cost	\$3,550.00



CVL Consultants of Colorado, Inc  
 10333 E. Dry Creek Rd  
 Suite 240  
 Englewood, Colorado 80112  
 720.482.9526 Fax 720.482.9546

**ENGINEERS PUBLIC IMPROVEMENT COST ESTIMATE  
 TRAILS AT CROWFOOT FUTURE IMPROVMENTS BAYOU GULCH ADJACENT TO CIELO SUBDIVISION  
 9/6/2018**

**SIGNAGE (INCLUDE POST AND ANCHOR)**

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	STOP SIGN WITH STREET NAME SIGN	0	EA.	\$530.00	\$0.00
	GROUND SIGN	0	EA.	\$280.00	\$0.00
	TYPE III BARRICADE	0	EA.	\$2,500.00	\$0.00
	OTHER SIGNS (DEAD-END, SPEED LIMIT, CROSS WALK AHEAD)	2	EA.	\$280.00	\$560.00
<b>Total Cost</b>					<b>\$560.00</b>

**DRAINAGE AND STORMWATER IMPROVMENTS**

Item	Description	Quantity	Unit	Cost/Unit	Total Cost
	18" RCP	15	L.F.	\$64.00	\$960.00
	24" RCP	0	L.F.	\$83.00	\$0.00
	30" RCP	0	L.F.	\$100.00	\$0.00
	36" RCP	0	L.F.	\$136.00	\$0.00
	42" RCP	0	L.F.	\$155.00	\$0.00
	48" RCP	0	L.F.	\$200.00	\$0.00
	HEADWALL (PER CDOT STANDARDS - INCLUDES HANDRAILS AND WINGWALLS)	0	EA.	\$10,000.00	\$0.00
	18" FES WITH CONCRETE CUTOFF WALL	0	EA.	\$2,200.00	\$0.00
	24" FES WITH CONCRETE CUTOFF WALL	0	EA.	\$2,400.00	\$0.00
	30" FES WITH CONCRETE CUTOFF WALL	0	EA.	\$2,650.00	\$0.00
	36" FES WITH CONCRETE CUTOFF WALL	0	EA.	\$3,000.00	\$0.00
	48" FES WITH CONCRETE CUTOFF WALL	0	EA.	\$3,400.00	\$0.00
	4' MANHOLE	0	EA.	\$2,500.00	\$0.00
	5' MANHOLE	0	EA.	\$3,070.00	\$0.00
	6' MANHOLE	0	EA.	\$4,380.00	\$0.00
	5' TYPE R INLET	0	EA.	\$9,000.00	\$0.00
	10' TYPE R INLET	0	EA.	\$10,700.00	\$0.00
	15' TYPE R INLET	2	EA.	\$11,000.00	\$22,000.00
	TYPE C INLET	0	EA.	\$7,500.00	\$0.00
	DEMO - INLET REMOVAL	0	EA.	\$12,000.00	\$0.00
<b>Total Cost</b>					<b>\$22,960.00</b>

**CIVIL PUBLIC IMPROVMENTS SUBTOTAL \$662,602.00**

ENGINEERING DESIGN (10%) \$66,260.20  
 CONSTRUCTION CONTINGENCY (10%) \$66,260.20  
 MOBILIZATION (5%) \$33,130.10  
 SURVEYING (3%) \$19,878.06  
 CONSTRUCTION MANAGEMENT & TESTING (12%) \$79,512.24

**CIVIL PUBLIC IMPROVEMENT TOTAL \$927,642.80**