

**NOTICE OF REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF  
SOUTHSHORE METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors (the “**Board**”) of the Southshore Metropolitan District (the “**District**”), City of Aurora, Arapahoe County, Colorado, has been scheduled for 6:00 p.m. on Tuesday, June 16, 2026, via Zoom:

<https://zoom.us/j/82115860072>

Or join by phone:

(719) 359-4580

Meeting ID: 821 1586 0072

One tap mobile: +17193594580,,82115860072#

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Ryan Zent, President	May 2027
Kevin Stadler, Vice President/Secretary/Treasurer	May 2027
Jeffrey Bergeon, Vice President/Assistant Secretary/Treasurer	May 2027
Kevin Chan, Vice President/Assistant Secretary/Treasurer	May 2029
Nancy Wurzman, Vice President/Assistant Secretary/Treasurer	May 2029

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**AGENDA**

1. Disclosures of any potential conflicts of interest.
2. Consideration of Agenda.
3. Accountant’s Report.
  - (a) Review unaudited financial statements and claims payable (enclosures).
  - (b) Status of audit
4. Consent Agenda.
  - (a) Approve May 19, 2026 Regular Meeting Minutes (enclosure).
  - (b) Public Alliance, Action Items.
  - (c) Management Trust, Action Items:
    - (i) General, Action Items:
    - (ii) Lifestyle, Action Items
    - (iii) Facilities, Action Items:
  - (d) Cox Landscaping, Action Items.
  - (e) Metropolitan District Public Safety Group, Action Items:
5. Updates and decision items:
  - (a) Discuss seasonal activity, communication plan, and Pool Rules Enforcement Policy.
  - (b) Discuss District force pooling options and engagement of Special Counsel.
    - (i) Review and consider approval of Engagement Letter from Lyons Gaddis P.C. (enclosure).



**SOUTHSHORE METROPOLITAN DISTRICT**

**FINANCIAL STATEMENTS**

**May 31, 2026**

**Southshore Metropolitan District**  
**Balance Sheet - Governmental Funds**  
**For the Period Ending May 31, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<b>Assets</b>				
<b>Current Assets</b>				
First Bank Checking	1,030,521	-	-	1,030,521
Colotrust	2,082,586	1,076,731	176,095	3,159,317
UMB	-	3,941,918	-	3,941,918
Receivable from County Treasurer	133,831	110,806	-	244,637
<b>Total Assets</b>	<u>3,246,938</u>	<u>5,129,455</u>	<u>176,095</u>	<u>8,552,488</u>
	38%	60%	2%	
<b>Liabilities</b>				
Accounts Payable	125,387	-	-	125,387
<b>Total Liabilities</b>	<u>125,387</u>	<u>-</u>	<u>-</u>	<u>125,387</u>
<b>Fund Balances</b>	3,121,551	5,129,455	176,095	8,427,101
<b>Total Liabilities and Fund Balances</b>	<u>3,246,938</u>	<u>5,129,455</u>	<u>176,095</u>	<u>8,552,488</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balance - governmental funds have been omitted.

**Southshore Metropolitan District**  
**General Fund Statement of Revenues, Expenditures, and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending May 31, 2026**

	Annual Budget	Actual	Variance
<b>Revenues</b>			
Property Taxes	3,402,849	1,936,832	(1,466,017)
Specific Ownership Taxes	411,670	139,591	(272,079)
Facility Rentals	20,000	20,649	649
Miscellaneous - SSHA	1,000	-	(1,000)
Interest Income	80,000	36,469	(43,531)
Total Revenues	3,915,519	2,133,542	(1,781,977)
<b>Expenditures</b>			
<b>General and Administrative</b>			
Administrative	100,000	39,513	60,488
Landscaping & Maintenance	870,000	473,147	396,853
Landscaping Maintenance Contract	530,000	220,535	309,465
Repairs and Maintenance/Fencing	70,000	55,737	14,263
Facilities & Pool Operations	1,386,000	596,412	789,588
Safety & Security	155,000	49,667	105,333
Utilities	212,100	43,535	168,565
Insurance	150,000	104,284	45,716
Legal	60,000	14,518	45,482
Accounting & Audit	100,000	28,120	71,880
Miscellaneous	-	2,295	(2,295)
<b>Capital Replacements:</b>			
Capital Equipment	-	-	-
Furniture, Fixtures, & Equipment	20,000	48,972	(28,972)
Lakehouse Interior Enhancements	100,000	27,076	72,924
Lakehouse Deck & Railings	-	-	-
Lakehouse Pool Improvements	80,000	-	80,000
City Required Improvements	100,000	28,455	-
Underdrain/Stormwater Management	-	-	-
Safety & Security Enhancements	-	-	-
Architect & Engineering	20,000	8,908	11,092
Treasurer's Fees	51,090	29,052	22,038
Reserves for Asset Replacement	2,954,375	-	2,954,375
Emergency Reserve (3%)	123,900	-	123,900
Total Expenditures	7,082,465	1,770,226	5,312,239
Excess (Deficiency) of Revenues over Expenditures	(3,166,946)	363,316	3,530,262
Beginning Fund Balance	3,166,946	2,758,235	(408,711)
Ending Fund Balance	\$ -	\$ 3,121,551	\$ 3,121,551

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balance - governmental funds have been omitted.

**Southshore Metropolitan District**  
**Debt Service Fund Statement of Revenues, Expenditures, and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending May 31, 2026**

	Annual Budget	Actual	Variance
Revenues			
Property Taxes	3,518,661	2,002,750	(1,515,911)
Interest Income	80,000	63,928	(16,072)
Total Revenues	<u>3,598,661</u>	<u>2,066,678</u>	<u>(1,531,983)</u>
Expenditures			
Bond principal - Series 2020 A-1	1,320,000	-	1,320,000
Bond interest - Series 2020 A-1	505,562	-	505,562
Bond principal - Series 2020 A-2	-	-	-
Bond interest - Series 2020 A-2	511,200	-	511,200
Bond principal - Series 2020 B	570,000	-	570,000
Bond interest - Series 2020 B	753,794	37,500	716,294
Treasurer's Fees	52,827	30,040	22,787
Trustee / Paying Agent Fees	10,000	-	10,000
Total Expenditures	<u>3,723,383</u>	<u>67,540</u>	<u>3,655,843</u>
Excess (Deficiency) of Revenues over Expenditures	(124,722)	1,999,138	2,123,860
Beginning Fund Balance	3,032,111	3,130,317	98,206
Ending Fund Balance	<u>\$ 2,907,389</u>	<u>\$ 5,129,455</u>	<u>\$ 2,222,066</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balance - governmental funds have been omitted.

**Southshore Metropolitan District**  
**Capital Projects Fund Statement of Revenues, Expenditures, and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending May 31, 2026**

	Annual Budget	Actual	Variance
Revenues			
Reimbursements from Other Governments	-	-	-
Interest Income	5,000	304	(4,696)
Total Revenues	<u>5,000</u>	<u>304</u>	<u>(4,696)</u>
Expenditures			
Capital Outlay	180,799	-	180,799
Transfer to General Fund	-	-	-
Transfer to Debt Service Fund	-	-	-
Total Expenditures	<u>180,799</u>	<u>-</u>	<u>180,799</u>
Excess (Deficiency) of Revenues over Expenditures	(175,799)	304	176,103
Beginning Fund Balance	175,799	175,791	(8)
Ending Fund Balance	<u>\$ -</u>	<u>\$ 176,095</u>	<u>\$ 176,095</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balance - governmental funds have been omitted.

# Southshore Metropolitan District

## Payment of Claims Report

For the Period Beginning May 16, 2026 and Ending June 10, 2026

<b>Bill Date</b>	<b>Vendor Name</b>	<b>Invoice #</b>	<b>Line Description</b>	<b>Amount</b>
05/31/26	Angela Casola	9	Yoga Classes 05.26	\$ 450.00
05/31/26	Benjamin Garritson dba Elation Entertainment	132605	Monday Entertainment	225.00
06/03/26	Brian Terra	INV-000011	Monthly Draft Line Cleaning	100.00
09/16/25	CDPHE	WC261168521	2025-26 Annual Billing for Southshore at Aurora Fil 14	540.00
06/03/26	Cintas Corporation No 2	0D51760148	Inspection for Emergency Lighting - Lighthouse	3,213.26
Multiple	City of Aurora	Multiple	Water	7,793.83
04/30/26	CMS Environmental Solutions LLC	2081195	Filing 19 - Monthly Inspections	265.00
05/31/26	Cockrel Ela Glesne Greher & Ruhland PC	8004.001 05.26	General Legal Services 05.26	2,571.00
Multiple	Comcast - Xfinity	Multiple	Cable	5,774.78
05/14/26	Cox Professional Landscape Services LLC	46158	Irrigation System Repairs	2,447.55
05/08/26	Cox Professional Landscape Services LLC	46173	Irrigation System Repairs	1,285.00
05/11/26	Cox Professional Landscape Services LLC	46186	Irrigation System Repairs	617.20
05/12/26	Cox Professional Landscape Services LLC	46192	Irrigation System Repairs	1,008.60
05/13/26	Cox Professional Landscape Services LLC	46200	Irrigation System Repairs	1,116.00
05/14/26	Cox Professional Landscape Services LLC	46209	Irrigation System Repairs	816.40
05/13/26	Cox Professional Landscape Services LLC	46211	Irrigation System Repairs	622.40
05/15/26	Cox Professional Landscape Services LLC	46213	Irrigation System Repairs	775.00
05/19/26	Cox Professional Landscape Services LLC	46220	Irrigation System Repairs	901.20
05/20/26	Cox Professional Landscape Services LLC	46225	Irrigation System Repairs	944.95
05/22/26	Cox Professional Landscape Services LLC	46228	Landscaping Prior to Pool Opening	1,930.00
05/21/26	Cox Professional Landscape Services LLC	46232	Irrigation System Repairs	810.70
05/22/26	Cox Professional Landscape Services LLC	46238	Irrigation System Repairs	965.00
05/26/26	Cox Professional Landscape Services LLC	46249	Irrigation System Repairs	1,968.00
05/26/26	Cox Professional Landscape Services LLC	46251	Irrigation System Repairs	721.12
05/27/26	Cox Professional Landscape Services LLC	46252	Irrigation System Repairs	883.50
06/08/26	Cox Professional Landscape Services LLC	46306	Dog Station Repair	195.00
06/01/26	Cox Professional Landscape Services LLC	45827-3	Commercial Maintenance Contract	44,107.00

03/02/26	Cox Professional Landscape Services LLC	45850 DEP	Detention Pond Rehab	2,300.00
06/01/26	Cox Professional Landscape Services LLC	45873-3	Pond Maintenance	6,640.00
06/01/26	Cox Professional Landscape Services LLC	46125 DEP	Ontario & Powhaton Rehab	12,517.50
05/26/26	Cuz n Kuz LLC	INV-000234	Beer - 3 Kegs	310.00
06/01/26	Cuz n Kuz LLC	INV-000235	Beer - 4 Kegs	420.00
05/30/26	Earnweald Consulting Services LLC	SSMD1-2026-78	Engineering Services - 05.26	2,475.00
06/03/26	Elk Peak Corp dba A Creative Canvas Co Inc	4967	Fabric Sail Covers for Monument	3,513.81
05/15/26	Front Range Recreation Inc	16143	Pool Chemicals and Maintenance	7,054.19
05/29/26	Front Range Recreation Inc	16181	Cleaning, Maint, and Snack Shack Supplies and Signage for Pool	10,496.19
06/01/26	Front Range Recreation Inc	16215	MANAGEMENT CONTRACT (3RD INSTALLMENT)	75,800.00
05/20/26	Genesis Floor Care of Colorado LLC	2772	Janitorial and Porter Svcs 05.01.26 to 05.15.26	3,257.42
06/01/26	Genesis Floor Care of Colorado LLC	2774	Janitorial, Porter, and Pool Attendant Svcs 05.16.26 to 05.31.26	4,522.42
05/04/26	Gerardo Flores dba DJ Lalo Flores	1	Karaoke Services	650.00
05/22/26	Jason K Cline	142768	Fitness and Strength Training Classes	1,105.00
05/08/26	Jennifer Cornthwaite	50826	Event supplies and snacks	225.16
05/20/26	Kerwin Plumbing & Heating Inc	45599701	Gas Leak Repairs - Lakehouse	3,200.00
05/29/26	LAURA FIELDING	52926	Barre and Strength Classes	420.00
05/19/26	Laura M Bilyeu dba Line Dance 'Til You Can't	1245	Line Dance Instruction	250.00
05/29/26	Lindsay Ryan	100148	Yoga Classes	150.00
05/21/26	MHTT.co	303246	Quarterly Maintenance on Fitness Equip - Lakehouse	325.00
05/21/26	MHTT.co	303247	Quarterly Maintenance on Fitness Equip - Lighthouse	325.00
05/23/26	Noah Wengerd dba NMW Crafts	4923	8' 12-sided Patriot Blue Lighthouse with Solar Steady Light	2,175.00
05/12/26	QP SERVICES, LLC	Pay App 10	Pay App 10 - Underdrain Maintenance	19,521.02
04/30/26	ROCKY MOUNTAIN BOTTLED WATER	1220419	Cook and Cold Cooler Rent x 1 - Lighthouse	5.95
05/13/26	ROCKY MOUNTAIN BOTTLED WATER	1228042	5 Gal Purified Water x 12 - Lighthouse	116.46
05/13/26	ROCKY MOUNTAIN BOTTLED WATER	1228043	5 Gal Purified Water x 6 - Lakehouse	61.98
05/20/26	ROCKY MOUNTAIN BOTTLED WATER	1234014	Cook and Cold Cooler Rent x 3 - Lakehouse	17.85
05/20/26	ROCKY MOUNTAIN BOTTLED WATER	1234133	Cook and Cold Cooler Rent x 2 - Lighthouse	11.90
05/26/26	ROCKY MOUNTAIN BOTTLED WATER	1237299	5 Gal Purified Water x 14 - Lighthouse	134.62
05/26/26	ROCKY MOUNTAIN BOTTLED WATER	1237300	5 Gal Purified Water x 4 - Lakehouse	43.82
05/31/26	ROCKY MOUNTAIN BOTTLED WATER	1242327	Cook and Cold Cooler Rent x 1 - Lighthouse	5.95
06/05/26	Saela Denver LLC	12321733	Pest Watch Service - Lighthouse	159.00
06/05/26	Saela Denver LLC	12322248	Pest Watch Service - Lakehouse	169.00
05/31/26	Security Central, Inc.	1032091	Alarm, Elev/Emg Cell, & Video Svcs 06.26 - 08.26 - Lakehouse	2,086.86
05/31/26	Security Central, Inc.	1032092	Alarm & Video Svcs 06.26 - 08.26 - Lighthouse	2,167.26

05/26/26	Shade and Shield LLC	101325 05	Final Pmt for Cabana and Roof Covers (101325 DEP)	4,253.90
06/05/26	STP Concrete LLC	23165	Install new sidewalk and power wash and seal existing concrete	4,195.00
Multiple	Terminix	Multiple	Pest Control	810.75
05/01/26	The Management Association Inc	397676	MSP IT Services and Phone System	1,351.50
05/15/26	The Management Association Inc	400090	Hourly Employees Payroll 05.01.26 - 05.15.26	16,640.98
06/01/26	The Management Association Inc	400256	Salaried Employees Payroll 06.26	40,087.33
06/01/26	The Management Association Inc	400258	Management Fee	5,500.00
Multiple	Waste Management	Multiple	Trash Service	19,105.99
Multiple	Xcel Energy	Multiple	Electricity for Irrigation	37,539.17
			<b>TOTAL</b>	<b><u>\$ 375,165.47</u></b>

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT HELD MAY 19, 2026

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on May 19, 2026 at 6:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

### ATTENDANCE

#### Directors Present:

Ryan Zent, President  
Kevin Stadler, Vice President /Secretary/Treasurer  
Jeffrey Bergeon, Vice President/Assistant Secretary/Treasurer  
Kevin Chan, Vice President/Assistant Secretary/Treasurer  
Nancy Wurzman, Vice President/Assistant Secretary/Treasurer

#### Also Present:

AJ Beckman and Nichole Kirkpatrick; Public Alliance LLC  
Hernan Buenfil, Steve Vitali, James Anderson and Jennifer Cornthwaite;  
The Management Trust  
Randy Cox; Cox Professional Landscaping Services LLC  
Emma Curtis; Front Range Recreation Inc.  
Doug Richter, Lacey McMurdo, Carol Kopecky, Mark Pabst, Michelle J. and Michael; Members of the Public

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### CONFLICTS OF INTEREST

Mr. Beckman noted that none of the Directors have advised of any potential conflict of interest for this meeting.

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### NOTICE

Mr. Beckman stated that Notice had been properly posted at least 24 hours prior to the meeting on the District's website. Mr. Beckman confirmed that such Notice was also placed at the entrances of the Lakehouse and Lighthouse at least 24 hours in advance and sent to the City of Aurora Clerk at least three days in advance.

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### CONSIDER AGENDA

Following discussion, upon motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the agenda was approved, as amended.

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### ACCOUNTANT'S REPORT

Ms. Kirkpatrick reviewed with the Board the unaudited financial statements, dated April 30, 2026.

Following discussion, upon motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated April 30, 2026.

Ms. Kirkpatrick presented for the Board's consideration the payment of claims for the period from April 17, 2026 through May 15, 2026, in the amount of \$407,241.89.

Following review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from April 17, 2026 through May 15, 2026, in the amount of \$407,241.89.

**Status of Audit:** Ms. Kirkpatrick reported to the Board the Audit will be provided prior to the July 30, 2026 deadline.

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**CONSENT**  
**AGENDA**

The following items were considered for approval by the Board without discussion on the Consent Agenda:

- April 21, 2026 Regular Meeting Minutes
- Proposal with QP Services for underdrain repair work, in the amount of \$39,293.95.
- Proposal from Genesis Floor Care of Colorado, LLC for weekend janitorial services at the pool, in the amount of \$420 per week for pool season (15 weeks).
- Proposal from NMW Crafts for Solar Steady Light, in the amount of \$2,175.
- Proposal from Creative Canvas Commercial and Residential Awnings to install new covers on existing monument fixed frame structure, in the amount of \$6,725.
- Proposal from Audio/Visio Specialists, LLC for main Lighthouse system replacement, in the amount of \$18,079.
- Proposal #45850 from Cox Professional Landscape Services LLC for detention pond D rehab, in the amount of \$4,600.
- Additional security services of up to 8 hours per day, Friday, Saturday and Sunday for up to 15 weeks at a rate of \$35 per hour for an amount not to exceed \$12,600 for the 2026 Pool Season.

Following discussion and review, upon a motion duly made by Director Wurzman, seconded by Director Stadler and, upon vote unanimously carried, the Board approved or ratified the items on the consent agenda.

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**UPDATES AND  
DECISION  
ITEMS**

**Seasonal Activity, Pool Openings and Communication Plan:** It was noted that Directors Zent and Bergeon were previously appointed by the Board to work with staff in developing policy relating to use of the District's amenities. Director Zent reported that he and Director Bergeon met with staff and Front Range Recreation Inc. regarding pool operations and guest policies. He reviewed and discussed the following guest policy limiting guests to the swimming pools:

*Friday through Sunday during normal operating hours:*

- Each household is limited to six (6) guests subject to the following:
  - Each household may accompany up to three (3) guests free of charge
  - Each additional guest will be charged a guest fee of five dollars.
  - Minors between thirteen (13) and eighteen (18) years of age are limited to one guest per household
  - Resident hosted events:
    - Resident hosted events must be scheduled at least one week (seven days) in advance and require specific permission, which may be withheld for any reason.
  - Up to three (3) guests may be allowed free of charge. A guest fee of five dollars will be charged to all additional guests.

*District hosted events:*

- No guests will be admitted to district events

The Board entered into discussion regarding the implementation of seasonal suspensions for inappropriate conduct and violations of pool rules. Following discussion, the Board directed Mr. Buenfil to prepare a draft proposal and submit the same to Attorney Greher for legal review and comment.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Bergeon, and upon vote unanimously carried, the Board approved the policy as described above and authorized the addition of part-time staff to assist with enforcement of pool rules and guest policies.

The Board encouraged staff to communicate the policy frequently using all channels of communication.

**District Force Pooling Options:** Director Chan reported that he has obtained an engagement letter from Lyons Gaddis to serve a Special Counsel for negotiations related to mineral rights matters. The engagement will be considered at the next meeting.

**Lakeview Room at Lakehouse Renovation:** The Board discussed the proposed renovation of the Lakeview Room at the Lakehouse. It was noted that the presentation regarding the project was not yet ready for

Board review. The onsite management team will gather additional information regarding renovation options and solicit community feedback to assist in determining the preferred direction for the project.

**Proposal from Front Range Recreation, Inc. for an Automated External Defibrillator (“AED”)**: The Board entered into discussion regarding the need for an additional AED. It was noted that an existing AED is located near the gym facility. Following discussion, the Board directed staff to install additional signage directing residents and patrons to the location of the existing AED.

**Proposal #46125 from Cox Professional Landscape Services LLC for East Ontario Place and South Powhaton Road Rehabilitation**: The Board reviewed proposal #46125 from Cox Professional Landscape Services LLC for East Ontario Place and South Powhaton Road rehabilitation.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote unanimously carried, the Board approved the proposal #46125 from Cox Professional Landscape Services LLC for East Ontario Place and South Powhaton Road rehabilitation, in the amount of \$25,035.

**Proposals for Concrete Trail Work Around Pond “C”**: Mr. Richter reviewed with the Board the bid tabulation for concrete trail work around Pond “C”.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote unanimously carried, the Board approved the proposal from Anaya Concrete Corp. for concrete trail work around Pond “C”.

**OTHER  
CONTRACTS**

\_\_\_\_\_  
There were no other contracts.  
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**PUBLIC  
COMMENT**

\_\_\_\_\_  
Mr. Pabst addressed the Board regarding a prior community survey in which residents expressed a willingness to make cash contributions to accelerate tree replacement efforts within the District. Director Zent noted that current watering restrictions have limited the District’s ability to move forward with certain tree replacement initiatives. The Board expressed interest in pursuing a more aggressive tree replacement program in the future as conditions permit.  
\_\_\_\_\_

**OTHER  
MATTERS**

Director Stadler reported that Mr. Anderson was successful in finding a contractor to replace the sail feature located at the District's entry monument. Maintenance of this item had proven to be challenging as up to this point, as the appropriate service provider had not been found.

Director Stadler reported that he has not yet received a response from the Homeowners Association regarding the disposition of additional funds currently held in a certificate of deposit account.

Director Stadler encouraged residents to review the District's recently updated website for information regarding District operations, projects, and community resources.

**ADJOURNMENT**

There being no further business to come before the Board, upon motion duly made, seconded, and unanimous vote, the meeting was adjourned.

Respectively submitted,

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Kevin Stadler, Secretary

APPROVED

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Ryan Zent

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Kevin Stadler

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Jeffrey Bergeon

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Kevin Chan

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Nancy Wurzman



May 18, 2026

VIA EMAIL  
[kchan@southshoremetro.org](mailto:kchan@southshoremetro.org)

Southshore Metro District  
Attn: Ken Chan, Director

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Street Address

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City/State/Zip Code

*Re: Engagement Letter of Lyons Gaddis, P.C.*

Dear Ken:

Thank you for asking Lyons Gaddis, P.C. to represent you in the matters described below. We look forward to working with you. This letter describes the scope of the services we will provide during this engagement, the terms and conditions of the engagement, as well as our understanding of our representation of you.

The attached **Terms of Representation** set forth our firm's general policies and practices regarding representation of clients and the payment of our fees. The paragraphs below explain the specifics relating to your legal matter:

1. **Client.** Southshore Metro District will be our client. You confirm that the work that Lyons Gaddis has agreed to perform is for the named client only, and not for any affiliated entities or individuals.
2. **Scope of Representation.** My understanding of our representation is as follows:
  - (a) to provide legal counsel, analysis, negotiation support, or other assistance as may be appropriate in connection with advice regarding oil & gas lease and statutory pooling; and
  - (b) other matters requested by you and agreed to in writing (including by email) by Lyons Gaddis.

Please be advised that when a request for any such legal work is made, Lyons Gaddis will screen any potential adverse and related parties for conflicts of interest and will proceed with the work if there is no conflict of interest.



Southshore Metro District  
Attn: Ken Chan, Director  
May 18, 2026  
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Before providing our legal services, we will ask you to confirm the scope of work you have requested us to perform. If the above is not a correct summary of what you have asked us to undertake, please let me know immediately.

3. **Responsibilities.** We will provide legal counsel and assistance in accordance with this letter and will rely upon information and guidance you provide to us. We will keep you reasonably informed of progress and developments and respond to your inquiries. To enable us to provide the services set forth in this letter, you will disclose fully and accurately all facts and keep us apprised of all developments relating to this matter. You will also cooperate fully with us and be available to attend meetings, conferences, hearings and other proceedings on reasonable notice, and stay reasonably informed on all developments relating to this matter.
4. **Duty to Client.** Please keep in mind that our ethical responsibility will be to the organizational entity, and not to any individual constituents (for example, founders, officers, individual directors, or other agents). As the organization's authorized representative, you will be responsible for payment and coordination of all legal services provided by the firm to the organization under this engagement.
5. **Fees and Expenses.** We bill for our services on an hourly basis, generally recording our time in six-minute increments. The hourly rates for the attorneys who will work on your matter vary depending on several factors, including the attorney's experience, expertise and subject area involved. In this regard, my hourly rate is \$425.00. The current hourly rates of our shareholders range from \$300.00 to \$610.00; our associate and special counsel attorney rates range from \$285.00 to \$495.00. We also bill for the services of paralegals that assist the attorneys. Their rates are significantly lower than the rates of the attorneys involved and range from \$100.00 to \$225.00 per hour. The rates reflected in this letter are our 2026 rates. Our rates and flat fee schedules generally change each year on January 1st. In the event our rates should change, the bills you receive from us after that time will reflect that rate adjustment. We include separate entries on our bills for services such as photocopying, messenger delivery services, travel, computerized research, and search and filing fees.

Our customary practice, which I will follow with respect to this engagement, is to bill for our services and expenses monthly. We expect payment of our statements upon your receipt of them. The attached Terms and Conditions statement contains a more complete description of how we charge and bill for our services and expenses. The expenses described in that attachment are due in addition to any flat fees that are charged. You must pay, and Lyons Gaddis will be entitled to, reimbursement of such expenses even if our engagement is terminated prior to completion of a task that is subject to a flat fee arrangement. I welcome any questions you may have, whether now or in the future, about our billing procedures or any statement we send to you as work progresses.



Southshore Metro District  
Attn: Ken Chan, Director  
May 18, 2026  
Page 3

6. **No Firm Fee Estimate.** We cannot provide a firm cost estimate but will endeavor to keep fees as low as possible while providing you with quality advice and work product. Any estimates provided by Lyons Gaddis in this matter are not guarantees or promises. If you wish to have Lyons Gaddis seek your prior approval before exceeding any total, please make such request in writing and we will be glad to honor it.
7. **Retainer for Services.** We are requesting a retainer of \$2,500.00 in advance of commencement of work. You will receive an invoice from our billing department, which will include a link to make the retainer payment or make your check payable to Lyons Gaddis, P.C. Attn: Billing Department, P.O. Box 978, Longmont, CO 80502-0978. Upon depletion of the retainer, we will also advise you and will ask you to pay all future statements upon receipt. At our written request, we may require that you replenish the retainer fee deposit to its original amount within fourteen (14) days. The retainer fee deposit is fully refundable, and any amounts not used for cost, expenses, and fees for legal services will be refunded to you at the conclusion of your case or termination of our representation.
8. **Your Contacts at the Firm.** During our representation of you, we will keep you apprised of all aspects of your matter. We are also available to address any questions you have. Below is a list of individuals that will be involved in various aspects of your representations.

Feel free to reach out to me regarding specific legal issues and to any of the others on the list with questions about their areas of responsibility. We may all be reached through the main phone line at (303) 776-9900.

**James B. Godbold, Counsel:** [jgodbold@lyonsgaddis.com](mailto:jgodbold@lyonsgaddis.com)

**Kennedy D. Sheetz, Associate:** [ksheetz@lyonsgaddis.com](mailto:ksheetz@lyonsgaddis.com)

**Robyn L. Smith, Associate:** [rsmith@lyonsgaddis.com](mailto:rsmith@lyonsgaddis.com)

**Patricia J. Vallejo, Paralegal:** [pvallejo@lyonsgaddis.com](mailto:pvallejo@lyonsgaddis.com)

**Tessa Kuiken, Billing Coordinator:** [tkuiken@lyonsgaddis.com](mailto:tkuiken@lyonsgaddis.com)

We hope this letter and the attached Terms of Representation adequately explain the scope of our services, as well as the payment terms of our fees. If they do and you agree with them, please indicate your affirmation by signing this letter and returning it to me for our files.



Southshore Metro District  
Attn: Ken Chan, Director  
May 18, 2026  
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We appreciate the opportunity to work with you and look forward to a mutually beneficial relationship.

LYONS GADDIS, P.C.

A handwritten signature in black ink, appearing to read "J. Goldbold", is written over a light gray dotted rectangular background.

By: \_\_\_\_\_  
James B. Goldbold

JBG:pjv

APPROVED AND AGREED TO ON \_\_\_\_\_.

Southshore Metro District

\_\_\_\_\_  
By: Ken Chan, Director

Southshore Metro District  
Attn: Ken Chan, Director  
May 18, 2026  
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## **TERMS OF REPRESENTATION**

**Confirmation of Services.** Lyons Gaddis, P.C. is pleased to have this opportunity to serve you. The letter accompanying these Terms of Representation sets forth the scope of our representation. If what is set forth in the accompanying letter or in these Terms of Representation does not accurately describe your understanding of the services we are to perform or the terms for billing fees and expenses, please advise the attorney sending you the letter. Unless the attorney is notified promptly, we will assume that these Terms of Representation and the accompanying letter are acceptable to you.

**Scope of Representation.** The scope of our representation at this time is limited to providing only those services that are described in the accompanying letter. Unless otherwise noted, we will render those legal services that are necessary to the representation. No other services are intended to be provided without our mutual agreement. Later, if you determine to change materially the scope of our representation, we will need to document that in additional correspondence. Our representation is also limited to working on behalf of the client identified in the accompanying letter. The firm does not represent any other entity or individuals unless specifically stated in the accompanying letter.

**Fees Not Contingent and Due Within 30 Days.** Our fees are not contingent, and payment is due within 30 days of the receipt of the statement. If the firm has not received any comment about the statement within 30 days of its receipt, we will assume that you found it acceptable. Payment is to be made by check or draft payable to "Lyons Gaddis, P.C."

If any of our statements remain unpaid for more than 30 days, we may, consistent with our ethical and court-imposed obligations, cease to perform services until satisfactory arrangements have been made for the payment of the unpaid statements and future fees. In fairness to our many clients who promptly pay their statements each month, we reserve the right to take appropriate action with respect to such delinquent accounts.

Failure to promptly pay any statement shall relieve this firm of any further obligation to furnish legal services on your behalf. A service charge of eighteen percent (18%) per annum, compounded monthly, will be charged on any amount more than thirty (30) days past due.

**Methods of Communication.** We are mindful of our obligation to preserve the client's confidential information. To that end, it is important that we agree from the outset what kinds of communications technology we will employ in the course of this engagement. The exchange of documents using the Internet, or even direct computer-to-computer data transfer, may involve some risk that information will be retrieved by third parties. Even the use of fax machines can cause problems if documents are sent to numbers where the documents sit in open view. As part of these general issues, please be aware that (1) e-mail communication is not a secure method of communication in all circumstances, (2) any e-mail that is sent to the client or by the client may be copied and held by various computers that it passes through as it goes from the sender to the recipient, (3) persons not participating in our communication may intercept such messages by

Southshore Metro District  
Attn: Ken Chan, Director  
May 18, 2026  
Page 6

improperly accessing the client's computer or the lawyer's computer, or even some computer not related to either the client or the law firm which the e-mail passes through. However, it has been our experience that most current business communications are accomplished by electronic means.

The Lyons Gaddis, P.C. Law Firm will assume that you have no objections to such communications and consent to receive communications via electronic means unless you notify us in writing to the contrary. In addition to traditional communication technologies, Lyons Gaddis may utilize AI-enabled tools to streamline certain aspects of legal service delivery.

Attorney-Client Communication. Our statements generally contain information protected by the attorney-client privilege. As the privilege could be deemed to have been waived if someone other than the client sees the privileged material, we recommend that you keep all of our statements in a separate file marked "Attorney-Client Privileged Materials" and keep the file in a secure place.

Payment of Third-Party Expenses. The firm prefers that you pay directly any significant outside expense items related to your work and, when possible, we will direct such expenses to you for payment. Therefore, we often ask our vendors to bill our clients directly rather than having us incur the expense and then including the amount on our statement.

Termination of Services and Representation. You may terminate our services at any time. Termination of our representation does not, however, relieve you from the responsibility of paying those fees and expenses incurred through the date we were notified of such termination. Similarly, we may withdraw from this representation for a number of reasons, including failure to promptly pay the amounts indicated in our statements; failure to disclose all facts material to our representation; failure to act in accordance with our advice; or development of one or more circumstances which, in our judgment, impair our ability to maintain an effective attorney-client relationship. Upon termination of our services and representation by the client or our withdrawal from representation of the client, we will be entitled to be paid for all services rendered and costs and expenses paid or incurred on behalf of the client to the date of termination or withdrawal. We also will be entitled to payment at our standard billing rates for any work required of us in connection with the turnover of files to the client or new counsel and the orderly transition of pending matters to new counsel, and we also will be entitled to reimbursement of all expenses incurred by us in connection with such work. We will return to the client all papers and property belonging to the client, upon payment of all amounts owed by the client to the firm. Papers and communications that are part of the firm's administrative process, although they may concern, do not belong to the client. We reserve the right to make, at the client's expense, and retain copies of all documents generated or received by us in the course of our representation of a client. If a client requests documents from us, either during the course of our representation of the client or in connection with or following termination of or withdrawal from such representation, such documents will be provided at the client's expense, including both reproduction costs and professional fees for time expended in reviewing files to locate requested documents.

Southshore Metro District  
Attn: Ken Chan, Director  
May 18, 2026  
Page 7

Estimates of the Cost of Services to be Performed. From time to time, you may ask us to make an estimate of the cost of completing all or part of your matter. Because it is often difficult to estimate at the beginning of a project how much time it will take to complete it, we treat any estimate as an “educated guess” and not as an assurance that we will be able to do the work for the estimated price. When an estimate is given, we will advise you when we are nearing the estimated price, and we will also advise you if we become aware that the estimate may be exceeded. At that time, you can decide whether to terminate our work on the project, modify the project, or proceed to completion with a different cost estimate.

Completion of Matter. After a particular matter is completed, we do not (unless you specifically request in writing that we do so) undertake to continue to review that matter and update you concerning legal developments, such as changes in applicable laws or regulations. If you do ask us to review a specific matter on which we have previously worked, we will consider that to be a new representation.

Thus, while we may, from time to time, call to your attention issues or legal developments that might be relevant to your operations, we are not undertaking to do so as part of this representation.

Unless previously terminated, our representation will end upon our sending you our final statement for services rendered with respect to this matter. If, upon any termination or completion of a matter, you wish to have your documents in our possession delivered to you, please advise us.

Client Confidences/Representation in Other Matters/Future Conflicts. Our clients are engaged in a wide variety of businesses throughout the world. From time to time, we represent clients who are industry competitors. In order to ensure confidentiality, we will not (unless you specifically grant us the authority to do so) discuss or otherwise make available to anyone, including other clients, any confidential information about you, your business or our work on your behalf and will not discuss or otherwise make available to you any confidential information about any of our other clients (if any), their business, or any work on their behalf.

Lyons Gaddis, P.C. is a large law firm and represents many other companies and individuals. To avoid any misunderstanding in connection with our current (and any future) engagement with the client, we confirm that we have not been asked to act as counsel for anyone other than the client described in the Engagement Letter or, if the client is a corporation, any subsidiary, parent, affiliate, or other member of the client’s corporate group by acting as counsel to the client.

We may utilize secure artificial intelligence (AI) tools to support legal service delivery, including document analysis, research, and drafting. These tools are used solely to assist attorneys and paralegals and never operate as a substitute for professional judgment. We do not transmit client-confidential information to public or unvetted AI platforms. All AI-related usage is subject to the same ethical and confidentiality standards that govern our traditional methods of practice. If you have any concerns regarding the use of AI in your matter, please notify us in writing.

Southshore Metro District  
Attn: Ken Chan, Director  
May 18, 2026  
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It is possible that during the time that we are representing the client, some of our other present or future clients will have disputes or transactions with the client referenced in the accompanying Engagement Letter. Therefore, as a condition to the firm undertaking this engagement, the client agrees that we may continue to represent or may undertake in the future to represent existing or new clients in any matter that is not substantially related to our work for you even if the interests of such other clients in those other matters are directly adverse to you.

No Guarantee. We will perform our professional services on your behalf to the best of our ability, but we cannot make and have not made any guarantees regarding the outcome of our work on this project. Any expressions by us about the outcome of this project are our best professional views only and are limited by our factual knowledge at the time they are expressed.

Binding Agreement. The accompanying Engagement Letter and these Terms of Representation represent the entire agreement between the client and Lyons Gaddis, P.C. with respect to this Engagement. By signing the Engagement Letter, the client acknowledges that the Engagement Letter and these Terms of Representation have been carefully reviewed and its content understood, and that the client agrees to be bound by all of its terms and conditions. Furthermore, the client acknowledges that the Law Firm has made no representations or guarantees to you regarding the outcome of your representation or the time necessary to resolve this matter.

No change or waiver of any of the provisions of the Engagement Letter or these Terms of Representation shall be binding on either you or the law firm unless the change is in writing and signed by both.

Acceptance of Terms of Representation. If these Terms of Representation and the accompanying letter correctly and completely set forth our mutual understanding of the terms of our engagement, please sign a copy of the accompanying letter and return it to our offices for our file.

# SOUTHSHORE

---

27151 E Lakeview Dr., Aurora CO. 80016

**5** YEAR  
WARRANTY  
**ALL** PARTS, LABOR  
& SIGNAGE



# The Signdealz Advantage

## Company History

Signdealz was born out of the great recession in 2010, from our customers' desire to purchase quality electric business signs at reasonable prices. William Hayes, the owner, re-engineered the way signs were designed, manufactured, and installed in able to lower costs and focus our efforts on what was essential to our customers.

Signdealz model incorporates several advantages to enable our process of delivering a higher level of customer service and product quality.

- **Vendor Network:** We have developed a mature network of high quality and efficient manufacturing and installation partners whom we reward for delivering excellent customer service.
- **Data Management Approach:** We focus on data. Our integrated approach includes a centralized data management platform for project financials, communication, purchasing, and project delivery. A 360-degree view in one place for all team members to see the project through its life cycle.
- **Team-Based Approach:** Every member of our team, including our customers, employees, and vendors, focus on delivering a quality product, on time, and on budget. We don't have the distraction of managing other processes that are not critical to project delivery like our competition.

## Fabrication/Installation

Signdealz created an expansive network of wholesale fabricators with virtually unlimited capabilities. Our fabrication partners offer the most state-of-the-art computerized design and manufacturing equipment staffed by some of the most experienced sign fabricators committed to consistently delivering the highest quality products at the most competitive prices in the industry. Our market-based approach to sign fabrication gives us the ability to offer more products for less money, giving you opportunities to maximize your advertising investment.

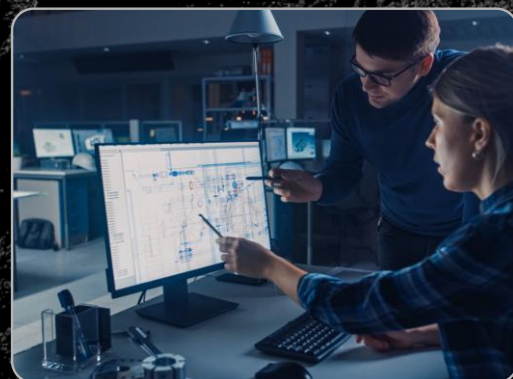
## Project Management

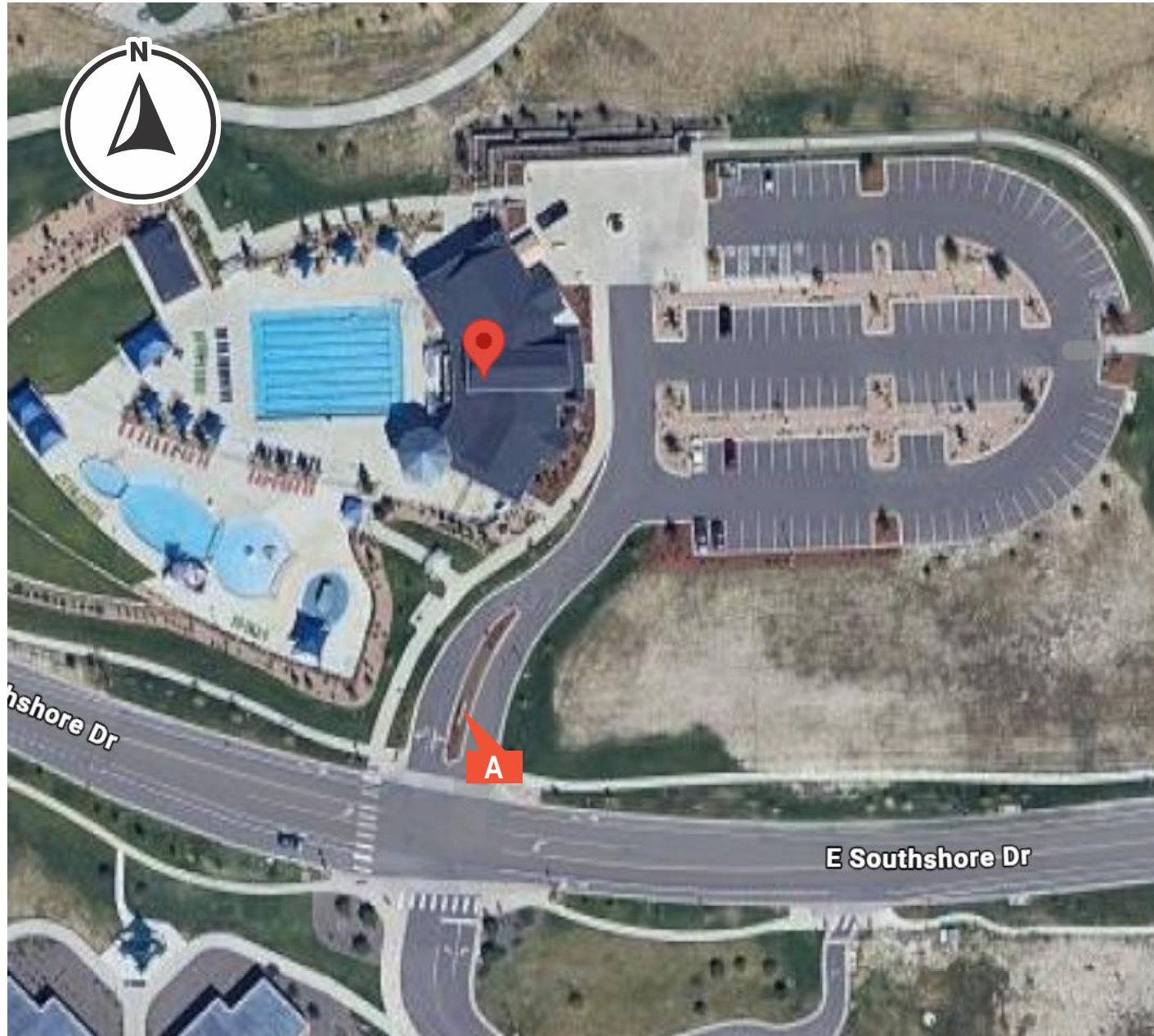
Project management is the core of our organization. Crafted from hundreds of sign projects over 10 years, we developed a process with one single purpose, growing happy customers! It starts the best project managers in the business. Sprinkle in state-of-the-art technology and you get that perfect recipe for project success.

## Service & Warranty

Signdealz will warranty all signage products with a 5 year parts and labor warranty. We proudly stand behind the US made products manufactured by our partner network. You can expect service calls to be carried out within 48 hours. Some exceptions may exist with our LED Sign products based on parts availability.

**5** YEAR  
WARRANTY  
**ALL** PARTS, LABOR  
& SIGNAGE





**AERIAL SITE PLAN @ 27301 E. SOUTHSORE DR.**

SCALE: 1/64" = 1'-0"

**Code Analysis:**  
 City Aurora CO, zone R-1  
 Notes: Per city planner Caitlynn, max sign area for a monument sign on this location is 100 SF.

Freestanding / Monument sign  
 Max sign area: 100 SF, including digital display.  
 Max height: 8 FT.  
 Illumination allowed: Yes. externally/internally.  
 Setback: 4 FT from back of sidewalk or 21 FT from flow line; shall not be placed within any applicable site triangle.

Electronic Message Center (EMC)  
 Location: Limited to use on monument signs only and shall be integrated into the overall sign face.  
 Max EMC sign area: Shall not exceed 50% of the total sign area of the sign face of the monument.  
 Lighting for EMC: Yes  
 Transition Method: instantaneously, without use of scrolling, flashing, fading, blinking, or other similar.  
 Transition Duration: Instant.  
 Transition Hold Time: 8 sec min.

Sign measurement  
 The structure or bracing of a sign shall be omitted from measurement unless such structure or bracing is made part of the message or face of the sign. Where a sign has two or more display faces, the area of all faces shall be included in determining the area of the sign.  
 For channel letters or message content the area of any sign displaying individual letters on a background (façade, wall, divisional wall, awning or canopy) shall be measured by encompassing all the letters and content in a geometric form consisting of no more than eight rectilinear lines at right angles to each other.  
 No capital and two lower case extensions, or similar extensions to message content, may be exempted from being included in the area of measurement. Capital letters, lower case extensions, and other content extensions may not exceed twice the height of lower case letters.  
 The area calculation for monument signs shall include both the front and back sign faces.



Signdealz  
 14555 Dallas Pkwy, Suite 100-398  
 Dallas, TX 75254  
**1-800-405-0686**

CUSTOMER NAME:	Southshore Aurora
PROJECT NAME:	EMC Displays
LOCATION:	27151 E. Lakeview Dr., Aurora CO. 80016
OPPORTUNITY / P.O. NO.(#):	OP-SS-010561
SALES:	Steve Scovill
DATE:	2/20/2026

DESIGNER  
**MB**  
 PAGE 3

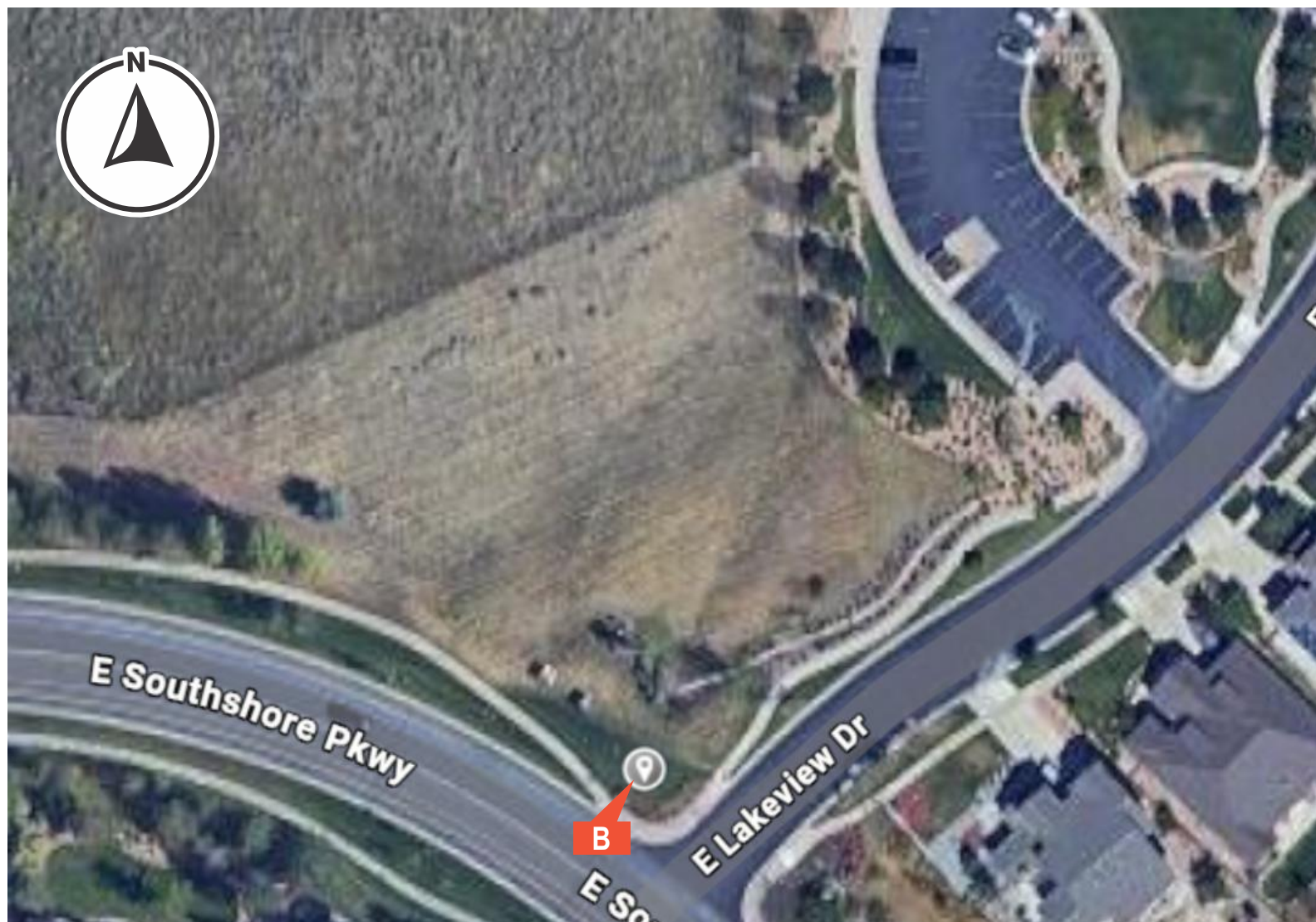
**APPROVAL:**

Customer Signature (legible)

(X)

Approval Date:





**AERIAL SITE PLAN @ 6951 S Robertsdale Way**

SCALE: 1/64" = 1'-0"

**Code Analysis:**

City Aurora CO, zone R-1

Notes: Per city planner Caitlynn, max sign area for a monument sign on this location is 100 SF.

**Freestanding / Monument sign**

Max sign area: 100 SF, including digital display.

Max height: 8 FT.

Illumination allowed: Yes. externally/internally.

Setback: 4 FT from back of sidewalk or 21 FT from flow line; shall not be placed within any applicable site triangle.

**Electronic Message Center (EMC)**

Location: Limited to use on monument signs only and shall be integrated into the overall sign face.

Max EMC sign area: Shall not exceed 50% of the total sign area of the sign face of the monument.

Lighting for EMC: Yes

Transition Method: instantaneously, without use of scrolling, flashing, fading, blinking, or other similar.

Transition Duration: Instant.

Transition Hold Time: 8 sec min.

**Sign measurement**

The structure or bracing of a sign shall be omitted from measurement unless such structure or bracing is made part of the message or face of the sign. Where a sign has two or more display faces, the area of all faces shall be included in determining the area of the sign.

For channel letters or message content the area of any sign displaying individual letters on a background (façade, wall, divisional wall, awning or canopy) shall be measured by encompassing all the letters and content in a geometric form consisting of no more than eight rectilinear lines at right angles to each other.

no capital and two lower case extensions, or similar extensions to message content, may be exempted from being included in the area of measurement. Capital letters, lower case extensions, and other content extensions may not exceed twice the height of lower case letters.

The area calculation for monument signs shall include both the front and back sign faces.



Signdealz  
14555 Dallas Pkwy, Suite 100-398  
Dallas, TX 75254  
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LOCATION:	27151 E. Lakeview Dr., Aurora CO. 80016
OPPORTUNITY / P.O. NO (#):	OP-SS-010561
SALES:	Steve Scovill
DATE:	2/20/2026

DESIGNER  
**MB**  
PAGE 4

**APPROVAL:**

Customer Signature (legible)

(X)

Approval Date:





**EXISTING CONDITIONS**

SCALE: 3/8" = 1'-0"



**PROPOSED EMC DISPLAY**

SCALE: 3/8" = 1'-0"

Square Footage: 21.3 (New Display)  
Square Footage: 24.3 (Existing Copy)

CUSTOMER NAME:	Southshore Aurora
PROJECT NAME:	EMC Displays
LOCATION:	27151 E. Lakeview Dr., Aurora CO. 80016
OPPORTUNITY / P.O. NO (#):	OP-SS-010561
DATE:	2/20/2026
SALES:	Steve Scovill

DESIGNER  
**MB**  
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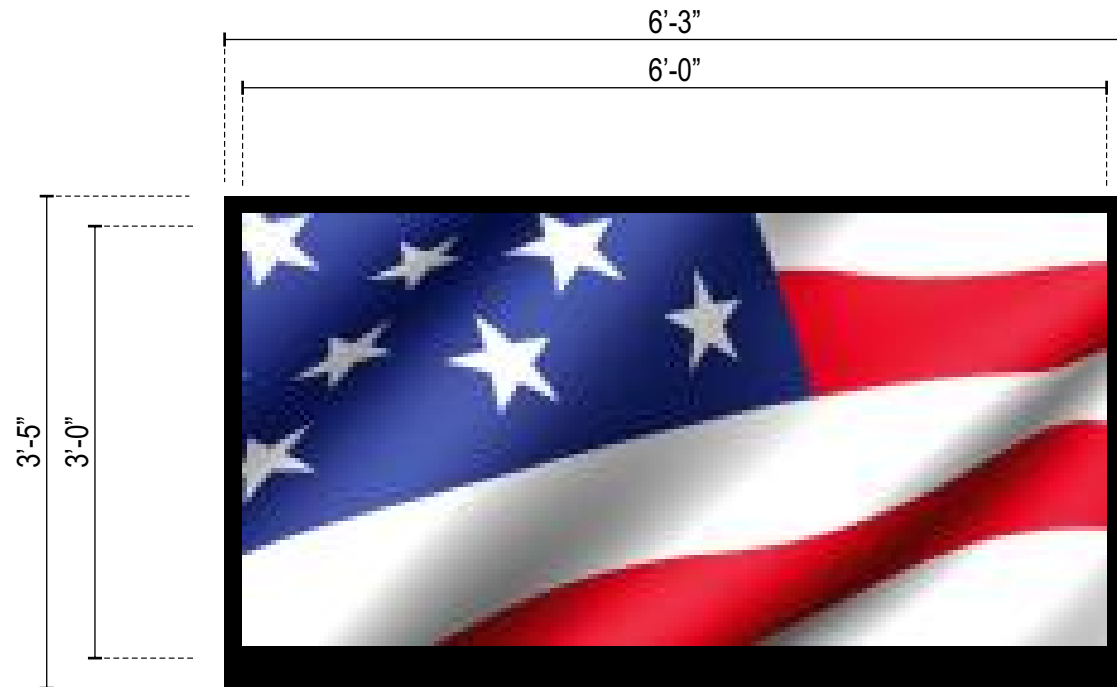
**APPROVAL:**

Customer Signature (legible)

(X)

Approval Date:

Type: **A** EMC Display: Double Sided



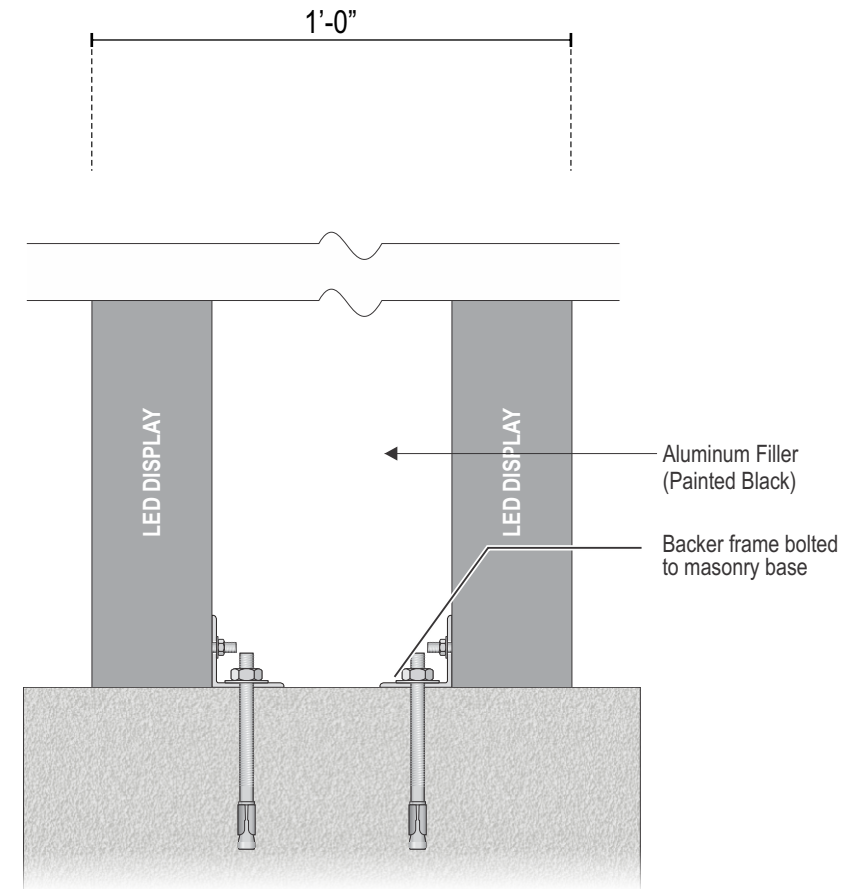
Scale: 3/4"=1'-0"  
 Square Footage: 21.3

**Watchfire LED display specs:**

3'-5" high x 6'-3" wide cabinet  
 3'-0" high x 6'-0" wide RGB display, 10mm pixel pitch

90 x 180 matrix

LED display electrical details:  
 22A at 120V  
 Two (2) Dedicated 20A circuits required at 120V



Section detail, bottom mounted to masonry

**SECTION VIEW**

SCALE: NTS



Signdealz  
 14555 Dallas Pkwy, Suite 100-398  
 Dallas, TX 75254  
**1-800-405-0686**

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OPPORTUNITY / P.O. NO(#):	OP-SS-010561
SALES:	Steve Scovill
DATE:	2/20/2026

DESIGNER  
**MB**  
 PAGE 6

**APPROVAL:**

Customer Signature (legible)

(X)

Approval Date:



Type: **B** Monument w/ EMC Display: Double Sided



**Artist 3D Renderings @ Day View**

*For Visual Purposes Only*



**Artist 3D Renderings @ Night View**

*For Visual Purposes Only*



**Proposed Sign Location**

Scale: 1/8"=1'-0"

**SIGN DEALZ**  
GREAT SIGNS AT GREAT PRICES

Signdealz  
14555 Dallas Pkwy, Suite 100-398  
Dallas, TX 75254  
**1-800-405-0686**

CUSTOMER NAME:	Southshore Aurora
PROJECT NAME:	EMC Displays
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OPPORTUNITY / P.O. NO.(#):	OP-SS-010561
DATE:	2/20/2026
SALES:	Steve Scovill

DESIGNER  
**MB**  
PAGE 7

APPROVAL:

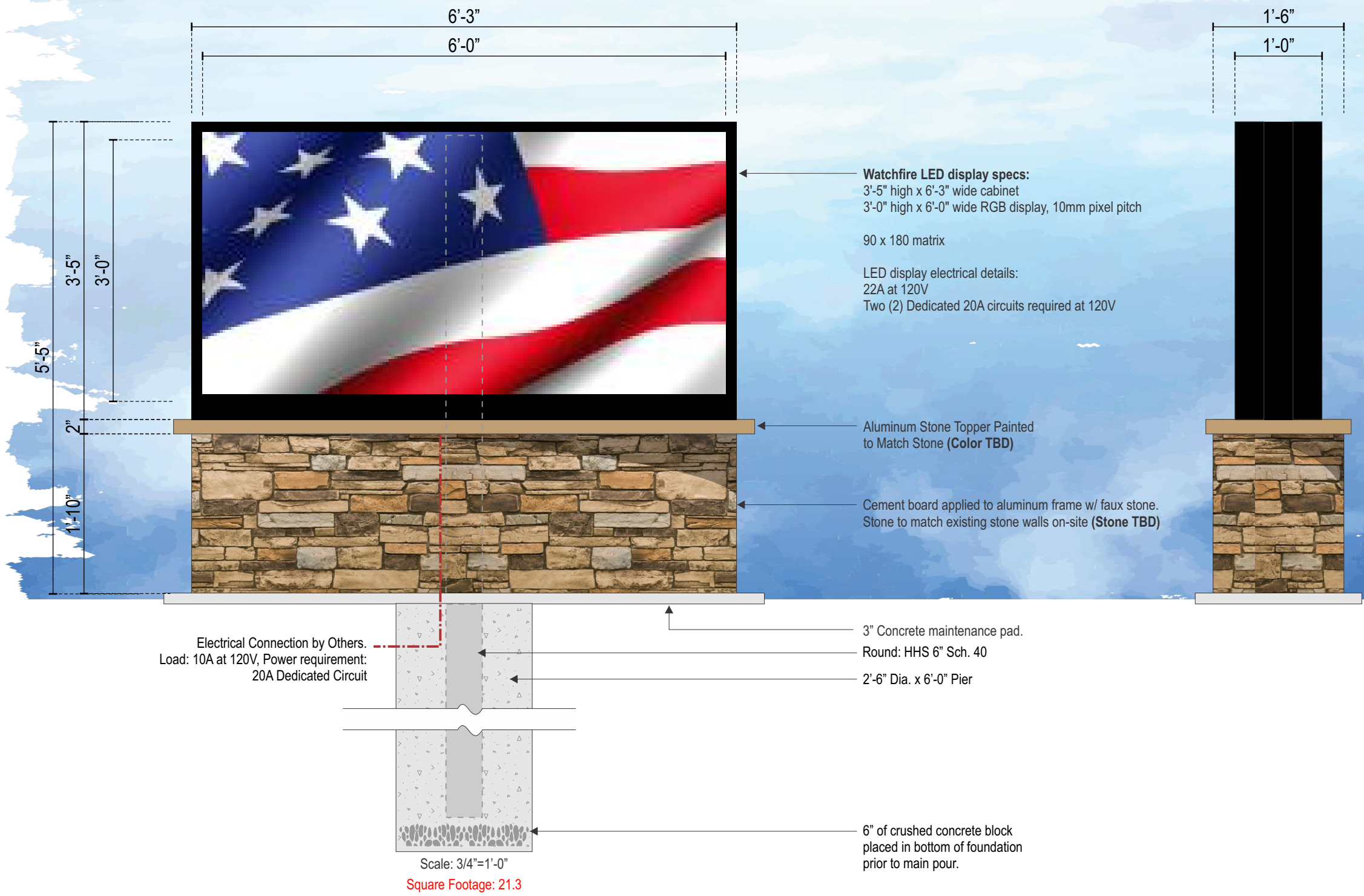
Customer Signature (legible)

(X)

Approval Date:

**5 YEAR WARRANTY**  
**ALL PARTS, LABOR & SIGNAGE**

Type: **B** Monument w/ EMC Display: Double Sided



**Watchfire LED display specs:**  
 3'-5" high x 6'-3" wide cabinet  
 3'-0" high x 6'-0" wide RGB display, 10mm pixel pitch  
 90 x 180 matrix  
 LED display electrical details:  
 22A at 120V  
 Two (2) Dedicated 20A circuits required at 120V

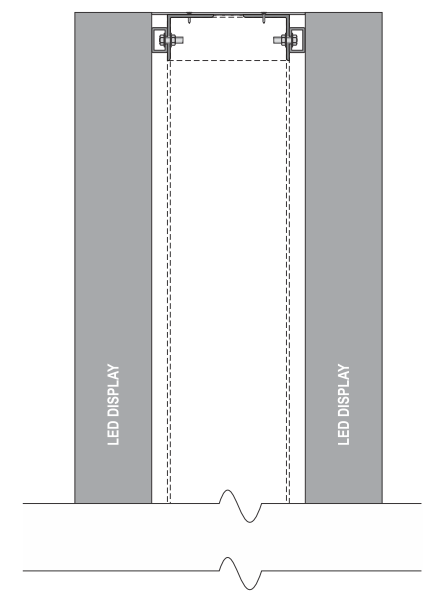
Aluminum Stone Topper Painted to Match Stone (Color TBD)  
 Cement board applied to aluminum frame w/ faux stone. Stone to match existing stone walls on-site (Stone TBD)

3" Concrete maintenance pad.  
 Round: HHS 6" Sch. 40  
 2'-6" Dia. x 6'-0" Pier

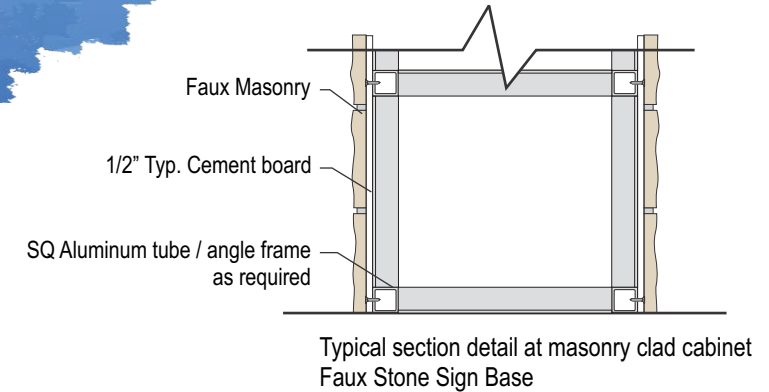
6" of crushed concrete block placed in bottom of foundation prior to main pour.

Electrical Connection by Others.  
 Load: 10A at 120V, Power requirement:  
 20A Dedicated Circuit

Scale: 3/4"=1'-0"  
 Square Footage: 21.3



**SECTION VIEW**  
 SCALE: NTS



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DESIGNER  
**MB**  
 PAGE 8

**APPROVAL:**  
 Customer Signature (legible)  
 (X)  
 Approval Date:

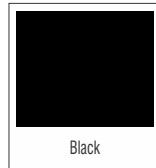


## CUSTOMER (ONLY)

### Color Disclaimer Note

By Initialing this Box, Customer **"Agrees"** that He/She **"Approves"** of the following Colors and Materials specifications listed. Customer **"Agrees"** that Signdealz is "not" responsible for Color Accuracy if Physical Samples have "not" been provided. It is the Customers responsibility to Request Physical Samples.

## COLORS & MATERIALS



## LIGHTING

White LED's

### APPROVAL OF COLOR(S) & MATERIAL(S):

Customer Initials  Approval Date:

## CUSTOMER (ONLY)

### Electrical Disclaimer Note:

**Unless otherwise Noted in Contract, Electrical "Runs" or Final Electrical Connection Charges are not included. Illuminated Displays are Wired for 120V unless otherwise indicated on Drawing.**

### Electrical Disclaimer Acknowledgement:

Customer Initials  Approval Date:

### Sign Removal / Structure Repair Disclaimer Note:

**Unless otherwise Noted in Contract, No repair / refinishing of existing structure(s) is included with any sign removals.**

**Signdealz recommends any repair / refinishing be completed by customer between sign removal and new sign install**

### Sign Removal / Structure Repair Acknowledgement:

Customer Initials  Approval Date:

## LANDLORD/MANAGEMENT (ONLY)

### Landlord / Mgmt. Approval Required:

As the Manager / Landlord / Homeowners Association Representative / Owner of the above mentioned property, I (we) represent that I (we) have the authority to sign this Approval Authorization and hereby do "Authorize" installation of Outdoor Signage at the above-mentioned address by Signdealz, Inc. of their authorized subcontractor. I (we) have reviewed the Sign Specification package, and "Approve" the modifications to the property listed on the Sign Specifications package.

Landlord / Mgmt. Initials  Approval Date:

### Landlord / Management:

Print Name:   
Address:   
Phone:   
Email:



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Company Address	1750 30th Street #1-423 Boulder, CO 80301 US	Created Date	5/11/2026
Quote Name	Updated quote with Signdealz brand 10mm display	Expiration Date	6/11/2026
Quote Number	00013578	Drawing Number	OP-SS-010561 - Southshore Aurora - Digital - MP - R 2
		Opportunity Name	OP-SS-010561 - Southshore Aurora - Digital

**Customer Information**

Prepared By	Ritesh Mistry	Contact Name	James Andersen
Email	ritesh@signdealz.com	Phone	720-677-9838
		Email	james.andersen@managementtrust.com

**Address Information**

Bill To Name	Southshore - Aurora	Ship To Name	Southshore - Aurora
		Shipping City	Aurora
		Shipping State/Province	Colorado
		Shipping Street	27151 E. Lakeview Dr
		Shipping Zip Code	80016

Product	Sales Price	Quantity	Total Price	Line Item Description
Labor Warranty	\$0.00	1.00	\$0.00	5 Years Parts and Labor
5 Year LED Display Warranty	\$0.00	1.00	\$0.00	5 Year LED Display Warranty
Shipping Charges	\$0.00	1.00	\$0.00	Free shipping
Electrical Final Run	\$0.00	1.00	\$0.00	Signdealz is not responsible for any electrical work for this project
Design Computer Time	\$500.00	1.00	\$500.00	Design Computer Time for Proofs and Production Files - Signdealz include the initial design and up to 2 hours of design time. Additional design labor will be charged out hourly at \$100 per hour.
Tech Survey - Small/Medium	\$550.00	1.00	\$550.00	On-Site Detailed Tech Survey. Tech will verify the current status of building construction and customer existing electrical in order to ensure the accuracy of installed signage to customer-approved design and specifications.
Permit - Sign Permit City Fees	\$0.00	1.00	\$0.00	City Fees Billed at Cost. Please note if Lane closure required, the additional cost would be Billed based on the cost of the lane closure permits.
Permit - Sign Permit Service	\$355.00	1.00	\$355.00	Sign Permit: Survey, sketches, color prints and application drop off & pick up. Up to 4hrs of Staff time. Customer will be billed at \$125 hr after 4 hrs.
Project Management Time	\$550.00	1.00	\$550.00	Project Management Time to coordinate with GC, Electrician, City Inspections, and manager project timeline.



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Engineering Services	\$950.00	1.00	\$950.00	Engineering Services for Structure, Attachment Method, and Wind Load
Sign Cabinet	\$3,395.00	1.00	\$3,395.00	Sign A - Fabrication of support, and frame required for Sign A including assembly to customer approved design and specifications
Pylon Sign	\$11,980.00	1.00	\$11,980.00	Sign B - Fabrication of 5' 5" * 6' 3" double sided sign with base from cement board and faux masonry supply with support required to customer approved design and specifications
LED Display	\$16,495.00	2.00	\$32,990.00	Sign A & B - Signdealz Brand RGB 10mm Double sided LED display, Viewing area - 3' * 6' to customer approved design and specifications
Installation	\$12,230.00	1.00	\$12,230.00	Installation of Sign A& B including faux masonry application of base for Sign B per customer approved design and specifications
Sales Tax	\$0.00	1.00	\$0.00	Please note sales taxes are not included in our cost. It will be billed on invoice. Please let us know if you want to add taxes on the quote
Unforeseen Conditions	\$0.00	1.00	\$0.00	Prices are subject to change due to geopolitical circumstances outside of Signdealz's control
Exclusion	\$0.00	1.00	\$0.00	Please note price may be change based on the information received from Engineering as well during the survey

**Quote Totals**

Subtotal	\$63,500.00
Discount	0.00%
Total Price	\$63,500.00
Grand Total	\$63,500.00

**SIGNDEALZ CORPORATION**

**GENERAL TERMS AND CONDITIONS**

**1. Applicability.**

These terms and conditions (these "Terms") are the only terms which govern the sale of the goods ("Goods") by Signdealz Corporation, a Colorado corporation ("Signdealz") to you. The accompanying quotation (the "Sales Confirmation" and these Terms (collectively, this "Agreement") comprise the entire agreement between you and Signdealz, and supersedes all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. These Terms prevail over any of your general terms and conditions of purchase regardless whether or when you submitted your purchase order or such terms. Fulfillment of your order does not constitute acceptance of any of your terms and conditions and does not serve to modify or amend these Terms.

**2. Specification of Goods and Proofs.**

Signdealz relies on the accuracy of your specifications and is not liable for any errors, omissions, or inaccuracies in the Goods which result from the information, specifications, or requests you provide Signdealz. Signdealz advises that you request a proof of your job in writing prior to the commencement of production, so that you may review and provide comment. Proofs must be returned to Signdealz marked "OK" or "Revised Proof Required" and signed by you. The first electronic proof will be provided to you free of charge, however, subsequent proofs will be charged to you in accordance with the then applicable pricing. Color accuracy of proofs are an approximate and cannot be guaranteed. If you do not request a proof in writing, fail to return a proof [1] day after receiving it, or do not mark or sign a proof, the option of a proof will be deemed to be waived and Signdealz will not be liable for any errors, omission, or inaccuracies in the Goods. You are responsible for keeping copies or originals of all documents, digital files, transparencies, instructions, or other materials you provide to Signdealz. Signdealz assumes no liability with regard to the materials provided by you. If you would like a submission reviewed by Signdealz, please request so in writing. If Signdealz agrees to review the submission, you will be charged a review fee at the then applicable rate. Signdealz reserves the right to refuse any inappropriate submissions, as determined by Signdealz in its sole discretion.

**3. Price.**

Price is based on current material, labor, and supplier costs at the time of quotation. Signdealz reserves the right to adjust pricing, with prior written notice, in the event of increases in material, labor, tariffs, freight, or supplier costs prior to fabrication. Any such adjustments will be documented through a change order, (the "Price"). Depending on the specifications, additional fees may apply. If the Price is increased, then these Terms will be construed as if the increased price was originally inserted in the Sales Confirmation, and you will pay on the basis of such increased price. All Prices are exclusive of all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind



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imposed by any governmental authority on any amounts payable by you. You will be responsible for all such charges, costs, and taxes; provided, that, you will not be responsible for any taxes imposed on, or with respect to, Signdealz' income, revenues, gross receipts, personnel, real or personal property, or other assets.

All pricing is valid for a period of 15 days from the date of the Sales Confirmation. Pricing may be subject to revision after this period. Final pricing is subject to confirmation at the time of fabrication based on current supplier and material costs.

#### **4. Payment Terms.**

(a) You agree to pay (i) 50% of the Price set forth on the Sales Confirmation at the time of your order; (ii) 40% of the Price set forth on the Sales Confirmation, and all amounts due and owing related to any change order, upon the completion of the fabrication; and (iii) all remaining amounts due and owing upon installation. You will make all payments hereunder by cash, money orders, checks, and credit cards, all in US Dollars.

Deposits secure production scheduling but do not guarantee material pricing unless fabrication has commenced.

(b) You will pay interest on all late payments at the lesser of the rate of [1.5]% per month or the highest rate permissible under applicable law, calculated daily and compounded monthly. You will reimburse Signdealz for all costs incurred in collecting any late payments, including, without limitation, attorneys' fees. In addition to all other remedies available under these Terms or at law (which Signdealz does not waive by the exercise of any rights hereunder), Signdealz will be entitled to suspend the delivery of any Goods if you fail to pay any amounts when due hereunder.

(c) You will not withhold payment of any amounts due and payable by reason of any set-off of any claim or dispute with Signdealz, whether relating to Signdealz' breach, bankruptcy, or otherwise.

(d) You agree that the property purchased here under is a trade fixture and although attached to the realty, shall remain personal property of Signdealz and not become a part of said realty or an appurtenance thereto, and shall at all times be severable from said realty if full payment under this agreement is not fully paid in full

#### **5. Delivery, Risk of Loss, and Title.**

The Goods will be delivered in accordance with the Sales Confirmation and subject to these Terms. Signdealz will not be liable for any delays, loss, or damage in transit and the risk of loss passes to you upon delivery of the Goods to the carrier. Unless otherwise agreed in writing by you and Signdealz, Signdealz will deliver the Goods to the address set forth on the Sales Confirmation (the "Delivery Point") using Signdealz standard method for packaging and shipping such Goods. You will be responsible for all loading costs and provide equipment and labor reasonably suited for receipt of the Goods at the Delivery Point. Signdealz may, in its sole discretion, without liability or penalty, make partial shipments of Goods to you. Each shipment will constitute a separate sale, and you will pay for the partial shipments, if any occur. If for any reason you fail to accept delivery of any of the Goods after the Goods have been delivered to the Delivery Point, or if Signdealz is unable to deliver the Goods at the Delivery Point because you have not provided appropriate instructions, documents, licenses, or authorizations: (i) risk of loss to the Goods will pass to you; (ii) the Goods will be deemed to have been delivered; and (iii) Signdealz, at its option, may store the Goods until you pick them up, whereupon you will be liable for all related costs and expenses (including, without limitation, storage and insurance). Title to the Goods only passes to you on Signdealz' receipt of full payment.

#### **6. Shipping Terms.**

Unless otherwise set forth on the Sales Confirmation, delivery will be made FOB ([LOCATION]). You will be responsible for any shipping costs related to your project. We will provide shipping invoices upon request.

All shipping, freight, fuel surcharges, tariffs, and supplier-imposed cost increases are pass-through costs and may be adjusted at the time of invoicing.

#### **7. Permits and Licenses.**

You are solely responsible for all permits, licenses, consents, and other authorizations necessary or advisable with regard to your purchase and any installation associated with the Goods. Signdealz will not be liable for any delays related to any permits, licenses, consents, and other authorizations. Additional fees may be applicable for delays, requirements, reviews, modifications, or changes associated with permits, licenses, consents, and other authorizations. City and County of Denver clients will be charged a fee of \$400 for Use Permits provided by Signdealz Corporation.

#### **8. Inspection and Rejection of Nonconforming Goods.**

(a) You will inspect the Goods upon receipt. You will be deemed to have accepted the Goods unless you notify Signdealz in writing of any Nonconforming Goods no later than 3 days after receipt of the Goods ("Inspection Period") and you furnish such written evidence or other documentation as required by Signdealz. The Goods may not be used if you have notified Signdealz of any Nonconforming Goods. "Nonconforming Goods" means only Goods that do not materially comply with the terms of the Sales Confirmation, as such may be amended by any change order signed by both parties. Nonconforming Goods does not include (i) any color variances from any samples, art, or proofs provided; (ii) [list other changes that happen].

(b) If you timely notify Signdealz of any Nonconforming Goods and submit proper documentation or other written evidence as Signdealz requests, Signdealz may, in its sole discretion, replace or correct such Nonconforming Goods. Upon Signdealz' request, you will ship, at your expense and risk of loss, the Nonconforming Goods to Signdealz at the address Signdealz requests. If Signdealz exercises its option to replace or correct Nonconforming Goods, Signdealz may, after receiving your shipment of Nonconforming Goods, ship to you, at your expense and risk of loss, the replaced or corrected Goods to the Delivery Point.

(c) You acknowledge and agree that the remedies set forth in this Section are your exclusive remedies for the delivery of Nonconforming Goods. Except as provided in this Section, all sales of Goods to you are made on a one-way basis and you have no right to return Goods purchased under these Terms to Signdealz.

#### **9. Amendment and Modification.**

These Terms may only be amended or modified in a writing which specifically states that it amends these Terms and is signed by an authorized representative of each party.

#### **10. Your Warranties and Indemnities.**

You represent and warrant that you are the owner or licensee of any intellectual property you have delivered to Signdealz and that you have



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the legal right to produce, reproduce, or modify all materials ordered from Signdealz. You hereby grant to Signdealz the right to use, reproduce, display, modify, transmit, and distribute such materials in order to fulfill Signdealz' obligations under these Terms. You further represent and warrant that you have the authority, and have received all applicable permits, licenses, consents, or other authorizations necessary to install the Goods at the location specified on the Sales Confirmation. In the event that any action, claim, charge, demand, proceeding, or otherwise ("Claim") is brought against Signdealz arising out of, or relating to, these Terms or the Goods, you agree to defend, hold harmless, indemnify, compensate and reimburse, Signdealz from all damages, losses, or costs, including without limitation attorneys' fees and court costs, arising from such Claims.

#### **11. Limited Warranty.**

**(a)** Signdealz warrants to you that for a period of 5 Years from the date of installation of the Goods ("Warranty Period"), that the Goods will be free from material defects in material and workmanship; provided the Goods are used in accordance with customary industry standards. This limited warranty does not apply to incandescent electric lamps.

**(b)** EXCEPT FOR THE LIMITED WARRANTY SET FORTH IN SECTION 11(A), SIGNDEALZ MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE GOODS, INCLUDING ANY: (I) WARRANTY OF MERCHANTABILITY; (II) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (III) WARRANTY OF TITLE; OR (IV) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE, OR OTHERWISE.

**(c)** Products manufactured by a third party ("Third Party Product") may constitute, contain, be contained in, incorporated into, attached to or packaged together with, the Goods. Third Party Products are not covered by the limited warranty in Section 11(a). SIGNDEALZ MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO ANY THIRD PARTY PRODUCT, INCLUDING ANY: (I) WARRANTY OF MERCHANTABILITY; (II) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (III) WARRANTY OF TITLE; OR (IV) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OF IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE, OR OTHERWISE.

**(d)** Signdealz will not be liable for a breach of the limited warranty set forth in Section 11(a) unless: (i) you give written notice of the defect, reasonably described, to Signdealz within 3 days of the time when you receive the Goods; (ii) Signdealz is given a reasonable opportunity after receiving the notice to examine such Goods and you (if requested to do so by Signdealz) return such Goods to Signdealz' place of business at your cost for the examination to take place there; and (iii) Signdealz reasonably verifies your claim that the Goods are defective.

**(e)** Signdealz will not be liable for a breach of the limited warranty set forth in Section 11(a) if: (i) you make any further use of such Goods after giving such notice; (ii) the defect arises because you failed to follow Signdealz' oral or written instructions as to the storage, installation, commissioning, use or maintenance of the Goods; or (iii) you alter or repair such Goods without the prior written consent of Signdealz.

**(f)** Subject to Section 11 (c), (d), and (e) above, with respect to any such Goods during the Warranty Period, Signdealz will, in its sole discretion, either repair or replace such Goods (or the defective part).

**(g)** THE REMEDIES SET FORTH IN SECTION 11(F) WILL BE YOUR SOLE AND EXCLUSIVE REMEDY AND SIGNDEALZ ENTIRE LIABILITY FOR ANY BREACH OF THE LIMITED WARRANTY SET FORTH IN SECTION 11(A).

#### **12. Limitation of Liability.**

**(a)** IN NO EVENT WILL SIGNDEALZ BE LIABLE TO YOU OR ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT, LOSS OF DATA OR DIMINUTION IN VALUE, OR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT SIGNDEALZ HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AD NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.

**(b)** IN NO EVENT WILL SIGNDEALZ' AGGREGATE LIABILITY ARISING OUT OF RELATED TO THESE TERMS, WHETHER ARISING OUT OF, OR RELATED TO, BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE LESSER OF (I) THE TOTAL AMOUNTS PAID BY YOU TO SIGNDEALZ FOR THE GOODS, OR (II) [\$AMOUNT].

#### **13. Insurance.**

During the term of these Terms and for a period of one year thereafter, you will, at your own expense, maintain and carry insurance in full force and effect, which includes coverage of the Goods in accordance with industry standards, with financially sound and reputable insurers. Upon Signdealz' request, you will provide Signdealz with a certificate of insurance from your insurer evidencing the insurance coverage specified in these Terms. [The certificate of insurance will name Signdealz as an additional insured.] You will provide Signdealz with 30 days' advance written notice in the event of a cancellation or material change in your insurance policy.

#### **14. Compliance with Law.**

You will comply with all applicable laws, regulations, and ordinances. You will maintain in effect all the licenses, permissions, authorizations, consents, and permits that you need to carry out your obligations under these Terms, including, without limitation, all permits, licenses, or other authorizations necessary for the installation of the Goods. You will comply with all export and import laws of all countries involved in the sale of the Goods under these Terms or any resale of the Goods by you. You assume all responsibility for shipments of Goods requiring any government import clearance. Signdealz may terminate these Terms if any governmental authority imposes anti dumping or countervailing duties or any other penalties on the Goods.

#### **15. Termination.**

In addition to any remedies that may be provided under these Terms, Signdealz may terminate these Terms with immediate effect upon written notice to you, if you: (i) fail to pay any amount when due under these Terms; (ii) have not otherwise performed or complied with any of these Terms, in whole or in part; or (iii) become insolvent, file a petition for bankruptcy or commence or have commenced against you proceedings relating to bankruptcy, receivership, reorganization, or assignment for the benefit of creditors. You may terminate these Terms upon written notice to Signdealz, provided, however, you will pay to Signdealz all costs incurred prior to Signdealz' receipt of the termination notice, including without limitation, material costs, labor costs, and shipping costs. To the extent the costs incurred prior to the termination exceed the amounts you have paid Signdealz, you hereby agree to remit to Signdealz all additional amounts due and owing no later than 5 days following the date of termination. No refund will be made for completed Goods.



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**16. Waiver.** No waiver by Signdealz of any of the provisions of these Terms is effective unless explicitly set forth in writing and signed by Signdealz. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from these Terms operates, or may be construed, as a waiver thereof. No single or partial exercise of any right, remedy, power, or privilege hereunder precludes any other or further exercise thereof or the exercise of any other right, remedy, power or privilege.

**17. Confidential Information.**

All non-public, confidential or proprietary information of Signdealz, including but not limited to specifications, samples, patterns, designs, plans, drawings, documents, data, business operations, customer lists, pricing, discounts or rebates, disclosed by Signdealz to you, whether disclosed orally or disclosed or accessed in written, electronic, or other form or media, and whether or not marked, designated, or otherwise identified as "confidential" in connection with these Terms is confidential, solely for the use of performing these Terms and may not be disclosed or copied unless authorized in advance by Signdealz in writing. Upon Signdealz' request, you will promptly return all documents and other materials received from Signdealz. Signdealz will be entitled to injunctive relief for any violation of this Section. This Section does not apply to information that is: (a) in the public domain; (b) known to you at the time of disclosure; or (c) rightfully obtained by you on a non-confidential basis from a third party.

**18. Force Majeure.**

Signdealz will not be liable or responsible to you, nor be deemed to have defaulted or breached these Terms, for any failure or delay in fulfilling or performing any term of these Terms when and to the extent such failure or delay is caused by or results from acts or circumstances beyond the reasonable control of Signdealz.

For the avoidance of doubt, market disruptions, material shortages, geopolitical events, tariffs, and supply chain interruptions may result in cost increases and/or delays. Signdealz reserves the right to address such impacts through equitable price adjustments via change order.

**19. Subcontract.**

Signdealz reserves the right to subcontract any and all of its obligations under these Terms to any other person or entity.

**20. Advertising and Marketing.**

You hereby agree that Signdealz may use pictures or other graphic replications or representations of the Goods for use in its advertising and marketing programs.

**21. Assignment.**

You will not assign any of your rights or delegate any of your obligations under these Terms without the prior written consent of Signdealz. Any purported assignment or delegation in violation of this Section is null and void. No assignment or delegation relieves you of any of your obligations under these Terms.

**22. Relationship of the Parties.**

The relationship between the parties is that of independent contractors. Nothing contained in these Terms will be construed as creating any agency, partnership, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the parties, and neither party will have authority to contract for or bind the other party in any manner whatsoever.

**23. No Third-Party Beneficiaries.**

These Terms are for the sole benefit of the parties and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or will confer upon any other person or entity any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of these Terms.

**24. Governing Law and Venue.**

All matters arising out of or relating to these Terms is governed by and construed in accordance with the internal laws of the State of Colorado without giving effect to any choice or conflict of law provision or rule (whether of the State of Colorado or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than those of the State of Colorado. Any legal suit, action, or proceeding arising out of or relating to these Terms will be instituted in the federal courts of the United States of America or the courts of the State of Colorado in each case located in the City of Boulder and County of Boulder, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding.

**25. Prevailing Party.**

If any party institutes any legal suit, action, or proceeding against the other party arising out of or related to these Terms or the Goods, the prevailing party in the suit, action, or proceeding is entitled to receive, and the non-prevailing party will pay, in addition to all other remedies to which the prevailing party may be entitled, the costs and expenses incurred by the prevailing party in conducting the suit, action, or proceeding, including attorneys' fees and expenses, court costs, and all other expenses, even if not recoverable by law.

**26. Notices.**

All notices, request, consents, claims, demands, waivers, and other communications hereunder (each, a "Notice") will be in writing and addressed to the parties at the addresses set forth on the face of the Sales Confirmation or to such other address that may be designated by the receiving party in writing. All Notices will be deemed delivered when: (a) delivered by personal delivery; (b) delivered by a nationally recognized overnight courier (with all fees pre-paid); (c) delivered by facsimile or other electronic transmission (with confirmation of transmission); or (d) delivered by certified or registered mail (in each case, return receipt requested, postage prepaid). Rejection is a deemed delivery.

**27. Severability.**

If any term or provision of these Terms is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability will not affect any other term or provision of these Terms or invalidate or render unenforceable such term or provision in any other jurisdiction.

**28. Survival.**



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Provisions of these Terms which by their nature should apply beyond their terms will remain in force after any termination or expiration of these Terms.

29. Landscaping and Excavation: During excavation and installation, some naturally occurring damage to landscaping, lots, and areas surrounding the work site is expected and should be anticipated, Signdealz will take reasonable steps to minimize the damage. Delays due to deteriorating ground conditions as a result of weather may occur. If the work involves the installation of materials, additional work beyond that contemplated herein will be required if Signdealz encounters subsurface or concealed conditions that are extraordinary or unexpected such as subsurface water, caliche, hardpan, rock, unusual soil conditions, utilities, or pipelines. The CLIENT must compensate Signdealz for additional work on a time and material basis at Signdealz's standard rates. Additional work shall be confirmed and executed through a change order. Signdealz is not responsible for delays resulting from the discovery of such conditions, or delays resulting from the normal process of getting said change orders approved and processed. Signdealz shall not be responsible for damage to underground pipes, sewer lines, sprinkling systems, or any other underground obstruction unless notified of them in writing prior to commencement of the work. Absent such written notification, the CLIENT must pay for any resulting damage. When contracted to perform excavation for the foundation, whether permanent, temporary, or exploratory, the company will coordinate public line locates with Digsafe. The location of private utilities is the sole responsibility of the CLIENT.

30. Changes to Work.

Any modification of this Agreement or additional obligations assumed by the other party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party. These changes shall be designated as change orders. Signdealz shall not be considered in breach of this Agreement by failing to perform on an unexecuted change order. Additional charges will be made for added or changed work items, changes in material costs, or changed work conditions. Signdealz is not obligated to proceed with impacted or additional work until a written change order reflecting updated costs has been approved.

31. Repossession.

If Client fails to make any payment when due or otherwise defaults in any of its obligations in this Agreement, Signdealz may terminate this Agreement and may (but is not obligated to) repossess the materials or any component(s) thereof, without resort to judicial process, and without liability for trespass. Signdealz's right of repossession includes the right to remove the materials, and also to disconnect or otherwise render the materials unusable. Repossession is not an acceptance of CLIENT'S surrender of the materials, and shall not require patching, painting, touch up, etc. afterward. The work is of special construction, made for CLIENT'S use and no other, except as used by the CLIENT, the work may have no value. Signdealz's rights of termination and repossession shall be in addition to and not as an alternative to Signdealz's right to any other remedies herein and any other remedy available at law or in equity. Signdealz is not responsible for any damage caused to the CLIENT'S property due to the repossession of signage.

32. Site Damage and Special Requirements.

Signdealz is not an Exterior Insulation and Finish System "EIFS" contractor, and if Signdealz's responsibilities hereunder involve penetration of EIFS, Signdealz will seal such penetrations with products and procedures that are common in the sign industry-but which may not meet EIFS warranty requirements. Signdealz shall thereafter have no responsibility for damage resulting from penetrations.

33. Material Cost Escalation and Market Conditions.

Pricing under this Agreement is based on current market conditions. In the event of significant increases in material, labor, tariffs, freight, or supplier costs occurring after execution of this Agreement but prior to fabrication, Signdealz reserves the right to adjust pricing accordingly. Any such adjustments will be communicated in writing and processed through a change order. Signdealz shall not be responsible for cost impacts resulting from market volatility, supply chain disruptions, or geopolitical events beyond its control.

Signdealz

Customer

By: \_\_\_\_\_

By: \_\_\_\_\_

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_



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Company Address 1750 30th Street #1-423  
 Boulder, CO 80301  
 US  
 Quote Name Updated Cost with Cirrus 9mm Display  
 Quote Number 00013576

Created Date 5/11/2026  
 Expiration Date 6/11/2026  
 Drawing Number OP-SS-010561 - Southshore Aurora - Digital - MP - R 2  
 Opportunity Name OP-SS-010561 - Southshore Aurora - Digital

**Customer Information**

Prepared By Ritesh Mistry  
 Email ritesh@signdealz.com  
 Contact Name James Andersen  
 Phone 720-677-9838  
 Email james.andersen@managementtrust.com

**Address Information**

Bill To Name Southshore - Aurora  
 Ship To Name Southshore - Aurora  
 Shipping City Aurora  
 Shipping State/Province Colorado  
 Shipping Street 27151 E. Lakeview Dr  
 Shipping Zip Code 80016

Product	Sales Price	Quantity	Total Price	Line Item Description
Labor Warranty	\$0.00	1.00	\$0.00	5 Years Parts and Labor
5 Year LED Display Warranty	\$0.00	1.00	\$0.00	5 Year LED Display Warranty
Shipping Charges	\$0.00	1.00	\$0.00	Free shipping
Electrical Final Run	\$0.00	1.00	\$0.00	Signdealz is not responsible for any electrical work for this project
Design Computer Time	\$500.00	1.00	\$500.00	Design Computer Time for Proofs and Production Files - Signdealz include the initial design and up to 2 hours of design time. Additional design labor will be charged out hourly at \$100 per hour.
Tech Survey - Small/Medium	\$550.00	1.00	\$550.00	On-Site Detailed Tech Survey. Tech will verify the current status of building construction and customer existing electrical in order to ensure the accuracy of installed signage to customer-approved design and specifications.
Permit - Sign Permit City Fees	\$0.00	1.00	\$0.00	City Fees Billed at Cost. Please note if Lane closure required, the additional cost would be Billed based on the cost of the lane closure permits.
Permit - Sign Permit Service	\$355.00	1.00	\$355.00	Sign Permit: Survey, sketches, color prints and application drop off & pick up. Up to 4hrs of Staff time. Customer will be billed at \$125 hr after 4 hrs.
Project Management Time	\$550.00	1.00	\$550.00	Project Management Time to coordinate with GC, Electrician, City Inspections, and manager project timeline.
Engineering				



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Services	\$950.00	1.00	\$950.00	Engineering Services for Structure, Attachment Method, and Wind Load
Sign Cabinet	\$3,395.00	1.00	\$3,395.00	Sign A - Fabrication of support, and frame required for Sign A including assembly to customer approved design and specifications
Pylon Sign	\$11,980.00	1.00	\$11,980.00	Sign B - Fabrication of 5' 5" * 6' 3" double sided sign with base from cement board and faux masonry supply with support required to customer approved design and specifications
LED Display	\$19,490.00	2.00	\$38,980.00	Sign A & B Cirrus 9mm double sided RGB LED display, Viewing area - 3' * 6' to customer approved design and specifications
Installation	\$12,230.00	1.00	\$12,230.00	Installation of Sign A& B including faux masonry application of base for Sign B per customer approved design and specifications
Sales Tax	\$0.00	1.00	\$0.00	Please note sales taxes are not included in our cost. It will be billed on invoice. Please let us know if you want to add taxes on the quote
Unforeseen Conditions	\$0.00	1.00	\$0.00	Prices are subject to change due to geopolitical circumstances outside of Signdealz's control
Exclusion	\$0.00	1.00	\$0.00	Please note price may be change based on the information received from Engineering as well during the survey

**Quote Totals**

Subtotal	\$69,490.00
Discount	0.00%
Total Price	\$69,490.00
Grand Total	\$69,490.00

**SIGNDEALZ CORPORATION**

**GENERAL TERMS AND CONDITIONS**

**1. Applicability.**

These terms and conditions (these "Terms") are the only terms which govern the sale of the goods ("Goods") by Signdealz Corporation, a Colorado corporation ("Signdealz") to you. The accompanying quotation (the "Sales Confirmation" and these Terms (collectively, this "Agreement") comprise the entire agreement between you and Signdealz, and supersedes all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. These Terms prevail over any of your general terms and conditions of purchase regardless whether or when you submitted your purchase order or such terms. Fulfillment of your order does not constitute acceptance of any of your terms and conditions and does not serve to modify or amend these Terms.

**2. Specification of Goods and Proofs.**

Signdealz relies on the accuracy of your specifications and is not liable for any errors, omissions, or inaccuracies in the Goods which result from the information, specifications, or requests you provide Signdealz. Signdealz advises that you request a proof of your job in writing prior to the commencement of production, so that you may review and provide comment. Proofs must be returned to Signdealz marked "OK" or "Revised Proof Required" and signed by you. The first electronic proof will be provided to you free of charge, however, subsequent proofs will be charged to you in accordance with the then applicable pricing. Color accuracy of proofs are an approximate and cannot be guaranteed. If you do not request a proof in writing, fail to return a proof [1] day after receiving it, or do not mark or sign a proof, the option of a proof will be deemed to be waived and Signdealz will not be liable for any errors, omission, or inaccuracies in the Goods. You are responsible for keeping copies or originals of all documents, digital files, transparencies, instructions, or other materials you provide to Signdealz. Signdealz assumes no liability with regard to the materials provided by you. If you would like a submission reviewed by Signdealz, please request so in writing. If Signdealz agrees to review the submission, you will be charged a review fee at the then applicable rate. Signdealz reserves the right to refuse any inappropriate submissions, as determined by Signdealz in its sole discretion.

**3. Price.**

Price is based on current material, labor, and supplier costs at the time of quotation. Signdealz reserves the right to adjust pricing, with prior written notice, in the event of increases in material, labor, tariffs, freight, or supplier costs prior to fabrication. Any such adjustments will be documented through a change order, (the "Price"). Depending on the specifications, additional fees may apply. If the Price is increased, then these Terms will be construed as if the increased price was originally inserted in the Sales Confirmation, and you will pay on the basis of such increased price. All Prices are exclusive of all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any governmental authority on any amounts payable by you. You will be responsible for all such charges, costs, and taxes; provided, that, you will not be responsible for any taxes imposed on, or with respect to, Signdealz' income, revenues, gross receipts,



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personnel, real or personal property, or other assets.

All pricing is valid for a period of 15 days from the date of the Sales Confirmation. Pricing may be subject to revision after this period. Final pricing is subject to confirmation at the time of fabrication based on current supplier and material costs.

#### **4. Payment Terms.**

(a) You agree to pay (i) 50% of the Price set forth on the Sales Confirmation at the time of your order; (ii) 40% of the Price set forth on the Sales Confirmation, and all amounts due and owing related to any change order, upon the completion of the fabrication; and (iii) all remaining amounts due and owing upon installation. You will make all payments hereunder by cash, money orders, checks, and credit cards, all in US Dollars.

Deposits secure production scheduling but do not guarantee material pricing unless fabrication has commenced.

(b) You will pay interest on all late payments at the lesser of the rate of [1.5]% per month or the highest rate permissible under applicable law, calculated daily and compounded monthly. You will reimburse Signdealz for all costs incurred in collecting any late payments, including, without limitation, attorneys' fees. In addition to all other remedies available under these Terms or at law (which Signdealz does not waive by the exercise of any rights hereunder), Signdealz will be entitled to suspend the delivery of any Goods if you fail to pay any amounts when due hereunder.

(c) You will not withhold payment of any amounts due and payable by reason of any set-off of any claim or dispute with Signdealz, whether relating to Signdealz' breach, bankruptcy, or otherwise.

(d) You agree that the property purchased here under is a trade fixture and although attached to the realty, shall remain personal property of Signdealz and not become a part of said realty or an appurtenance thereto, and shall at all times be severable from said realty if full payment under this agreement is not fully paid in full

#### **5. Delivery, Risk of Loss, and Title.**

The Goods will be delivered in accordance with the Sales Confirmation and subject to these Terms. Signdealz will not be liable for any delays, loss, or damage in transit and the risk of loss passes to you upon delivery of the Goods to the carrier. Unless otherwise agreed in writing by you and Signdealz, Signdealz will deliver the Goods to the address set forth on the Sales Confirmation (the "Delivery Point") using Signdealz standard method for packaging and shipping such Goods. You will be responsible for all loading costs and provide equipment and labor reasonably suited for receipt of the Goods at the Delivery Point. Signdealz may, in its sole discretion, without liability or penalty, make partial shipments of Goods to you. Each shipment will constitute a separate sale, and you will pay for the partial shipments, if any occur. If for any reason you fail to accept delivery of any of the Goods after the Goods have been delivered to the Delivery Point, or if Signdealz is unable to deliver the Goods at the Delivery Point because you have not provided appropriate instructions, documents, licenses, or authorizations: (i) risk of loss to the Goods will pass to you; (ii) the Goods will be deemed to have been delivered; and (iii) Signdealz, at its option, may store the Goods until you pick them up, whereupon you will be liable for all related costs and expenses (including, without limitation, storage and insurance). Title to the Goods only passes to you on Signdealz' receipt of full payment.

#### **6. Shipping Terms.**

Unless otherwise set forth on the Sales Confirmation, delivery will be made FOB ([LOCATION]). You will be responsible for any shipping costs related to your project. We will provide shipping invoices upon request.

All shipping, freight, fuel surcharges, tariffs, and supplier-imposed cost increases are pass-through costs and may be adjusted at the time of invoicing.

#### **7. Permits and Licenses.**

You are solely responsible for all permits, licenses, consents, and other authorizations necessary or advisable with regard to your purchase and any installation associated with the Goods. Signdealz will not be liable for any delays related to any permits, licenses, consents, and other authorizations. Additional fees may be applicable for delays, requirements, reviews, modifications, or changes associated with permits, licenses, consents, and other authorizations. City and County of Denver clients will be charged a fee of \$400 for Use Permits provided by Signdealz Corporation.

#### **8. Inspection and Rejection of Nonconforming Goods.**

(a) You will inspect the Goods upon receipt. You will be deemed to have accepted the Goods unless you notify Signdealz in writing of any Nonconforming Goods no later than 3 days after receipt of the Goods ("Inspection Period") and you furnish such written evidence or other documentation as required by Signdealz. The Goods may not be used if you have notified Signdealz of any Nonconforming Goods.

"Nonconforming Goods" means only Goods that do not materially comply with the terms of the Sales Confirmation, as such may be amended by any change order signed by both parties. Nonconforming Goods does not include (i) any color variances from any samples, art, or proofs provided; (ii) [list other changes that happen].

(b) If you timely notify Signdealz of any Nonconforming Goods and submit proper documentation or other written evidence as Signdealz requests, Signdealz may, in its sole discretion, replace or correct such Nonconforming Goods. Upon Signdealz' request, you will ship, at your expense and risk of loss, the Nonconforming Goods to Signdealz at the address Signdealz requests. If Signdealz exercises its option to replace or correct Nonconforming Goods, Signdealz may, after receiving your shipment of Nonconforming Goods, ship to you, at your expense and risk of loss, the replaced or corrected Goods to the Delivery Point.

(c) You acknowledge and agree that the remedies set forth in this Section are your exclusive remedies for the delivery of Nonconforming Goods. Except as provided in this Section, all sales of Goods to you are made on a one-way basis and you have no right to return Goods purchased under these Terms to Signdealz.

#### **9. Amendment and Modification.**

These Terms may only be amended or modified in a writing which specifically states that it amends these Terms and is signed by an authorized representative of each party.

#### **10. Your Warranties and Indemnities.**

You represent and warrant that you are the owner or licensee of any intellectual property you have delivered to Signdealz and that you have the legal right to produce, reproduce, or modify all materials ordered from Signdealz. You hereby grant to Signdealz the right to use, reproduce, display, modify, transmit, and distribute such materials in order to fulfill Signdealz' obligations under these Terms. You further represent and



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warrant that you have the authority, and have received all applicable permits, licenses, consents, or other authorizations necessary to install the Goods at the location specified on the Sales Confirmation. In the event that any action, claim, charge, demand, proceeding, or otherwise ("Claim") is brought against Signdealz arising out of, or relating to, these Terms or the Goods, you agree to defend, hold harmless, indemnify, compensate and reimburse, Signdealz from all damages, losses, or costs, including without limitation attorneys' fees and court costs, arising from such Claims.

#### **11. Limited Warranty.**

- (a) Signdealz warrants to you that for a period of 5 Years from the date of installation of the Goods ("Warranty Period"), that the Goods will be free from material defects in material and workmanship; provided the Goods are used in accordance with customary industry standards. This limited warranty does not apply to incandescent electric lamps.
- (b) EXCEPT FOR THE LIMITED WARRANTY SET FORTH IN SECTION 11(A), SIGNDEALZ MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE GOODS, INCLUDING ANY: (I) WARRANTY OF MERCHANTABILITY; (II) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (III) WARRANTY OF TITLE; OR (IV) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE, OR OTHERWISE.
- (c) Products manufactured by a third party ("Third Party Product") may constitute, contain, be contained in, incorporated into, attached to or packaged together with, the Goods. Third Party Products are not covered by the limited warranty in Section 11(a). SIGNDEALZ MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO ANY THIRD PARTY PRODUCT, INCLUDING ANY: (I) WARRANTY OF MERCHANTABILITY; (II) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (III) WARRANTY OF TITLE; OR (IV) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE, OR OTHERWISE.
- (d) Signdealz will not be liable for a breach of the limited warranty set forth in Section 11(a) unless: (i) you give written notice of the defect, reasonably described, to Signdealz within 3 days of the time when you receive the Goods; (ii) Signdealz is given a reasonable opportunity after receiving the notice to examine such Goods and you (if requested to do so by Signdealz) return such Goods to Signdealz' place of business at your cost for the examination to take place there; and (iii) Signdealz reasonably verifies your claim that the Goods are defective.
- (e) Signdealz will not be liable for a breach of the limited warranty set forth in Section 11(a) if: (i) you make any further use of such Goods after giving such notice; (ii) the defect arises because you failed to follow Signdealz' oral or written instructions as to the storage, installation, commissioning, use or maintenance of the Goods; or (iii) you alter or repair such Goods without the prior written consent of Signdealz.
- (f) Subject to Section 11 (c), (d), and (e) above, with respect to any such Goods during the Warranty Period, Signdealz will, in its sole discretion, either repair or replace such Goods (or the defective part).
- (g) THE REMEDIES SET FORTH IN SECTION 11(F) WILL BE YOUR SOLE AND EXCLUSIVE REMEDY AND SIGNDEALZ ENTIRE LIABILITY FOR ANY BREACH OF THE LIMITED WARRANTY SET FORTH IN SECTION 11(A).

#### **12. Limitation of Liability.**

- (a) IN NO EVENT WILL SIGNDEALZ BE LIABLE TO YOU OR ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT, LOSS OF DATA OR DIMINUTION IN VALUE, OR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT SIGNDEALZ HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AD NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.
- (b) IN NO EVENT WILL SIGNDEALZ' AGGREGATE LIABILITY ARISING OUT OF RELATED TO THESE TERMS, WHETHER ARISING OUT OF, OR RELATED TO, BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE LESSER OF (I) THE TOTAL AMOUNTS PAID BY YOU TO SIGNDEALZ FOR THE GOODS, OR (II) [\$AMOUNT].

#### **13. Insurance.**

During the term of these Terms and for a period of one year thereafter, you will, at your own expense, maintain and carry insurance in full force and effect, which includes coverage of the Goods in accordance with industry standards, with financially sound and reputable insurers. Upon Signdealz' request, you will provide Signdealz with a certificate of insurance from your insurer evidencing the insurance coverage specified in these Terms. [The certificate of insurance will name Signdealz as an additional insured.] You will provide Signdealz with 30 days' advance written notice in the event of a cancellation or material change in your insurance policy.

#### **14. Compliance with Law.**

You will comply with all applicable laws, regulations, and ordinances. You will maintain in effect all the licenses, permissions, authorizations, consents, and permits that you need to carry out your obligations under these Terms, including, without limitation, all permits, licenses, or other authorizations necessary for the installation of the Goods. You will comply with all export and import laws of all countries involved in the sale of the Goods under these Terms or any resale of the Goods by you. You assume all responsibility for shipments of Goods requiring any government import clearance. Signdealz may terminate these Terms if any governmental authority imposes anti dumping or countervailing duties or any other penalties on the Goods.

#### **15. Termination.**

In addition to any remedies that may be provided under these Terms, Signdealz may terminate these Terms with immediate effect upon written notice to you, if you: (i) fail to pay any amount when due under these Terms; (ii) have not otherwise performed or complied with any of these Terms, in whole or in part; or (iii) become insolvent, file a petition for bankruptcy or commence or have commenced against you proceedings relating to bankruptcy, receivership, reorganization, or assignment for the benefit of creditors. You may terminate these Terms upon written notice to Signdealz, provided, however, you will pay to Signdealz all costs incurred prior to Signdealz' receipt of the termination notice, including without limitation, material costs, labor costs, and shipping costs. To the extent the costs incurred prior to the termination exceed the amounts you have paid Signdealz, you hereby agree to remit to Signdealz all additional amounts due and owing no later than 5 days following the date of termination. No refund will be made for completed Goods.

**16. Waiver.** No waiver by Signdealz of any of the provisions of these Terms is effective unless explicitly set forth in writing and signed by Signdealz. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from these Terms operates, or may be



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construed, as a waiver thereof. No single or partial exercise of any right, remedy, power, or privilege hereunder precludes any other or further exercise thereof or the exercise of any other right, remedy, power or privilege.

**17. Confidential Information.**

All non-public, confidential or proprietary information of Signdealz, including but not limited to specifications, samples, patterns, designs, plans, drawings, documents, data, business operations, customer lists, pricing, discounts or rebates, disclosed by Signdealz to you, whether disclosed orally or disclosed or accessed in written, electronic, or other form or media, and whether or not marked, designated, or otherwise identified as "confidential" in connection with these Terms is confidential, solely for the use of performing these Terms and may not be disclosed or copied unless authorized in advance by Signdealz in writing. Upon Signdealz' request, you will promptly return all documents and other materials received from Signdealz. Signdealz will be entitled to injunctive relief for any violation of this Section. This Section does not apply to information that is: (a) in the public domain; (b) known to you at the time of disclosure; or (c) rightfully obtained by you on a non-confidential basis from a third party.

**18. Force Majeure.**

Signdealz will not be liable or responsible to you, nor be deemed to have defaulted or breached these Terms, for any failure or delay in fulfilling or performing any term of these Terms when and to the extent such failure or delay is caused by or results from acts or circumstances beyond the reasonable control of Signdealz.

For the avoidance of doubt, market disruptions, material shortages, geopolitical events, tariffs, and supply chain interruptions may result in cost increases and/or delays. Signdealz reserves the right to address such impacts through equitable price adjustments via change order.

**19. Subcontract.**

Signdealz reserves the right to subcontract any and all of its obligations under these Terms to any other person or entity.

**20. Advertising and Marketing.**

You hereby agree that Signdealz may use pictures or other graphic replications or representations of the Goods for use in its advertising and marketing programs.

**21. Assignment.**

You will not assign any of your rights or delegate any of your obligations under these Terms without the prior written consent of Signdealz. Any purported assignment or delegation in violation of this Section is null and void. No assignment or delegation relieves you of any of your obligations under these Terms.

**22. Relationship of the Parties.**

The relationship between the parties is that of independent contractors. Nothing contained in these Terms will be construed as creating any agency, partnership, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the parties, and neither party will have authority to contract for or bind the other party in any manner whatsoever.

**23. No Third-Party Beneficiaries.**

These Terms are for the sole benefit of the parties and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or will confer upon any other person or entity any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of these Terms.

**24. Governing Law and Venue.**

All matters arising out of or relating to these Terms is governed by and construed in accordance with the internal laws of the State of Colorado without giving effect to any choice or conflict of law provision or rule (whether of the State of Colorado or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than those of the State of Colorado. Any legal suit, action, or proceeding arising out of or relating to these Terms will be instituted in the federal courts of the United States of America or the courts of the State of Colorado in each case located in the City of Boulder and County of Boulder, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding.

**25. Prevailing Party.**

If any party institutes any legal suit, action, or proceeding against the other party arising out of or related to these Terms or the Goods, the prevailing party in the suit, action, or proceeding is entitled to receive, and the non-prevailing party will pay, in addition to all other remedies to which the prevailing party may be entitled, the costs and expenses incurred by the prevailing party in conducting the suit, action, or proceeding, including attorneys' fees and expenses, court costs, and all other expenses, even if not recoverable by law.

**26. Notices.**

All notices, request, consents, claims, demands, waivers, and other communications hereunder (each, a "Notice") will be in writing and addressed to the parties at the addresses set forth on the face of the Sales Confirmation or to such other address that may be designated by the receiving party in writing. All Notices will be deemed delivered when: (a) delivered by personal delivery; (b) delivered by a nationally recognized overnight courier (with all fees pre-paid); (c) delivered by facsimile or other electronic transmission (with confirmation of transmission); or (d) delivered by certified or registered mail (in each case, return receipt requested, postage prepaid). Rejection is a deemed delivery.

**27. Severability.**

If any term or provision of these Terms is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability will not affect any other term or provision of these Terms or invalidate or render unenforceable such term or provision in any other jurisdiction.

**28. Survival.**

Provisions of these Terms which by their nature should apply beyond their terms will remain in force after any termination or expiration of these Terms.



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29. Landscaping and Excavation: During excavation and installation, some naturally occurring damage to landscaping, lots, and areas surrounding the work site is expected and should be anticipated, Signdealz will take reasonable steps to minimize the damage. Delays due to deteriorating ground conditions as a result of weather may occur. If the work involves the installation of materials, additional work beyond that contemplated herein will be required if Signdealz encounters subsurface or concealed conditions that are extraordinary or unexpected such as subsurface water, caliche, hardpan, rock, unusual soil conditions, utilities, or pipelines. The CLIENT must compensate Signdealz for additional work on a time and material basis at Signdealz's standard rates. Additional work shall be confirmed and executed through a change order. Signdealz is not responsible for delays resulting from the discovery of such conditions, or delays resulting from the normal process of getting said change orders approved and processed. Signdealz shall not be responsible for damage to underground pipes, sewer lines, sprinkling systems, or any other underground obstruction unless notified of them in writing prior to commencement of the work. Absent such written notification, the CLIENT must pay for any resulting damage. When contracted to perform excavation for the foundation, whether permanent, temporary, or exploratory, the company will coordinate public line locates with Digsafe. The location of private utilities is the sole responsibility of the CLIENT.

30. Changes to Work.

Any modification of this Agreement or additional obligations assumed by the other party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party. These changes shall be designated as change orders. Signdealz shall not be considered in breach of this Agreement by failing to perform on an unexecuted change order. Additional charges will be made for added or changed work items, changes in material costs, or changed work conditions. Signdealz is not obligated to proceed with impacted or additional work until a written change order reflecting updated costs has been approved.

31. Repossession.

If Client fails to make any payment when due or otherwise defaults in any of its obligations in this Agreement, Signdealz may terminate this Agreement and may (but is not obligated to) repossess the materials or any component(s) thereof, without resort to judicial process, and without liability for trespass. Signdealz's right of repossession includes the right to remove the materials, and also to disconnect or otherwise render the materials unusable. Repossession is not an acceptance of CLIENT'S surrender of the materials, and shall not require patching, painting, touch up, etc. afterward. The work is of special construction, made for CLIENT'S use and no other, except as used by the CLIENT, the work may have no value. Signdealz's rights of termination and repossession shall be in addition to and not as an alternative to Signdealz's right to any other remedies herein and any other remedy available at law or in equity. Signdealz is not responsible for any damage caused to the CLIENT'S property due to the repossession of signage.

32. Site Damage and Special Requirements.

Signdealz is not an Exterior Insulation and Finish System "EIFS" contractor, and if Signdealz's responsibilities hereunder involve penetration of EIFS, Signdealz will seal such penetrations with products and procedures that are common in the sign industry-but which may not meet EIFS warranty requirements. Signdealz shall thereafter have no responsibility for damage resulting from penetrations.

33. Material Cost Escalation and Market Conditions.

Pricing under this Agreement is based on current market conditions. In the event of significant increases in material, labor, tariffs, freight, or supplier costs occurring after execution of this Agreement but prior to fabrication, Signdealz reserves the right to adjust pricing accordingly. Any such adjustments will be communicated in writing and processed through a change order. Signdealz shall not be responsible for cost impacts resulting from market volatility, supply chain disruptions, or geopolitical events beyond its control.

Signdealz

Customer

By: \_\_\_\_\_
Date: \_\_\_\_\_
Title: \_\_\_\_\_

By: \_\_\_\_\_
Name: \_\_\_\_\_
Title: \_\_\_\_\_



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Company Address 1750 30th Street #1-423  
 Boulder, CO 80301  
 US  
 Quote Name Updated Cost with Cirrus 12mm Display  
 Quote Number 00013577

Created Date 5/11/2026  
 Expiration Date 6/11/2026  
 Drawing Number OP-SS-010561 - Southshore Aurora - Digital - MP - R 2  
 Opportunity Name OP-SS-010561 - Southshore Aurora - Digital

**Customer Information**

Prepared By Ritesh Mistry  
 Email ritesh@signdealz.com  
 Contact Name James Andersen  
 Phone 720-677-9838  
 Email james.andersen@managementtrust.com

**Address Information**

Bill To Name Southshore - Aurora  
 Ship To Name Southshore - Aurora  
 Shipping City Aurora  
 Shipping State/Province Colorado  
 Shipping Street 27151 E. Lakeview Dr  
 Shipping Zip Code 80016

Product	Sales Price	Quantity	Total Price	Line Item Description
Labor Warranty	\$0.00	1.00	\$0.00	5 Years Parts and Labor
5 Year LED Display Warranty	\$0.00	1.00	\$0.00	5 Year LED Display Warranty
Shipping Charges	\$0.00	1.00	\$0.00	Free shipping
Electrical Final Run	\$0.00	1.00	\$0.00	Signdealz is not responsible for any electrical work for this project
Design Computer Time	\$500.00	1.00	\$500.00	Design Computer Time for Proofs and Production Files - Signdealz include the initial design and up to 2 hours of design time. Additional design labor will be charged out hourly at \$100 per hour.
Tech Survey - Small/Medium	\$550.00	1.00	\$550.00	On-Site Detailed Tech Survey. Tech will verify the current status of building construction and customer existing electrical in order to ensure the accuracy of installed signage to customer-approved design and specifications.
Permit - Sign Permit City Fees	\$0.00	1.00	\$0.00	City Fees Billed at Cost. Please note if Lane closure required, the additional cost would be Billed based on the cost of the lane closure permits.
Permit - Sign Permit Service	\$355.00	1.00	\$355.00	Sign Permit: Survey, sketches, color prints and application drop off & pick up. Up to 4hrs of Staff time. Customer will be billed at \$125 hr after 4 hrs.
Project Management Time	\$550.00	1.00	\$550.00	Project Management Time to coordinate with GC, Electrician, City Inspections, and manager project timeline.
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Services	\$950.00	1.00	\$950.00	Engineering Services for Structure, Attachment Method, and Wind Load
Sign Cabinet	\$3,395.00	1.00	\$3,395.00	Sign A - Fabrication of support, and frame required for Sign A including assembly to customer approved design and specifications
Pylon Sign	\$11,980.00	1.00	\$11,980.00	Sign B - Fabrication of 5' 5" * 6' 3" double sided sign with base from cement board and faux masonry supply with support required to customer approved design and specifications
LED Display	\$18,130.00	2.00	\$36,260.00	Sign A & B Cirrus 12mm double sided RGB LED display, Viewing area - 3' * 6' to customer approved design and specifications
Installation	\$12,230.00	1.00	\$12,230.00	Installation of Sign A& B including faux masonry application of base for Sign B per customer approved design and specifications
Sales Tax	\$0.00	1.00	\$0.00	Please note sales taxes are not included in our cost. It will be billed on invoice. Please let us know if you want to add taxes on the quote
Unforeseen Conditions	\$0.00	1.00	\$0.00	Prices are subject to change due to geopolitical circumstances outside of Signdealz's control
Exclusion	\$0.00	1.00	\$0.00	Please note price may be change based on the information received from Engineering as well during the survey

**Quote Totals**

Subtotal	\$66,770.00
Discount	0.00%
Total Price	\$66,770.00
Grand Total	\$66,770.00

**SIGNDEALZ CORPORATION**

**GENERAL TERMS AND CONDITIONS**

**1. Applicability.**

These terms and conditions (these "Terms") are the only terms which govern the sale of the goods ("Goods") by Signdealz Corporation, a Colorado corporation ("Signdealz") to you. The accompanying quotation (the "Sales Confirmation" and these Terms (collectively, this "Agreement") comprise the entire agreement between you and Signdealz, and supersedes all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. These Terms prevail over any of your general terms and conditions of purchase regardless whether or when you submitted your purchase order or such terms. Fulfillment of your order does not constitute acceptance of any of your terms and conditions and does not serve to modify or amend these Terms.

**2. Specification of Goods and Proofs.**

Signdealz relies on the accuracy of your specifications and is not liable for any errors, omissions, or inaccuracies in the Goods which result from the information, specifications, or requests you provide Signdealz. Signdealz advises that you request a proof of your job in writing prior to the commencement of production, so that you may review and provide comment. Proofs must be returned to Signdealz marked "OK" or "Revised Proof Required" and signed by you. The first electronic proof will be provided to you free of charge, however, subsequent proofs will be charged to you in accordance with the then applicable pricing. Color accuracy of proofs are an approximate and cannot be guaranteed. If you do not request a proof in writing, fail to return a proof [1] day after receiving it, or do not mark or sign a proof, the option of a proof will be deemed to be waived and Signdealz will not be liable for any errors, omission, or inaccuracies in the Goods. You are responsible for keeping copies or originals of all documents, digital files, transparencies, instructions, or other materials you provide to Signdealz. Signdealz assumes no liability with regard to the materials provided by you. If you would like a submission reviewed by Signdealz, please request so in writing. If Signdealz agrees to review the submission, you will be charged a review fee at the then applicable rate. Signdealz reserves the right to refuse any inappropriate submissions, as determined by Signdealz in its sole discretion.

**3. Price.**

Price is based on current material, labor, and supplier costs at the time of quotation. Signdealz reserves the right to adjust pricing, with prior written notice, in the event of increases in material, labor, tariffs, freight, or supplier costs prior to fabrication. Any such adjustments will be documented through a change order, (the "Price"). Depending on the specifications, additional fees may apply. If the Price is increased, then these Terms will be construed as if the increased price was originally inserted in the Sales Confirmation, and you will pay on the basis of such increased price. All Prices are exclusive of all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any governmental authority on any amounts payable by you. You will be responsible for all such charges, costs, and taxes; provided, that, you will not be responsible for any taxes imposed on, or with respect to, Signdealz' income, revenues, gross receipts,



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personnel, real or personal property, or other assets.

All pricing is valid for a period of 15 days from the date of the Sales Confirmation. Pricing may be subject to revision after this period. Final pricing is subject to confirmation at the time of fabrication based on current supplier and material costs.

#### **4. Payment Terms.**

(a) You agree to pay (i) 50% of the Price set forth on the Sales Confirmation at the time of your order; (ii) 40% of the Price set forth on the Sales Confirmation, and all amounts due and owing related to any change order, upon the completion of the fabrication; and (iii) all remaining amounts due and owing upon installation. You will make all payments hereunder by cash, money orders, checks, and credit cards, all in US Dollars.

Deposits secure production scheduling but do not guarantee material pricing unless fabrication has commenced.

(b) You will pay interest on all late payments at the lesser of the rate of [1.5]% per month or the highest rate permissible under applicable law, calculated daily and compounded monthly. You will reimburse Signdealz for all costs incurred in collecting any late payments, including, without limitation, attorneys' fees. In addition to all other remedies available under these Terms or at law (which Signdealz does not waive by the exercise of any rights hereunder), Signdealz will be entitled to suspend the delivery of any Goods if you fail to pay any amounts when due hereunder.

(c) You will not withhold payment of any amounts due and payable by reason of any set-off of any claim or dispute with Signdealz, whether relating to Signdealz' breach, bankruptcy, or otherwise.

(d) You agree that the property purchased here under is a trade fixture and although attached to the realty, shall remain personal property of Signdealz and not become a part of said realty or an appurtenance thereto, and shall at all times be severable from said realty if full payment under this agreement is not fully paid in full

#### **5. Delivery, Risk of Loss, and Title.**

The Goods will be delivered in accordance with the Sales Confirmation and subject to these Terms. Signdealz will not be liable for any delays, loss, or damage in transit and the risk of loss passes to you upon delivery of the Goods to the carrier. Unless otherwise agreed in writing by you and Signdealz, Signdealz will deliver the Goods to the address set forth on the Sales Confirmation (the "Delivery Point") using Signdealz standard method for packaging and shipping such Goods. You will be responsible for all loading costs and provide equipment and labor reasonably suited for receipt of the Goods at the Delivery Point. Signdealz may, in its sole discretion, without liability or penalty, make partial shipments of Goods to you. Each shipment will constitute a separate sale, and you will pay for the partial shipments, if any occur. If for any reason you fail to accept delivery of any of the Goods after the Goods have been delivered to the Delivery Point, or if Signdealz is unable to deliver the Goods at the Delivery Point because you have not provided appropriate instructions, documents, licenses, or authorizations: (i) risk of loss to the Goods will pass to you; (ii) the Goods will be deemed to have been delivered; and (iii) Signdealz, at its option, may store the Goods until you pick them up, whereupon you will be liable for all related costs and expenses (including, without limitation, storage and insurance). Title to the Goods only passes to you on Signdealz' receipt of full payment.

#### **6. Shipping Terms.**

Unless otherwise set forth on the Sales Confirmation, delivery will be made FOB ([LOCATION]). You will be responsible for any shipping costs related to your project. We will provide shipping invoices upon request.

All shipping, freight, fuel surcharges, tariffs, and supplier-imposed cost increases are pass-through costs and may be adjusted at the time of invoicing.

#### **7. Permits and Licenses.**

You are solely responsible for all permits, licenses, consents, and other authorizations necessary or advisable with regard to your purchase and any installation associated with the Goods. Signdealz will not be liable for any delays related to any permits, licenses, consents, and other authorizations. Additional fees may be applicable for delays, requirements, reviews, modifications, or changes associated with permits, licenses, consents, and other authorizations. City and County of Denver clients will be charged a fee of \$400 for Use Permits provided by Signdealz Corporation.

#### **8. Inspection and Rejection of Nonconforming Goods.**

(a) You will inspect the Goods upon receipt. You will be deemed to have accepted the Goods unless you notify Signdealz in writing of any Nonconforming Goods no later than 3 days after receipt of the Goods ("Inspection Period") and you furnish such written evidence or other documentation as required by Signdealz. The Goods may not be used if you have notified Signdealz of any Nonconforming Goods.

"Nonconforming Goods" means only Goods that do not materially comply with the terms of the Sales Confirmation, as such may be amended by any change order signed by both parties. Nonconforming Goods does not include (i) any color variances from any samples, art, or proofs provided; (ii) [list other changes that happen].

(b) If you timely notify Signdealz of any Nonconforming Goods and submit proper documentation or other written evidence as Signdealz requests, Signdealz may, in its sole discretion, replace or correct such Nonconforming Goods. Upon Signdealz' request, you will ship, at your expense and risk of loss, the Nonconforming Goods to Signdealz at the address Signdealz requests. If Signdealz exercises its option to replace or correct Nonconforming Goods, Signdealz may, after receiving your shipment of Nonconforming Goods, ship to you, at your expense and risk of loss, the replaced or corrected Goods to the Delivery Point.

(c) You acknowledge and agree that the remedies set forth in this Section are your exclusive remedies for the delivery of Nonconforming Goods. Except as provided in this Section, all sales of Goods to you are made on a one-way basis and you have no right to return Goods purchased under these Terms to Signdealz.

#### **9. Amendment and Modification.**

These Terms may only be amended or modified in a writing which specifically states that it amends these Terms and is signed by an authorized representative of each party.

#### **10. Your Warranties and Indemnities.**

You represent and warrant that you are the owner or licensee of any intellectual property you have delivered to Signdealz and that you have the legal right to produce, reproduce, or modify all materials ordered from Signdealz. You hereby grant to Signdealz the right to use, reproduce, display, modify, transmit, and distribute such materials in order to fulfill Signdealz' obligations under these Terms. You further represent and



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warrant that you have the authority, and have received all applicable permits, licenses, consents, or other authorizations necessary to install the Goods at the location specified on the Sales Confirmation. In the event that any action, claim, charge, demand, proceeding, or otherwise ("Claim") is brought against Signdealz arising out of, or relating to, these Terms or the Goods, you agree to defend, hold harmless, indemnify, compensate and reimburse, Signdealz from all damages, losses, or costs, including without limitation attorneys' fees and court costs, arising from such Claims.

#### **11. Limited Warranty.**

(a) Signdealz warrants to you that for a period of 5 Years from the date of installation of the Goods ("Warranty Period"), that the Goods will be free from material defects in material and workmanship; provided the Goods are used in accordance with customary industry standards. This limited warranty does not apply to incandescent electric lamps.

(b) EXCEPT FOR THE LIMITED WARRANTY SET FORTH IN SECTION 11(A), SIGNDEALZ MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE GOODS, INCLUDING ANY: (I) WARRANTY OF MERCHANTABILITY; (II) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (III) WARRANTY OF TITLE; OR (IV) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE, OR OTHERWISE.

(c) Products manufactured by a third party ("Third Party Product") may constitute, contain, be contained in, incorporated into, attached to or packaged together with, the Goods. Third Party Products are not covered by the limited warranty in Section 11(a). SIGNDEALZ MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO ANY THIRD PARTY PRODUCT, INCLUDING ANY: (I) WARRANTY OF MERCHANTABILITY; (II) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (III) WARRANTY OF TITLE; OR (IV) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE, OR OTHERWISE.

(d) Signdealz will not be liable for a breach of the limited warranty set forth in Section 11(a) unless: (i) you give written notice of the defect, reasonably described, to Signdealz within 3 days of the time when you receive the Goods; (ii) Signdealz is given a reasonable opportunity after receiving the notice to examine such Goods and you (if requested to do so by Signdealz) return such Goods to Signdealz' place of business at your cost for the examination to take place there; and (iii) Signdealz reasonably verifies your claim that the Goods are defective.

(e) Signdealz will not be liable for a breach of the limited warranty set forth in Section 11(a) if: (i) you make any further use of such Goods after giving such notice; (ii) the defect arises because you failed to follow Signdealz' oral or written instructions as to the storage, installation, commissioning, use or maintenance of the Goods; or (iii) you alter or repair such Goods without the prior written consent of Signdealz.

(f) Subject to Section 11 (c), (d), and (e) above, with respect to any such Goods during the Warranty Period, Signdealz will, in its sole discretion, either repair or replace such Goods (or the defective part).

(g) THE REMEDIES SET FORTH IN SECTION 11(F) WILL BE YOUR SOLE AND EXCLUSIVE REMEDY AND SIGNDEALZ ENTIRE LIABILITY FOR ANY BREACH OF THE LIMITED WARRANTY SET FORTH IN SECTION 11(A).

#### **12. Limitation of Liability.**

(a) IN NO EVENT WILL SIGNDEALZ BE LIABLE TO YOU OR ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT, LOSS OF DATA OR DIMINUTION IN VALUE, OR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT SIGNDEALZ HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AD NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.

(b) IN NO EVENT WILL SIGNDEALZ' AGGREGATE LIABILITY ARISING OUT OF RELATED TO THESE TERMS, WHETHER ARISING OUT OF, OR RELATED TO, BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE LESSER OF (I) THE TOTAL AMOUNTS PAID BY YOU TO SIGNDEALZ FOR THE GOODS, OR (II) [\$AMOUNT].

#### **13. Insurance.**

During the term of these Terms and for a period of one year thereafter, you will, at your own expense, maintain and carry insurance in full force and effect, which includes coverage of the Goods in accordance with industry standards, with financially sound and reputable insurers. Upon Signdealz' request, you will provide Signdealz with a certificate of insurance from your insurer evidencing the insurance coverage specified in these Terms. [The certificate of insurance will name Signdealz as an additional insured.] You will provide Signdealz with 30 days' advance written notice in the event of a cancellation or material change in your insurance policy.

#### **14. Compliance with Law.**

You will comply with all applicable laws, regulations, and ordinances. You will maintain in effect all the licenses, permissions, authorizations, consents, and permits that you need to carry out your obligations under these Terms, including, without limitation, all permits, licenses, or other authorizations necessary for the installation of the Goods. You will comply with all export and import laws of all countries involved in the sale of the Goods under these Terms or any resale of the Goods by you. You assume all responsibility for shipments of Goods requiring any government import clearance. Signdealz may terminate these Terms if any governmental authority imposes anti dumping or countervailing duties or any other penalties on the Goods.

#### **15. Termination.**

In addition to any remedies that may be provided under these Terms, Signdealz may terminate these Terms with immediate effect upon written notice to you, if you: (i) fail to pay any amount when due under these Terms; (ii) have not otherwise performed or complied with any of these Terms, in whole or in part; or (iii) become insolvent, file a petition for bankruptcy or commence or have commenced against you proceedings relating to bankruptcy, receivership, reorganization, or assignment for the benefit of creditors. You may terminate these Terms upon written notice to Signdealz, provided, however, you will pay to Signdealz all costs incurred prior to Signdealz' receipt of the termination notice, including without limitation, material costs, labor costs, and shipping costs. To the extent the costs incurred prior to the termination exceed the amounts you have paid Signdealz, you hereby agree to remit to Signdealz all additional amounts due and owing no later than 5 days following the date of termination. No refund will be made for completed Goods.

**16. Waiver.** No waiver by Signdealz of any of the provisions of these Terms is effective unless explicitly set forth in writing and signed by Signdealz. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from these Terms operates, or may be



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construed, as a waiver thereof. No single or partial exercise of any right, remedy, power, or privilege hereunder precludes any other or further exercise thereof or the exercise of any other right, remedy, power or privilege.

**17. Confidential Information.**

All non-public, confidential or proprietary information of Signdealz, including but not limited to specifications, samples, patterns, designs, plans, drawings, documents, data, business operations, customer lists, pricing, discounts or rebates, disclosed by Signdealz to you, whether disclosed orally or disclosed or accessed in written, electronic, or other form or media, and whether or not marked, designated, or otherwise identified as "confidential" in connection with these Terms is confidential, solely for the use of performing these Terms and may not be disclosed or copied unless authorized in advance by Signdealz in writing. Upon Signdealz' request, you will promptly return all documents and other materials received from Signdealz. Signdealz will be entitled to injunctive relief for any violation of this Section. This Section does not apply to information that is: (a) in the public domain; (b) known to you at the time of disclosure; or (c) rightfully obtained by you on a non-confidential basis from a third party.

**18. Force Majeure.**

Signdealz will not be liable or responsible to you, nor be deemed to have defaulted or breached these Terms, for any failure or delay in fulfilling or performing any term of these Terms when and to the extent such failure or delay is caused by or results from acts or circumstances beyond the reasonable control of Signdealz.

For the avoidance of doubt, market disruptions, material shortages, geopolitical events, tariffs, and supply chain interruptions may result in cost increases and/or delays. Signdealz reserves the right to address such impacts through equitable price adjustments via change order.

**19. Subcontract.**

Signdealz reserves the right to subcontract any and all of its obligations under these Terms to any other person or entity.

**20. Advertising and Marketing.**

You hereby agree that Signdealz may use pictures or other graphic replications or representations of the Goods for use in its advertising and marketing programs.

**21. Assignment.**

You will not assign any of your rights or delegate any of your obligations under these Terms without the prior written consent of Signdealz. Any purported assignment or delegation in violation of this Section is null and void. No assignment or delegation relieves you of any of your obligations under these Terms.

**22. Relationship of the Parties.**

The relationship between the parties is that of independent contractors. Nothing contained in these Terms will be construed as creating any agency, partnership, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the parties, and neither party will have authority to contract for or bind the other party in any manner whatsoever.

**23. No Third-Party Beneficiaries.**

These Terms are for the sole benefit of the parties and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or will confer upon any other person or entity any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of these Terms.

**24. Governing Law and Venue.**

All matters arising out of or relating to these Terms is governed by and construed in accordance with the internal laws of the State of Colorado without giving effect to any choice or conflict of law provision or rule (whether of the State of Colorado or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than those of the State of Colorado. Any legal suit, action, or proceeding arising out of or relating to these Terms will be instituted in the federal courts of the United States of America or the courts of the State of Colorado in each case located in the City of Boulder and County of Boulder, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding.

**25. Prevailing Party.**

If any party institutes any legal suit, action, or proceeding against the other party arising out of or related to these Terms or the Goods, the prevailing party in the suit, action, or proceeding is entitled to receive, and the non-prevailing party will pay, in addition to all other remedies to which the prevailing party may be entitled, the costs and expenses incurred by the prevailing party in conducting the suit, action, or proceeding, including attorneys' fees and expenses, court costs, and all other expenses, even if not recoverable by law.

**26. Notices.**

All notices, request, consents, claims, demands, waivers, and other communications hereunder (each, a "Notice") will be in writing and addressed to the parties at the addresses set forth on the face of the Sales Confirmation or to such other address that may be designated by the receiving party in writing. All Notices will be deemed delivered when: (a) delivered by personal delivery; (b) delivered by a nationally recognized overnight courier (with all fees pre-paid); (c) delivered by facsimile or other electronic transmission (with confirmation of transmission); or (d) delivered by certified or registered mail (in each case, return receipt requested, postage prepaid). Rejection is a deemed delivery.

**27. Severability.**

If any term or provision of these Terms is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability will not affect any other term or provision of these Terms or invalidate or render unenforceable such term or provision in any other jurisdiction.

**28. Survival.**

Provisions of these Terms which by their nature should apply beyond their terms will remain in force after any termination or expiration of these Terms.



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29. Landscaping and Excavation: During excavation and installation, some naturally occurring damage to landscaping, lots, and areas surrounding the work site is expected and should be anticipated, Signdealz will take reasonable steps to minimize the damage. Delays due to deteriorating ground conditions as a result of weather may occur. If the work involves the installation of materials, additional work beyond that contemplated herein will be required if Signdealz encounters subsurface or concealed conditions that are extraordinary or unexpected such as subsurface water, caliche, hardpan, rock, unusual soil conditions, utilities, or pipelines. The CLIENT must compensate Signdealz for additional work on a time and material basis at Signdealz's standard rates. Additional work shall be confirmed and executed through a change order. Signdealz is not responsible for delays resulting from the discovery of such conditions, or delays resulting from the normal process of getting said change orders approved and processed. Signdealz shall not be responsible for damage to underground pipes, sewer lines, sprinkling systems, or any other underground obstruction unless notified of them in writing prior to commencement of the work. Absent such written notification, the CLIENT must pay for any resulting damage. When contracted to perform excavation for the foundation, whether permanent, temporary, or exploratory, the company will coordinate public line locates with Digsafe. The location of private utilities is the sole responsibility of the CLIENT.

30. Changes to Work.

Any modification of this Agreement or additional obligations assumed by the other party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party. These changes shall be designated as change orders. Signdealz shall not be considered in breach of this Agreement by failing to perform on an unexecuted change order. Additional charges will be made for added or changed work items, changes in material costs, or changed work conditions. Signdealz is not obligated to proceed with impacted or additional work until a written change order reflecting updated costs has been approved.

31. Repossession.

If Client fails to make any payment when due or otherwise defaults in any of its obligations in this Agreement, Signdealz may terminate this Agreement and may (but is not obligated to) repossess the materials or any component(s) thereof, without resort to judicial process, and without liability for trespass. Signdealz's right of repossession includes the right to remove the materials, and also to disconnect or otherwise render the materials unusable. Repossession is not an acceptance of CLIENT'S surrender of the materials, and shall not require patching, painting, touch up, etc. afterward. The work is of special construction, made for CLIENT'S use and no other, except as used by the CLIENT, the work may have no value. Signdealz's rights of termination and repossession shall be in addition to and not as an alternative to Signdealz's right to any other remedies herein and any other remedy available at law or in equity. Signdealz is not responsible for any damage caused to the CLIENT'S property due to the repossession of signage.

32. Site Damage and Special Requirements.

Signdealz is not an Exterior Insulation and Finish System "EIFS" contractor, and if Signdealz's responsibilities hereunder involve penetration of EIFS, Signdealz will seal such penetrations with products and procedures that are common in the sign industry-but which may not meet EIFS warranty requirements. Signdealz shall thereafter have no responsibility for damage resulting from penetrations.

33. Material Cost Escalation and Market Conditions.

Pricing under this Agreement is based on current market conditions. In the event of significant increases in material, labor, tariffs, freight, or supplier costs occurring after execution of this Agreement but prior to fabrication, Signdealz reserves the right to adjust pricing accordingly. Any such adjustments will be communicated in writing and processed through a change order. Signdealz shall not be responsible for cost impacts resulting from market volatility, supply chain disruptions, or geopolitical events beyond its control.

Signdealz

Customer

By: \_\_\_\_\_
Date: \_\_\_\_\_
Title: \_\_\_\_\_

By: \_\_\_\_\_
Name: \_\_\_\_\_
Title: \_\_\_\_\_



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Company Address	1750 30th Street #1-423 Boulder, CO 80301 US	Created Date	5/11/2026
Quote Name	Updated Cost with Watchfire 10mm display	Expiration Date	6/11/2026
Quote Number	00013575	Drawing Number	OP-SS-010561 - Southshore Aurora - Digital - MP - R 2
		Opportunity Name	OP-SS-010561 - Southshore Aurora - Digital

**Customer Information**

Prepared By	Ritesh Mistry	Contact Name	James Andersen
Email	ritesh@signdealz.com	Phone	720-677-9838
		Email	james.andersen@managementtrust.com

**Address Information**

Bill To Name	Southshore - Aurora	Ship To Name	Southshore - Aurora
		Shipping City	Aurora
		Shipping State/Province	Colorado
		Shipping Street	27151 E. Lakeview Dr
		Shipping Zip Code	80016

Product	Sales Price	Quantity	Total Price	Line Item Description
Labor Warranty	\$0.00	1.00	\$0.00	5 Years Parts and Labor
5 Year LED Display Warranty	\$0.00	1.00	\$0.00	5 Year LED Display Warranty
Shipping Charges	\$0.00	1.00	\$0.00	Free shipping
Electrical Final Run	\$0.00	1.00	\$0.00	Signdealz is not responsible for any electrical work for this project
Design Computer Time	\$500.00	1.00	\$500.00	Design Computer Time for Proofs and Production Files - Signdealz include the initial design and up to 2 hours of design time. Additional design labor will be charged out hourly at \$100 per hour.
Tech Survey - Small/Medium	\$550.00	1.00	\$550.00	On-Site Detailed Tech Survey. Tech will verify the current status of building construction and customer existing electrical in order to ensure the accuracy of installed signage to customer-approved design and specifications.
Permit - Sign Permit City Fees	\$0.00	1.00	\$0.00	City Fees Billed at Cost. Please note if Lane closure required, the additional cost would be Billed based on the cost of the lane closure permits.
Permit - Sign Permit Service	\$355.00	1.00	\$355.00	Sign Permit: Survey, sketches, color prints and application drop off & pick up. Up to 4hrs of Staff time. Customer will be billed at \$125 hr after 4 hrs.
Project Management Time	\$550.00	1.00	\$550.00	Project Management Time to coordinate with GC, Electrician, City Inspections, and manager project timeline.
Engineering				



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Pylon Sign	\$11,980.00	1.00	\$11,980.00	Sign B - Fabrication of 5' 5" * 6' 3" double sided sign with base from cement board and faux masonry supply with support required to customer approved design and specifications
LED Display	\$26,990.00	2.00	\$53,980.00	Sign A & B Watchfire 10mm double sided RGB LED display, Viewing area - 3' * 6' with lifetime 4G Communication method to customer approved design and specifications
Installation	\$12,230.00	1.00	\$12,230.00	Installation of Sign A& B including faux masonry application of base for Sign B per customer approved design and specifications
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Exclusion	\$0.00	1.00	\$0.00	Please note price may be change based on the information received from Engineering as well during the survey

**Quote Totals**

Subtotal	\$84,490.00
Discount	0.00%
Total Price	\$84,490.00
Grand Total	\$84,490.00

**SIGNDEALZ CORPORATION**

**GENERAL TERMS AND CONDITIONS**

**1. Applicability.**

These terms and conditions (these "Terms") are the only terms which govern the sale of the goods ("Goods") by Signdealz Corporation, a Colorado corporation ("Signdealz") to you. The accompanying quotation (the "Sales Confirmation" and these Terms (collectively, this "Agreement") comprise the entire agreement between you and Signdealz, and supersedes all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. These Terms prevail over any of your general terms and conditions of purchase regardless whether or when you submitted your purchase order or such terms. Fulfillment of your order does not constitute acceptance of any of your terms and conditions and does not serve to modify or amend these Terms.

**2. Specification of Goods and Proofs.**

Signdealz relies on the accuracy of your specifications and is not liable for any errors, omissions, or inaccuracies in the Goods which result from the information, specifications, or requests you provide Signdealz. Signdealz advises that you request a proof of your job in writing prior to the commencement of production, so that you may review and provide comment. Proofs must be returned to Signdealz marked "OK" or "Revised Proof Required" and signed by you. The first electronic proof will be provided to you free of charge, however, subsequent proofs will be charged to you in accordance with the then applicable pricing. Color accuracy of proofs are an approximate and cannot be guaranteed. If you do not request a proof in writing, fail to return a proof [1] day after receiving it, or do not mark or sign a proof, the option of a proof will be deemed to be waived and Signdealz will not be liable for any errors, omission, or inaccuracies in the Goods. You are responsible for keeping copies or originals of all documents, digital files, transparencies, instructions, or other materials you provide to Signdealz. Signdealz assumes no liability with regard to the materials provided by you. If you would like a submission reviewed by Signdealz, please request so in writing. If Signdealz agrees to review the submission, you will be charged a review fee at the then applicable rate. Signdealz reserves the right to refuse any inappropriate submissions, as determined by Signdealz in its sole discretion.

**3. Price.**

Price is based on current material, labor, and supplier costs at the time of quotation. Signdealz reserves the right to adjust pricing, with prior written notice, in the event of increases in material, labor, tariffs, freight, or supplier costs prior to fabrication. Any such adjustments will be documented through a change order, (the "Price"). Depending on the specifications, additional fees may apply. If the Price is increased, then these Terms will be construed as if the increased price was originally inserted in the Sales Confirmation, and you will pay on the basis of such increased price. All Prices are exclusive of all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any governmental authority on any amounts payable by you. You will be responsible for all such charges, costs, and taxes; provided, that, you will not be responsible for any taxes imposed on, or with respect to, Signdealz' income, revenues, gross receipts,



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personnel, real or personal property, or other assets.

All pricing is valid for a period of 15 days from the date of the Sales Confirmation. Pricing may be subject to revision after this period. Final pricing is subject to confirmation at the time of fabrication based on current supplier and material costs.

#### **4. Payment Terms.**

(a) You agree to pay (i) 50% of the Price set forth on the Sales Confirmation at the time of your order; (ii) 40% of the Price set forth on the Sales Confirmation, and all amounts due and owing related to any change order, upon the completion of the fabrication; and (iii) all remaining amounts due and owing upon installation. You will make all payments hereunder by cash, money orders, checks, and credit cards, all in US Dollars.

Deposits secure production scheduling but do not guarantee material pricing unless fabrication has commenced.

(b) You will pay interest on all late payments at the lesser of the rate of [1.5]% per month or the highest rate permissible under applicable law, calculated daily and compounded monthly. You will reimburse Signdealz for all costs incurred in collecting any late payments, including, without limitation, attorneys' fees. In addition to all other remedies available under these Terms or at law (which Signdealz does not waive by the exercise of any rights hereunder), Signdealz will be entitled to suspend the delivery of any Goods if you fail to pay any amounts when due hereunder.

(c) You will not withhold payment of any amounts due and payable by reason of any set-off of any claim or dispute with Signdealz, whether relating to Signdealz' breach, bankruptcy, or otherwise.

(d) You agree that the property purchased here under is a trade fixture and although attached to the realty, shall remain personal property of Signdealz and not become a part of said realty or an appurtenance thereto, and shall at all times be severable from said realty if full payment under this agreement is not fully paid in full

#### **5. Delivery, Risk of Loss, and Title.**

The Goods will be delivered in accordance with the Sales Confirmation and subject to these Terms. Signdealz will not be liable for any delays, loss, or damage in transit and the risk of loss passes to you upon delivery of the Goods to the carrier. Unless otherwise agreed in writing by you and Signdealz, Signdealz will deliver the Goods to the address set forth on the Sales Confirmation (the "Delivery Point") using Signdealz standard method for packaging and shipping such Goods. You will be responsible for all loading costs and provide equipment and labor reasonably suited for receipt of the Goods at the Delivery Point. Signdealz may, in its sole discretion, without liability or penalty, make partial shipments of Goods to you. Each shipment will constitute a separate sale, and you will pay for the partial shipments, if any occur. If for any reason you fail to accept delivery of any of the Goods after the Goods have been delivered to the Delivery Point, or if Signdealz is unable to deliver the Goods at the Delivery Point because you have not provided appropriate instructions, documents, licenses, or authorizations: (i) risk of loss to the Goods will pass to you; (ii) the Goods will be deemed to have been delivered; and (iii) Signdealz, at its option, may store the Goods until you pick them up, whereupon you will be liable for all related costs and expenses (including, without limitation, storage and insurance). Title to the Goods only passes to you on Signdealz' receipt of full payment.

#### **6. Shipping Terms.**

Unless otherwise set forth on the Sales Confirmation, delivery will be made FOB ([LOCATION]). You will be responsible for any shipping costs related to your project. We will provide shipping invoices upon request.

All shipping, freight, fuel surcharges, tariffs, and supplier-imposed cost increases are pass-through costs and may be adjusted at the time of invoicing.

#### **7. Permits and Licenses.**

You are solely responsible for all permits, licenses, consents, and other authorizations necessary or advisable with regard to your purchase and any installation associated with the Goods. Signdealz will not be liable for any delays related to any permits, licenses, consents, and other authorizations. Additional fees may be applicable for delays, requirements, reviews, modifications, or changes associated with permits, licenses, consents, and other authorizations. City and County of Denver clients will be charged a fee of \$400 for Use Permits provided by Signdealz Corporation.

#### **8. Inspection and Rejection of Nonconforming Goods.**

(a) You will inspect the Goods upon receipt. You will be deemed to have accepted the Goods unless you notify Signdealz in writing of any Nonconforming Goods no later than 3 days after receipt of the Goods ("Inspection Period") and you furnish such written evidence or other documentation as required by Signdealz. The Goods may not be used if you have notified Signdealz of any Nonconforming Goods.

"Nonconforming Goods" means only Goods that do not materially comply with the terms of the Sales Confirmation, as such may be amended by any change order signed by both parties. Nonconforming Goods does not include (i) any color variances from any samples, art, or proofs provided; (ii) [list other changes that happen].

(b) If you timely notify Signdealz of any Nonconforming Goods and submit proper documentation or other written evidence as Signdealz requests, Signdealz may, in its sole discretion, replace or correct such Nonconforming Goods. Upon Signdealz' request, you will ship, at your expense and risk of loss, the Nonconforming Goods to Signdealz at the address Signdealz requests. If Signdealz exercises its option to replace or correct Nonconforming Goods, Signdealz may, after receiving your shipment of Nonconforming Goods, ship to you, at your expense and risk of loss, the replaced or corrected Goods to the Delivery Point.

(c) You acknowledge and agree that the remedies set forth in this Section are your exclusive remedies for the delivery of Nonconforming Goods. Except as provided in this Section, all sales of Goods to you are made on a one-way basis and you have no right to return Goods purchased under these Terms to Signdealz.

#### **9. Amendment and Modification.**

These Terms may only be amended or modified in a writing which specifically states that it amends these Terms and is signed by an authorized representative of each party.

#### **10. Your Warranties and Indemnities.**

You represent and warrant that you are the owner or licensee of any intellectual property you have delivered to Signdealz and that you have the legal right to produce, reproduce, or modify all materials ordered from Signdealz. You hereby grant to Signdealz the right to use, reproduce, display, modify, transmit, and distribute such materials in order to fulfill Signdealz' obligations under these Terms. You further represent and



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warrant that you have the authority, and have received all applicable permits, licenses, consents, or other authorizations necessary to install the Goods at the location specified on the Sales Confirmation. In the event that any action, claim, charge, demand, proceeding, or otherwise ("Claim") is brought against Signdealz arising out of, or relating to, these Terms or the Goods, you agree to defend, hold harmless, indemnify, compensate and reimburse, Signdealz from all damages, losses, or costs, including without limitation attorneys' fees and court costs, arising from such Claims.

#### **11. Limited Warranty.**

- (a) Signdealz warrants to you that for a period of 5 Years from the date of installation of the Goods ("Warranty Period"), that the Goods will be free from material defects in material and workmanship; provided the Goods are used in accordance with customary industry standards. This limited warranty does not apply to incandescent electric lamps.
- (b) EXCEPT FOR THE LIMITED WARRANTY SET FORTH IN SECTION 11(A), SIGNDEALZ MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE GOODS, INCLUDING ANY: (I) WARRANTY OF MERCHANTABILITY; (II) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (III) WARRANTY OF TITLE; OR (IV) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE, OR OTHERWISE.
- (c) Products manufactured by a third party ("Third Party Product") may constitute, contain, be contained in, incorporated into, attached to or packaged together with, the Goods. Third Party Products are not covered by the limited warranty in Section 11(a). SIGNDEALZ MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO ANY THIRD PARTY PRODUCT, INCLUDING ANY: (I) WARRANTY OF MERCHANTABILITY; (II) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (III) WARRANTY OF TITLE; OR (IV) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE, OR OTHERWISE.
- (d) Signdealz will not be liable for a breach of the limited warranty set forth in Section 11(a) unless: (i) you give written notice of the defect, reasonably described, to Signdealz within 3 days of the time when you receive the Goods; (ii) Signdealz is given a reasonable opportunity after receiving the notice to examine such Goods and you (if requested to do so by Signdealz) return such Goods to Signdealz' place of business at your cost for the examination to take place there; and (iii) Signdealz reasonably verifies your claim that the Goods are defective.
- (e) Signdealz will not be liable for a breach of the limited warranty set forth in Section 11(a) if: (i) you make any further use of such Goods after giving such notice; (ii) the defect arises because you failed to follow Signdealz' oral or written instructions as to the storage, installation, commissioning, use or maintenance of the Goods; or (iii) you alter or repair such Goods without the prior written consent of Signdealz.
- (f) Subject to Section 11 (c), (d), and (e) above, with respect to any such Goods during the Warranty Period, Signdealz will, in its sole discretion, either repair or replace such Goods (or the defective part).
- (g) THE REMEDIES SET FORTH IN SECTION 11(F) WILL BE YOUR SOLE AND EXCLUSIVE REMEDY AND SIGNDEALZ ENTIRE LIABILITY FOR ANY BREACH OF THE LIMITED WARRANTY SET FORTH IN SECTION 11(A).

#### **12. Limitation of Liability.**

- (a) IN NO EVENT WILL SIGNDEALZ BE LIABLE TO YOU OR ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT, LOSS OF DATA OR DIMINUTION IN VALUE, OR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT SIGNDEALZ HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AD NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.
- (b) IN NO EVENT WILL SIGNDEALZ' AGGREGATE LIABILITY ARISING OUT OF RELATED TO THESE TERMS, WHETHER ARISING OUT OF, OR RELATED TO, BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE LESSER OF (I) THE TOTAL AMOUNTS PAID BY YOU TO SIGNDEALZ FOR THE GOODS, OR (II) [\$AMOUNT].

#### **13. Insurance.**

During the term of these Terms and for a period of one year thereafter, you will, at your own expense, maintain and carry insurance in full force and effect, which includes coverage of the Goods in accordance with industry standards, with financially sound and reputable insurers. Upon Signdealz' request, you will provide Signdealz with a certificate of insurance from your insurer evidencing the insurance coverage specified in these Terms. [The certificate of insurance will name Signdealz as an additional insured.] You will provide Signdealz with 30 days' advance written notice in the event of a cancellation or material change in your insurance policy.

#### **14. Compliance with Law.**

You will comply with all applicable laws, regulations, and ordinances. You will maintain in effect all the licenses, permissions, authorizations, consents, and permits that you need to carry out your obligations under these Terms, including, without limitation, all permits, licenses, or other authorizations necessary for the installation of the Goods. You will comply with all export and import laws of all countries involved in the sale of the Goods under these Terms or any resale of the Goods by you. You assume all responsibility for shipments of Goods requiring any government import clearance. Signdealz may terminate these Terms if any governmental authority imposes anti dumping or countervailing duties or any other penalties on the Goods.

#### **15. Termination.**

In addition to any remedies that may be provided under these Terms, Signdealz may terminate these Terms with immediate effect upon written notice to you, if you: (i) fail to pay any amount when due under these Terms; (ii) have not otherwise performed or complied with any of these Terms, in whole or in part; or (iii) become insolvent, file a petition for bankruptcy or commence or have commenced against you proceedings relating to bankruptcy, receivership, reorganization, or assignment for the benefit of creditors. You may terminate these Terms upon written notice to Signdealz, provided, however, you will pay to Signdealz all costs incurred prior to Signdealz' receipt of the termination notice, including without limitation, material costs, labor costs, and shipping costs. To the extent the costs incurred prior to the termination exceed the amounts you have paid Signdealz, you hereby agree to remit to Signdealz all additional amounts due and owing no later than 5 days following the date of termination. No refund will be made for completed Goods.

**16. Waiver.** No waiver by Signdealz of any of the provisions of these Terms is effective unless explicitly set forth in writing and signed by Signdealz. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from these Terms operates, or may be



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construed, as a waiver thereof. No single or partial exercise of any right, remedy, power, or privilege hereunder precludes any other or further exercise thereof or the exercise of any other right, remedy, power or privilege.

**17. Confidential Information.**

All non-public, confidential or proprietary information of Signdealz, including but not limited to specifications, samples, patterns, designs, plans, drawings, documents, data, business operations, customer lists, pricing, discounts or rebates, disclosed by Signdealz to you, whether disclosed orally or disclosed or accessed in written, electronic, or other form or media, and whether or not marked, designated, or otherwise identified as "confidential" in connection with these Terms is confidential, solely for the use of performing these Terms and may not be disclosed or copied unless authorized in advance by Signdealz in writing. Upon Signdealz' request, you will promptly return all documents and other materials received from Signdealz. Signdealz will be entitled to injunctive relief for any violation of this Section. This Section does not apply to information that is: (a) in the public domain; (b) known to you at the time of disclosure; or (c) rightfully obtained by you on a non-confidential basis from a third party.

**18. Force Majeure.**

Signdealz will not be liable or responsible to you, nor be deemed to have defaulted or breached these Terms, for any failure or delay in fulfilling or performing any term of these Terms when and to the extent such failure or delay is caused by or results from acts or circumstances beyond the reasonable control of Signdealz.

For the avoidance of doubt, market disruptions, material shortages, geopolitical events, tariffs, and supply chain interruptions may result in cost increases and/or delays. Signdealz reserves the right to address such impacts through equitable price adjustments via change order.

**19. Subcontract.**

Signdealz reserves the right to subcontract any and all of its obligations under these Terms to any other person or entity.

**20. Advertising and Marketing.**

You hereby agree that Signdealz may use pictures or other graphic replications or representations of the Goods for use in its advertising and marketing programs.

**21. Assignment.**

You will not assign any of your rights or delegate any of your obligations under these Terms without the prior written consent of Signdealz. Any purported assignment or delegation in violation of this Section is null and void. No assignment or delegation relieves you of any of your obligations under these Terms.

**22. Relationship of the Parties.**

The relationship between the parties is that of independent contractors. Nothing contained in these Terms will be construed as creating any agency, partnership, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the parties, and neither party will have authority to contract for or bind the other party in any manner whatsoever.

**23. No Third-Party Beneficiaries.**

These Terms are for the sole benefit of the parties and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or will confer upon any other person or entity any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of these Terms.

**24. Governing Law and Venue.**

All matters arising out of or relating to these Terms is governed by and construed in accordance with the internal laws of the State of Colorado without giving effect to any choice or conflict of law provision or rule (whether of the State of Colorado or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than those of the State of Colorado. Any legal suit, action, or proceeding arising out of or relating to these Terms will be instituted in the federal courts of the United States of America or the courts of the State of Colorado in each case located in the City of Boulder and County of Boulder, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding.

**25. Prevailing Party.**

If any party institutes any legal suit, action, or proceeding against the other party arising out of or related to these Terms or the Goods, the prevailing party in the suit, action, or proceeding is entitled to receive, and the non-prevailing party will pay, in addition to all other remedies to which the prevailing party may be entitled, the costs and expenses incurred by the prevailing party in conducting the suit, action, or proceeding, including attorneys' fees and expenses, court costs, and all other expenses, even if not recoverable by law.

**26. Notices.**

All notices, request, consents, claims, demands, waivers, and other communications hereunder (each, a "Notice") will be in writing and addressed to the parties at the addresses set forth on the face of the Sales Confirmation or to such other address that may be designated by the receiving party in writing. All Notices will be deemed delivered when: (a) delivered by personal delivery; (b) delivered by a nationally recognized overnight courier (with all fees pre-paid); (c) delivered by facsimile or other electronic transmission (with confirmation of transmission); or (d) delivered by certified or registered mail (in each case, return receipt requested, postage prepaid). Rejection is a deemed delivery.

**27. Severability.**

If any term or provision of these Terms is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability will not affect any other term or provision of these Terms or invalidate or render unenforceable such term or provision in any other jurisdiction.

**28. Survival.**

Provisions of these Terms which by their nature should apply beyond their terms will remain in force after any termination or expiration of these Terms.



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29. Landscaping and Excavation: During excavation and installation, some naturally occurring damage to landscaping, lots, and areas surrounding the work site is expected and should be anticipated, Signdealz will take reasonable steps to minimize the damage. Delays due to deteriorating ground conditions as a result of weather may occur. If the work involves the installation of materials, additional work beyond that contemplated herein will be required if Signdealz encounters subsurface or concealed conditions that are extraordinary or unexpected such as subsurface water, caliche, hardpan, rock, unusual soil conditions, utilities, or pipelines. The CLIENT must compensate Signdealz for additional work on a time and material basis at Signdealz's standard rates. Additional work shall be confirmed and executed through a change order. Signdealz is not responsible for delays resulting from the discovery of such conditions, or delays resulting from the normal process of getting said change orders approved and processed. Signdealz shall not be responsible for damage to underground pipes, sewer lines, sprinkling systems, or any other underground obstruction unless notified of them in writing prior to commencement of the work. Absent such written notification, the CLIENT must pay for any resulting damage. When contracted to perform excavation for the foundation, whether permanent, temporary, or exploratory, the company will coordinate public line locates with Digsafe. The location of private utilities is the sole responsibility of the CLIENT.

30. Changes to Work.

Any modification of this Agreement or additional obligations assumed by the other party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party. These changes shall be designated as change orders. Signdealz shall not be considered in breach of this Agreement by failing to perform on an unexecuted change order. Additional charges will be made for added or changed work items, changes in material costs, or changed work conditions. Signdealz is not obligated to proceed with impacted or additional work until a written change order reflecting updated costs has been approved.

31. Repossession.

If Client fails to make any payment when due or otherwise defaults in any of its obligations in this Agreement, Signdealz may terminate this Agreement and may (but is not obligated to) repossess the materials or any component(s) thereof, without resort to judicial process, and without liability for trespass. Signdealz's right of repossession includes the right to remove the materials, and also to disconnect or otherwise render the materials unusable. Repossession is not an acceptance of CLIENT'S surrender of the materials, and shall not require patching, painting, touch up, etc. afterward. The work is of special construction, made for CLIENT'S use and no other, except as used by the CLIENT, the work may have no value. Signdealz's rights of termination and repossession shall be in addition to and not as an alternative to Signdealz's right to any other remedies herein and any other remedy available at law or in equity. Signdealz is not responsible for any damage caused to the CLIENT'S property due to the repossession of signage.

32. Site Damage and Special Requirements.

Signdealz is not an Exterior Insulation and Finish System "EIFS" contractor, and if Signdealz's responsibilities hereunder involve penetration of EIFS, Signdealz will seal such penetrations with products and procedures that are common in the sign industry-but which may not meet EIFS warranty requirements. Signdealz shall thereafter have no responsibility for damage resulting from penetrations.

33. Material Cost Escalation and Market Conditions.

Pricing under this Agreement is based on current market conditions. In the event of significant increases in material, labor, tariffs, freight, or supplier costs occurring after execution of this Agreement but prior to fabrication, Signdealz reserves the right to adjust pricing accordingly. Any such adjustments will be communicated in writing and processed through a change order. Signdealz shall not be responsible for cost impacts resulting from market volatility, supply chain disruptions, or geopolitical events beyond its control.

Signdealz

Customer

By: \_\_\_\_\_
Date: \_\_\_\_\_
Title: \_\_\_\_\_

By: \_\_\_\_\_
Name: \_\_\_\_\_
Title: \_\_\_\_\_



# Vandre Electric & Refrigeration Co.

"Serving the Denver Metro Area Since 1953"

4420 Allison Street, Suite B • Wheat Ridge, CO 80033 • Phone: 303-777-2318 • Fax: 303-484-5441

May 8, 2026

The Southshore Metro District  
27301 E Southshore Dr.  
Aurora, CO 80016

Attention: James Andersen Phone: 719-213-1231

Email: james.andersen@managementtrust.com

Estimate Number: 91253.1

Project Location: The Lighthouse at Southshore 27301 E Southshore Drive, Aurora, CO 80016

Scope of Work: Digital Sign Circuitry.

Estimated Amount: **\$16,952.00**

***See Terms & Conditions***

This proposal is based on the job walk-through with The Management Trust Representative on 5/1/26.

Vandre Electric and Refrigeration Company proposes the following work for the above captioned project location:

1. Supply and install three (3) 120-volt, 20-amp electrical circuits to the new digital sign at the entrance. Two circuits will power up the sign. The third circuit will be for the duplex outlet by the sign.
2. Supply and install one (1) duplex outlet by the sign and connect the new electrical circuit to it.
3. The new wiring will be installed in the underground conduit. The underground conduit will originate by the fenced storage area. The horizontal directional drilling method will be utilized for underground installation. Starting at the fenced area, the pipe will be surface mounted and will continue to the closest electrical panel.

**Note:**

- Please, budget **\$1,400** for permit fees (if needed) and **\$3,500** for electrical engineered drawings (if needed).

***Terms and conditions of this estimate:***

- 1) This proposal excludes the following:
  - A) Any work not specifically listed above.
  - B) Any repairs to existing deficiencies not listed above.
  - C) Any additional work and/or materials generated by a change in the scope of work. All additional work shall be billed on a Time and Material basis unless arrangements are made to quote the additional work with an Electrical Supervisor.

Continued to next page:



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Estimate #91253.1 Continued:

- D) Any additional work and/or upgrades generated by the building department, utility company, electrical engineer, and/or their representatives.
  - E) Any additional work in case of hazardous material testing, abatement, and/or removal.
  - F) G) Any building department fees.
  - G) Engineering drawings.
  - H) Any repairs, alterations and/or replacement of private underground utilities that may be damaged as a result of saw cutting, digging, jack hammering, etcetera.
- 2) Adverse Conditions: If, during the completion of a project, the contractor encounters unusual or unforeseen problems that could not have been reasonably identified prior to the start of the work, and the estimated cost of said problems exceeds 20% of the total value of the project, the contractor reserves the right to halt work and postpone or defer completion until a reasonable solution can be reached between the contractor and the owner. This solution could include a change order, change in scope, or the cancellation of the project. Examples of situations that would be subject to this clause:
- A) - Flow fill or debris from previous construction that blocks or severely impedes the proposed bore path
  - B) - Unmarked, unlocated, or excessive utilities that necessitate a sizable change in the scope of the project
  - C) - Underground rock or structures that block the drill path, such as building foundations/footings, retaining walls, etc.
- 3) This estimate is based on the existing circuitry being in a usable and stable condition.
  - 4) This estimate may be invalid if not accepted within 30 days.
  - 5) All work shall be performed during normal business hours (Monday through Friday 7 A.M to 5 P.M.).
  - 6) Nothing in this agreement shall require Seller (**Vandre Electric and Refrigeration**) to continue performance if timely payments are not made for suitably performed work or stored material. The Buyer (**The Southshore Metro District**) is to prepare all work areas so as to be acceptable for the Seller under contract. The seller will start work when sufficient areas are ready to insure continued work.
  - 7) This proposal is in accordance with the seller's understanding of the requirements of this project from information received from the buyer, or its agent, and if written plans and specifications are furnished, the seller's interpretation of them.
  - 8) The seller assumes no responsibility as to the accuracy or suitability of such plans and specifications. It is further understood and agreed that this proposal and contract does not include any labor, or materials not specifically mentioned. Unless otherwise provided in the plans and specifications, the seller shall have the right to select all materials. When specified materials are unavailable, the seller shall have the right to substitute materials of equal or better quality.
  - 9) Nothing in this agreement shall serve to void Seller's right to file a lien or claim on its behalf in the event that any payment is not timely made.
  - 10) No work shall commence until Vandre Electric has received a signed copy of this quote.

Continued to next page:



# Vandre Electric & Refrigeration Co.

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Estimate #91253.1 Continued:

- 11) Payment, 50% down to start and final due upon completion with approved credit, and or card on file.
- 12) All sums not paid when due shall bear interest at the rate of 2% per month (24% per annum) or the maximum legal rate permitted by law, whichever is less. The buyer shall pay all costs of collections, including reasonable attorney fees.
- 13) All workmanship is guaranteed against defect for a period of thirty days from the date of installation. This warranty is in lieu of all other warranties, expressed or implied. The exclusive remedy shall be that the seller will repair or replace any part of its work which is found to be defective. The seller will not be responsible for damage to its work by other parties or for improper use of equipment by others.
- 14) Acceptance of this proposal by the buyer shall be acceptance of all terms and conditions recited herein, which shall supersede any conflicting terms in any other proposal. Any of the buyer's terms and conditions in addition or different to this proposal are objected to and shall have no effect. The buyer's agreement herewith shall be evidence by the buyer's signature hereon or by permitting the seller to commence work for the proposed project.
- 15) Due to market conditions all materials are subject to a price increase at any time unless this quote expressly states that pricing for any item is firm or fixed.

If you have any questions, please call me at (303) 229-1617. Thank you for the opportunity to quote this work.

Sincerely,

Vitaliy Kupin  
Electrical Supervisor

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Agent for The Lighthouse at Southshore 27301 E Southshore Drive, Aurora, CO



# Vandre Electric & Refrigeration Co.

"Serving the Denver Metro Area Since 1953"

4420 Allison Street, Suite B • Wheat Ridge, CO 80033 • Phone: 303-777-2318 • Fax: 303-484-5441

May 6, 2026

The Southshore Metro District  
27301 E Southshore Dr.  
Aurora, CO 80016

Attention: James Andersen Phone: 719-213-1231

Email: james.andersen@managementtrust.com

Estimate Number: 91253.2

Project Location: Lakehouse At Southshore 27151 E Lakeview Dr, Aurora, CO 80016

Scope of Work: Digital Sign Circuitry.

Estimated Amount: **\$34,986.00**

***See Terms & Conditions***

This proposal is based on the job walk-through with The Management Trust Representative on 5/1/26.

Vandre Electric and Refrigeration Company proposes the following work for the above captioned project location:

1. Supply and install three (3) 120-volt, 20-amp electrical circuits to the new digital sign at the entrance. Two circuits will power up the sign. The third circuit will be for the duplex outlet by the sign.
2. Supply and install one (1) duplex outlet by the sign and connect the new electrical circuit to it.
3. The new wiring will be installed in the underground conduit. The underground conduit will originate by the fenced area where AC equipment is located. The horizontal directional drilling method will be utilized for underground installation. Starting at the fenced area, the pipe will be surface mounted and will continue to the closest electrical panel.

**Note:**

- Please, budget **\$2,200** for permit fees (if needed) and **\$3,500** for electrical engineered drawings (if needed).

***Terms and conditions of this estimate:***

- 1) This proposal excludes the following:
  - A) Any work not specifically listed above.
  - B) Any repairs to existing deficiencies not listed above.
  - C) Any additional work and/or materials generated by a change in the scope of work. All additional work shall be billed on a Time and Material basis unless arrangements are made to quote the additional work with an Electrical Supervisor.

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Estimate #91253.2 Continued:

- D) Any additional work and/or upgrades generated by the building department, utility company, electrical engineer, and/or their representatives.
  - E) Any additional work in case of hazardous material testing, abatement, and/or removal.
  - F) G) Any building department fees.
  - G) Engineering drawings.
  - H) Any repairs, alterations and/or replacement of private underground utilities that may be damaged as a result of saw cutting, digging, jack hammering, etcetera.
- 2) Adverse Conditions: If, during the completion of a project, the contractor encounters unusual or unforeseen problems that could not have been reasonably identified prior to the start of the work, and the estimated cost of said problems exceeds 20% of the total value of the project, the contractor reserves the right to halt work and postpone or defer completion until a reasonable solution can be reached between the contractor and the owner. This solution could include a change order, change in scope, or the cancellation of the project. Examples of situations that would be subject to this clause:
- A) - Flow fill or debris from previous construction that blocks or severely impedes the proposed bore path
  - B) - Unmarked, unlocated, or excessive utilities that necessitate a sizable change in the scope of the project
  - C) - Underground rock or structures that block the drill path, such as building foundations/footings, retaining walls, etc.
- 3) This estimate is based on the existing circuitry being in a usable and stable condition.
  - 4) This estimate may be invalid if not accepted within 30 days.
  - 5) All work shall be performed during normal business hours (Monday through Friday 7 A.M to 5 P.M.).
  - 6) Nothing in this agreement shall require Seller (**Vandre Electric and Refrigeration**) to continue performance if timely payments are not made for suitably performed work or stored material. The Buyer (**The Southshore Metro District**) is to prepare all work areas so as to be acceptable for the Seller under contract. The seller will start work when sufficient areas are ready to insure continued work.
  - 7) This proposal is in accordance with the seller's understanding of the requirements of this project from information received from the buyer, or its agent, and if written plans and specifications are furnished, the seller's interpretation of them.
  - 8) The seller assumes no responsibility as to the accuracy or suitability of such plans and specifications. It is further understood and agreed that this proposal and contract does not include any labor, or materials not specifically mentioned. Unless otherwise provided in the plans and specifications, the seller shall have the right to select all materials. When specified materials are unavailable, the seller shall have the right to substitute materials of equal or better quality.
  - 9) Nothing in this agreement shall serve to void Seller's right to file a lien or claim on its behalf in the event that any payment is not timely made.
  - 10) No work shall commence until Vandre Electric has received a signed copy of this quote.

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Estimate #91253.2 Continued:

- 11) Payment, 50% down to start and final due upon completion with approved credit, and or card on file.
- 12) All sums not paid when due shall bear interest at the rate of 2% per month (24% per annum) or the maximum legal rate permitted by law, whichever is less. The buyer shall pay all costs of collections, including reasonable attorney fees.
- 13) All workmanship is guaranteed against defect for a period of thirty days from the date of installation. This warranty is in lieu of all other warranties, expressed or implied. The exclusive remedy shall be that the seller will repair or replace any part of its work which is found to be defective. The seller will not be responsible for damage to its work by other parties or for improper use of equipment by others.
- 14) Acceptance of this proposal by the buyer shall be acceptance of all terms and conditions recited herein, which shall supersede any conflicting terms in any other proposal. Any of the buyer's terms and conditions in addition or different to this proposal are objected to and shall have no effect. The buyer's agreement herewith shall be evidence by the buyer's signature hereon or by permitting the seller to commence work for the proposed project.
- 15) Due to market conditions all materials are subject to a price increase at any time unless this quote expressly states that pricing for any item is firm or fixed.

If you have any questions, please call me at (303) 229-1617. Thank you for the opportunity to quote this work.

Sincerely,

Vitaliy Kupin  
Electrical Supervisor

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Agent for Lakehouse at Southshore 27151 E Lakeview Dr, Aurora, CO 80016

Susan Anguish  
Sales

# TEXACRAFT®

## QUOTE

352-693-4691

Date	Quote #
12/05/25	SNA060306026

sanguish@texacraft.com

"Quote Valid for 30 Days"

**Sold To:** Southshore Metro District/management

JAMES ANDERSON  
390 UNION BLVD STE 400  
DENVER, CO 80228  
UNITED STATES

james.anderson@managementtrust.com

**Phone:** 719-213-1231

**Ship To:** Southshore Master HOA  
HERMAN BUENFIL

27301 E SOUTHSORE DR  
AURORA, CO  
UNITED STATES

herman.buenfil@managementtrust.com  
**Phone:** 954-268-3111

CUSTOMER # 67973

Lead Time	Terms	Rep	P.O. Number	Ship Via
		sanguish		

QTY	MODEL	DESCRIPTION	COLOR SELECTION /NOTES	UNIT PRICE	EXT. PRICE
20		REPLACEMENT SLINGS FOR M4409S	NAVY PIER 150	\$127.00	\$2,540.00
20		REPLACEMENTS SLINGS FOR M4409S	SNAPPY ORANGE 914	\$127.00	\$2,540.00
20		REPLACEMENT SLINGS FOR M4409S	GO GREEN 138	\$127.00	\$2,540.00
30		REPLACEMENT SLINGS FOR M4409S	WHITE MESH 866	\$127.00	\$3,810.00
20		REPLACEMENT SLINGS FOR M4102S	NAVY PIER 150	\$127.00	\$2,540.00
20		REPLACEMENT SLINGS FOR M4102S	SNAPPY ORANGE 914	\$127.00	\$2,540.00
20		REPLACEMENT SLINGS FOR M4102S	GO GREEN 138	\$127.00	\$2,540.00
30		REPLACEMENT SLINGS FOR M4102S	WHITE MESH 866	\$127.00	\$3,810.00

We are required by law to collect and remit sales/use tax on this purchase.  
If you are exempt from such taxes, please provide us with the applicable exemption certificate.  
Items above are shipped Freight Line. \*\*\*\*DRIVER DOES NOT UNLOAD\*\*\*\*.  
UNLOADING, UNPACKING and PLACEMENT of furniture is the responsibility of Customer and is NOT INCLUDED in freight charge.

Other services such as INSIDE DELIVERY, LIFTGATE and WHITE GLOVE are available at an extra charge and must be ordered when order is placed.

"Please verify we have the correct bill and ship to information to include the contact name, address, phone and email when approving the Quote"

SubTotal	\$22,860.00
Est. Sales Tax	\$0.00
Freight	\$421.75
<b>Total</b>	<b>\$23,281.75</b>

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Order will be placed when signed approval is faxed or emailed.

Approved: \_\_\_\_\_

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

Printed Name \_\_\_\_\_

Thank you for considering Texacraft.  
If you have any questions please let me know.  
Thank you,

Susan Anguish

352-693-4691

sanguish@texacraft.com

Email Privacy: By supplying your email address on this order form, you have opted-in to our email database. This information is for internal use only and will never be offered to anyone outside of the company. If you no longer want to receive email from Texacraft and Tropic Craft, you can follow the removal instructions located at the bottom of the next e-mail you receive from Texacraft.



Proposal For

Southshore Metropolitan District

27301 E Southshore Dr  
 Aurora, CO 80016

[southshorem@bill.com](mailto:southshorem@bill.com); [james.andersen@managementtrust.com](mailto:james.andersen@managementtrust.com); [aj@publicalliancecellc.com](mailto:aj@publicalliancecellc.com); [nichole@publicalliancecellc.com](mailto:nichole@publicalliancecellc.com)

Location

Aurora, CO 80016

SMD - 2026 COA CHEATGRASS

Terms  
 Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 550.00	\$ 550.00
Dump Service Removal of items taken to the dump	1	\$ 390.00	\$ 390.00
Landscape Construction: Seeding, Native Drill Drill seeder, walk behind per day	2	\$ 214.00	\$ 428.00
General Labor: 2026 SOUTHSORE General Labor Skilled Landscape Labor	160 Hr	\$ 75.00	\$ 12,000.00
Landscape Materials: Soils: Planters Mix Planters Mix	30	\$ 112.00	\$ 3,360.00
Aurora Native Seed Mix Aurora Native Seed Mix	120 lb	\$ 42.00	\$ 5,040.00
8' x 100' DBL BIO NET STRAW 8' Wide Double-Sided Erosion Control Bio-Straw Blanket	19 ea	\$ 250.00	\$ 4,750.00
Biodegradable Stake Biodegradable Stake	1500 ea	\$ 1.00	\$ 1,500.00

Client Notes

Description of Work to be Performed:

Native grass areas (15,000 square feet) along Southshore Drive between E Indore Drive & E Roxbury Place (see attached map).

- Existing Native grass has a cheatgrass infestation, current infestation rate: 40%.
- Removal of cheatgrass plant material.
- Drill seeding of affected areas using approved Aurora native grass seed mix.
- Timed in fall to allow winter snows to assist in establishment.



**Cox Professional Landscape Services LLC**  
 14051 E Davies Ave Unit A  
 Centennial, CO 80112

**Proposal #46271**  
 Created: 05/28/2026  
 Date: 09/07/2026  
 From: Wesley R Cox

*All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.*

SUBTOTAL	\$ 28,018.00
<b>TOTAL</b>	<b>\$ 28,018.00</b>
DEPOSIT AMOUNT (50.0%)	\$ 14,009.00
DUE DATE	10/07/2026

Signature

x

Date:

\_\_\_\_\_  
 Please sign here to accept the terms and conditions

Photos

