

EXHIBIT A
SITE PLAN

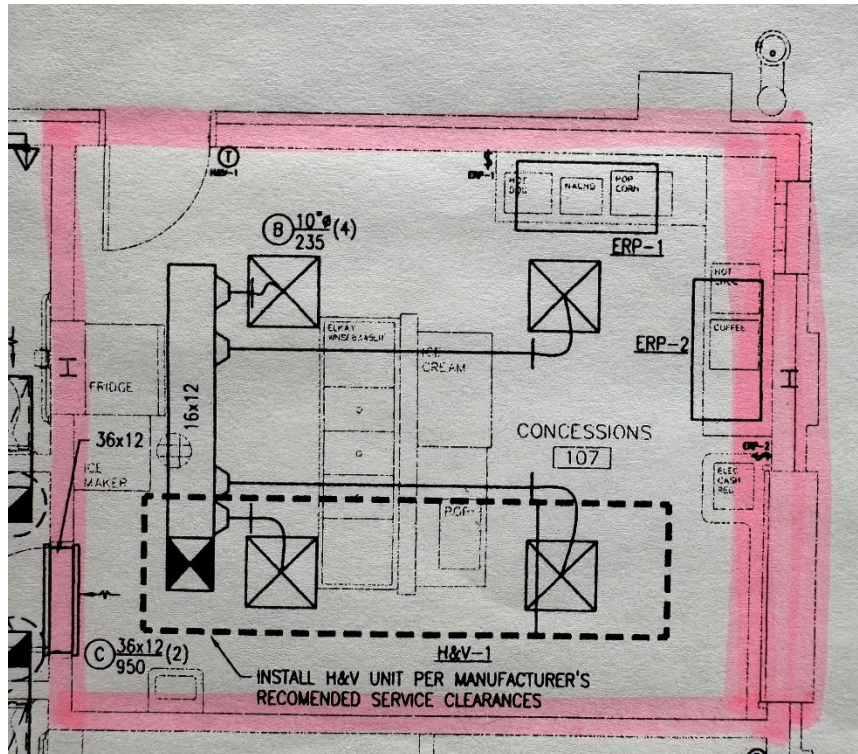
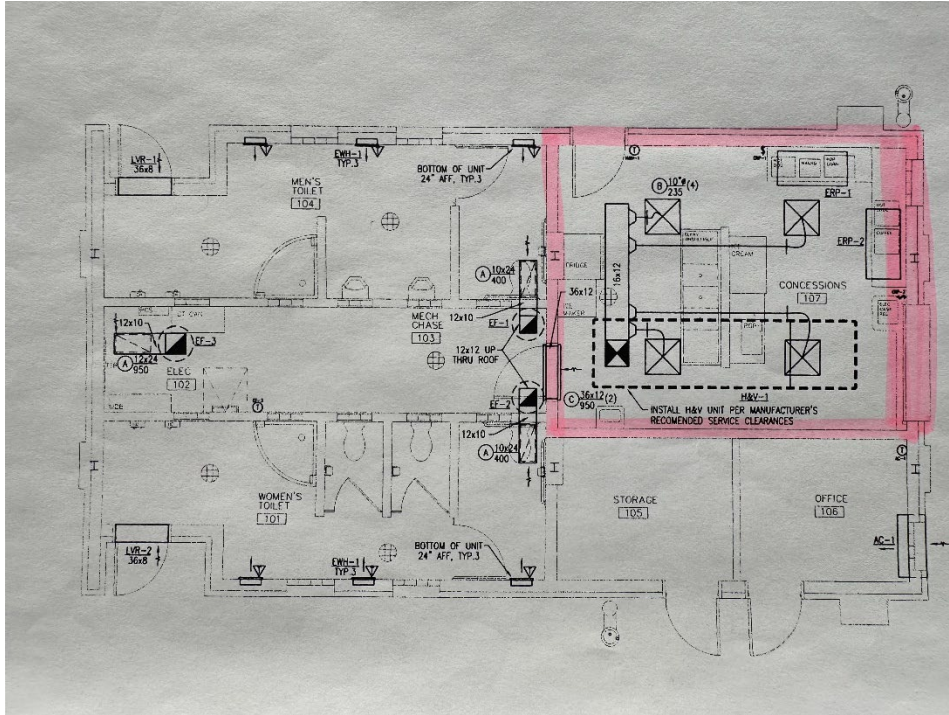


EXHIBIT B

List of Equipment Owned by City

Ice Machine (1)

Refrigerator (1)

Freezer (1)

Stainless Steel Tables (3)

Stainless Steel Sink (1)

EXHIBIT C

SCOPE OF WORK

1.0 Hours of Operation/Site Information

Pioneer Park is a baseball/softball complex with four (4) fields. Minimum operating hours shall coincide with the park's peak usage times, as determined by the City of Commerce City. The Concessionaire may operate expanded hours subject to City approval. Games and activities are scheduled by the City as follows:

- **Monday–Friday:** 5:00 p.m. – 11:00 p.m. (late February through October)
- **Saturday–Sunday:** 8:00 a.m. – 11:00 p.m. (late February through October)

Hours of operation are set annually based on the schedule of games and activities. A schedule for the upcoming season will be provided in advance to the Concessionaire. The Concessionaire must be flexible to work scheduled games/activities at the site. Changes in the schedule may occur frequently throughout the season. Special events are scheduled periodically.

In the event of an emergency closure, the Concessionaire must notify the Department Liaison and field supervisors immediately.

2.0 Equipment and Supplies

An ice machine, refrigerator, freezer, three stainless steel tables, and one stainless steel sink are provided by the City in the Concession Stand area and will be made available for use by the Concessionaire.

The Concessionaire shall provide any and all other equipment (e.g., grills, fryers, coolers) needed for menu preparation, subject to City inspection and approval. The Concessionaire must provide a list of all equipment to be used, indicating whether it is new or used. All equipment must comply with City, County, and State codes, and is the sole responsibility of the Concessionaire. The Concessionaire is responsible for all consumable supplies, food, and beverages.

3.0 Menu Offerings and Sale Prices

The Concessionaire shall provide a menu that includes a variety of items such as snacks, beverages, and light meals. Inclusion of some healthier options is encouraged. All products sold or marketed and the prices charged are subject to regulation/approval by the City.

The Concessionaire shall maintain sufficient inventory to meet public demand. All product deliveries must be received and stored immediately by the Concessionaire.

4.0 Cleaning, Sanitation and Maintenance

The Concessionaire shall be required to furnish their own cleaning supplies and equipment in support of concession operations at Pioneer Park. The Concessionaire will be responsible for all staff, cleaning, waste disposal, and pre- and post-season work.

The Concessionaire shall be responsible for the cleanliness and sanitation of the Concession Stand area, and provide daily cleaning of the facility, including equipment, floors, and counters. This also includes the removal of waste and recyclables in accordance with City policies to designated disposal areas, and the cleanliness of the tables and surrounding area.

The City will provide trash bags for use in designated receptacles.

The Concessionaire shall also provide courtesy cleaning and replenishment of City provided paper products in the restrooms adjacent to the Concession Stand area. Courtesy cleaning shall be performed at regular intervals throughout operating hours and shall include the following tasks:

- Sweeping restroom floors to maintain a clean and safe environment.
- Collecting and disposing of any visible trash by placing it in the appropriate receptacles.

This courtesy cleaning is intended to supplement, not replace, the City's scheduled custodial services. The Concessionaire is expected to maintain a presentable and sanitary environment for patrons at all times. The Concessionaire shall also report any facility maintenance needs or damages promptly to the City.

5.0 Staffing, Personnel Standards and Permits

The Concessionaire is responsible for hiring, training, and managing all staff. Staff employed by the Concessionaires shall maintain high standards of hygiene and professionalism consistent with City values and always treat patrons with courtesy. The City reserves the right to request the removal of any staff member who does not meet these standards, and any failure to comply shall be deemed a breach of the License.

The Concessionaire shall be responsible for training and ensuring their staff relate to patrons professionally with verbal, non-verbal and written requests. The Concessionaire shall ensure current food handlers permits for business and/or staff are maintained throughout the term of the contract as required by Adams County Health Department.

6.0 Communication and Coordination

The Concessionaire shall keep in direct communication with the Department Liaison regarding any emergencies or extenuating circumstances, complaints, service issues, equipment issues, or any other request from the City. The Concessionaire shall also keep in daily contact with the Department Liaison or any delegates for updates regarding the season schedule, weather, programs, and special events.

7.0 Monthly Rental Fee/Return Schedule

The Concessionaire shall pay the City a Base Minimum Monthly Rental Fee of \$350 during the season from March through October each year. This monthly fee will increase by 7% annually. Payment terms and reporting requirements will be detailed in the final Agreement.

8.0 City Responsibilities

The City will pay all utilities and cover security alarm services for Concession operations. The City will also provide all paper products required for the restrooms.