

APPENDIX 4 CONSTRUCTION GUARANTEE AGREEMENT

CONSTRUCTION GUARANTEE AGREEMENT

THIS AGREEMENT is made and entered into as of this ____ day of July, 2022, by and between 406 Zerex LLC, whose address is 5303 E. Evans Ave., Suite 306 Denver, CO 80222, hereinafter referred to as "Developer", and the Town of Fraser, a municipal corporation of the State of Colorado, whose address is 153 Fraser Avenue, P.O. Box 370, Fraser, Colorado 80442, hereinafter referred to as "Fraser" or "Town", together referred to as "the Parties".

WHEREAS, Developer is the owner of certain real property located within Fraser, legally described as , on which Developer intends to construct certain improvements (hereinafter, the "Project"); and

WHEREAS, Developer has applied for the issuance of a land use approval for the Project pursuant to Chapter 19 of the Fraser Municipal Code; and

WHEREAS, Fraser's regulations at Section 19-3-425(a) require that as a condition of approval appropriate construction guarantees to ensure that necessary construction features and public improvements are constructed in accordance with the approved Development Plans and to ensure restoration and revegetation of the site if the Project is abandoned; and

WHEREAS, Fraser and Developer have entered into this Agreement to satisfy such requirement with respect to the land approval for the Project.

NOW, THEREFORE, the Parties agree as follows:

- (1) Development Plans. The "Development Plans" shall mean the site plan, landscape plan, grading, drainage, and erosion control plan, utility plan and any other related plans and specifications and construction documents for the Development Project, as submitted to and approved by Fraser as part of the land use approval for the Project.
- (2) Secured Improvements. The "Secured Improvements" shall mean the utility installations, lighting, landscaping, parking, snow storage areas, and other improvements for which security is to be provided in accordance with this Agreement. The Secured Improvements are listed, together with the estimated costs thereof, on Exhibit A attached hereto. Such costs must be certified by a licensed Colorado Professional Engineer prior to approval of this Agreement by Fraser.
- (3) Construction, Inspections, Acceptance, and other Matters. The Developer shall cause all public and private improvements depicted on the Development Plans, including but not limited to the Secured Improvements, to be constructed and completed, at its expense, in accordance with the land use approval, the Development Plans, the Town of Fraser design and construction standards (Refer to Chapter 14 of the Fraser Municipal Code), and any other applicable regulations of Fraser.
 - (a) All such public and private improvements shall be completed before all or any portion of any lot or unit in the Project may be sold or leased and before any approval for occupancy is issued for any building or structure within the Project. Further, all such improvements shall be substantially completed not later than two (2) years after the date of this Agreement, unless an extension of time is granted by Fraser in writing for good cause, as determined by Fraser. Requests for extension must be submitted by Developer, in writing, to Fraser at the address set forth above.
 - (b) The provisions of the Fraser subdivision regulations, as contained in Chapter 19, Article 3 of the Fraser Municipal Code, and particularly Division 4 of that Article, as such regulations may be amended from time to time by Fraser, shall govern with respect to the inspection and acceptance of the Secured Improvements, the deposit, use and release of collateral securing completion of

CHAPTER 19 - Land Development Code
APPENDIX 4 CONSTRUCTION GUARANTEE AGREEMENT

the Secured Improvements, and all other matters relating to Developer's obligation with respect to the Secured Improvements that are not specifically addressed in this Agreement. The Fraser building regulations, as contained in Chapter 18 of the Fraser Municipal Code, as such regulations may be amended from time to time by Fraser, shall govern with respect to the inspection and acceptance of those improvements depicted on the Development Plans other than the Secured Improvements.

- (4) Financial Security for Performance and Payment . Prior to the issuance of the development permit for the Project, Developer shall furnish to Fraser adequate security in the form acceptable to Fraser, in an amount equal to one-hundred-twenty-five percent (125%) of the total estimated costs of all the Secured Improvements to be installed plus the estimated costs of restoring and revegetating the site if Developer abandons or fails to complete the Project within the time provided in this Agreement. If security is provided in the form of a cash deposit, the security shall be held by the Town in trust. If any interest is earned on such deposit, it shall be retained by the Town to defray the cost of administering the deposit. Developer shall maintain such security in full force and effect during the entire period of construction of the improvements provided in the Development Plans and the duration of the warranty period provided in Paragraph 5 hereof.
- (5) Warranties of Developer . Developer warrants that the Secured Improvements will be installed in a good and workmanlike manner and in substantial compliance with the Development Plans and requirements of this Agreement and shall be substantially free of defects in materials and workmanship. These warranties of Developer, and the security provided for the Secured Improvements shall remain in force and effect as to any completed Secured Improvements until the lapse of one (1) year after preliminary acceptance of the Secured Improvements, and until final acceptance of such Improvements as provided in the Fraser subdivision regulations. To the extent the Secured Improvements include required landscaping, the Developer shall maintain such landscaping during the one-year warranty period, and the provisions of this Section 5 and the subdivision regulations shall apply with respect to maintaining security for such landscaping improvements during the warranty period.
- (6) Default and Remedies . Time is of the essence hereof with respect to the performance of Developer's obligations provided in this Agreement. If Developer defaults in the performance of any such obligations in the time and manner provided herein, and if such default is not cured within thirty (30) days after written notice of the default is given by Fraser to Developer, then Fraser shall have the following remedies:
 - (a) If the default relates to construction of Secured Improvements, the Fraser Town Manager may stop work on any improvements until a schedule and agreement on compliance for construction has been reached; Fraser may, but shall not be required to, have the Secured Improvements constructed, completed or corrected by such means and in such manner as Fraser shall determine, with or without public bidding; and Fraser shall have the right to use the financial security provided pursuant to this Agreement to pay for the construction, completion or correction of such Secured Improvements.
 - (b) If the default consists of Developer's failure to complete all public and private improvements within the time provided in this Agreement and any extensions granted by Fraser, then Fraser may revoke the land use approval for the Project; and Fraser may proceed with restoring and revegetating the site, which may include removal of any uncompleted improvements, using the financial security provided pursuant to this Agreement to pay for the costs thereof.
 - (c) All costs and expenses incurred by Fraser as a result of such default and the exercise of the remedies provided herein, including reasonable attorney fees, shall be chargeable to Developer

CHAPTER 19 - Land Development Code
APPENDIX 4 CONSTRUCTION GUARANTEE AGREEMENT

and shall be paid from the financial security provided pursuant to this Agreement. If the amount of such security is less than the costs and expenses incurred, the parties agree Fraser shall have the right, without obligation from the Developer, upon Developer's failure to timely reimburse Fraser for such additional costs and expenses to certify the same to the County Treasurer as a lien on the property for collection in the same manner as ad valorem taxes. If the amount of such security exceeds the costs and expenses incurred, Fraser shall release any excess upon final accounting for such costs. If the security is insufficient to fully pay such costs, the Developer shall, upon demand, pay such deficiency to Fraser.

The remedies provided above are cumulative in nature and nonexclusive. Fraser may pursue any other remedies it may have under Colorado law, including, without limitation, the right to bring suit against the Developer for injunctive relief, for specific performance of this Agreement, or to recover damages for the breach of this Agreement.

(7) Additional Provisions.

- (a) Applicable Law. This Agreement, and the terms, conditions and covenants herein contained, shall be deemed to complement and shall be in addition to the conditions and requirements of the Fraser Municipal Code and other applicable laws, rules and regulations.
- (b) Severability. If any part, term, or provision of this Agreement is held by any court of competent jurisdiction to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.
- (c) Complete Agreement. This instrument embodies the whole agreement of the Parties. There are no promises, terms, conditions, or obligations other than those contained herein except that Developer shall be bound by, and comply with, all conditions and obligations, provided in applicable Fraser ordinances and regulations, as amended from time to time by Fraser. This Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the Parties. There shall be no modification of the Agreement except in writing, executed with the same formalities as this instrument.
- (d) No Waiver. No waiver of any of the provisions of this Agreement shall be valid or binding unless in writing, signed by the party whose rights are waived, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided, nor shall the waiver of any default hereunder be deemed a waiver of any subsequent default hereunder.
- (e) Consent to Jurisdiction and Venue. Jurisdiction and venue for any civil action commenced by either party to this Agreement with respect to this Agreement or any security provided pursuant to this Agreement shall be proper only if such action is commenced in the District Court for Grand County, Colorado. Developer expressly waives the right to bring such action in or to remove such action to any other court, whether state or federal.
- (f) No Third Party Beneficiaries. Except as herein provided, no person or entity, other than a party to this Agreement, shall have any right of action under this Agreement including, but not limited to, lenders, lot or home buyers and materialmen, laborers or others providing work, services, or materials for the improvements.
- (g) Recording. This Agreement shall be recorded in the Grand County Clerk and Recorder's Office and shall be deemed to run with the land (being the described Project), and the provisions hereof

CHAPTER 19 - Land Development Code
APPENDIX 4 CONSTRUCTION GUARANTEE AGREEMENT

shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the day and year first above written.

FRASER

DEVELOPER

TOWN OF FRASER, a municipal
corporation of the State of Colorado

406 Zerex, LLC

BY:
Mayor

BY:

Title:

ATTEST:

Town Clerk
(SEAL)

STATE OF COLORADO)
)SS
COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as Mayor, and _____, as Town Clerk, of the Town of Fraser, Colorado, a municipal corporation of the State of Colorado.

Witness my hand and official seal.

My commission expires:

Notary Public

(S E A L)

STATE OF _____)
)SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as _____, of _____, Developer.

Witness my hand and official seal.

CHAPTER 19 - Land Development Code
 APPENDIX 4 CONSTRUCTION GUARANTEE AGREEMENT

My commission expires:



Notary Public

Exhibit A

Secured Improvements

Total Surety Amount = **\$489,512.50**

125% of the total amount

| | | | | |
|---|-----------------|--|------------------|--|
|  JVA, Incorporated 47 Cooper Creek Way, Ste 328 PO Box 1860 Winter Park, CO 80482 Ph: 970.722.7577 | | Job Name: Koselig on Main Job Number: 3544c Date: 7/7/2022 By: SAR Phase: Permit | |  |
| Opinion of Probable Costs for Koselig on Main Fraser, Colorado | | | | |
| | Quantity | Units | Unit Cost | Total |
| General Sitework | | | | |
| Erosion Control | 1 | LS | \$12,000.00 | \$12,000.00 |
| Site Grading and Demo | 1 | LS | \$37,950.00 | \$37,950.00 |
| General Sitework Subtotal | | | | \$49,950.00 |
| Pavements | | | | |
| Mobilization | 1 | LS | \$1,200.00 | \$1,200.00 |
| Asphalt T-Patch - assume 6" thick | 198 | SF | \$12.00 | \$2,352.00 |
| Asphalt Paving - 5" | 9,770 | SF | \$5.75 | \$56,212.00 |
| Concrete - Sidewalks | 1,874 | SF | \$11.00 | \$20,614.00 |
| Concrete - Curb & Gutter - 6" Vertical, 2" Plan | 264 | LF | \$23.00 | \$6,072.00 |
| Pavements Subtotal | | | | \$86,466.00 |
| Utility - Water | | | | |
| Large Diameter Tapping Saddle on Main | 3 | EA | \$7,500.00 | \$22,500.00 |
| Water Line - 6" DIP | 118 | LF | \$120.00 | \$14,160.00 |
| Water Riser - 6" | 2 | EA | \$3,500.00 | \$7,000.00 |
| Gate Valve - 6" w/ Box | 5 | EA | \$3,950.00 | \$19,750.00 |
| Tee - 6" | 3 | FA | \$2,150.00 | \$6,450.00 |
| Bend - 6" (less than 90 degrees) | 1 | FA | \$1,200.00 | \$1,200.00 |
| Flare Hybrid Assembly - 8" | 1 | FA | \$12,885.00 | \$12,885.00 |
| Utility - Water Subtotal | | | | \$86,867.00 |
| Utility - Sanitary Sewer | | | | |
| Sewer Line - 4" PVC SDR 35 | 78 | LF | \$81.00 | \$6,318.00 |
| Sewer Line - 6" PVC SDR 35 | 280 | LF | \$87.00 | \$24,360.00 |
| Cleanout w/ conc collar | 2 | EA | \$1,200.00 | \$2,400.00 |
| Manhole - 4' diameter (6' depth) | 1 | EA | \$14,850.00 | \$14,850.00 |
| Grease Interceptor | 2 | EA | \$9,250.00 | \$18,500.00 |
| Utility - Sanitary Sewer Subtotal | | | | \$64,668.00 |
| Utility - Storm Drainage System | | | | |
| Storm Line - 8" PVC SDR 35 | 115 | LF | \$105.00 | \$12,075.00 |
| Storm Line - 12" PVC SDR 35 | 6 | LF | \$475.00 | \$2,850.00 |
| Small Pipe Headwall | 1 | EA | \$3,670.00 | \$3,670.00 |
| Inlet - Single Valley | 1 | EA | \$15,060.00 | \$15,060.00 |
| Infiltration basin | 1 | EA | \$40,000.00 | \$40,000.00 |
| Utility - Storm Drainage System Subtotal | | | | \$73,655.00 |
| Utility - Electrical and Gas | | | | |
| Allowance for Electrical and Gas Service Connections | 2 | EA | \$10,000.00 | \$20,000.00 |
| Utility - Electrical and Gas Subtotal | | | | \$20,000.00 |
| PROJECT TOTAL | | | | \$391,610.00 |
| <small>Engineer's opinion of probable Construction Cost provided for reference to be made on the basis of Engineer's experience and qualifications and represent Engineer's best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Engineer has no control over the cost of labor, equipment, or services furnished by others, or over the Contractor's methods of estimating prices, or over competition bidding or market conditions, Engineer cannot and does not guarantee that proposed, bids, or actual Construction Cost will not vary from opinion of probable Construction Cost prepared by Engineer. Actual received quantities will vary from the estimate. General Contractor to verify all required quantities and other estimate items, permits, fees, etc. not included above that may be specified in the Construction Documents. If these entries to greater amounts as to probable Construction Cost, Owner shall apply to</small> | | | | |
| 3544c-Koselig on Main-JVA Civil OPC | | | Page 1 | |



JVA, Incorporated
 47 Cooper Creek Way, Ste 328
 PO Box 1860
 Winter Park, CO 80482
 Ph: 970.722.7677

Job Name: Koselig on Main
 Job Number: 3544c
 Date: 7/7/2022
 By: SAR
 Phase: Permit



Opinion of Probable Costs
 for
Koselig on Main
Fraser, Colorado

| | Quantity | Units | Unit Cost | Total |
|--|---|-------|-------------|--------------------|
| General Sitework | | | | |
| Erosion Control | 1 | LS | \$12,000.00 | \$12,000.00 |
| Site Grading and Demo | 1 | LS | \$37,950.00 | \$37,950.00 |
| | General Sitework Subtotal | | | \$49,950.00 |
| Pavements | | | | |
| Mobilization | 1 | LS | \$1,200.00 | \$1,200.00 |
| Asphalt T-Patch - assume 6" thick | 196 | SF | \$12.00 | \$2,352.00 |
| Asphalt Paving - 5" | 9,776 | SF | \$5.75 | \$56,212.00 |
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| Concrete - Curb & Gutter - 6" Vertical, 2' Pan | 264 | LF | \$23.00 | \$6,072.00 |
| | Pavements Subtotal | | | \$86,450.00 |
| Utility - Water | | | | |
| Large Diameter Tapping Saddle on Main | 3 | EA | \$7,500.00 | \$22,500.00 |
| Water Line - 6" DIP | 118 | LF | \$129.00 | \$15,222.00 |
| Water Riser - 6" | 2 | EA | \$3,500.00 | \$7,000.00 |
| Gate Valve - 6" w/ Box | 8 | EA | \$3,950.00 | \$31,600.00 |
| Tee - 6" | 3 | EA | \$2,150.00 | \$6,450.00 |
| Bend - 6" (less than 90 degrees) | 1 | EA | \$1,200.00 | \$1,200.00 |
| Fire Hydrant Assembly - 6" | 1 | EA | \$12,895.00 | \$12,895.00 |
| | Utility - Water Subtotal | | | \$96,867.00 |
| Utility - Sanitary Sewer | | | | |
| Sewer Line - 4" PVC SDR 35 | 78 | LF | \$81.00 | \$6,318.00 |
| Sewer Line - 6" PVC SDR 35 | 260 | LF | \$87.00 | \$22,620.00 |
| Cleanout w/ conc collar | 2 | EA | \$1,200.00 | \$2,400.00 |
| Manhole - 4' diameter (6' depth) | 1 | EA | \$14,850.00 | \$14,850.00 |
| Grease Interceptor | 2 | EA | \$9,250.00 | \$18,500.00 |
| | Utility - Sanitary Sewer Subtotal | | | \$64,688.00 |
| Utility - Storm Drainage System | | | | |
| Storm Line - 8" PVC SDR 35 | 115 | LF | \$105.00 | \$12,075.00 |
| Storm Line - 12" PVC SDR 35 | 6 | LF | \$475.00 | \$2,850.00 |
| Small Pipe Headwall | 1 | EA | \$3,670.00 | \$3,670.00 |
| Inlet - Single Valley | 1 | EA | \$15,060.00 | \$15,060.00 |
| Infiltration basin | 1 | EA | \$40,000.00 | \$40,000.00 |
| | Utility - Storm Drainage System Subtotal | | | \$73,655.00 |
| Utility - Electrical and Gas | | | | |
| Allowance for Electrical and Gas Service Connections | 2 | EA | \$10,000.00 | \$20,000.00 |
| | Utility - Electrical and Gas Subtotal | | | \$20,000.00 |

PROJECT TOTAL \$391,610.00

Engineer's opinions of probable Construction Cost provided for herein are to be made on the basis of Engineer's experience and qualifications and represent Engineer's best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Engineer has no control over the cost of labor, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by Engineer. Actual required quantities will vary from this estimate. Owner/Contractor to verify all required quantities and other estimate items, permits, fees, etc. not included above that may be specified in the Construction documents. If Owner wishes to greater assurance as to probable Construction Cost, Owner shall employ an