

**SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT
FOR
TOWN OF JOHNSTOWN
(Thompson River Ranch Filing No. 15)**

This Subdivision Development and Improvement Agreement (“Agreement”), made and entered into by and between the **Town of Johnstown, Colorado**, a municipal corporation (the “Town”), and **Clayton Properties Group II, Inc.**, a Colorado corporation, d/b/a Oakwood Homes (the “Developer”).

RECITALS

WHEREAS, Developer is the owner of a parcel of land situated in the Town of Johnstown, County of Larimer, State of Colorado, the description of which is set forth on **Exhibit A** attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, Developer seeks to develop the Property and to designate such development as Thompson River Ranch Filing No. 15 (“Development”); and

WHEREAS, Developer has submitted a final plat depicting the Development, which final plat is attached hereto as **Exhibit B-1** and incorporated herein by this reference (“Final Plat”); and

WHEREAS, the Town Council approved, or intends to approve, the Final Plat by passage of Resolution No. 2022-___, containing terms and conditions of approval of the Final Plat, which Resolution is, or will be, attached hereto as **Exhibit B-2** and incorporated herein by this reference (“Resolution”); and

WHEREAS, Developer understands and agrees that, as a further condition of approval of the Final Plat, Developer is required to construct certain Subdivision Improvements (defined below) to the Property, that Developer is responsible for the costs and expenses of those Subdivision Improvements unless otherwise provided herein, and that the Subdivision Improvements contemplated herein are reasonable, necessary, appropriate, and directly benefit the Development; and

WHEREAS, Developer agrees to undertake and complete the Development in accordance with this Agreement, the Final Plat, the Resolution, the Town’s ordinances, resolutions and regulations and all other applicable laws and regulations.

AGREEMENT

NOW, THEREFORE, in consideration of the premises cited above and the mutual covenants and promises contained herein, the sufficiency of which is acknowledged, the Town and Developer agree as follows:

RECITALS

The Recitals are incorporated as if fully set forth herein.

DEFINITIONS

For the purposes of this Agreement, the following words and terms shall be defined as follows:

1.1 **“Approved Plans”** shall mean: (1) with respect to the Public Improvements, the approved **“Civil Engineering Construction Plans”** related to the Development and on file with Town; and (2) with respect to the Private Improvements, the approved **“the Development Plan”** related to the Development and on file with Town.

1.2 **“Civil Engineering Construction Plans”** shall mean the approved engineering plans for construction, installation and improvement of the Public Improvements.

1.3 **“Code”** shall mean the Johnstown Municipal Code, as amended from time to time.

1.4 **“Developer”** shall mean the owner(s) of the Property described in **Exhibit A** and any heirs, successors, assigns or transferees of any of the Property described in **Exhibit A**.

1.5 **“Development”** shall mean all the Property, property rights and Subdivision Improvements within the legal description in **Exhibit A**.

1.6 **“Development Plan”** shall mean the approved plans for the construction, installation and improvement of the Private Improvements.

1.7 **“Dry Utilities”** shall mean electricity, natural gas, cable and telephone.

1.8 **“Maintenance Guarantee”** shall mean a guarantee that the Public Improvements constructed shall be free from defects and failures as more fully described in Paragraphs 5.2 and 5.4 below.

1.9 **“Notice of Construction Acceptance”** shall mean the written certification that the Public Improvements are accepted, which starts the two-year warranty period as provided herein.

1.10 **“Notice of Final Acceptance”** or **“Final Acceptance”** shall mean the written certification of final acceptance of the Public Improvements and, except as otherwise provided herein, the transfer of maintenance of the Public Improvements to the Town.

1.11 **“Private Improvements”** shall mean, without limitation, the construction, installation and improvement of privately owned and maintained common improvements including, but not limited to, stormwater improvements, landscaping, irrigation, fencing, entry signs, parks, open space, trails and postal service boxes.

1.12 “**Public Improvements**” shall mean, without limitation, the construction, installation, improvement and dedication of public improvements, including, but not limited to public thoroughfares and streets, sanitary sewer facilities, water line facilities, drainage facilities in the public right of way, irrigation structures, if any, that are not exclusively for the benefit of the Development, right-of-way landscaping and irrigation structures, street lighting and signage, and other public facilities and improvements to serve the Development. The Public Improvements include, but are not limited to, the improvements listed on **Exhibit B-3**, in whatever form they are referenced, that will be dedicated to the Town and the improvements listed on **Exhibit C**.

1.13 “**Performance Guarantee**” shall mean a guarantee that the Subdivision Improvements are to be constructed in conformance with the Approved Plans.

1.14 “**Subdivision Improvements**” shall mean the Public Improvements and Private Improvements.

1.15 “**Town**” shall mean the Town of Johnstown, Colorado.

1.16 “**Town Manager**” shall include the Town Manager and such person’s authorized designees.

SUBDIVISION IMPROVEMENTS

2. Public Improvements

2.1 Pre- Construction

a. **Engineering Services:** Developer shall furnish, at its own expense, all engineering services in connection with design, construction, installation and improvement of the Public Improvements. Engineering services shall be performed by a professional engineer registered in the State of Colorado. Engineering services shall consist of, but not be limited to, survey, designs, plans and profiles, specifications, drawings, estimates, construction administration, and the furnishing of necessary documents in connection therewith, including but not limited to final engineering drawings, final sewer and water design plans and final drainage plans (the “Civil Engineering Construction Plans”).

b. **Civil Engineering Construction Plans:** Prior to commencing construction of the Public Improvements for the Development, Developer shall submit the Civil Engineering Construction Plans to the Town for review. Construction of the Public Improvements shall not commence until the Town provides written notice of approval of the Civil Engineering Construction Plans. Developer shall not thereafter modify the approved Civil Engineering Construction Plans without the written approval of the Town. The Town’s review and approval of the Civil Engineering Construction Plans shall not limit or affect Developer’s responsibility or liability for design, construction and installation of the Public Improvements, and Developer agrees to save and hold the Town harmless from any claims, fault or negligence attributable to

such design, construction and installation, other than negligent designs which are required by the Town over Developer's written objection.

c. **Phasing of the Public Improvements.** Subdivision plats, planned unit development plans or site plans requiring the construction of Public Improvements may developed in phases provided: (i) such phasing is approved by the Town and is consistent with the subdivision plats, planned unit development plans or site plans and any executed agreements pertaining to the Property; (ii) the phasing plan supports a logical sequence of development such that each phase can function independently or sequentially with a prior phase; and (iii) each sequential phase satisfies the Town's construction standards and specifications. If phasing of the Public Improvements is approved, construction acceptance, financial security and building permit eligibility may be approved or released according to the approved phasing plan. An approved phasing plan may only be modified upon written approval of the Town, which will not be unduly withheld.

d. **Pre-Construction Meeting.** Subsequent to the Town's approval of the Civil Engineering Construction Plans and prior to the commencement of construction, the Developer and its contractors shall participate in a pre-construction meeting with the Town's Public Works Department. Among other matters, as determined by the Town, the purpose of the meeting shall be to review: (i) the Approved Plans; (ii) permits needed for construction; (iii) relevant provisions of the Code and the Town's construction standards and specifications; and (iv) the construction inspection process and requirements for construction acceptance.

e. **Rights-of-Way, Easements and Permits:** Prior to commencing construction of the Public Improvements, Developer shall acquire, at its own expense, good and sufficient rights-of-way or easements, clear of any encumbrances, on all lands and facilities, if any, traversed by the proposed Public Improvements. All such rights-of-way and easements shall be conveyed to the Town and the documents of conveyance shall be furnished to the Town for recording. At the Town's request, Developer shall provide at its sole expense a policy of title insurance insuring title in the Town, free and clear of all liens and encumbrances, for all land, property and easements dedicated or conveyed to the Town or for public use. Any agreements or easements to which the Town may effectively become a party upon dedication or acceptance of the improvements shall be provided to the Town for review prior to execution of such agreement or easement and prior to issuance of building permits. In addition, Developer shall obtain all the requisite permits and licenses necessary for construction of the Public Improvements.

2.2 ***Construction of Public Improvements***

a. Upon satisfaction of the conditions set forth in Paragraph 2.1 and the notice requirement set forth below, Developer shall construct the Public Improvements at its own expense in accordance with this Agreement, the Final Plat, the Resolution, the Civil Engineering Construction Plans, the Town's ordinances, resolutions and regulations and all other applicable laws and regulations. All Public Improvements shall be installed and constructed within the rights-of-way or easements dedicated to the Town. Unless otherwise approved by the Town in writing,

all materials used for constructing the Public Improvements shall be materials set forth on the Town's approved material list. Workmanship and materials shall be of good quality.

b. At least seven (7) days prior to the commencement of construction, Developer shall use commercially reasonable efforts to provide written notice to all property owners within a 600-foot radius of the construction limits indicated on the Civil Engineering Construction Plans of the fact of the construction along with contact information for the Developer. Prior to the commencement of the construction, such contact list shall be provided to the Town with a copy of the notification. Notification may be by U.S. mail or by delivering a printed flyer left at each affected home or business location.

2.3 **Construction Schedule:** Developer shall construct the Public Improvements in accordance with the schedule of public improvements set forth on **Exhibit C**, attached hereto and incorporated herein by reference ("Schedule of Public Improvements"). Once construction begins, Developer shall keep the Town informed by periodic status reports of the progress of the work and a projection of when the Public Improvements will be completed as well as the cost of such Public Improvements.

2.4 **Testing:** Developer shall employ, at its own expense, a qualified independent testing company, approved by the Town, to perform all testing of materials or construction that may be reasonably required by the Town. Developer shall furnish certified copies of test results to the Town.

2.5 **Inspection:** At all times during construction of the Public Improvements, the Town shall have the right, but not the duty, to inspect materials and workmanship, at Developer's cost. All materials and work must conform to the Civil Engineering Construction Plans. Any material or work not conforming to the Civil Engineering Construction Plans shall be promptly removed, repaired or replaced, at Developer's expense and to the satisfaction of the Town.

2.6 **Completion of Construction:** Developer shall complete construction of the Public Improvements no later than eighteen (18) months from the commencement of the construction, unless such completion date is extended for reasons beyond the reasonable control of Developer and Developer has obtained the Town's written consent to the extension.

2.7 **Performance Guarantee:** To secure the construction, installation, improvement and completion of the Subdivision Improvements, Developer shall furnish to the Town a cash escrow deposited with the Town, a bond in the form approved by the Town or an irrevocable letter of credit in the form attached hereto as **Exhibit D** in which the Town is designated as the beneficiary ("Performance Guarantee") in an amount equal to 110% of the cost of the improvements, which cost shall be certified by Developer's professional engineer, licensed in the State of Colorado and approved by the Town. The Performance Guarantee shall be released after the Notice of Construction Acceptance has been provided for the Public Improvements and notice of approval has been provided for the Private Improvements.

3. **Private Improvements**

3.1 ***Pre- Construction:*** Prior to commencing construction of the Private Improvements, Developer shall submit a Development Plan to the Town. The Development Plan shall contain the proposed Private Improvements for the Development, including a plan for stormwater improvements, an irrigation system, landscaping and soil amendments, fencing, entry-way signage, street signs and posts, street lighting, parks, open space, trails and postal service boxes. Landscaping and fencing shall be designed in accordance with the Town's landscape guidelines. Construction of the Private Improvements shall not commence until the Town provides written notice of approval of the Development Plan. Developer shall not thereafter modify the approved Development Plan without the written approval of the Town. The Town's review and approval of the Development Plan shall not limit or affect Developer's responsibility or liability for design, construction and installation of the Private Improvements, and Developer agrees to save and hold the Town harmless from any claims, fault or negligence attributable to such design, construction and installation, other than negligent designs which are required by the Town over Developer's written objection. In addition, Developer shall obtain all the requisite permits and licenses necessary for construction of the Private Improvements.

3.2 ***Construction of Private Improvements:*** Upon satisfaction of the conditions set forth in Paragraph 3.1, Developer shall construct the Private Improvements at its own expense in accordance with the terms of this Agreement, the Final Plat, the Resolution, the Development Plan, the Town's ordinances, resolutions and regulations and all other applicable laws and regulations. All landscaping services shall be performed by a professional landscape contractor. Certification of required soil amendment shall be signed by Developer and provided to the Town. Unless otherwise approved by the Town in writing, all materials used for constructing the Private Improvements shall be new and both workmanship and materials shall be of good quality.

3.3 ***Inspection:*** At all times during construction and installation of the Private Improvements, the Town shall have the right, but not the duty, to inspect materials and workmanship, at Developer's cost. All materials and work must conform to the Development Plan. Any material or work not conforming to the Development Plan shall be promptly removed, repaired or replaced, at Developer's expense and to the satisfaction of the Town.

3.4 ***Completion of Private Improvements:*** Unless otherwise agreed in writing by the Town, the Private Improvements shall be completed no later than the date that the Public Improvements are completed, unless such completion date is extended for reasons beyond the reasonable control of Developer and Developer has obtained the Town's written consent to the extension. The Town may, at its discretion, allow Developer to defer completion of the landscaping services between December 1 and March 1 of any given year provided that sufficient surety is provided to the Town. For clarity, the Private Improvements referenced herein do not apply to backyard improvements, which are anticipated to be installed by homeowners.

3.5 ***Replacement of Private Improvements:*** As replacement of the Private Improvements is necessary and warranted over time, including but not limited to decorative light fixtures, decorative street signs and all other decorative amenities in the Development, the Private Improvements shall be replaced by, as appropriate, the Developer, the homeowner's association

or a metropolitan or special district. The Town shall not be responsible for replacement of the Private Improvements.

4. **Dry-Utilities**

4.1 ***Utilities:*** Developer shall obtain all proper conveyances and arrangements for the installation and provision of the Dry Utilities to serve the Development. Developer shall provide proof of such conveyances and arrangements to the Town, which proof may be in the form of contracts for such services, no later than the date that the Public Improvements are completed.

4.2 ***Easements:*** All easements approved by the utility companies shall be submitted to the Town.

ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

5.1 ***Notice of Construction Acceptance:*** Developer shall make written application to the Town for acceptance of the Public Improvements and for review of the Private Improvements, within thirty (30) days of the completion date of the Subdivision Improvements, with the exception of the improvements for which the Town has authorized an extension of time to complete. With respect to the Public Improvements, among other documents that may be required by the Town, the written application shall include one set of reproducible “as built” drawings and an affidavit executed by Developer affirming that the Public Improvements have been paid in full, certifying the final construction costs and including documentary evidence of the construction costs. If the Town requests, Developer shall provide lien waivers, or other acceptable assurance, from all subcontractors, suppliers and materialmen who have furnished labor, material or services for the design, construction or installation of the Subdivision Improvements. The affidavit and lien waivers may be reviewed by the Town, but the Town assumes no responsibility or liability to or for anyone regarding the veracity of the information so provided.

After the receipt of the written application, the Town shall use reasonable efforts to promptly inspect the Subdivision Improvements. If the Subdivision Improvements are satisfactory, Developer shall be entitled to a Notice of Construction Acceptance of the Public Improvements upon receipt of the Maintenance Guarantee and written approval of the Private Improvements. If the Subdivision Improvements are not satisfactory, the Town, upon coordination with Developer, shall prepare a punch list of all Subdivision Improvements that are not in compliance with the Approved Plans, subject to any changes that have been approved or required by the Town. After curing the defects and matters set forth on the punch list, Developer shall make a renewed written application to the Town for re-inspection of the Subdivision Improvements, which written application shall contain the items set forth above. The Town shall thereafter use reasonable efforts to promptly re-inspect the Subdivision Improvements. If the Subdivision Improvements are satisfactory, Developer shall be entitled to the issuance of a Notice of Construction Acceptance for the Public Improvements upon receipt of the Maintenance Guarantee and written approval of the Private Improvements.

5.2 ***Maintenance Guarantee.*** Prior to the issuance of the Notice of Construction Acceptance of the Public Improvements, Developer shall provide the Town with a maintenance guarantee in the form of a cash escrow deposited with the Town, a bond in the form approved by the Town or an irrevocable letter of credit in the form attached hereto as **Exhibit D** in which the Town is designated as the beneficiary (“Maintenance Guarantee”). The Maintenance Guarantee shall equal fifteen percent (15%) of the total cost of the Public Improvements. The Maintenance Guarantee shall warrant and guarantee all expenses and costs for maintenance, repairs and replacements of the Public Improvements until Final Acceptance. The Maintenance Guarantee shall be released after Final Acceptance of all of the Public Improvements. The Maintenance Guarantee may also be used to ensure that the installed landscaping, a Private Improvement, is satisfactorily established during the period between the issuance of the Notice of Construction Acceptance and Final Acceptance of the Public Improvements.

5.3 ***Delivery of Notice of Construction Acceptance.*** Upon satisfaction of the conditions set forth above in Paragraphs 5.1 and 5.2, the Town shall provide written Notice of Construction Acceptance of the Public Improvements and written approval of the Private Improvements to Developer. At its discretion, the Town may issue a written Notice of Construction Acceptance of the Public Improvements and written approval of the Private Improvements prior to completion of all the Subdivision Improvements as long as the Performance Guarantee remains in effect for such uncompleted Subdivision Improvements. In which case, at the Town’s discretion, Developer may be entitled to obtain building permits prior to completion of all the Subdivision Improvements, assuming satisfaction of the remaining terms of this Agreement and based on conditions otherwise set forth herein.

5.4 ***Maintenance, Repair and Replacement:*** Until Final Acceptance, Developer shall warrant the Public Improvements. Developer shall promptly perform all maintenance and make all repairs and replacements of all defects or failures of the Public Improvements at Developer’s expense and shall ensure that the installed landscaping is established. If, within ten (10) days after Developer’s receipt of written notice from the Town requesting such maintenance, repairs or replacements, Developer shall not have undertaken with due diligence to make the same, the Town may make such maintenance, repairs or replacements at Developer’s expense and shall be entitled to draw upon the Maintenance Guarantee, either before undertaking to make such repairs or at any time thereafter, or the Town may charge Developer for the costs thereof. In case of emergency, as determined by the Town, such written notice shall be deemed waived and the Town may proceed as it deems necessary at the expense of Developer or the issuers of the Maintenance Guarantee. Notwithstanding the foregoing, the Town may, at its discretion and upon written advisement to Developer, be responsible for routine maintenance of the Public Improvements (street sweeping, snow removal, etc.).

5.5 ***Final Acceptance:*** Two (2) years after the Town’s issuance of the Notice of Construction Acceptance, which time period may be extended at the Town’s discretion due to remedial or repair work that may be required by the Town during the first two (2) years, Developer shall make a written request to the Town for final inspection of the Subdivision Improvements. If the Town determines that the Subdivision Improvements are free of defects in materials and workmanship and have been repaired and maintained to the extent required, the Town shall provide

certification of completion by issuance of a Notice of Final Acceptance of the Public Improvements and written approval of the Private Improvements. If the Town determines that the Subdivision Improvements are not free of defects in materials and workmanship and have not been repaired and maintained to the extent required, the Town shall issue a written notice of non-compliance specifying the defects. Developer shall take such action as is necessary to cure the noncompliance and, upon curing the same, provide a new written request to the Town for a final inspection of the Subdivision Improvements. Failure of the Developer to make a timely request for the issuance of a Notice of Final Acceptance shall not limit the Town's rights hereunder nor shall it limit the Town's right to utilize the Public Improvements as the Town deems appropriate.

Upon issuance of the Notice of Final Acceptance, the Maintenance Guarantee shall be released to Developer, and the Town shall thereafter maintain the Public Improvements dedicated to the Town. Notice of Final Acceptance and all releases shall be recorded at the office of the Larimer County Clerk and Recorder.

5.6 *[Intentionally omitted.]*

5.7 ***Dedication and Maintenance of Subdivision Improvements:*** Unless otherwise agreed by the Town and Developer: (1) the Public Improvements shall be owned, operated and maintained by the Town; (2) the Private Improvements shall be owned, operated and maintained by the Developer, the homeowner's association or the District; and (3) the Dry Utilities shall be owned, operated and maintained, as appropriate and otherwise authorized, by the Developer, the homeowner's association, the District, a special district or the appropriate public utility company.

WATER AND SEWER SERVICE

6.1 The Town and Developer shall enter into a Water and Sewer Service Agreement setting forth their agreement concerning water rights dedication, preliminary projections of water and sewer demand and a commitment by the Town for water and sewer service to the Development. The Water and Sewer Service Agreement, whenever executed, shall be incorporated into this Agreement and made a part hereof.

6.2 If the Developer hereinafter desires to utilize a non-potable water system to irrigate the Property, or any part thereof, the Town and Developer shall enter into a subsequent agreement regarding such system and, if appropriate, amend the Water and Sewer Service Agreement.

6.3 The District shall own and maintain the stormwater infrastructure for the Development, outside of public rights-of-way. Developer shall provide the Town with a proposed operations and maintenance manual" for the stormwater infrastructure for review and approval concurrently with the Civil Engineering Construction Plans. Upon approval, Developer shall execute an operations and maintenance agreement with the Town addressing, among other issues, notification and remedies related to the operations, maintenance and repair of the stormwater infrastructure. The operations and maintenance agreement shall be executed prior to issuance of the Notice of Construction Acceptance.

BUILDING PERMITS

7.1 The Town shall not issue building permits or install water meters for the Development until: (1) the Final Plat has been recorded with the Larimer County Clerk and Recorder; (2) Developer has paid all applicable use tax due and owing to the Town and all other fees required by the Town, including but not limited to water and tap fees, impact fees, storm drainage fees and cash-in-lieu payments due, if any, to the Thompson School District R2-J; (3) Developer has received written notice of Notice of Construction Acceptance of the Public Improvements and written notice of approval of the Private Improvements, with the exception of the improvements for which the Town has authorized an extension of time to complete; (4) Developer has provided the Maintenance Guarantee; (5) meter and curb stop pass inspection; (6) the parties have entered into a Water and Sewer Service Agreement; (7) Developer has established a homeowners association or has delegated covenant enforcement and design review services to the Thompson Crossing Metropolitan District Nos 3-6, or any of them as set forth in Paragraph 5.6 above; and (8) all terms of this Agreement have been faithfully kept by Developer.

7.2 Notwithstanding the foregoing, the Town may, at its sole discretion, issue building permits prior to completion of certain of the less critical Subdivision Improvements, as determined by the Town, on the condition that the Performance Guarantee remains in effect and such improvements be completed prior to the issuance of certificates of occupancy. In its discretion, the Town may also issue a limited number of building permits for the construction of model homes for the purpose of early sales.

7.3 If at any time the Town determines that Developer is not in compliance with this Agreement, the Final Plat, the Resolution or the Approved Plans, the Town may withhold the issuance of building permits.

OPERATION STANDARDS

8.1 Construction activity shall occur only during the times set forth in the Code.

8.2 Developer shall control all weeds growing within the Development. Prior to the commencement of construction, Developer shall provide a weed management plan to the Town, outlining the manner and frequency in which the weeds shall be controlled. The Town shall have the right to object to the weed management plan. Developer further agrees to use the appropriate herbicide and undertake mowing of the property within the Development.

8.3 Developer shall, at all times, keep the public right-of-way free from accumulation of waste material, rubbish, dirt and mud caused by Developer's operation. Developer shall remove such waste material, rubbish, dirt and mud no less than weekly and, at the completion of the work, shall promptly remove all debris waste materials, rubbish, dirt, mud, tools, construction equipment, machinery, building materials, trash containers, and portable toilets from the public right-of-way.

8.4 Whenever the Town determines that any activity is occurring which is not in compliance with the requirements of any federal or state regulations applicable to water quality or

stormwater control, the Town may order all construction activity stopped upon service of written notice. Developer, or its contractors, shall immediately stop all activity until authorized in writing by the Town to proceed. If Developer or a responsible party is not on the site or cannot be located, the notice to stop work shall be posted in a conspicuous place upon the area where the activity is occurring and shall state the nature of the violation. It shall be unlawful for any person to fail to comply with a stop work order.

8.5 In the event that Developer fails to perform the work specified in Paragraphs 8.2, 8.3 or 8.4 within a reasonable time period after receiving written notice from the Town, as determined by the Town, the Town may, in addition to other remedies, including those set forth in Paragraph 7.3, perform the work required and charge Developer for said cost. Developer shall pay the Town for all costs incurred by the Town in the performance of the above said service within ten (10) days of the Town submitting an invoice for said services. If Developer does not remit the costs, in addition to other remedies, the Town may draw on the Performance Guarantee or Maintenance Guarantee.

8.6 Developer shall ensure that Developer's subcontractors cooperate with the Town's construction inspectors in all manners. Developer shall take all steps necessary to prevent its construction activities from damaging adjacent properties.

DEVELOPMENT STANDARDS

9.1 Developer shall comply with the requirements contained in the Annexation Agreement and any other duly executed agreement related to the Property, except as specifically amended by this Agreement.

9.2 Except as otherwise provided in this Agreement, the Final Plat, the Resolution or Approved Plans, Developer shall comply with the Code, the Town's zoning ordinances, subdivision regulations, landscape guidelines and construction standards and specifications or, if operative with respect to the Development, the approved design guidelines.

9.3 Developer shall dedicate all outlots and tracts containing open space, park areas, and trails to the District. The open spaces, parks, and trails shall be available for public use.

9.4 Upon completion of construction, Developer shall provide complete construction drawings and final as-built drawings to the Town in print and digital form, in a manner that conforms to the Town's format and content requirements.

9.5 Developer shall take all necessary steps to prevent its construction activities from harming water quality, water bodies and wetlands. All drainage and holding ponds shall be kept free of standing water by whatever means possible including, but not limited to, pumping water out of any holding ponds.

LIABILITY, INSURANCE AND COST REIMBURSEMENT

10.1 **Indemnification:** Developer hereby agrees to indemnify and hold the Town, its employees, agents, representatives, insurers and self insurance pool harmless from and against any and all suits, demands, actions, damages, liability, losses, claims, fees and expenses, including attorney's fees, resulting or arising in any way from any breach or default of this Agreement or any acts or omissions of Developer, its employees, agents, consultants, representatives or subcontractors, except to the extent caused by gross negligence or willful misconduct of the Town. Developer shall promptly investigate, handle, respond to, and provide defense for and defend against any such liability, claims or demands at the sole expense of Developer. Developer also agrees to bear all costs, expenses and attorney's fees related thereto whether or not such liability, claims or demands are groundless, false or fraudulent.

10.2 **Insurance:** Developer shall for itself and for its contractors, subcontractors, representatives and agents engaged in the design, construction or installation of the Public Improvements and Private Improvements maintain such liability insurance including general liability, contractors liability, professional liability, comprehensive automobile liability and sufficient public liability insurance as will protect the Town, its employees, agents and representatives against any and all potential liability, claims, damage, demands, losses, and expenses which may be incurred or asserted pursuant to Paragraph 10.1 above. Liability insurance shall be in the minimum amount of One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) aggregate, or such greater amounts as may be established by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as may be amended. Developer shall list the Town, its officers, employees, agents and representatives, as additional insured on such liability policies. Whenever requested by the Town, Developer agrees to promptly submit certificates of insurance evidencing sufficient amounts, types and duration of insurance and showing the Town, its officers, employees, agents and representatives, as additional insureds. Developer shall not be relieved of any liability, claims, demands or other obligations assumed or set forth in this Development Agreement by reason of its failure to procure or maintain such insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations or types. In addition to the insurance specified above, Developer shall maintain workers compensation insurance, if so required by law, and shall require its contractors, subcontractors, representatives and agents engaged in the design, construction or installation of improvements to maintain workers compensation insurance in the amount required by law.

10.3 **Drainage Liability:** Developer shall indemnify and hold the Town harmless from any liability the Town may have on account of any change in the nature, direction, quantity, or quality of drainage flow resulting from the Development. In addition, Developer shall reimburse the Town for any and all costs, fees, and expenses, including attorney's fees, which the Town incurs in acquiring any rights-of-way or easements which the Town is required to acquire or condemn or which the Town is held to have acquired or condemned for drainage as a result of this Development. This provision shall survive Final Acceptance and the termination of this Agreement.

10.4 **Tax Liability:** Developer shall pay all outstanding taxes, encumbrances or obligations on any property dedicated or conveyed to the Town prior to or at the time of such dedication or conveyance, and shall indemnify and hold the Town harmless from any and all encumbrances, obligations or tax liability incurred prior to the dedication or conveyance to the Town.

10.5 **Use Tax:** Developer shall pay all applicable use tax due and owing to the Town prior to the commencement of construction.

10.5 **Cost Reimbursement to Town:** Developer shall reimburse the Town for professional consultants, including, but not limited to engineers, testing and inspection companies and attorneys, engaged by the Town to process and complete the Development.

10.6 **Colorado Governmental Immunity Act:** Nothing in this Agreement shall be construed to waive, limit or otherwise modify any governmental immunity that may be available by the law to the Town, its employees, or agents, or any other person acting on behalf of the Town and, in particular, governmental immunity afforded pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as amended.

DEFAULTS AND REMEDIES

11.1 A default by Developer shall exist if Developer fails to fulfill or perform any material obligation contained in this Agreement, the Final Plat, the Resolution, or the Approved Plans, or Developer fails to comply with the Town's ordinances, resolutions and regulations and all other applicable laws and regulations. In the event of a default, the Town shall deliver written notice to Developer of such default and Developer shall have ten (10) days from receipt of such notice to cure the default. If the default is not of a type that may be cured within such ten (10) day period, Developer may provide written notice to the Town within such period that it is actively and diligently pursuing such cure and Developer shall thereafter have a reasonable time to cure the default, provided that Developer is at all times within that extended period actively and diligently pursuing a cure. In case of emergency, as determined by the Town, such written notice shall be deemed waived and the Town may proceed as it deems necessary at the expense of Developer or the issuers of the Performance Guarantee or Maintenance Guarantee.

11.2 If the default arises subsequent to the issuance of the Notice of Construction Acceptance and the default is not timely cured, the Town may draw on the Maintenance Guarantee. If the default relates to the improvement secured by the Performance Guarantee and the default is not timely cured, the Town may draw on the Performance Guarantee. In addition, and without limitation, if the default is not timely cured, the Town may withhold approval of any or all building permits, certificates of occupancy, water meters or tap hook-ups for any area within the Development. Notwithstanding these rights and remedies, the Town may pursue whatever additional remedies it may have against Developer or anyone, either at law, equity or pursuant to this Agreement. The Town's remedies shall be cumulative.

11.3 Should Developer default in any obligation under this Agreement, the Town may, at its discretion, complete such Subdivision Improvements at Developer's expense. The Town shall estimate the cost of such improvements and give notice to Developer to pay such cost estimate. The Town shall use such payment for said improvements and refund any money collected in excess of the actual cost of said improvements. Should payment not be made within thirty (30) days of such notice, the Town may assess the amount of the cost estimate, plus ten percent (10%) to defray the cost of collection as provided by state law, to the Property and file a lien against the Property, such lien to have priority over all liens except general taxes and prior special assessments and be placed upon the tax list for the current year to be collected in the same manner as taxes are collected. The Town may file such lien at any time after said thirty (30) days while Developer is in default of this Agreement.

SPECIAL PROVISIONS

12.1 The additional terms, conditions or provisions relating to the Development are set forth in **Exhibit B-3**, which is attached hereto, incorporated herein by this reference, and made a part of this Agreement.

MISCELLANEOUS

13.1 **No Waiver:** Delays in enforcement or the waiver of any one or more breaches of this Agreement by the Town shall not constitute a waiver of any of the remaining terms or obligations.

13.2 **Severability:** If any provisions or parts of this Agreement are judged to be unenforceable or invalid, to the extent practicable, such judgment shall not affect, impair or invalidate the remaining parts of this Agreement, the intention being that the various parts and provisions hereof are severable.

13.3 **Recording of Agreement:** This Agreement shall be recorded with the approved Final Plat and shall be a covenant running with and against all the Property, property rights and improvements contained within the Development described in **Exhibit A** in order to put prospective owners, purchasers, successors, assigns, and others acquiring any interest in the property on notice as to the terms and obligations herein. No lots, tracts or parcels may be separately conveyed prior to recording the Agreement and the Final Plat.

13.4 **Binding Effect:** Unless otherwise provided herein, this Agreement shall be binding upon Developer's heirs, successors, assigns, transferees and any other person or entity acquiring or purchasing any interest in any of the Property described in the attached **Exhibit A**, with the exception of a bona fide residential home buyer of a completed owner-occupied home.

13.5 **Transfer or Assignments:** In the event of a sale or transfer of any portion of the Development, except to a bona fide residential home buyer of a completed owner-occupied home, the seller or transferor and the purchaser or transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to the transfer or

the sale, a written agreement satisfactory to the Town delineating and allocating the various rights and obligations for the Subdivision Improvements has been approved and executed by the Town.

13.6 **Title and Authority:** Developer expressly warrants and represents to the Town that it is the record owner of the Property and further represents and warrants that the undersigned has full power and authority to enter into this Agreement. Developer understands that the Town is relying on the representations and warranties contained herein in approving in entering into this Agreement.

13.7 **Notice:** All notices, consents, applications or other instruments provided for under this Agreement shall be deemed properly given and received: (1) when personally delivered and received, when sent by messenger service, or when forwarded by facsimile or electronic mail delivery, but only upon confirmation of receipt of such facsimile or electronic mail; (2) on the next day after deposit for delivery with a nationally-recognized overnight courier service; or (3) three business days after deposit in the United States mail, by certified mail with return receipt requested, postage prepaid and addressed as follows:

TO DEVELOPER:

CLAYTON PROPERTIES GROUP II, INC.
Attention: Brett Price, Vice President
Land Development
4908 Tower Road
Denver, CO 80249
Email: BPrice@OakwoodHomesCo.com
Facsimile: (970) 587-0141

TO TOWN:

TOWN OF JOHNSTOWN
Attention: Town Manager
450 So. Parish
P. O. Box 609
Johnstown, CO 80534

Email: mlecerf@townofjohnstown.com

Avi S. Rocklin, Esq.
Law Office of Avi S. Rocklin, LLC
1437 N. Denver Avenue, #330
Loveland, CO 80538
Facsimile: (970) 797-1806
Email: avi@rocklinlaw.com

13.8 **Costs and Attorney Fees.** If the Developer breaches this Agreement, the Developer shall pay the Town's reasonable costs and expenses, including attorney's fees, incurred in the enforcement of the terms, conditions and obligations of this Agreement. Nothing herein shall be construed to prevent or interfere with the Town's rights and remedies specified elsewhere in the Agreement.

13.9 **Vested Right.** The Final Plat shall have vested rights for a period of three (3) years from the date of this Agreement.

**SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT
FOR
THE TOWN OF JOHNSTOWN
(Thompson River Ranch Filing No. 15)**

EXHIBITS

TABLE OF CONTENTS

EXHIBIT A:	Legal Description of the Property
EXHIBIT B-1:	Copy of Final Plat
EXHIBIT B-2:	Town Resolution Approving Development
EXHIBIT B-3:	Additional Terms, Conditions or Provisions
EXHIBIT C:	Schedule of Public Improvements
EXHIBIT D:	Irrevocable Letter of Credit Form

EXHIBIT A

**LEGAL DESCRIPTION
(Property)**

TRACT A, THOMPSON RIVER RANCH FILING NO. 12 RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20210091806, LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY COLORADO.

EXHIBIT B-1

PLAT

(SEE ATTACHED)

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 15

BEING A REPLAT OF TRACT A, THOMPSON RIVER RANCH FILING NO. 12 RECORDED AT RECEPTION NO. 20210091806
 LOCATED IN THE EAST HALF OF SECTION 23,
 T. 5 N., R. 68 W. OF THE 6TH P.M.,
 JOHNSTOWN, LARIMER COUNTY, COLORADO

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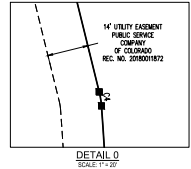


THOMPSON RIVER RANCH FILING NO. 15
 FINAL PLAT

#	Date	Issue / Description	By
1	02/20/20	TOWN COMMENTS	AN
2	2/16/2021	TOWN COMMENTS	AN
3	1/21/2021	TOWN COMMENTS	AN
4	2/23/2021	TOWN COMMENTS	AN

Project No: CP200001015
 Drawn By: AN
 Checked By: FAK
 Date: 11/23/2021

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	2292°41'	183.68	525.00	N86°03'31"E	182.75
C2	96°19'47"	33.62	20.00	S65°00'17"E	29.80
C3	3°48'54"	58.63	883.00	S15°56'33"E	58.62
C4	9°32'58"	4.83	29.00	S90°50'51"E	4.83
C5	4°37'04"	72.14	865.00	S2°00'07"E	72.12
C6	0°00'00"	15.83	2045.00	S2°00'00"E	15.83
C7	2°47'38"	8.35	145.00	N77°08'54"W	8.35
C8	1°45'03"	46.22	188.00	S89°03'04"W	46.11
C9	1°18'03"	360.88	78.00	S35°54'14"E	333.84
C10	1°45'03"	46.22	188.00	S12°08'44"W	46.11
C11	4°48'08"	13.15	145.00	S2°44'42"W	12.15
C12	90°00'00"	15.71	10.00	S44°42'32"E	14.14
C13	90°00'00"	31.42	20.00	N45°17'37"E	28.28
C14	90°02'36"	33.18	20.00	N42°16'41"W	29.50
C15	90°00'00"	15.71	10.00	S45°17'37"W	14.14
C16	2°47'38"	18.85	205.00	S2°54'43"W	18.85
C17	68°33'59"	45.70	38.00	S38°53'17"E	42.99
C18	248°33'59"	289.34	62.00	S67°06'40"W	102.25
C19	2°47'38"	13.34	145.00	N2°50'43"E	13.33
C20	90°00'00"	15.71	10.00	N44°42'32"W	14.14
C21	90°00'00"	15.71	10.00	S45°17'37"W	14.14
C22	2°47'38"	18.85	205.00	S2°54'43"W	18.85
C23	248°33'59"	289.34	62.00	N45°09'12"W	102.25
C24	68°33'59"	45.70	38.00	N46°06'42"E	42.99
C25	2°47'38"	13.34	145.00	N2°50'43"E	13.33
C26	90°00'00"	15.71	10.00	N44°42'32"W	14.14
C27	9°51'40"	35.29	205.00	N84°46'30"W	35.24
C28	9°51'40"	24.96	145.00	S84°46'30"E	24.93
C29	90°00'00"	15.71	10.00	N45°17'37"E	14.14
C30	4°48'08"	27.66	330.00	N2°41'42"E	27.65
C31	90°00'00"	15.71	10.00	N35°41'47"W	14.14
C32	1°45'03"	46.22	188.00	N88°03'07"E	46.11
C33	1°18'03"	360.88	78.00	S35°54'14"E	333.84
C34	1°45'03"	46.22	188.00	S12°08'44"W	46.11
C35	4°48'08"	22.63	270.00	S2°44'42"W	22.62
C36	90°00'00"	15.71	10.00	S44°42'32"W	14.14
C37	90°00'00"	15.71	10.00	N45°17'37"E	14.14
C38	4°48'08"	17.18	205.00	N2°41'42"E	17.18
C39	4°48'08"	12.15	145.00	S2°44'42"W	12.15
C40	90°00'00"	15.71	10.00	S44°42'32"E	14.14
C41	90°00'00"	15.71	10.00	N45°17'37"E	14.14
C42	4°48'08"	17.18	205.00	N2°41'42"E	17.18
C43	90°00'00"	15.71	10.00	N35°41'47"W	14.14
C44	0°00'00"	29.87	188.00	N89°27'20"W	29.84
C45	4°39'02"	16.35	188.00	S83°30'01"W	16.35
C46	28°28'58"	38.76	78.00	N84°46'32"W	38.36
C47	29°29'43"	40.15	78.00	N52°46'28"W	38.71
C48	13°39'34"	20.64	78.00	N32°38'50"W	20.58
C49	42°22'08"	57.68	78.00	S46°09'07"E	56.37
C50	2°48'57"	3.85	78.00	N17°00'33"E	3.85
C51	9°23'27"	6.23	38.00	N65°00'01"E	6.22
C52	39°30'31"	38.67	38.00	N33°04'58"W	37.72
C53	210°46'24"	230.24	62.00	N43°00'07"E	181.96
C54	38°37'58"	38.09	62.00	S12°29'04"E	38.45
C55	1°33'46"	3.95	145.00	S4°46'36"W	3.95
C56	3°42'50"	9.38	145.00	S2°00'52"W	9.38
C57	1°02'02"	1.12	62.00	N6°04'48"E	1.12
C58	41°30'50"	45.00	62.00	N27°23'23"E	44.02
C59	208°16'52"	223.22	62.00	S38°47'30"E	125.75
C60	51°01'07"	18.55	205.00	S87°06'48"E	18.55
C61	4°48'38"	16.73	205.00	S83°30'56"E	16.73
C62	4°29'52"	14.76	188.00	N87°00'11"W	14.76
C63	9°23'27"	31.46	188.00	S82°18'11"W	31.43
C64	17°45'46"	24.18	78.00	S85°53'24"W	24.08
C65	38°17'21"	52.13	78.00	N62°00'52"W	51.16
C66	16°07'27"	21.95	78.00	N34°52'37"W	21.88
C67	1°00'15"	15.09	78.00	N2°16'01"W	15.07
C68	22°47'50"	30.19	78.00	N48°08'51"W	30.10
C69	12°04'17"	17.34	78.00	N12°08'04"E	17.30
C70	10°46'33"	35.38	188.00	N12°47'14"E	35.35
C71	3°18'22"	10.85	188.00	N46°43'04"E	10.82
C72	0°00'00"	1.00	205.00	S2°00'00"W	1.00
C73	4°39'18"	16.18	205.00	S2°00'00"W	16.17
C74	90°00'00"	62.83	40.00	S38°54'14"E	56.57
C75	4°48'08"	14.67	175.00	S2°41'42"W	14.66
C76	5°46'17"	16.10	175.00	S2°50'43"W	16.09
C77	5°46'17"	16.10	175.00	S2°50'43"W	16.09
C78	4°48'08"	14.67	175.00	S2°41'42"W	14.66
C79	9°51'40"	30.12	175.00	N84°46'30"W	30.09
C80	4°48'08"	25.15	300.00	S2°41'42"W	25.14
C81	90°00'00"	62.83	40.00	S38°54'14"E	56.57



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - - - PLUS ALLOTMENT LINE
- - - - - EASEMENT LINE

♦ ADJUTANT CORNER (AS DESCRIBED)

○ SET 2" x 6" x 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37007" UNLESS OTHERWISE NOTED

● FOUND 2" x 6" x 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37007" UNLESS OTHERWISE NOTED

● FOUND 4" x 6" x 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37007" UNLESS OTHERWISE NOTED

● FOUND 2" x 6" x 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37007"

REC. NO. RECEPTION NUMBER

⊙ BLOCK NUMBER

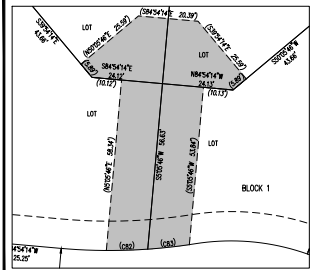
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(C83)	42°27'00"	14.28	188.00	N87°49'07"E	14.28
(C84)	10°20'24"	14.08	78.00	S86°11'40"E	14.08
(C85)	10°20'24"	14.08	78.00	S35°05'10"E	14.08
(C86)	0°50'08"	3.29	205.00	S2°40'12"W	3.29
(C87)	3°42'30"	9.38	145.00	S2°00'52"W	9.38
(C88)	0°46'17"	14.00	854.85	S2°00'00"W	14.00
(C89)	4°48'17"	14.02	188.00	S67°10'07"E	14.01
(C90)	41°74'40"	14.10	188.00	N88°08'32"E	14.09
(C91)	18°09'04"	34.71	78.00	S22°01'17"E	34.61
(C92)	10°20'24"	14.08	78.00	S35°05'10"E	14.08
(C93)	10°20'24"	14.08	78.00	S27°38'42"E	14.06
(C94)	41°37'13"	14.07	188.00	S102°45'17"W	14.06
(C95)	51°48'32"	10.85	188.00	S84°43'17"W	10.85
(C96)	0°46'33"	1.02	78.00	N16°00'00"W	1.02



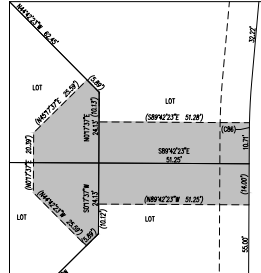
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THOMPSON RIVER RANCH SUBDIVISION FILING NO. 15

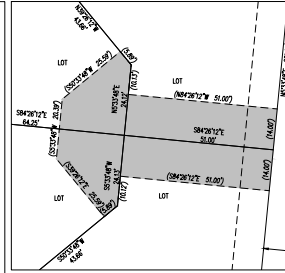
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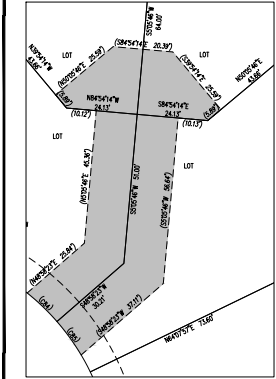
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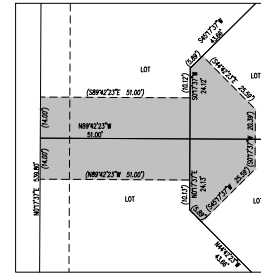
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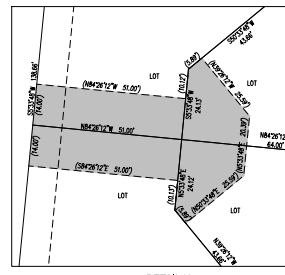
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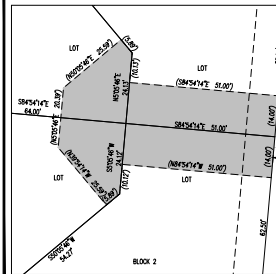
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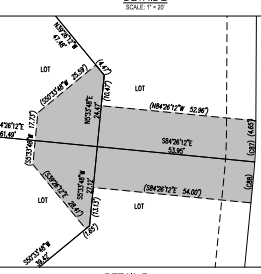
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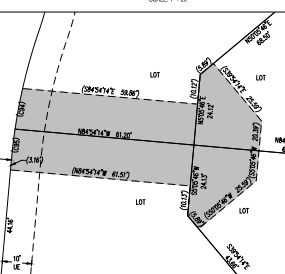
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SCALE 1"=20'



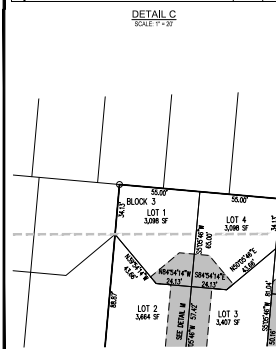
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SCALE 1"=20'



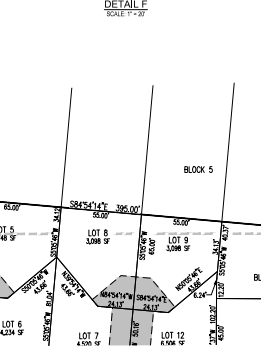
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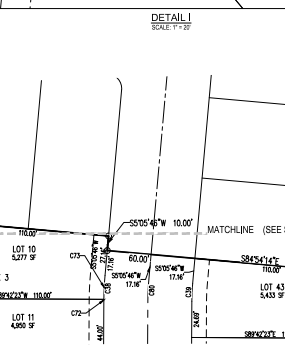
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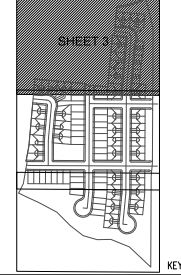
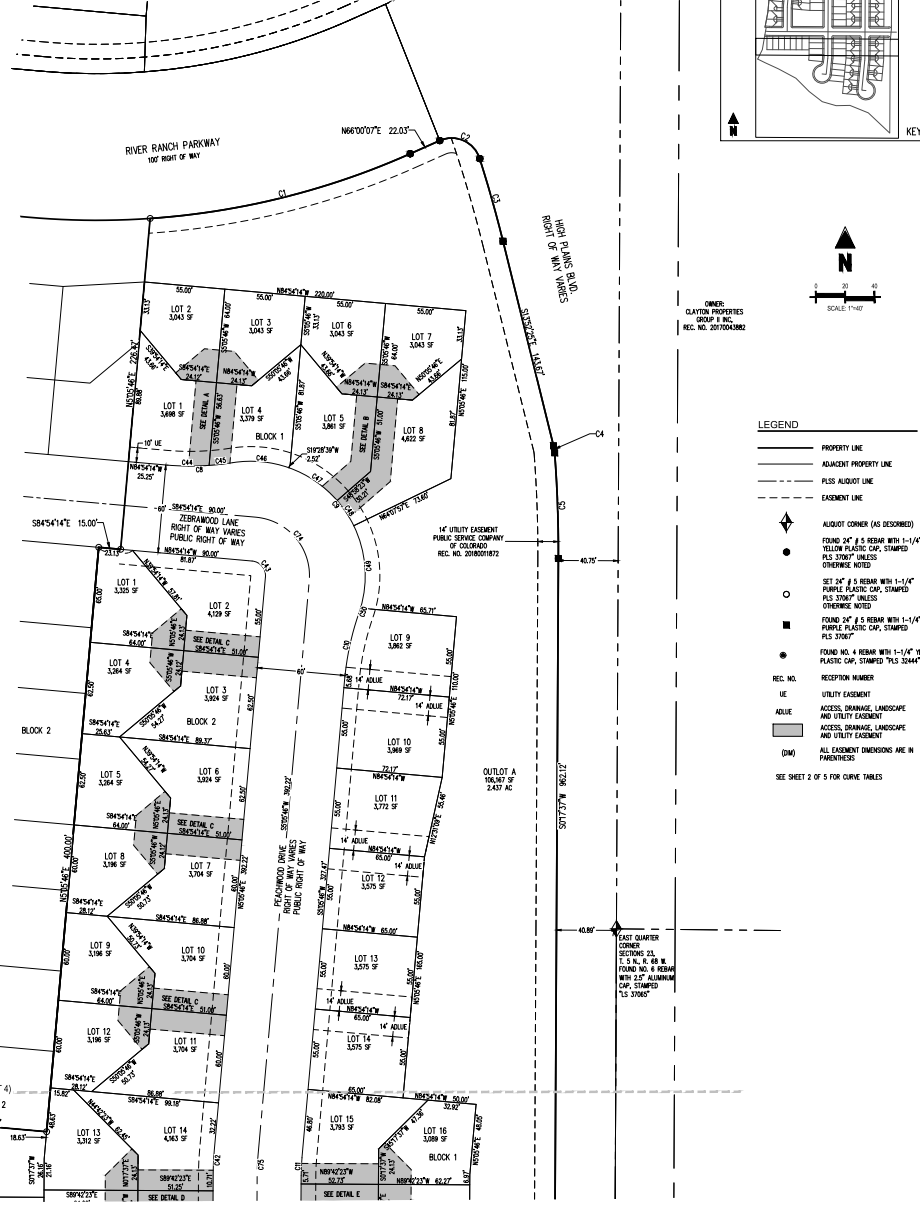
Block 3



Block 4



Block 5



- LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - PLS ADJUT LINE
 - - - EASEMENT LINE
 - ◆ ADJUT CORNER (AS DESCRIBED)
 - FOUND 2" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37087 UNLESS OTHERWISE NOTED
 - SET 2" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37087 UNLESS OTHERWISE NOTED
 - FOUND 2" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37087
 - FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED TLS 32444
 - REC. NO. RECEPTION NUMBER
 - UE UTILITY EASEMENT
 - ADJUT ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
 - ADJUT ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
 - (DM) ALL EASEMENT ENDORSERS ARE IN PARENTHESES
 - SEE SHEET 2 OF 5 FOR CURVE TABLES

Galloway
5265 Royal Breeze Blvd, Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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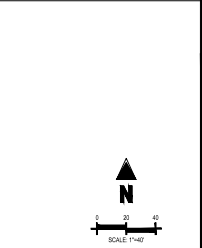
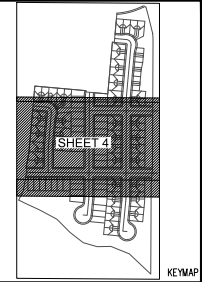
THOMPSON RIVER RANCH FILING NO. 15
FINAL PLAT

#	Date	Issue / Description	By
1	02/20/20	TOWN COMMENTS	AN
2	2/18/2021	TOWN COMMENTS	AN
3	1/22/2021	TOWN COMMENTS	AN
4	2/22/2020	TOWN COMMENTS	AN

Project No: CP200001015
Drawn By: AN
Checked By: FAK
Date: 11/23/2020

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 15

BEING A REPLAT OF TRACT A, THOMPSON RIVER RANCH FILING NO. 12 RECORDED AT RECEPTION NO. 20210091806 , LOCATED IN THE EAST HALF OF SECTION 23, T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO



OWNER:
 TOWN OF JOHNSTOWN
 REC. NO. 00009294

14" UTILITY EASEMENT
 PUBLIC SERVICE COMPANY OF COLORADO
 REC. NO. 2008016192

- LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - - - PLASS ADJUTENT LINE
 - - - - - EASEMENT LINE
 - ◆ ADJUST CORNER (AS DESCRIBED)
 - FOUND 1" x 4" x 5" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 32844" UNLESS OTHERWISE NOTED
 - SET 2" x 4" x 5" REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 32844" UNLESS OTHERWISE NOTED
 - FOUND 1" x 4" x 5" REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 32844"
 - FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 32844"
 - REC. NO. RECEPTION NUMBER
 - UE UTILITY EASEMENT
 - ADLIE ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
 - ADLIE ACCESS, DRAINAGE, LANDSCAPE AND UTILITY EASEMENT
 - (DM) ALL EASEMENT DIMENSIONS ARE IN PARENTHESES

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THOMPSON RIVER RANCH FILING NO. 15

FINAL PLAT

#	Date	Issue Description	By
1	02/20/20	TOWN COMMENTS	AN
2	2/16/2021	TOWN COMMENTS	AN
3	1/22/2021	TOWN COMMENTS	AN
4	2/23/2020	TOWN COMMENTS	AN

Project No: CP200001019
 Drawn By: AN
 Checked By: FAK
 Date: 11/23/2020

EXHIBIT B-2
(RESOLUTION APPROVING PLAT)
(SEE ATTACHED)

EXHIBIT B-3

ADDITIONAL TERMS, CONDITIONS OR PROVISIONS

1. **Community Building.** Developer shall complete construction of the community building and swimming pool described in the Final Development Plan ‘A’ and ‘B’ for Thompson River Ranch Filing No. 1, approved June 5, 2006, on or before the issuance of 500 certificates of occupancy by the Town beyond those certificates of occupancy issued for Thompson River Ranch Filing Nos. 1, 3 and 4, or by June 30, 2023, whichever is earlier.
2. **High Plains Boulevard – Interim Arterial.** Per the Subdivision and Development Agreements for Filings 5, 6, 7, 8 and 10 of the Thompson River Ranch Subdivision, Developer was required to have completed construction to improve High Plains Boulevard (Larimer County Road 3) to an Interim Arterial standard within Town Limits to the Hillsborough Ditch crossing. Developer was further required to extend High Plains Boulevard across the Hillsborough Ditch south to Larimer County Road 18 to a special Interim Arterial section. The Developer has only completed a portion of required improvements and has presented evidence to the Town illustrating dependence upon third-parties (developers, utilities) to complete all the planned improvements.

As set forth herein, the Town hereby grants the Developer an extension to complete the High Plains Boulevard improvements. Developer shall prioritize completion of the section of the roadway improvement from Larimer County Road 18 to the north side of the Hillsborough Ditch crossing and north of River Ranch Parkway – both of which segments shall be completed by July 31, 2022, unless the Town Manager otherwise authorizes an extension of time.

The roadway improvements, per applicable Civil Engineering Construction Plans, along the central section of High Plains Boulevard from River Ranch Parkway to the Hillsborough Ditch require undergrounding of electrical lines. The High Plains Boulevard improvements, as set forth in and required by this Paragraph 2, shall be completed no later than October 31, 2022. If the improvements are not completed by such date, the parties agree that the Town shall not issue additional building permits until the High Plains Boulevard improvements are complete and have been accepted by the Town.

To the extent of a conflict between this Paragraph 2 and the obligation to construct the High Plains Boulevard improvements as set forth in in the Subdivision Improvement and Development Agreements for Filings 5, 6, 7, 8 and 10 of the Thompson River Ranch subdivision, the obligations and deadlines set forth herein shall supersede and replace the obligations set forth in the prior agreements.

3. **High Plains Boulevard – Paving Completion.** Per the Delich Traffic Impact Study dated February 2021 and the Larimer County public works standards, which include a maximum 400 VPD (vehicles per day) trigger for road paving, High Plains Boulevard shall be paved

in coordination with Larimer County engineering staff to the point where the pavement currently ends, just north of Larimer County Road 20C, which includes approximately 1500 linear feet to the northern boundary of Thompson River Ranch. Based on the Larimer County Engineering Department letter dated August 27, 2021, the improvements to High Plains Boulevard will consist of two (2) twelve-foot (12') wide asphalt traffic lanes with a five foot (5') paved shoulder on each side constructed to match the existing road grade, per specifications, if required by Larimer County. No other roadway improvements including, but not limited to, curb and gutter, trails, sidewalks, or utilities will be required. Said paving improvements shall be completed no later than October 31, 2022.

4. **High Plains Boulevard – Big Thompson Bridge Interim Improvements.** Developer shall pave High Plains Boulevard flush to the bridge deck per the Larimer County Engineering Department letter, dated August 27, 2021. Said paving improvements shall be completed no later than October 31, 2022, in coordination with and permitting by Larimer County.
5. **High Plains Boulevard – Freedom Parkway (Larimer County Road 18) Interim Intersection Improvements.** Per the accepted Traffic Study (February 2021, as may be amended), interim intersection improvements are required to be designed and constructed to Town standards. Plans shall be submitted for Town review and approval showing appropriate improvements at the intersection, with construction to be completed no later than December 31, 2023.
6. **Floodplain Permitting.** All required floodplain development permitting for construction and improvements to High Plains Boulevard/LCR 3 with the Town and Larimer County shall be obtained prior to initiating grading, staging materials or commencing construction in the Big Thompson River regulatory floodplain.

EXHIBIT C
COST SCHEDULE OF PUBLIC IMPROVEMENTS
(ATTACHED)



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Thompson River Ranch Filing 15, Phase 1 Public Improvements
 Engineer's Opinion of Probable Cost

Date

May 3, 2022

Group	Activity	Unit	Unit Cost	Qty	Total
Earthwork	Cut Moved on Site	Cubic Yard	\$ 2.65	2,073	\$ 5,493
Earthwork	Imported Fill	Cubic Yard	\$ 9.00	33,469	\$ 301,220
Earthwork	Earthwork Sub Total				\$ 306,713
Sanitary	Connect to Existing	Each	\$ 6,325.00	2	\$ 12,650
Sanitary	8" Sanitary Sewer	Linear Feet	\$ 70.00	2,642	\$ 184,940
Sanitary	4' DIA Sanitary Sewer Manhole	Each	\$ 5,000.00	26	\$ 130,000
Sanitary	Jetting / Camera	Linear Feet	\$ 4.75	2,642	\$ 12,550
Sanitary	Sanitary Subtotal				\$ 340,140
Water	Connect to Existing	Each	\$ 3,680.00	3	\$ 11,040
Water	8" Water Main	Linear Feet	\$ 48.00	2,190	\$ 105,120
Water	8" Water Main Gate Valve	Each	\$ 2,500.00	18	\$ 45,000
Water	8" Water Main - 11.25/22.5 Bend	Each	\$ 800.00	1	\$ 800
Water	8" Water Main - 45 Bend	Each	\$ 800.00	2	\$ 1,600
Water	8" x 8" Water Main Tee	Each	\$ 1,500.00	1	\$ 1,500
Water	8" Waterline Lowering	Each	\$ 8,390.00	4	\$ 33,560
Water	Fire Hydrant Assembly	Each	\$ 8,000.00	2	\$ 16,000
Water	8" x 8" Water Main Cross	Each	\$ 1,500.00	2	\$ 3,000
Water	Water Subtotal				\$ 217,620
Storm	18" RCP	Linear Feet	\$ 80.50	294	\$ 23,667
Storm	24" RCP	Linear Feet	\$ 97.00	173	\$ 16,781
Storm	30" RCP	Linear Feet	\$ 109.25	472	\$ 51,566
Storm	36" RCP	Linear Feet	\$ 165.00	766	\$ 126,390
Storm	42" RCP	Linear Feet	\$ 180.00	201	\$ 36,180
Storm	48" RCP	Linear Feet	\$ 250.00	190	\$ 47,500
Storm	4' DIA Storm Manhole	Each	\$ 4,600.00	1	\$ 4,600
Storm	5' DIA Storm Manhole	Each	\$ 5,750.00	4	\$ 23,000
Storm	6' DIA Storm Manhole	Each	\$ 7,040.00	4	\$ 28,160
Storm	7' DIA Storm Manhole	Each	\$ 11,600.00	1	\$ 11,600
Storm	5' Type R Inlet	Each	\$ 6,250.00	5	\$ 31,250
Storm	10' Type R Inlet	Each	\$ 9,750.00	2	\$ 19,500
Storm	20' Type R Inlet	Each	\$ 13,000.00	1	\$ 13,000
Storm	Nyloplast Drain Basin Inlet	Each	\$ 3,500.00	2	\$ 7,000
Storm	Storm Subtotal				\$ 440,194
Concrete	6" Sidewalk	Square Feet	\$ 6.00	24,978	\$ 149,868
Concrete	Subgrade Prep	Linear Feet	\$ 2.50	4,996	\$ 12,489
Concrete	30" Vertical Curb And Gutter	Linear Feet	\$ 20.00	1,207	\$ 24,140
Concrete	31" Rollover Curb And Gutter	Linear Feet	\$ 22.00	3,108	\$ 68,376
Concrete	Subgrade Prep, HC Ramps	Each	\$ 200.00	24	\$ 4,800
Concrete	Handicap Ramps	Each	\$ 3,750.00	24	\$ 90,000
Concrete	Concrete Crossspan	Square Feet	\$ 12.00	1,200	\$ 14,400
Concrete	Concrete Subtotal				\$ 364,073
Asphalt	Subgrade Prep	Square Yard	\$ 3.00	8,246	\$ 24,738
Asphalt	Street Paving	Square Yard	\$ 46.00	8,246	\$ 379,316
Asphalt	Asphalt Subtotal				\$ 404,054
Signage	Street Signs	Each	\$ 775.00	11	\$ 8,525
Mobilization	Mobilization				\$ 20,000
Misc.	Miscellaneous Subtotal				\$ 28,525
Thompson River Ranch Filing 15, Phase 1 Public Improvements Opinion of Probable Cost					\$ 2,101,319
Deduction	Estimated Cost of Labor is 50% of Total Cost Estimate	Deduction	50% total cost		\$ 1,050,659
Thompson River Ranch Filing 15, Phase 1 Public Improvements Opinion of Probable Cost (Only Materials)					\$ 1,050,659



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Thompson River Ranch Filing 15, Phase 2 Public Improvements
 Engineer's Opinion of Probable Cost

Date

May 3, 2022

Group	Activity	Unit	Unit Cost	Qty	Total
Sanitary	Connect to Existing	Each	\$ 6,325.00	1	\$ 6,325
Sanitary	8" Sanitary Sewer	Linear Feet	\$ 70.00	2,415	\$ 169,050
Sanitary	4' DIA Sanitary Sewer Manhole	Each	\$ 5,000.00	29	\$ 145,000
Sanitary	Jetting / Camera	Linear Feet	\$ 4.75	2,415	\$ 11,471
Sanitary	Sanitary Subtotal				\$ 331,846
Water	Connect to Existing	Each	\$ 3,680.00	1	\$ 3,680
Water	8" Water Main	Linear Feet	\$ 48.00	1,327	\$ 63,696
Water	8" Water Main Gate Valve	Each	\$ 2,500.00	13	\$ 32,500
Water	8" Water Main - 11.25/22.5 Bend	Each	\$ 800.00	2	\$ 1,600
Water	8" Water Main - 45 Bend	Each	\$ 800.00	4	\$ 3,200
Water	8" x 8" Water Main Tee	Each	\$ 1,500.00	1	\$ 1,500
Water	8" Waterline Lowering	Each	\$ 8,390.00	3	\$ 25,170
Water	Fire Hydrant Assembly	Each	\$ 8,000.00	3	\$ 24,000
Water	Water Subtotal				\$ 155,346
Storm	24" RCP	Linear Feet	\$ 97.00	39	\$ 3,783
Storm	30" RCP	Linear Feet	\$ 109.25	256	\$ 27,968
Storm	5' DIA Storm Manhole	Each	\$ 5,750.00	1	\$ 5,750
Storm	6' DIA Storm Manhole	Each	\$ 7,040.00	1	\$ 7,040
Storm	10' Type R Inlet	Each	\$ 9,750.00	2	\$ 19,500
Storm	Nyloplast Drain Basin Inlet	Each	\$ 3,500.00	1	\$ 3,500
Storm	Storm Subtotal				\$ 67,541
Concrete	6" Sidewalk	Square Feet	\$ 6.00	13,256	\$ 79,536
Concrete	Subgrade Prep	Linear Feet	\$ 2.50	2,651	\$ 6,628
Concrete	31" Rollover Curb And Gutter	Linear Feet	\$ 22.00	2,236	\$ 49,192
Concrete	Subgrade Prep, HC Ramps	Each	\$ 200.00	4	\$ 800
Concrete	Handicap Ramps	Each	\$ 3,750.00	4	\$ 15,000
Concrete	Concrete Subtotal				\$ 151,156
Asphalt	Subgrade Prep	Square Yard	\$ 3.00	4,166	\$ 12,498
Asphalt	Street Paving	Square Yard	\$ 46.00	4,166	\$ 191,636
Asphalt	Asphalt Subtotal				\$ 204,134
Signage	Street Signs	Each	\$ 775.00	1	\$ 775
Misc.	Miscellaneous Subtotal				\$ 775
	Thompson River Ranch Filing 15, Phase 2 Public Improvements Opinion of Probable Cost				\$ 910,798
Deduction	Estimated Cost of Labor is 50% of Total Cost Estimate	Deduction	50% total cost		\$ 455,399
	Thompson River Ranch Filing 15, Phase 2 Public Improvements Opinion of Probable Cost (Only Materials)				\$ 455,399



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Thompson River Ranch Filing 15, Phase 3 Public Improvements
 Engineer's Opinion of Probable Cost

Date

May 3, 2022

Group	Activity	Unit	Unit Cost	Qty	Total
Sanitary	Connect to Existing	Each	\$ 6,325.00		\$ -
Sanitary	Sanitary Sewer Dewatering	Day	\$ 977.50		\$ -
Sanitary	8" Sanitary Sewer	Linear Feet	\$ 70.00	1,055	\$ 73,850
Sanitary	4' DIA Sanitary Sewer Manhole	Each	\$ 5,000.00	12	\$ 60,000
Sanitary	Jetting / Camera	Linear Feet	\$ 4.75	1,055	\$ 5,011
Sanitary	Sanitary Subtotal				\$ 138,861
Water	8" Water Main	Linear Feet	\$ 48.00	855	\$ 41,040
Water	8" Water Main Gate Valve	Each	\$ 2,500.00	2	\$ 5,000
Water	8" Water Main - 11.25/22.5 Bend	Each	\$ 800.00	2	\$ 1,600
Water	8" Water Main - 45 Bend	Each	\$ 800.00	1	\$ 800
Water	8" Water Main - 90 Bend	Each	\$ 800.00	2	\$ 1,600
Water	Fire Hydrant Assembly	Each	\$ 8,000.00	2	\$ 16,000
Water	Water Subtotal				\$ 66,040
Concrete	6" Sidewalk	Square Feet	\$ 6.00	9,203	\$ 55,218
Concrete	Subgrade Prep	Linear Feet	\$ 2.50	1,841	\$ 4,602
Concrete	31" Rollover Curb And Gutter	Linear Feet	\$ 22.00	1,919	\$ 42,218
Concrete	Subgrade Prep, HC Ramps	Each	\$ 200.00	2	\$ 400
Concrete	Handicap Ramps	Each	\$ 3,750.00	2	\$ 7,500
Concrete	Concrete Subtotal				\$ 109,938
Asphalt	Subgrade Prep	Square Yard	\$ 3.00	4,233	\$ 12,699
Asphalt	Street Paving	Square Yard	\$ 46.00	4,233	\$ 194,718
Asphalt	Asphalt Subtotal				\$ 207,417
Signage	Street Signs	Each	\$ 775.00	6	\$ 4,650
Misc.	Miscellaneous Subtotal				\$ 4,650
	Thompson River Ranch Filing 15, Phase 3 Public Improvements Opinion of Probable Cost				\$ 526,906
Deduction	Estimated Cost of Labor is 50% of Total Cost Estimate	Deduction	50% total cost		\$ 263,453
	Thompson River Ranch Filing 15, Phase 3 Public Improvements Opinion of Probable Cost (Only Materials)				\$ 263,453



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Thompson River Ranch Filing 15 Public Improvements Total
Engineer's Opinion of Probable Cost

Date

May 3, 2022

Group	Activity	Unit	Unit Cost	Qty	Total
Earthwork	Cut Moved on Site	Cubic Yard	\$ 2.65	2,073	\$ 5,493
Earthwork	Imported Fill	Cubic Yard	\$ 9.00	33,469	\$ 301,220
Earthwork	Earthwork Sub Total				\$ 306,713
Sanitary	Connect to Existing	Each	\$ 6,325.00	3	\$ 18,975
Sanitary	8" Sanitary Sewer	Linear Feet	\$ 70.00	6,112	\$ 427,840
Sanitary	4' DIA Sanitary Sewer Manhole	Each	\$ 5,000.00	67	\$ 335,000
Sanitary	Jetting / Camera	Linear Feet	\$ 4.75	6,112	\$ 29,032
Sanitary	Sanitary Subtotal				\$ 810,847
Water	Connect to Existing	Each	\$ 3,680.00	4	\$ 14,720
Water	8" Water Main	Linear Feet	\$ 48.00	4,372	\$ 209,856
Water	8" Water Main Gate Valve	Each	\$ 2,500.00	33	\$ 82,500
Water	8" Water Main - 11.25/22.5 Bend	Each	\$ 800.00	5	\$ 4,000
Water	8" Water Main - 45 Bend	Each	\$ 800.00	7	\$ 5,600
Water	8" Water Main - 90 Bend	Each	\$ 800.00	2	\$ 1,600
Water	8" x 8" Water Main Tee	Each	\$ 1,500.00	2	\$ 3,000
Water	8" Waterline Lowering	Each	\$ 8,390.00	7	\$ 58,730
Water	Fire Hydrant Assembly	Each	\$ 8,000.00	7	\$ 56,000
Water	8" x 8" Water Main Cross	Each	\$ 1,500.00	2	\$ 3,000
Water	Water Subtotal				\$ 439,006
Storm	18" RCP	Linear Feet	\$ 80.50	294	\$ 23,667
Storm	24" RCP	Linear Feet	\$ 97.00	212	\$ 20,564
Storm	30" RCP	Linear Feet	\$ 109.25	728	\$ 79,534
Storm	36" RCP	Linear Feet	\$ 165.00	766	\$ 126,390
Storm	42" RCP	Linear Feet	\$ 180.00	201	\$ 36,180
Storm	48" RCP	Linear Feet	\$ 250.00	190	\$ 47,500
Storm	4' DIA Storm Manhole	Each	\$ 4,600.00	1	\$ 4,600
Storm	5' DIA Storm Manhole	Each	\$ 5,750.00	5	\$ 28,750
Storm	6' DIA Storm Manhole	Each	\$ 7,040.00	5	\$ 35,200
Storm	7' DIA Storm Manhole	Each	\$ 11,600.00	1	\$ 11,600
Storm	5' Type R Inlet	Each	\$ 6,250.00	5	\$ 31,250
Storm	10' Type R Inlet	Each	\$ 9,750.00	4	\$ 39,000
Storm	20' Type R Inlet	Each	\$ 13,000.00	1	\$ 13,000
Storm	Nyloplast Drain Basin Inlet	Each	\$ 3,500.00	3	\$ 10,500
Storm	Storm Subtotal				\$ 507,735
Concrete	6" Sidewalk	Square Feet	\$ 6.00	47,437	\$ 284,622
Concrete	Subgrade Prep	Linear Feet	\$ 2.50	9,487	\$ 23,719
Concrete	30" Vertical Curb And Gutter	Linear Feet	\$ 20.00	1,207	\$ 24,140
Concrete	31" Rollover Curb And Gutter	Linear Feet	\$ 22.00	7,263	\$ 159,786
Concrete	Subgrade Prep, HC Ramps	Each	\$ 200.00	30	\$ 6,000
Concrete	Handicap Ramps	Each	\$ 3,750.00	30	\$ 112,500
Concrete	Concrete Crossspan	Square Feet	\$ 12.00	1,200	\$ 14,400
Concrete	Concrete Subtotal				\$ 625,167
Asphalt	Subgrade Prep	Square Yard	\$ 3.00	16,645	\$ 49,935
Asphalt	Street Paving	Square Yard	\$ 46.00	16,645	\$ 765,670
Asphalt	Asphalt Subtotal				\$ 815,605
Signage	Street Signs	Each	\$ 775.00	18	\$ 13,950
Mobilization	Mobilization				\$ 20,000
Misc.	Miscellaneous Subtotal				\$ 33,950
	Thompson River Ranch Filing 15 Public Improvements Opinion of Probable Cost				\$ 3,539,023
Deduction	Estimated Cost of Labor is 50% of Total Cost Estimate	Deduction	50% total cost		\$ 1,769,511
	Thompson River Ranch Filing 15 Public Improvements Opinion of Probable Cost (Only Materials)				\$ 1,769,511

EXHIBIT D

FORM--IRREVOCABLE LETTER OF CREDIT

NAME OF ISSUING BANK _____

ADDRESS OF ISSUING BANK _____

Town of Johnstown
450 So. Parish
P. O. Box 609
Johnstown, CO 80534

ATTENTION: TOWN OF JOHNSTOWN ATTORNEY AND TOWN MANAGER

We hereby establish, at the request and for the account of this Irrevocable Letter of Credit in favor of the Town of Johnstown in the amount of \$ _____. The purpose of this Letter of Credit is to secure performance of a Development Agreement for Thompson River Ranch Filing No. 15, dated the ____ day of _____, 2022, between the Town of Johnstown and Clayton Properties Group II, Inc., a Colorado corporation, d/b/a Oakwood Homes.

You are hereby authorized to draw on sight by drafts or written demands up to the aggregate amount of \$ _____. The sole condition for payment of any demand made or draft drawn against this Irrevocable Letter of Credit is that the Town's demand or draft be accompanied by a letter, on the Town's stationery, signed by the Town Manager to the effect that "the Town of Johnstown has declared a default under the Development Agreement."

Partial and multiple drawings are permitted hereunder.

We hereby agree with the Town of Johnstown and its drawers, endorsers, and bona fide holders of demands made or drafts negotiated under this Letter of Credit that the same shall be duly honored upon presentation and delivery of the documents as specified above.

This Irrevocable Letter of Credit is not transferable.

This Letter of Credit shall be for a twelve (12) month term from the date of execution hereof. It is a condition of this Letter of Credit that it shall be automatically renewed, without amendment, for additional periods of one year each from the present or any future expiration date, unless, at least sixty (60) calendar days prior to the effective expiration date, the Town Manager notifies you in writing delivered by certified U.S. mail, return receipt requested, to your address set forth above that the Town of Johnstown elects not to renew this Letter of Credit for any further additional period. Upon your receipt of our written notification of impending expiration, you may draw the unused balance of this Irrevocable Credit upon your written demand or your sight draft.

