

Exhibit B

Additional conditions (Conditional Acceptance – Phase A2)

With respect to the collateral reduction contemplated in Section X.A. of that certain Subdivision Improvement Agreement dated February 8, 2021, and recorded on May 11, 2021, at Reception No. 4713904 of the Weld County records and assigned to Developer by that certain Assignment and Assumption of Subdivision Improvement Agreement dated June 28, 2021 and recorded on July 12, 2021 at Reception No. 4734507 of the Weld County records (“SIA”), the Developer shall proceed as follows:

Developer shall post a **new LOC** in the form required by the SIA in the amount of **one hundred forty-six thousand four hundred thirty-eight and 35/100 dollars (\$146,438.35)** (which figure represents 15% of the 115% total Phase A2 cost estimate set forth in the SIA) and having an expiration date **not earlier than March 1, 2026** and containing the automatic annual renewal language required by the form LOC attached to the SIA (the “Warranty LOC”). The Developer shall proceed to have a bank/financial institution acceptable to the Town file the Warranty LOC with the Town Engineer on or before March 1, 2025.

Upon receipt of the Warranty LOC, the Town shall proceed to release/cancel any current LOC posted with the Town for the Phase A2 public infrastructure improvements.