

Fifth Amendment to Development Agreement
(Erie Commons Filing No. 4)

This Fifth Amendment to Development Agreement (the "Fifth Amendment") is made and entered into this ____ day of _____, 2021 (the "Effective Date"), by and between the Town of Erie, a Colorado municipal corporation with an address of 645 Holbrook Street, Erie, CO 80165 (the "Town"), and Community Development Group of Erie, Inc., a Colorado corporation with an address of 2500 Arapahoe, Suite 220, Boulder, CO 80302 ("Developer") (each a "Party" and collectively the "Parties").

Whereas, on August 3, 2006, the Town and Developer entered into the Erie Commons Filing 4 Development Agreement, recorded at Reception No. 3413826 (the "Agreement");

Whereas, on September 12, 2006, the Agreement was assigned to Shea Homes Limited Partnership, but that assignment was terminated when Shea Homes Limited Partnership failed to purchase the Property;

Whereas, on February 13, 2007, Developer entered into the First Amendment to the Erie Commons Filing 4 Development Agreement, recorded at Reception No. 3722545;

Whereas, on September 28, 2010, Developer entered into the Second Amendment to the Erie Commons Filing 4 Development Agreement, recorded at Reception No. 3722551;

Whereas, on March 26, 2019, Developer entered into the Third Amendment to the Erie Commons Filing No. 4 Development Agreement, recorded at Reception No. 4482084;

Whereas, on March 25, 2021, Developer entered into the Fourth Amendment to the Erie Commons Filing No. 4 Development Agreement, recorded at Reception No. _____;

Whereas, Developer has submitted an application for the Erie Commons Filing No. 4, 5th Amendment Final Plat (the "Final Plat"); and

Whereas, the Parties wish to amend the Agreement by the addition of a new Section XIV to address the Final Plat.

Now Therefore, in consideration of the promises and the mutual covenants herein contained, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The Agreement is hereby amended by the addition of a new Section XIV, to read as follows:

XIV. Special Provisions Applicable To The Erie Commons Filing No. 4 5th Amendment Final Plat

In addition to all other obligations in this Agreement, the Erie Commons Filing No. 4, 5th Amendment Final Plat shall be subject to the following special provisions:

A. Public Improvements and Common Facilities. The Public Improvements and Common Facilities associated with the Final Plat are set forth in **Exhibit B-5**, attached hereto and incorporated herein by this reference.

B. Phasing. The development subject to the Final Plat shall be completed in five separate phases (each a "Phase" and collectively the "Phases"), as set forth in **Exhibit C-5**.

C. Fee-in-Lieu of Water Dedication. Based on a demonstrable reduction in water demand in the accepted Landscaping Plan, for each lot on the Final Plat, Developer shall only be required to pay 50% of the applicable fee-in-lieu of dedication for raw water based on tap size as specified in § 2-10-6 of the Erie Municipal Code. Irrigated tracts and rights-of-way shall be subject to the full fee-in-lieu of dedication for raw water.

2. Developer shall provide to the Town the performance guarantee required by the Agreement and the Erie Municipal Code within 90 days of the Effective Date. If such performance guarantee is not provided within such time, this Fifth Amendment shall automatically expire without further action of the Parties.

3. Within 7 days of approval of the Final Plat, Developer shall reimburse the Town for a proportional cost of improvements previously constructed by the Town that benefit the Property. All sanitary sewer reimbursements shall be due prior to the issuance of the Public Improvements Permit. The amounts shall be as follows:

a. For connection to the North Water Reclamation Facility Interceptor line constructed by the Town \$410 per single-family equivalent ("SFE"), for a total of \$61,910 (\$410 x 151 SFE).

b. For connection to the Coal Creek Sanitary Sewer Interceptor line constructed by the Town, \$55 per SFE, for a total of \$8,305 (\$55 x 151 SFE).

c. For connection to segment one of the Vista Ridge Sanitary Sewer Interceptor line constructed by the Town, \$87 per SFE, for a total of \$13,137 (\$87 x 151 SFE).

In Witness Whereof, the Parties have executed this Fifth Amendment as of the Effective Date.

Town of Erie, Colorado

Jennifer Carroll, Mayor

Attest:

Heidi Leatherwood, Town Clerk

**Community Development Group of
Erie, Inc.**

By:

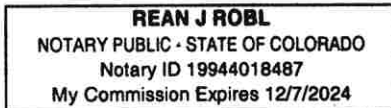
ROUTING REPRESENTATIVE

State of Colorado)
County of Boulder) ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 14th day of May, 2021, by Jon Lee as the Authorized Representative of Community Development Group of Erie, Inc.

My commission expires: 12/7/2024

(Seal)



Notary Public

Exhibit B-5 Improvements

EXHIBIT B-5
ENGINEER'S ESTIMATE OF PROBABLE COST - PUBLIC IMPROVEMENTS
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
PREPARED BY:
JR ENGINEERING

PUBLIC IMPROVEMENT COST SUMMARY

Phase 1 Improvements

Phase 1 Water	\$	106,442.00
Phase 1 Sanitary Sewer	\$	135,098.30
Phase 1 Storm Sewer	\$	87,370.00
Phase 1 Streets/Sidewalk	\$	111,948.00
Phase 1 Landscaping	\$	593,733.75
Phase 1 Total	\$	1,034,592.05

Phase 2 Improvements

Phase 2 Water	\$	74,607.00
Phase 2 Sanitary Sewer	\$	47,496.50
Phase 2 Storm Sewer	\$	-
Phase 2 Streets/Sidewalk	\$	94,904.00
Phase 2 Landscaping	\$	304,712.85
Phase 2 Total	\$	521,720.35

Phase 3 Improvements

Phase 3 Water	\$	38,708.00
Phase 3 Sanitary Sewer	\$	48,409.80
Phase 3 Storm Sewer	\$	-
Phase 3 Streets/Sidewalk	\$	50,870.00
Phase 3 Landscaping	\$	275,212.10
Phase 3 Total	\$	413,199.90

Phase 4 Improvements

Phase 4 Water	\$	60,611.00
Phase 4 Sanitary Sewer	\$	75,032.70
Phase 4 Storm Sewer	\$	-
Phase 4 Streets/Sidewalk	\$	92,850.00
Phase 4 Landscaping	\$	481,766.30
Phase 4 Total	\$	710,260.00

EXHIBIT B-5
ENGINEER'S ESTIMATE OF PROBABLE COST - PUBLIC IMPROVEMENTS
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
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Phase 5 Improvements

Phase 5 Water	\$	29,346.00
Phase 5 Sanitary Sewer	\$	31,512.00
Phase 5 Storm Sewer	\$	-
Phase 5 Streets/Sidewalk	\$	45,432.50
Phase 5 Landscaping	\$	359,695.15
Phase 5 Total	\$	465,985.65
Total Public Improvements (All Phases)	\$	<u>3,145,757.95</u>

EXHIBIT B-5
ENGINEER'S ESTIMATE OF PROBABLE COST - PHASE 1
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
PREPARED BY:
JR ENGINEERING

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
WATER				
Bend- 8"	10	EA	\$ 2,000.00	\$ 20,000.00
Connect to existing Water Main	4	EA	\$ 595.00	\$ 2,380.00
Fire Hydrant Assembly	2	EA	\$ 5,945.00	\$ 11,890.00
Tee- 8"X8" and 6"X8"	4	EA	\$ 1,200.00	\$ 4,800.00
Tee- 8"X12"	1	EA	\$ 1,500.00	\$ 1,500.00
Blow Off Valve	2	EA	\$ 2,500.00	\$ 5,000.00
Testing & Disinfection	1	LS	\$ 2,500.00	\$ 2,500.00
Valve- 8" Gate	9	EA	\$ 1,800.00	\$ 16,200.00
Valve- 12" Gate	2	EA	\$ 3,500.00	\$ 7,000.00
Water Main (8" PVC)	977	LF	\$ 36.00	\$ 35,172.00
			TOTAL	\$ 106,442.00

SANITARY				
Connect to existing Sewer Main	1	EA	\$ 1,780.00	\$ 1,780.00
Jet/Clean, TV, Test Mains/MHs	1	LS	\$ 2,500.00	\$ 2,500.00
Manhole- 4ft	10	EA	\$ 7,000.00	\$ 70,000.00
Sanitary Main (8" PVC)	1,487	LF	\$ 40.90	\$ 60,818.30
			TOTAL	\$ 135,098.30

STORM SEWER				
Inlet- Type C	0	EA	\$ 3,300.00	\$ -
Inlet- Type D	1	EA	\$ 5,000.00	\$ 5,000.00
Manhole- 5ft with Inlet Grate Lid	2	EA	\$ 4,850.00	\$ 9,700.00
Manhole- 5ft	3	EA	\$ 4,850.00	\$ 14,550.00
Pipe (36" RCP)	451	LF	\$ 120.00	\$ 54,120.00
Connect to existing Storm Sewer	2	EA	\$ 2,000.00	\$ 4,000.00
			TOTAL	\$ 87,370.00

EXHIBIT B-5
ENGINEER'S ESTIMATE OF PROBABLE COST - PHASE 1
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
PREPARED BY:
JR ENGINEERING

STREETS

5ft Concrete Sidewalk (6" depth)	339	SY	\$ 47.00	\$ 15,933.00
ADA-Accessible Ramp	2	EA	\$ 2,000.00	\$ 4,000.00
Crosspans	0	EA	\$ 2,437.50	\$ -
Concrete Paving (Private Alley, 7" depth assumed)	1,673	SY	\$ 55.00	\$ 92,015.00
			TOTAL	\$ 111,948.00

LANDSCAPE IMPROVEMENTS : PHASE 1

Soil preparation and fine grading (3.5 cy / 1000)	24,136	SF	\$ 0.50	\$ 12,068.00
Deciduous trees (2.5" cal)	14	EA	\$ 800.00	\$ 11,200.00
Ornamental trees (2" cal)	31	EA	\$ 750.00	\$ 23,250.00
Deciduous & evergreen shrubs (#5 container)	457	EA	\$ 55.00	\$ 25,135.00
Ornamental grasses (#1 container)	600	EA	\$ 20.00	\$ 12,000.00
Perennials (#1 container)	651	EA	\$ 20.00	\$ 13,020.00
Planting beds (mulch + weed control)	13,315	SF	\$ 3.50	\$ 46,602.50
Irrigated Planting Beds	13,315	SF	\$ 1.90	\$ 25,298.50
Sod	9,993	SF	\$ 1.50	\$ 14,989.50
Irrigated Sod	9,993	SF	\$ 1.75	\$ 17,487.75
Low Voltage Lighting	13	EA	\$ 65.00	\$ 845.00
Irrigation System	1	LS	\$ 221,000.00	\$ 221,000.00
Crusher Fines	1,195	SF	\$ 2.00	\$ 2,390.00
4' Height Fencing	2,333	LF	\$ 50.00	\$ 116,650.00
Metal Edger	335	LF	\$ 4.50	\$ 1,507.50
Cobble Mulch	414	SF	\$ 10.00	\$ 4,140.00
Landscape Boulders	14	EA	\$ 300.00	\$ 4,200.00
Seating Boulders	5	EA	\$ 450.00	\$ 2,250.00
Bench	7	EA	\$ 2,100.00	\$ 14,700.00
Dog Pickup Station	2	EA	\$ 500.00	\$ 1,000.00
Address Marker: Mail Kiosk with 6 Units & Community Board	1	EA	\$ 15,000.00	\$ 15,000.00
Address Marker Column with Planter Pot	1	EA	\$ 9,000.00	\$ 9,000.00
			SUBTOTAL	\$ 593,733.75

EXHIBIT B-5
ENGINEER'S ESTIMATE OF PROBABLE COST - PHASE 2
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
PREPARED BY:
JR ENGINEERING

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
WATER				
Bend- 8"	12	EA	\$ 2,000.00	\$ 24,000.00
Connect to existing Water Main	2	EA	\$ 595.00	\$ 1,190.00
Fire Hydrant Assembly	1	EA	\$ 5,945.00	\$ 5,945.00
Tee- 8"X8" and 6"X8"	2	EA	\$ 1,200.00	\$ 2,400.00
Tee- 8"X12"	0	EA	\$ 1,500.00	\$ -
Blow Off Valve	1	EA	\$ 2,500.00	\$ 2,500.00
Testing & Disinfection	1	LS	\$ 2,500.00	\$ 2,500.00
Valve- 8" Gate	5	EA	\$ 1,800.00	\$ 9,000.00
Valve- 12" Gate	0	EA	\$ 3,500.00	\$ -
Water Main (8" PVC)	752	LF	\$ 36.00	\$ 27,072.00
			TOTAL	\$ 74,607.00

SANITARY				
Connect to existing Sewer Main	3	EA	\$ 1,780.00	\$ 5,340.00
Jet/Clean, TV, Test Mains/MHs	1	LS	\$ 2,500.00	\$ 2,500.00
Manhole- 4ft	4	EA	\$ 7,000.00	\$ 28,000.00
Sanitary Main (8" PVC)	285	LF	\$ 40.90	\$ 11,656.50
			TOTAL	\$ 47,496.50

STORM SEWER				
Inlet- Type C	0	EA	\$ 3,300.00	\$ -
Inlet- Type D	0	EA	\$ 5,000.00	\$ -
Manhole- 5ft with Inlet Grate Lid	0	EA	\$ 4,850.00	\$ -
Manhole- 5ft	0	EA	\$ 4,850.00	\$ -
Pipe (36" RCP)	0	LF	\$ 120.00	\$ -
Connect to existing Storm Sewer	0	EA	\$ 2,000.00	\$ -
			TOTAL	\$ -

EXHIBIT B-5
ENGINEER'S ESTIMATE OF PROBABLE COST - PHASE 2
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
PREPARED BY:
JR ENGINEERING

STREETS

5ft Concrete Sidewalk (6" depth)	182	SY	\$	47.00	\$	8,554.00
ADA-Accessible Ramp	0	EA	\$	2,000.00	\$	-
Crosspans	0	EA	\$	2,437.50	\$	-
Concrete Paving (Private Alley, 7" depth assumed)	1,570	SY	\$	55.00	\$	86,350.00
				TOTAL	\$	94,904.00

LANDSCAPE IMPROVEMENTS : PHASE 2

Soil preparation and fine grading (3.5 cy / 1000)	18,685	SF	\$	0.50	\$	9,342.50
Deciduous trees (2.5" cal)	16	EA	\$	800.00	\$	12,800.00
Ornamental trees (2" cal)	10	EA	\$	750.00	\$	7,500.00
Deciduous & evergreen shrubs (#5 container)	364	EA	\$	55.00	\$	20,020.00
Ornamental grasses (#1 container)	494	EA	\$	20.00	\$	9,880.00
Perennials (#1 container)	329	EA	\$	20.00	\$	6,580.00
Planting beds (mulch + weed control)	13,924	SF	\$	3.50	\$	48,734.00
Irrigated Planting Beds	13,924	SF	\$	1.90	\$	26,455.60
Sod	4,231	SF	\$	1.50	\$	6,346.50
Irrigated Sod	4,231	SF	\$	1.75	\$	7,404.25
Low Voltage Lighting	11	EA	\$	65.00	\$	715.00
Crusher Fines	1,101	SF	\$	2.00	\$	2,202.00
4' Height Fencing	2,001	LF	\$	50.00	\$	100,050.00
Metal Edger	374	LF	\$	4.50	\$	1,683.00
Cobble Mulch	265	SF	\$	10.00	\$	2,650.00
Landscape Boulders	9	EA	\$	300.00	\$	2,700.00
Seating Boulders	3	EA	\$	450.00	\$	1,350.00
Bench	5	EA	\$	2,100.00	\$	10,500.00
Dog Pickup Station	2	EA	\$	500.00	\$	1,000.00
Picnic Table	2	EA	\$	4,000.00	\$	8,000.00
Lounge Chair	4	SF	\$	1,200.00	\$	4,800.00
Address Marker: Sandstone Slab	1	EA	\$	5,000.00	\$	5,000.00
Address Marker: Column	1	EA	\$	9,000.00	\$	9,000.00
				SUBTOTAL	\$	304,712.85

EXHIBIT B-5
ENGINEER'S ESTIMATE OF PROBABLE COST - PHASE 3
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
PREPARED BY:
JR ENGINEERING

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
WATER				
Bend- 8"	3	EA	\$ 2,000.00	\$ 6,000.00
Connect to existing Water Main	4	EA	\$ 595.00	\$ 2,380.00
Fire Hydrant Assembly	0	EA	\$ 5,945.00	\$ -
Tee- 8"X8" and 6"X8"	0	EA	\$ 1,200.00	\$ -
Tee- 8"X12"	0	EA	\$ 1,500.00	\$ -
Blow Off Valve	0	EA	\$ 2,500.00	\$ -
Testing & Disinfection	1	LS	\$ 2,500.00	\$ 2,500.00
Valve- 8" Gate	6	EA	\$ 1,800.00	\$ 10,800.00
Valve- 12" Gate	0	EA	\$ 3,500.00	\$ -
Water Main (8" PVC)	473	LF	\$ 36.00	\$ 17,028.00
			TOTAL	\$ 38,708.00

SANITARY				
Connect to existing Sewer Main	2	EA	\$ 1,780.00	\$ 3,560.00
Jet/Clean, TV, Test Mains/MHs	1	LS	\$ 2,500.00	\$ 2,500.00
Manhole- 4ft	3	EA	\$ 7,000.00	\$ 21,000.00
Sanitary Main (8" PVC)	522	LF	\$ 40.90	\$ 21,349.80
			TOTAL	\$ 48,409.80

STORM SEWER				
Inlet- Type C	0	EA	\$ 3,300.00	\$ -
Inlet- Type D	0	EA	\$ 5,000.00	\$ -
Manhole- 5ft with Inlet Grate Lid	0	EA	\$ 4,850.00	\$ -
Manhole- 5ft	0	EA	\$ 4,850.00	\$ -
			TOTAL	\$ -

EXHIBIT B-5
ENGINEER'S ESTIMATE OF PROBABLE COST - PHASE 3
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
PREPARED BY:
JR ENGINEERING

STREETS

5ft Concrete Sidewalk (6" depth)	180	SY	\$	47.00	\$	8,460.00
ADA-Accessible Ramp	4	EA	\$	2,000.00	\$	8,000.00
Crosspans	2	EA	\$	2,437.50	\$	4,875.00
Concrete Paving (Private Alley, 7" depth assumed)	537	SY	\$	55.00	\$	29,535.00
TOTAL					\$	50,870.00

LANDSCAPE IMPROVEMENTS : PHASE 3

Soil preparation and fine grading (3.5 cy / 1000)	35,425	SF	\$	0.50	\$	17,712.50
Deciduous trees (2.5" cal)	11	EA	\$	800.00	\$	8,800.00
Evergreen trees (6' Ht.)	1	EA	\$	750.00	\$	750.00
Ornamental trees (2" cal)	16	EA	\$	750.00	\$	12,000.00
Deciduous & evergreen shrubs (#5 container)	314	EA	\$	55.00	\$	17,270.00
Ornamental grasses (#1 container)	290	EA	\$	20.00	\$	5,800.00
Perennials (#1 container)	210	EA	\$	20.00	\$	4,200.00
Planting beds (mulch + weed control)	14,544	SF	\$	3.50	\$	50,904.00
Irrigated Planting Beds	14,544	SF	\$	1.90	\$	27,633.60
Irrigated Native Grass	20,881	SF	\$	1.25	\$	26,101.25
Native Seed Mixes	20,881	SF	\$	1.00	\$	20,881.00
Sod	5,927	SF	\$	1.50	\$	8,890.50
Irrigated Sod	5,927	SF	\$	1.75	\$	10,372.25
Low Voltage Lighting	3	EA	\$	65.00	\$	195.00
Crusher Fines	507	SF	\$	2.00	\$	1,014.00
4' Height Fencing	915	LF	\$	50.00	\$	45,750.00
Metal Edger	664	LF	\$	4.50	\$	2,988.00
Landscape Boulders	2	EA	\$	300.00	\$	600.00
Seating Boulders	3	EA	\$	450.00	\$	1,350.00
Bench	2	EA	\$	2,100.00	\$	4,200.00
Dog Pickup Station	1	EA	\$	500.00	\$	500.00
Mail Kiosk	1	EA	\$	2,300.00	\$	2,300.00
Address Marker: Sandstone Slab	1	EA	\$	5,000.00	\$	5,000.00
SUBTOTAL					\$	275,212.10

EXHIBIT B-5
ENGINEER'S ESTIMATE OF PROBABLE COST - PHASE 4
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
PREPARED BY:
JR ENGINEERING

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
WATER				
Bend- 8"	3	EA	\$ 2,000.00	\$ 6,000.00
Connect to existing Water Main	5	EA	\$ 595.00	\$ 2,975.00
Fire Hydrant Assembly	0	EA	\$ 5,945.00	\$ -
Tee- 8"X8" and 6"X8"	0	EA	\$ 1,200.00	\$ -
Tee- 8"X12"	0	EA	\$ 1,500.00	\$ -
Blow Off Valve	2	EA	\$ 2,500.00	\$ 5,000.00
Testing & Disinfection	1	LS	\$ 2,500.00	\$ 2,500.00
Valve- 8" Gate	12	EA	\$ 1,800.00	\$ 21,600.00
Valve- 12" Gate	0	EA	\$ 3,500.00	\$ -
Water Main (8" PVC)	626	LF	\$ 36.00	\$ 22,536.00
			TOTAL	\$ 60,611.00

SANITARY				
Connect to existing Sewer Main	1	EA	\$ 1,780.00	\$ 1,780.00
Jet/Clean, TV, Test Mains/MHs	1	LS	\$ 2,500.00	\$ 2,500.00
Manhole- 4ft	6	EA	\$ 7,000.00	\$ 42,000.00
Sanitary Main (8" PVC)	703	LF	\$ 40.90	\$ 28,752.70
			TOTAL	\$ 75,032.70

STORM SEWER				
Inlet- Type C	0	EA	\$ 3,300.00	\$ -
Inlet- Type D	0	EA	\$ 5,000.00	\$ -
Manhole- 5ft with Inlet Grate Lid	0	EA	\$ 4,850.00	\$ -
Manhole- 5ft	0	EA	\$ 4,850.00	\$ -
Pipe (36" RCP)	0	LF	\$ 120.00	\$ -
Connect to existing Storm Sewer	0	EA	\$ 2,000.00	\$ -
			TOTAL	\$ -

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ENGINEER'S ESTIMATE OF PROBABLE COST - PHASE 4
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
PREPARED BY:
JR ENGINEERING

STREETS

5ft Concrete Sidewalk (6" depth)	220	SY	\$	47.00	\$	10,340.00
ADA-Accessible Ramp	8	EA	\$	2,000.00	\$	16,000.00
Crosspans	4	EA	\$	2,437.50	\$	9,750.00
Concrete Paving (Private Alley, 7" depth assumed)	1,032	SY	\$	55.00	\$	56,760.00
TOTAL					\$	92,850.00

LANDSCAPE IMPROVEMENTS : PHASE 4

Soil preparation and fine grading (3.5 cy / 1000)	25,550	SF	\$	0.50	\$	12,775.00
Deciduous trees (2.5" cal)	13	EA	\$	800.00	\$	10,400.00
Evergreen trees (6' Ht.)	7	EA	\$	750.00	\$	5,250.00
Ornamental trees (2" cal)	33	EA	\$	750.00	\$	24,750.00
Deciduous & evergreen shrubs (#5 container)	589	EA	\$	55.00	\$	32,395.00
Ornamental grasses (#1 container)	575	EA	\$	20.00	\$	11,500.00
Perennials (#1 container)	441	EA	\$	20.00	\$	8,820.00
Planting beds (mulch + weed control)	20,202	SF	\$	3.50	\$	70,707.00
Irrigated Planting Beds	20,202	SF	\$	1.90	\$	38,383.80
Irrigated Sod	4,508	SF	\$	1.75	\$	7,889.00
Sod	4,508	SF	\$	1.50	\$	6,762.00
Low Voltage Lighting	24	EA	\$	65.00	\$	1,560.00
Crusher Fines	2,599	SF	\$	2.00	\$	5,198.00
4' Height Fencing	2,820	LF	\$	50.00	\$	141,000.00
Metal Edger	967	LF	\$	4.50	\$	4,351.50
Concrete Pavers	245	SF	\$	35.00	\$	8,575.00
Cobble Mulch	420	SF	\$	10.00	\$	4,200.00
Landscape Boulders	16	EA	\$	300.00	\$	4,800.00
Seating Boulders	9	EA	\$	450.00	\$	4,050.00
Bench	16	EA	\$	2,100.00	\$	33,600.00
Picnic Table	3	EA	\$	4,000.00	\$	12,000.00
Lounge Chair	4	SF	\$	1,200.00	\$	4,800.00
Raised Table	1	LS	\$	1,000.00	\$	1,000.00
Address Marker: Sandstone Slab	1	EA	\$	5,000.00	\$	5,000.00
Address Marker: Mail Kiosk with 6 Units & Community Board	1	EA	\$	15,000.00	\$	15,000.00
Address Marker: Column with Planter Pot	1	EA	\$	7,000.00	\$	7,000.00
SUBTOTAL					\$	481,766.30

EXHIBIT B-5
ENGINEER'S ESTIMATE OF PROBABLE COST - PHASE 5
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
PREPARED BY:
JR ENGINEERING

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
WATER				
Bend- 8"	4	EA	\$ 2,000.00	\$ 8,000.00
Connect to existing Water Main	2	EA	\$ 595.00	\$ 1,190.00
Fire Hydrant Assembly	0	EA	\$ 5,945.00	\$ -
Tee- 8"X8" and 6"X8"	0	EA	\$ 1,200.00	\$ -
Tee- 8"X12"	0	EA	\$ 1,500.00	\$ -
Blow Off Valve	1	EA	\$ 2,500.00	\$ 2,500.00
Testing & Disinfection	1	LS	\$ 2,500.00	\$ 2,500.00
Valve- 8" Gate	3	EA	\$ 1,800.00	\$ 5,400.00
Valve- 12" Gate	0	EA	\$ 3,500.00	\$ -
Water Main (8" PVC)	271	LF	\$ 36.00	\$ 9,756.00
			TOTAL	\$ 29,346.00

SANITARY				
Connect to existing Sewer Main	2	EA	\$ 1,780.00	\$ 3,560.00
Jet/Clean, TV, Test Mains/MHs	1	LS	\$ 2,500.00	\$ 2,500.00
Manhole- 4ft	2	EA	\$ 7,000.00	\$ 14,000.00
Sanitary Main (8" PVC)	280	LF	\$ 40.90	\$ 11,452.00
			TOTAL	\$ 31,512.00

STORM SEWER				
Inlet- Type C	0	EA	\$ 3,300.00	\$ -
Inlet- Type D	0	EA	\$ 5,000.00	\$ -
Manhole- 5ft with Inlet Grate Lid	0	EA	\$ 4,850.00	\$ -
Manhole- 5ft	0	EA	\$ 4,850.00	\$ -
Pipe (36" RCP)	0	LF	\$ 120.00	\$ -
Connect to existing Storm Sewer	0	EA	\$ 2,000.00	\$ -
			TOTAL	\$ -

EXHIBIT B-5
ENGINEER'S ESTIMATE OF PROBABLE COST - PHASE 5
ERIE COMMONS FILING 4, 5TH AMENDMENT
ERIE, CO
5/13/2021
JOB NO. 16026.00
PREPARED BY:
JR ENGINEERING

STREETS

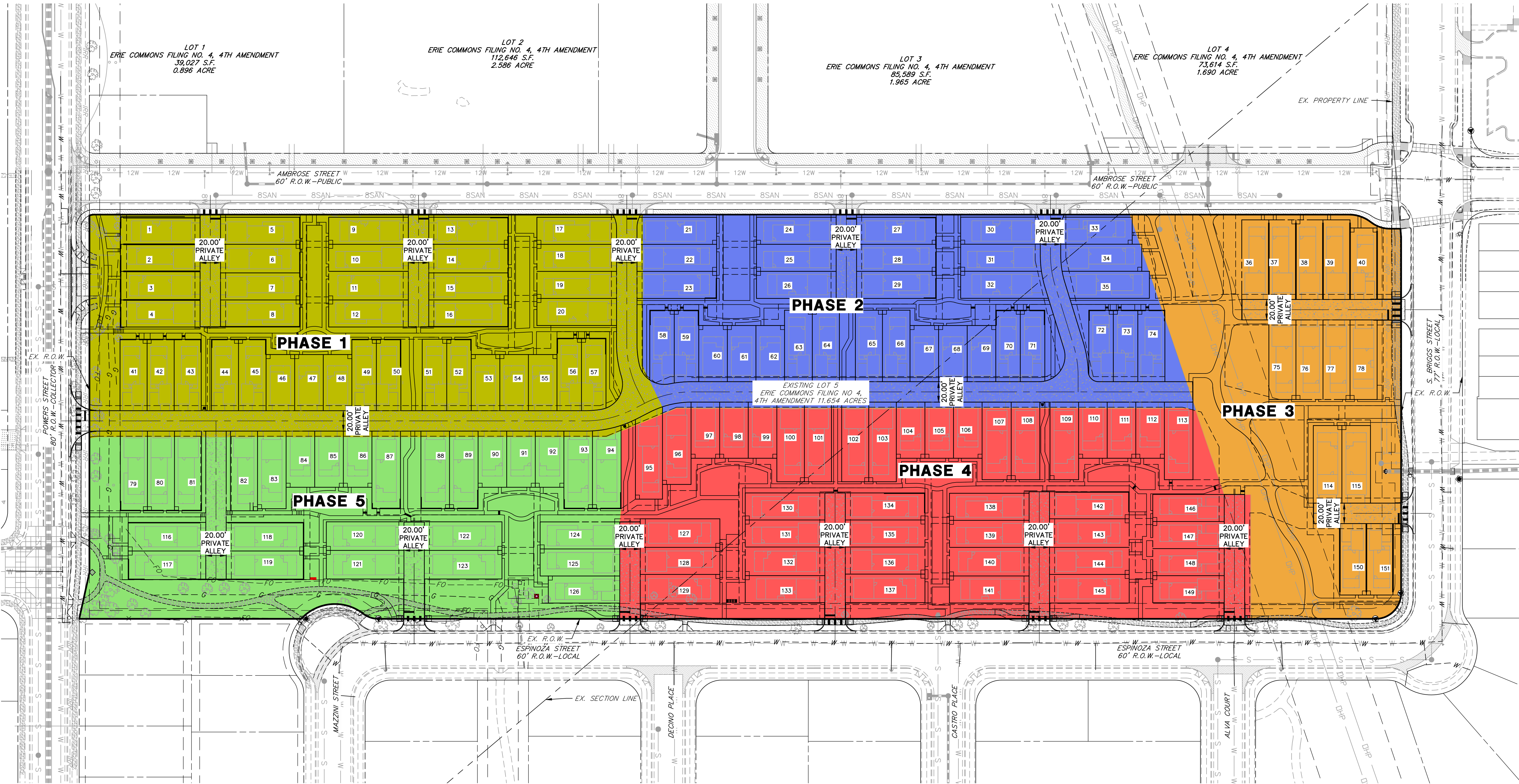
5ft Concrete Sidewalk (6" depth)	220	SY	\$	47.00	\$	10,340.00
ADA-Accessible Ramp	2	EA	\$	2,000.00	\$	4,000.00
Crosspans	1	EA	\$	2,437.50	\$	2,437.50
Concrete Paving (Private Alley, 7" depth assumed)	521	SY	\$	55.00	\$	28,655.00
				TOTAL	\$	45,432.50

LANDSCAPE IMPROVEMENTS : PHASE 5

Soil preparation and fine grading (3.5 cy / 1000)	27,822	SF	\$	0.50	\$	13,911.00
Deciduous trees (2.5" cal)	7	EA	\$	800.00	\$	5,600.00
Evergreen trees (6' Ht.)	1	EA	\$	750.00	\$	750.00
Ornamental trees (2" cal)	9	EA	\$	750.00	\$	6,750.00
Deciduous & evergreen shrubs (#5 container)	484	EA	\$	55.00	\$	26,620.00
Ornamental grasses (#1 container)	779	EA	\$	20.00	\$	15,580.00
Perennials (#1 container)	554	EA	\$	20.00	\$	11,080.00
Planting beds (mulch + weed control)	21,671	SF	\$	3.50	\$	75,848.50
Irrigated Planting Beds	21,671	SF	\$	1.90	\$	41,174.90
Irrigated Sod	5,817	SF	\$	1.75	\$	10,179.75
Sod	5,817	SF	\$	1.50	\$	8,725.50
Low Voltage Lighting	12	EA	\$	65.00	\$	780.00
Crusher Fines	951	SF	\$	2.00	\$	1,902.00
4' Height Fencing	1,837	LF	\$	50.00	\$	91,850.00
Metal Edger	573	LF	\$	4.50	\$	2,578.50
Concrete Pavers	115	SF	\$	35.00	\$	4,025.00
Cobble Mulch	334	SF	\$	10.00	\$	3,340.00
Landscape Boulders	4	EA	\$	300.00	\$	1,200.00
Bench	8	EA	\$	2,100.00	\$	16,800.00
Dog Pickup Station	2	EA	\$	500.00	\$	1,000.00
Picnic Table	2	EA	\$	4,000.00	\$	8,000.00
Address Marker: Sandstone Slab	1	EA	\$	5,000.00	\$	5,000.00
Address Marker: Column with Planter Pot	1	EA	\$	7,000.00	\$	7,000.00
				SUBTOTAL	\$	359,695.15

**Exhibit C-5
Phasing Plan**

EXHIBIT C5 - OVERALL PHASING PLAN
ERIE COMMONS FILING 4 - 5TH AMENDMENT PHASING PLAN



NOTES

1. PHASES MAY BE DEVELOPED IN ANY SEQUENCE PROVIDED ADEQUATE UTILITY LINES ARE COMPLETED/LOOPE FOR FULL FUNCTIONALITY OF EACH PHASE AND ADEQUATE FIRE PROTECTION

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

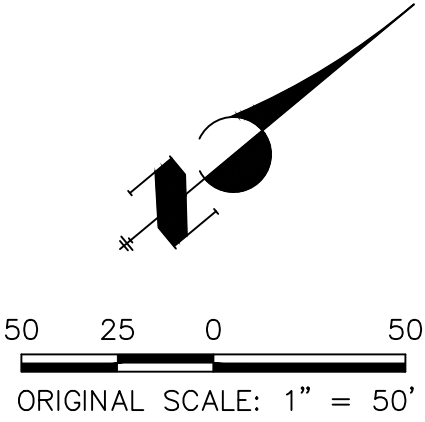


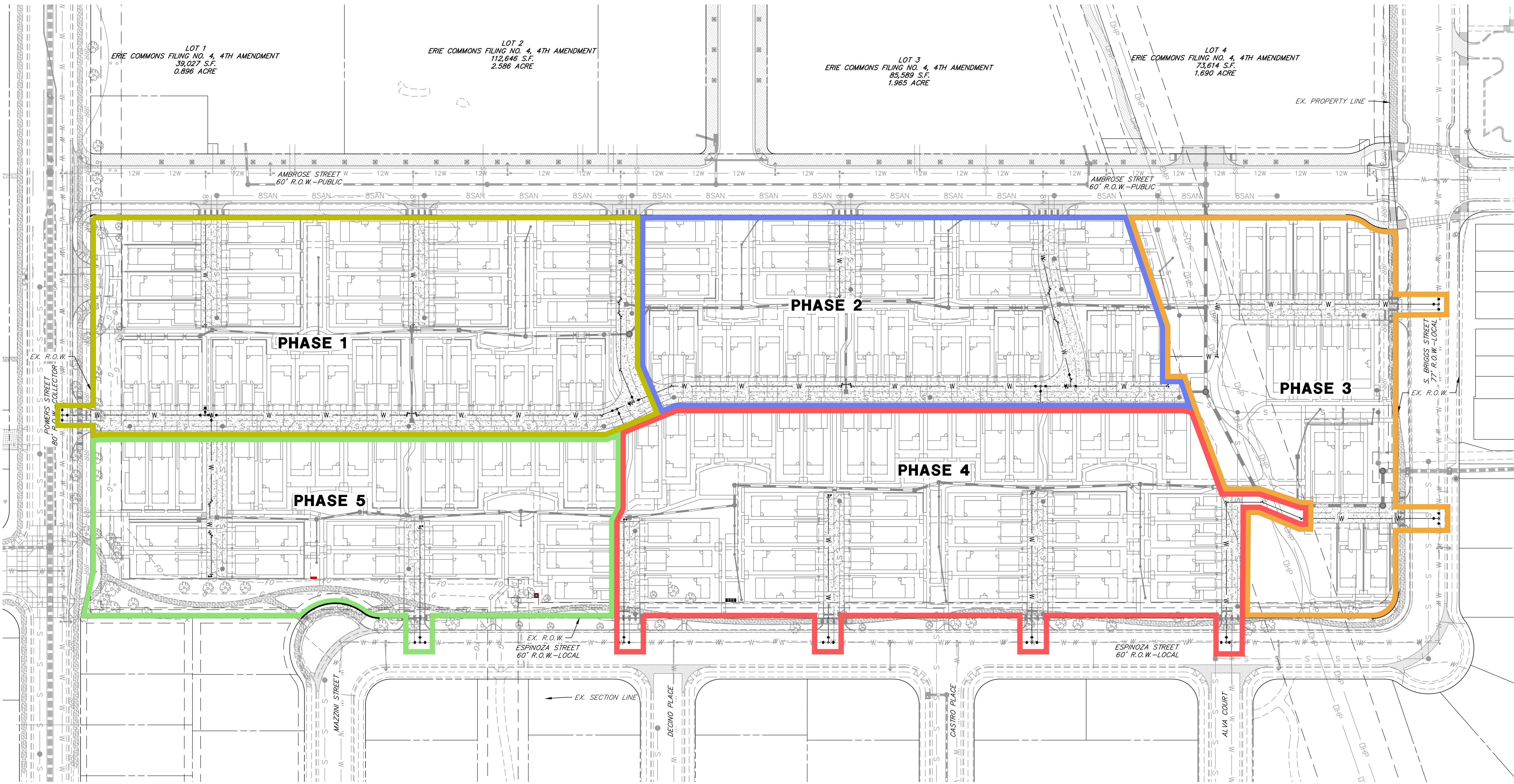
EXHIBIT C5 — OVERALL
PHASING PLAN
ERIE COMMONS FLG. 4 5TH AMD.
16026.00
5/13/2021
SHEET 1 OF 1



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EXHIBIT C5 - WATER PHASING PLAN

ERIE COMMONS FILING 4 - 5TH AMENDMENT PHASING PLAN



NOTES

1. PHASES MAY BE DEVELOPED IN ANY SEQUENCE PROVIDED ADEQUATE UTILITY LINES ARE COMPLETED/LOOPE FOR FULL FUNCTIONALITY OF EACH PHASE AND ADEQUATE FIRE PROTECTION

LEGEND

— W — W —	PROPOSED WATER MAIN
—	PHASE 1 BOUNDARY
—	PHASE 2 BOUNDARY
—	PHASE 3 BOUNDARY
—	PHASE 4 BOUNDARY
—	PHASE 5 BOUNDARY

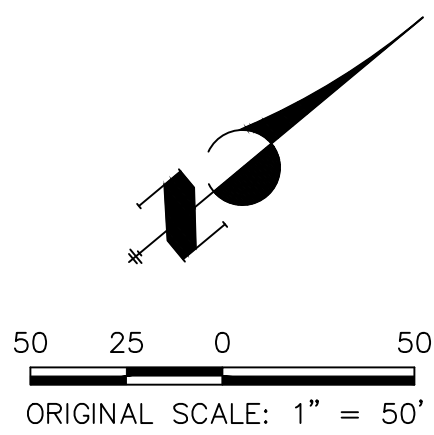


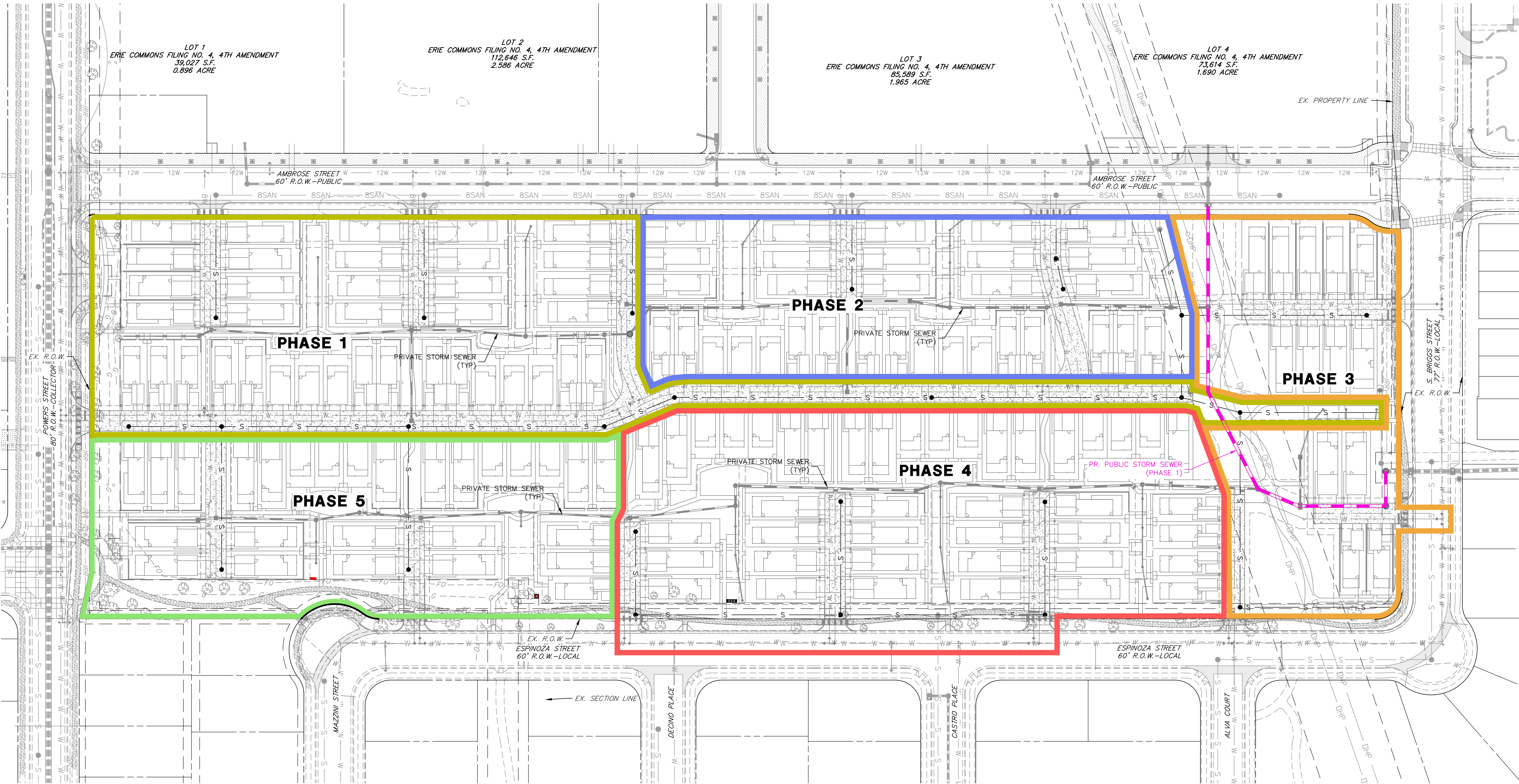
EXHIBIT C5 — WATER PHASING
PLAN
ERIE COMMONS FLG. 4 5TH AMD.
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SHEET 1 OF 1



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EXHIBIT C5 - STORM AND SANITARY PHASING PLAN

ERIE COMMONS FILING 4 - 5TH AMENDMENT PHASING PLAN



NOTES

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE PROVIDED ADEQUATE UTILITY LINES ARE COMPLETED/LOOPE FOR FULL FUNCTIONALITY OF EACH PHASE AND ADEQUATE FIRE PROTECTION

LEGEND

- S — S — PROPOSED SANITARY SEWER MAIN
- P — P — PROPOSED PUBLIC STORM SEWER
- — PHASE 1 BOUNDARY
- — PHASE 2 BOUNDARY
- — PHASE 3 BOUNDARY
- — PHASE 4 BOUNDARY
- — PHASE 5 BOUNDARY

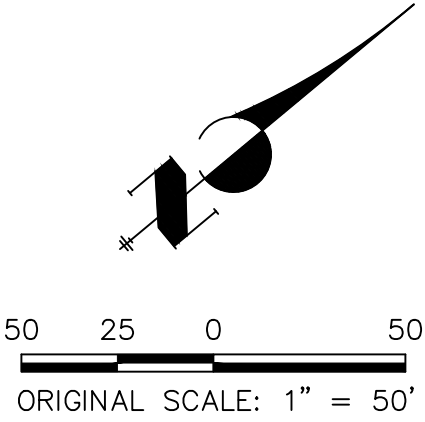


EXHIBIT C5 — STORM AND
SANITARY PHASING PLAN
ERIE COMMONS FLG. 4 5TH AMD.
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5/13/2021
SHEET 1 OF 1



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