

BLK97PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEVELOPMENT IMPROVEMENTS AGREEMENT

NAME OF AGENCY OR CONTRACTOR: CALLAHAN EDFAST MORTUARY,
MICHAEL W. BLACKBURN, PARTNER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: BRIDGE
CROSSING ON PATTERSON ROAD

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

4 PAGE DOCUMENT

DISBURSEMENT AGREEMENT
(Improvements Guarantee)

DEVELOPER: MNB

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1799045 0133PM 05/16/97
MONIKA TODD CLK&REC MESA COUNTY CO

BANK: BANK OF COLORADO

PROPERTY: CALLAHAN-EDFAST MORTUARY
2515 PATTERSON ROAD
GRAND JUNCTION, CO 81505

DISBURSEMENT AMOUNT: For the construction of improvements to the Property in an amount not to exceed \$ 16,864.00

This Agreement is entered into by and between MNB ("Developer"), BANK OF COLORADO ("Bank") and the City of Grand Junction, Colorado ("City").

RECITALS

Developer has been required by the City to construct certain improvements to BRIDGE CROSSING ON PATTERSON ROAD ("Improvements") in accordance with the Zoning and Development Code, Improvements Agreement and subdivision approval.

The Bank has agreed to loan funds to the Developer for construction of the Improvements.

The City Engineer has approved an estimate of the costs of the Improvements and that amount or an amount not to exceed \$ 16,864.00, whichever is greater, shall be referred to as the "Funds."

The parties desire to secure the full and complete performance of the Developer's obligations and to secure that the Funds are disbursed only to pay for the Improvements.

NOW, THEREFORE, THE PARTIES AGREE:

1. BANK PROMISES. Bank shall dedicate or set aside the Funds on behalf of Developer and for the City's benefit within twenty-four hours of execution of this Disbursement Agreement.

Bank warrants: that the Funds are to be held in trust solely to secure Developer's obligations under the Improvements Agreement; that the Bank shall act as agent of the City in holding the Funds; that the Funds will not be paid out or disbursed to, or on behalf of, the Developer except as set forth in this document and/or as set forth in the Improvements Agreement; and that the Bank may not modify or revoke its obligation to disburse funds to or on behalf of the Developer or the City. The Bank warrants that the Funds are and will be available exclusively for payment of the costs of satisfactory completion of the Improvements.

2. DISBURSEMENT PROCEDURES. The Funds shall be advanced for payment of costs incurred for the construction of Improvements on the Property in accordance with the Improvements List/Detail attached to the Improvements Agreement, the terms of which are incorporated by this reference. All disbursements must comply with the following procedures:

(a) Request for Advance. Developer shall deliver to the Bank a written request for the disbursement of funds on forms acceptable to the Bank. Such requests shall be signed by Developer, Developer's General Contractor, Project Engineer and Architect, if applicable, and the City Engineer. By signing the request for disbursement the Developer is certifying: that all costs for which the advance is being requested have been incurred in connection with the construction of the Improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the Improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans. Attached hereto is the list of those individuals, and their respective signatures, required to sign the above described request(s) for disbursement of funds.

DISBURSEMENT AGREEMENT
(page 2 of 4)

(b) **Documentation, Waivers and Checks.** Each request for disbursement of funds shall be accompanied by: (i) one original and one copy of each invoice to be paid; (ii) checks drawn on Developer's construction loan account with the Bank, made payable to the payee(s) and for the amount of each invoice presented for payment; (iii) lien waivers in a form approved by the Bank prepared for signature by each payee; and (iv) postage paid envelopes addressed to each payee for the mailing of checks presented to the Bank.

The Bank shall verify its receipt of all lien waivers relating to any prior disbursements, which lien waivers shall be properly executed and contain no alterations or modifications from those lien waivers that have been previously presented to the Bank.

Upon approval by Developer, the Project Engineer and the Bank of the invoices being presented to the Bank, the Bank shall advance funds into the checking account designated for the payment of the invoices and mail the checks to the payee(s) in the envelopes presented to the Bank, together with lien waivers and copies of supporting invoices.

Under no circumstances shall the Bank make a disbursement for the payment of an invoice if it in good faith believes that: (i) the work has not been completed; (ii) the work has not been completed in a workmanlike manner; (iii) written approval has not been received from the Project Engineer; or (iv) any lien waiver has been altered or modified or has not been returned to the Bank.

(c) **Default.** Upon default of the Developer on any obligation to the Bank or under the Improvements Agreement, the Bank shall disburse no funds to, or at the direction of, the Developer except to the City under the terms of the Improvements Agreement. The Bank shall immediately notify the City, in writing, of any event of default or event of default as provided for in the Improvements Agreement and/or as provided herein.

(d) **Disbursement to City.** In the event the Improvements are not satisfactorily and timely constructed, or upon any default or event of default, the City Engineer shall notify the Bank to immediately cease disbursement of funds to the Developer and disburse the full amount of the remaining undisbursed funds to the City. Upon such notice, the Bank shall promptly honor the demand of the City Engineer to disburse the Funds to the City or a third party or parties designated in writing by the City. Upon final completion and acceptance of the performance required under the Improvements Agreement, the City shall refund to the Bank any funds disbursed, if any, which are not actually expended to pay all costs, expenses and liabilities, including attorney fees, incurred in completing the Improvements.

3. **DEVELOPER CONSENT:** The Developer, by the signature of MICHAEL W. BLACKBURN-PARTNER (name & title), consents to disbursements and other actions authorized and provided for by the terms of this Agreement and/or the Improvements Agreement.

4. **LIABILITY FOR LOSS:** If the Bank fails to disburse funds in accordance with the procedures set forth, and the City suffers loss or damage, the Bank shall be liable to the City for the City's direct and consequential damages and all fees, costs and expenses, including attorneys fees.

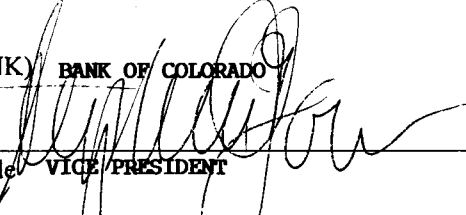
5. **BINDING EFFECT:** This Agreement shall be binding on the heirs, successors, receivers and assigns of all parties and shall terminate when the City has accepted the Improvements and has recorded a release of the Improvements Agreement.


6. **IMMUNITY:** Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under applicable state law.


DISBURSEMENT AGREEMENT
(page 3 of 4)

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Dated this 7TH day of MAY, 1997.

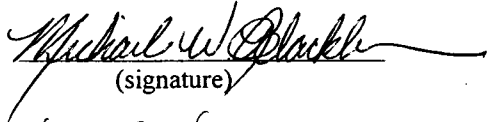
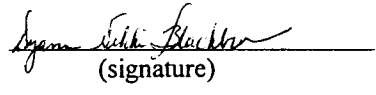
(BANK) ~~BANK OF COLORADO~~
By: 
Title VICE PRESIDENT
P. O. BOX 968, GRAND JCT. CO 81502
Address

(DEVELOPER) **MNB**
By: 
Title PARTNER - MICHAEL W. BLACKBURN
1250 E SHERWOOD DR., GRAND JCT. CO 81501
Address

CITY OF GRAND JUNCTION
By: 
Director of Community Development

Pursuant to the terms of the foregoing Disbursement Agreement (Improvements Guarantee) by and between MNB Developer, BANK OF COLORADO as Bank, and the City of Grand Junction, the following are the individuals authorized to sign written requests for the disbursement of the Funds:

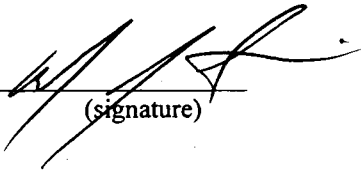
DEVELOPER: MNB

- (name) **MICHAEL W. BLACKBURN** 
(signature)
- (name) **DYANN NIKKI BLACKBURN** 
(signature)
- (name) _____
(signature)

DISBURSEMENT AGREEMENT
(page 4 of 4)

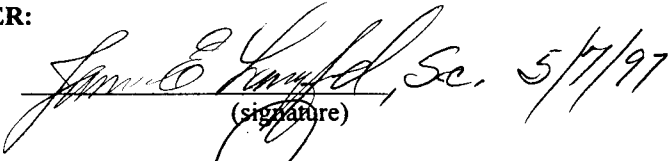
DEVELOPER'S GENERAL CONTRACTOR:

FRANCIS CONSTRUCTORS, INC. - MARK J. FRANCIS
(name)


(signature)

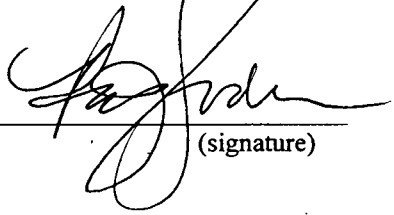
DEVELOPER'S PROJECT ENGINEER:

THOMPSON LANGFORD - JIM LANGFORD
(name)


(signature)

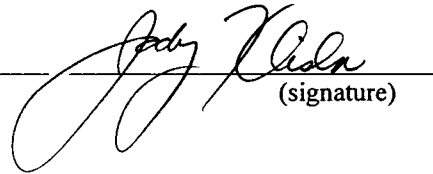
DEVELOPER'S ARCHITECT:

FUNERAL HOME INDUSTRIES - ROY YODER
(name)


(signature)

CITY ENGINEER:

JODY KLISKA
(name)


(signature)

MEMORANDUM OF IMPROVEMENTS AGREEMENT & GUARANTEE

Grand Junction Community Development Department

File # ~~SPR~~-1997-067

This memorandum relates to an improvements agreement and guarantee dated APRIL 17TH 1997, by and between MNB (Developer) and the City of Grand Junction (City) pertaining to CALLAHAN-EDFAST MORTUARY (Project) in the City of Grand Junction..

Legal Description:

~~1799046 0133PM 05/16/97~~
~~MONIKA TODD CLK&REC MESA COUNTY CO~~
AN EASEMENT ACROSS A PORTION OF THE NORTH 376.4 FEET OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1, WEST OF THE UTE MERIDIAN, SAID EASEMENT BEING MORE PARTICULARLY AS FOLLOWS:

SEE ATTACHED EASEMENT DESCRIPTION

Whereas, Developer is required to install and construct certain public and private improvements as a condition of approval of the Project, which completion is guaranteed by an improvements agreement and guarantee in the sum of \$ 16,864.00, and

Whereas, the City of Grand Junction and other agencies possessing regulatory authority over the Project and/or the improvements to be constructed, must inspect the improvements and accept the same before the improvements agreement and guarantee are released or if not constructed the City may use the proceeds or collateral of the guarantee to install the improvements, and

Whereas, the existence of the improvements agreement and guarantee may affect certain rights, responsibilities and actions of the Developer, the City or any other person or entity,

NOW THEREFORE, this memorandum is recorded to be notice to the world of the existence of said improvements agreement and guarantee. This memorandum is not a complete summary of the improvements agreement and guarantee. Provisions of this memorandum shall not be used to interpret the terms or provisions of the improvements agreement and/or guarantee. In the event of conflict between this memorandum and the unrecorded improvements agreement and/or guarantee, the unrecorded improvements agreement and guarantee shall control. The improvements agreement and guarantee may be inspected at the City of Grand Junction Community Development Department, 250 N. 5th Street, Grand Junction, CO.

CITY OF GRAND JUNCTION:

Kathleen M. Pearson 5/13/97
Director of Community Development *KKA* date

DEVELOPER:

Michael W. Blackbe 5-2-97
date

After recording mail to:

Kristen Ashbeck
c/o Community Development Department
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

IMPROVEMENTS AGREEMENT

(Site Plan)

1. **Parties:** The parties to this Improvements Agreement ("the Agreement") are MNB, ("the Developer") and **THE CITY OF GRAND JUNCTION**, Colorado ("the City").

THEREFORE, for valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Agreement will be the date that this agreement is recorded.

RECITALS

The Developer seeks permission to develop property within the City, which property is more particularly described on Exhibit "A" attached and incorporated by this reference ("the Property"). The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements and limiting the harmful effects of substandard development. The purpose of this Agreement is to protect the City from the cost of completing improvements itself and is not executed for the benefit to materialmen, laborers, or others providing work, services or materials to the Developer. The mutual promises, covenants and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and the City's land development ordinances.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer will design, construct and install, at its own expense, those improvements listed on Exhibit "B" attached and incorporated by this reference. The Developer agrees to pay the City for inspection services performed by the City, in addition to amounts shown on Exhibit B. The Developer's obligation to complete the improvements is and will be independent of any obligations of the City contained herein.
4. **Security:** To secure the performance of its obligations under this Agreement (except its obligations for warranty under paragraph 6), the Developer will enter into an agreement which complies with either option identified in paragraph 28, or other written agreement between the City and the Developer.

5. **Standards:** The Developer will construct the Improvements according to the standards and specifications required by the City Engineer or as adopted by the City.

6. **Warranty:** The Developer warrants that the Improvements, each and every one of them, will be free from defects for a period of twelve (12) months from the date that the City Engineer accepts or approves, in writing, the improvements completed by the Developer.

7. **Commencement and Completion Periods:** The improvements, each and every one of them, will be completed within 365 DAYS from the Effective Date of this Agreement (the "Completion Period").

8. **Compliance with Law:** The Developer shall comply with all relevant federal, state and local laws, ordinances and regulations in effect at the time of site plan/development approval when fulfilling its obligations under this Agreement.

9. **Notice of Defect:** The Developer's Engineer shall provide timely notice to the Developer, contractor, issuer of security and the City Engineer whenever inspection reveals, or the Developer's Engineer otherwise has knowledge, that an improvement does not conform to City standards and any specifications, or is otherwise defective. The Developer will have thirty (30) days from the issuance of such notice to correct the defect.

10. **Acceptance of Improvements:** The City's final acceptance and/or approval of improvements will not be given or obtained until Developer presents a document or documents, for the benefit of the City, showing that the Developer owns the improvements in fee simple and that there are no liens, encumbrances, or other restrictions on the improvements. Approval and/or Acceptance of any improvements does not constitute a waiver by the City of any rights it may have on account of any defect in or failure of the improvement that is detected or which occurs after the approval and/or acceptance.

11. **Use of Proceeds:** The City will use funds deposited with it or drawn under the bank disbursement agreement entered into between the parties, only for the purpose of completing the Improvements or correcting defects in or failure of the Improvements.

12. **Events of Default:** The following conditions, occurrences or actions will constitute a default by the Developer during the Completion Period:

- a. Developer's failure to complete each portion of the Improvements in conformance with the agreed upon time schedule; the City may not declare a default until a (14) calendar day notice has been given to the Developer;
- b. Developer's failure to demonstrate reasonable intent to correct defective construction of any improvement within the applicable correction period; the

City may not declare a default until a (14) calendar day notice has been given to the Developer;

- c. Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer; in such event the City may immediately declare a default without prior notification to the Developer;
- d. Notification to City, by any lender with a lien on the property, of a default on an obligation; the City may immediately declare a default without prior notification to the Developer;
- e. Initiation of any foreclosure action of any lien or initiation of mechanics lien(s) procedure(s) against the Property or a portion of the Property or assignment or conveyance of the Property in lieu of foreclosure; the City may immediately declare a default without prior notification to the Developer.

13. **Measure of Damages:** The measure of damages for breach of this Agreement by the Developer will be the reasonable cost of satisfactorily completing the Improvements plus reasonable City administrative expenses. For improvements upon which construction has not begun, the estimated costs of the Improvements as shown on Exhibit "B" will be prima facie evidence of the minimum cost of completion; however neither that amount or the amount of a letter of credit, the subdivision improvements disbursement agreement or cash escrow establish the maximum amount of the Developer's liability.

14. **City's Rights Upon Default:** When any event of default occurs, the City may draw on the letter of credit or cash deposit to the extent of the face amount of the credit or full amount of the deposit, less ninety percent (90%) of the estimated cost (as shown on Exhibit B) of all improvements previously accepted by the City, or may exercise its rights to disbursement of loan proceeds or other funds under the disbursement agreement. The City will have the right to complete improvements itself or it may contract with a third party for completion, and the Developer grants to the City, its successors, assigns, agents, contractors and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, reconstructing, maintaining and repairing such improvements. Alternatively, the City may assign the proceeds of the letter of credit, the disbursement agreement, cash, or other funds or assets to a subsequent developer (or a lender) who has acquired the Development by purchase, foreclosure or otherwise, who will then have the same rights of completion as the City if and only if the subsequent developer (or lender) agrees in writing to complete the unfinished improvements and provides reasonable security for the obligation. In addition, the City may also en-join the sale, transfer, or conveyance of the Development, until the Improvements are completed or accepted. These remedies are cumulative in nature and are in addition to any other remedies the City has at law or in equity.

15. **Indemnification:** The Developer expressly agrees to indemnify and hold the City, its officer, employees and assigns harmless from and against all claims, costs and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of the performance of work at the Development or on the Property pursuant to this Agreement. The Developer further agrees to aid and defend the City in the event that the City is named as a defendant in an action concerning the performance of work pursuant to this Agreement. The Developer further agrees to aid and defend the City in the event that the City is named as a defendant in an action concerning the performance of work pursuant to this Agreement except where such suit is brought by the Developer against the City. The Developer is not an agent or employee of the City.

16. **No Waiver:** No waiver of any provision of this Agreement by the City will be deemed to or constitute a waiver of any other provision, nor will it be deemed to or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both City and Developer; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The City's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement.

17. **Amendment or Modification:** The parties to this Agreement may amend or modify this Agreement only by written instrument executed on behalf of the City by the City Manager or his designee and by the Developer or its authorized officer. Such amendment or modification shall be properly notarized before it may be deemed effective.

18. **Attorney's Fees:** Should either party be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. If the court awards relief to both parties, the attorney's fees may be equitably divided between the parties by the decision maker.

19. **Vested Rights:** The City does not warrant by this Agreement that the Developer is entitled to any other approval(s) required by the City, if any, before the Developer is entitled to commence development or to transfer ownership of property in the Development.

20. **Third Party Rights:** No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

21. **Time:** For the purpose of computing the Abandonment and Completion Periods, and time periods for City action, such times in which war, civil disasters or acts of God occur or exist will not be included if such times prevent the Developer or City from performing its obligations under the Agreement.

22. **Severability:** If any part, term or provision of this Agreement is held by a court or courts of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term or provision was never part of the Agreement.

23. **Benefits:** The benefits of this Agreement to the Developer are personal and may not be assigned without the express written approval of the City. Such approval may not be unreasonably withheld, but any unapproved assignment is void. Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also will be binding on the heirs, successors and assigns of the Developer and shall be a covenant(s) running with the Property. There is no prohibition on the right of the City to assign its rights under this Agreement. The City will expressly release the original Developer's guarantee or obligations if it accepts new security from any developer or lender who obtains the Property. However, no other act of the City will constitute a release of the original Developer from this liability under this Agreement.

24. **Notice:** Any notice required or permitted by this Agreement will be deemed effective when personally delivered in writing or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified, and return receipt requested and addressed as follows:

If to Developer:

MNB
1250 E SHERWOOD DRIVE
GRAND JUNCTION, CO 81501

If to City:

City of Grand Junction
Community Development Director
250 N. 5th Street
Grand Junction, CO 81501

25. **Recordation:** Developer will pay for any and all costs to record a copy of this Agreement in the Clerk and Recorder's Office of Mesa County, Colorado.

26. **Immunity:** Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under any applicable state law.

27. **Personal Jurisdiction and Venue:** Personal jurisdiction and venue for any civil action commenced by either party to this Agreement, whether arising out of or relating to the Agreement, letter of credit, disbursement agreement, cash deposit or any action to collect security will be deemed to be proper only if such action is commenced in Mesa County Colorado.

The Developer expressly waives his right to bring such action in, or to remove such action to, any other court whether state or federal.

28. The **improvements guarantee** required by the City Code to ensure that the improvements described in this Improvements Agreement are constructed to City standards may be in one of the following forms:

(I) disbursement agreement between a bank doing business in Mesa County and the City, or

(II) a good and sufficient letter of credit acceptable to the City, or

(III) depositing with the City cash equivalent to the estimated cost of construction of the improvements.

(IV) other; see attached.

The Finance Department of the City may act as disbursing agent for disbursements to Developer's contractor(s) as required improvements are completed and accepted if agreed to in writing pursuant to a disbursement agreement.

Exhibit C, attached hereto and incorporated herein by this reference as if fully set forth, is the City approved and accepted guarantee for this project.

29. a. Conditions of Acceptance: The City shall have no responsibility or liability with respect to any street, or any other improvement(s), notwithstanding the use of the same by the public, unless the street or other improvements shall have been accepted by the City.

Prior to requesting final acceptance of streets, storm drainage facilities, or other required improvements, the Developer shall furnish to the City Engineer as-built drawings in reproducible form, blue-line stamped and sealed by a professional engineer and copies of results of all construction control tests required by City specifications.

b. If the City allows a street to be constructed in stages, the Developer of the first one-half street opened for traffic shall construct the adjacent curb, gutter and sidewalk in the prescribed location and shall construct the required width of pavement from the edge of gutter on the side of the street being developed to enable an initial two-way traffic operation without on-street parking.

The Developer is also responsible for end-transitions, intersection paving, drainage facilities, and adjustments to existing utilities and joints necessary to open the street or sidewalk to use.

City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Kathleen M. Postma 5/13/97
Director of Community Development Date

VVA



Stephanie Nye by Theresa J. Martinez 5-13-97
Stephanie Nye, City Clerk Date
Deputy City Clerk

Michael W. Blackler 5-2-97
Developer Date

(If Corporation, to be signed by President and attested to by Secretary together with the Corporate seals)

EXHIBIT "A"

TYPE LEGAL DESCRIPTION BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE (1) INCH MARGIN ON EACH SIDE.

AN EASEMENT ACROSS A PORTION OF THE NORTH 376.4 FEET OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 376.4 FEET OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SAID SECTION 10, AND CONSIDERING THE WEST LINE OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SAID SECTION 10 TO BEAR SOUTH 00°06'12" EAST BETWEEN MESA COUNTY SURVEY MARKERS FOR THE NORTHWEST CORNER AND THE NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 10 TO BEAR SOUTH 00°06'12" EAST;
THENCE ALONG THE SOUTH LINE OF THE NORTH 376.4 FEET OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, SOUTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;
THENCE NORTH 00°06'12" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 386.98 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF THE NORTH 376.4 FEET OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 386.94 FEET; TO THE POINT OF BEGINNING.

CONTAINING 0.178 ACRES, MORE OR LESS.

EXHIBIT "B"

IMPROVEMENTS LIST/DETAIL

DATE: MAY 2, 1997
 NAME OF DEVELOPMENT: CALLAHAN-EDFAST MORTUARY
 LOCATION: 2515 PATTERSON ROAD, GRAND JUNCTION, CO 81505
 PRINTED NAME OF PERSON PREPARING: MARK J. FRANCIS - FRANCIS CONSTRUCTORS, INC.

	UNITS	TOTAL QTY.	UNIT PRICE	TOTAL AMT.
I. SANITARY SEWER				
1. Clearing and grubbing	_____	_____	_____	_____
2. Cut and remove asphalt	_____	_____	_____	_____
3. PVC sanitary sewer main (incl. trenching, bedding & backfill)	_____	_____	_____	_____
4. Sewer Services (trenching, bedding, backfill)	_____	_____	_____	_____
5. Sanitary sewer manhole(s)	_____	_____	_____	_____
6. Connection to existing manhole(s)	_____	_____	_____	_____
7. Aggregate Base Course	_____	_____	_____	_____
8. Pavement replacement	_____	_____	_____	_____
9. Driveway restoration	_____	_____	_____	_____
10. Utility adjustments	_____	_____	_____	_____
II. DOMESTIC WATER				
1. Clearing and grubbing	_____	_____	_____	_____
2. Cut and remove asphalt	_____	_____	_____	_____
3. Water Main (incl. excavation, bedding, backfill, valves and appurtenances)	_____	_____	_____	_____
4. Water services (incl. excavation, bedding, backfill, valves, and appurtenances)	_____	_____	_____	_____
5. Connect to existing water line	_____	_____	_____	_____
6. Aggregate Base Course	_____	_____	_____	_____
7. Pavement Replacement	_____	_____	_____	_____
8. Utility adjustments	_____	_____	_____	_____
III. STREETS				
1. Clearing and grubbing/ DEMO	<u>LS</u>	<u>1</u>	<u>500.00</u>	<u>500.00</u>
2. Earthwork (excavation, embankment const)	_____	_____	_____	_____
3. Utility relocations	_____	_____	_____	_____
4. Aggregate sub-base course (sq.yd.)	_____	_____	_____	_____
5. Aggregate base course (sq.yd.)	<u>SY</u>	<u>166</u>	<u>1.75</u>	<u>290.00</u>
6. Sub-grade stabilization	_____	_____	_____	_____
7. Asphalt or concrete pavement (sq.yd.)	<u>SY</u>	<u>166</u>	<u>5.50</u>	<u>913.00</u>
8. Curb, gutter & sidewalk (linear feet)	<u>LF</u>	<u>198</u>	<u>12.00</u>	<u>2,376.00</u>
9. Driveway sections (sq.yd.)	<u>SY</u>	<u>55</u>	<u>27.00</u>	<u>1,485.00</u>
10. Crosspans & fillets	_____	_____	_____	_____
11. Retaining walls/structures	<u>CY</u>	<u>13</u>	<u>300.00</u>	<u>3,900.00</u>

12. Storm drainage system				
13. Signs and other traffic control devices	LS	1	500.00	500.00
14. Construction staking	LS	1	200.00	200.00
15. Dust control	LS	1	200.00	200.00
16. Street lights (each)				
IV. LANDSCAPING				
1. Design/Architecture				
2. Earthwork (top soil, fine grading, berming)				
3. Hardscape features (walls,fencing,paving)				
4. Plant material and planting				
5. Irrigation system				
6. Other features (statues, water displays, park equipment, and outdoor furniture)				
7. Curbing				
8. Retaining walls and structures				
9. One year maintenance agreement				
V. MISCELLANEOUS				
1. Design/Engineering				
2. Surveying				
3. Developer's inspection costs				
4. Quality control testing				
5. Construction traffic control				
6. Rights-of-way/Easements				
7. City inspection fees				
8. Permit fees				
9. Recording costs				
10. Bonds				
11. Newsletters				
12. General Construction Supervision				
13. Other <u>HAND RAIL/ SIGNAGE</u>	LS	1	5,000.00	5,000.00
14. Other <u>GRAVEL, CLEAN UP</u>	LS	1	1,500.00	1,500.00

TOTAL ESTIMATED COST OF IMPROVEMENTS: \$ 16,864.00

Michael W. Black

5-2-97

SIGNATURE OF DEVELOPER

DATE

(If corporation, to be signed by President and attested
to by Secretary together with the corporate seals.)

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

Ray K. ...

CITY ENGINEER

5-2-97

DATE

Kathleen M. ...
COMMUNITY DEVELOPMENT *KKA*

5/13/97
DATE

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE
Grand Junction Community Development Department
FILE # SPR-1997-067

This memorandum relates to a certain unrecorded Improvements Agreement and Guarantee dated April 17th 1997, and memorandum of recording at Book 2326, Page 116 of the land records of Mesa County, Colorado, by and between Callahan-Edfast Mortuary (Developer) and the City of Grand Junction (City) pertaining to Callahan-Edfast Mortuary (Project).

Legal Description: An easement across a portion of the north 376.4 feet of the NW1/4NW 1/4NW1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, said easement being more particularly described as follows: SEE ATTACHED EASEMENT DESCRIPTION

Whereas, Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of an Improvements Agreement and Guarantee, and

Whereas, the City of Grand Junction and all other agencies possessing regulatory authority over the Project and/or the improvements have inspected the improvements and have accepted the same,

NOW THEREFORE, officials of the City of Grand Junction and other officials duly representing their agencies, possessing and representing by their signatures, affixed thereto, that they possess sufficient authority to accept improvements and release the portion of the guarantee pertaining to the improvements under their jurisdiction, do accept, sign and release said improvements agreement and guarantee.

CITY OF GRAND JUNCTION:

By: [Signature] 12-8-97
City Engineer Date
NA

City Utilities Manager Date
NA

Fire Marshal Date

UTE WATER:

By: NA

Date

GRAND JUNCTION DRAINAGE:

By: NA

Date

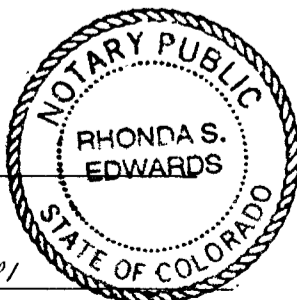
In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book 2326, Page 116 of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released, subject to the required warranty period.

Katherine M. Portner 12/8/97
Director of Community Development KKA Date
Planning Supervisor

The foregoing instrument was executed before me this 8th day of December, 1997 by Katherine M. Portner, Director of Community Development for the City of Grand Junction, Colorado.

Witness my hand & official seal.

[Signature]
Notary Public



My commission expires Sept. 20, 2001

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE

Grand Junction Community Development Department

FILE # SPR-1997-067

This memorandum relates to a certain unrecorded Improvements Agreement and Guarantee dated December 4 19 97, and memorandum of recording at Book 2387, Page 506 of the land records of Mesa County, Colorado, by and between Callahan-Edfast Mortuary (Developer) and the City of Grand Junction (City) pertaining to Callahan-Edfast Mortuary (Project).

Legal Description: The N 376.4 feet of te NW1/4, NW1/4 NW1/4 of Sec 10, T 1S, R1W of the Ute Meridian, EXCEPT the following described tract: Beg NW cor of said Sec 10; thence S 185.00 feet; thence E 225 feet; thence N 184.59 feet; thence N 89 deg 53 min 40 sec W 225 feet to the POB. and EXCEPT that portion conveyed to the County of Mesa in deed recorded August 13, 1975 in Book 1043 at Page 573.

Whereas, Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of an Improvements Agreement and Guarantee, and

Whereas, the City of Grand Junction and all other agencies possessing regulatory authority over the Project and/or the improvements have inspected the improvements and have accepted the same,

NOW THEREFORE, officials of the City of Grand Junction and other officials duly representing their agencies, possessing and representing by their signatures, affixed thereto, that they possess sufficient authority to accept improvements and release the portion of the guarantee pertaining to the improvements under their jurisdiction, do accept, sign and release said improvements agreement and guarantee.

BOOK 2469 PAGE 839

CITY OF GRAND JUNCTION:

By: [Signature] 7/21/98
City Engineer Date

1857383 07/29/98 1124AM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00

NA
City Utilities Manager Date

NA
Fire Marshall Date

UTE WATER:

By: NA
Date

GRAND JUNCTION DRAINAGE:

By: NA
Date

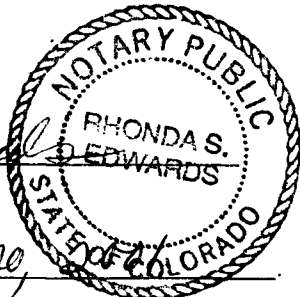
In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book 2387, Page 506 of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released, subject to the required warranty period.

[Signature] 7/27/98
Director of Community Development Date
Planning Manager KKA

The foregoing instrument was executed before me this 27th day of July, 1998 by Katherine M. Portner, Director of Community Development for the City of Grand Junction, Colorado.

Witness my hand & official seal.

[Signature] Notary Public
My commission expires Sept. 20, [Signature]



IMPROVEMENTS AGREEMENT

(Site Plan)

1. **Parties:** The parties to this Improvements Agreement ("the Agreement") are MNB, ("the Developer") and **THE CITY OF GRAND JUNCTION**, Colorado ("the City").

THEREFORE, for valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Agreement will be the date that this agreement is recorded.

RECITALS

The Developer seeks permission to develop property within the City, which property is more particularly described on Exhibit "A" attached and incorporated by this reference ("the Property"). The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements and limiting the harmful effects of substandard development. The purpose of this Agreement is to protect the City from the cost of completing improvements itself and is not executed for the benefit to materialmen, laborers, or others providing work, services or materials to the Developer. The mutual promises, covenants and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and the City's land development ordinances.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer will design, construct and install, at its own expense, those improvements listed on Exhibit "B" attached and incorporated by this reference. The Developer agrees to pay the City for inspection services performed by the City, in addition to amounts shown on Exhibit B. The Developer's obligation to complete the improvements is and will be independent of any obligations of the City contained herein.
4. **Security:** To secure the performance of its obligations under this Agreement (except its obligations for warranty under paragraph 6), the Developer will enter into an agreement which complies with either option identified in paragraph 28, or other written agreement between the City and the Developer.

5. **Standards:** The Developer will construct the Improvements according to the standards and specifications required by the City Engineer or as adopted by the City.
6. **Warranty:** The Developer warrants that the Improvements, each and every one of them, will be free from defects for a period of twelve (12) months from the date that the City Engineer accepts or approves, in writing, the improvements completed by the Developer.
7. **Commencement and Completion Periods:** The improvements, each and every one of them, will be completed within 365 DAYS from the Effective Date of this Agreement (the "Completion Period").
8. **Compliance with Law:** The Developer shall comply with all relevant federal, state and local laws, ordinances and regulations in effect at the time of site plan/development approval when fulfilling its obligations under this Agreement.
9. **Notice of Defect:** The Developer's Engineer shall provide timely notice to the Developer, contractor, issuer of security and the City Engineer whenever inspection reveals, or the Developer's Engineer otherwise has knowledge, that an improvement does not conform to City standards and any specifications, or is otherwise defective. The Developer will have thirty (30) days from the issuance of such notice to correct the defect.
10. **Acceptance of Improvements:** The City's final acceptance and/or approval of improvements will not be given or obtained until Developer presents a document or documents, for the benefit of the City, showing that the Developer owns the improvements in fee simple and that there are no liens, encumbrances, or other restrictions on the improvements. Approval and/or Acceptance of any improvements does not constitute a waiver by the City of any rights it may have on account of any defect in or failure of the improvement that is detected or which occurs after the approval and/or acceptance.
11. **Use of Proceeds:** The City will use funds deposited with it or drawn under the bank disbursement agreement entered into between the parties, only for the purpose of completing the Improvements or correcting defects in or failure of the Improvements.
12. **Events of Default:** The following conditions, occurrences or actions will constitute a default by the Developer during the Completion Period:
 - a. Developer's failure to complete each portion of the Improvements in conformance with the agreed upon time schedule; the City may not declare a default until a (14) calendar day notice has been given to the Developer;
 - b. Developer's failure to demonstrate reasonable intent to correct defective construction of any improvement within the applicable correction period; the

City may not declare a default until a (14) calendar day notice has been given to the Developer;

- c. Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer; in such event the City may immediately declare a default without prior notification to the Developer;
- d. Notification to City, by any lender with a lien on the property, of a default on an obligation; the City may immediately declare a default without prior notification to the Developer;
- e. Initiation of any foreclosure action of any lien or initiation of mechanics lien(s) procedure(s) against the Property or a portion of the Property or assignment or conveyance of the Property in lieu of foreclosure; the City may immediately declare a default without prior notification to the Developer.

13. **Measure of Damages:** The measure of damages for breach of this Agreement by the Developer will be the reasonable cost of satisfactorily completing the Improvements plus reasonable City administrative expenses. For improvements upon which construction has not begun, the estimated costs of the Improvements as shown on Exhibit "B" will be prima facie evidence of the minimum cost of completion; however neither that amount or the amount of a letter of credit, the subdivision improvements disbursement agreement or cash escrow establish the maximum amount of the Developer's liability.

14. **City's Rights Upon Default:** When any event of default occurs, the City may draw on the letter of credit or cash deposit to the extent of the face amount of the credit or full amount of the deposit, less ninety percent (90%) of the estimated cost (as shown on Exhibit B) of all improvements previously accepted by the City, or may exercise its rights to disbursement of loan proceeds or other funds under the disbursement agreement. The City will have the right to complete improvements itself or it may contract with a third party for completion, and the Developer grants to the City, its successors, assigns, agents, contractors and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, reconstructing, maintaining and repairing such improvements. Alternatively, the City may assign the proceeds of the letter of credit, the disbursement agreement, cash, or other funds or assets to a subsequent developer (or a lender) who has acquired the Development by purchase, foreclosure or otherwise, who will then have the same rights of completion as the City if and only if the subsequent developer (or lender) agrees in writing to complete the unfinished improvements and provides reasonable security for the obligation. In addition, the City may also en-join the sale, transfer, or conveyance of the Development, until the Improvements are completed or accepted. These remedies are cumulative in nature and are in addition to any other remedies the City has at law or in equity.

15. **Indemnification:** The Developer expressly agrees to indemnify and hold the City, its officer, employees and assigns harmless from and against all claims, costs and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of the performance of work at the Development or on the Property pursuant to this Agreement. The Developer further agrees to aid and defend the City in the event that the City is named as a defendant in an action concerning the performance of work pursuant to this Agreement. The Developer further agrees to aid and defend the City in the event that the City is named as a defendant in an action concerning the performance of work pursuant to this Agreement except where such suit is brought by the Developer against the City. The Developer is not an agent or employee of the City.

16. **No Waiver:** No waiver of any provision of this Agreement by the City will be deemed to or constitute a waiver of any other provision, nor will it be deemed to or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both City and Developer; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The City's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement.

17. **Amendment or Modification:** The parties to this Agreement may amend or modify this Agreement only by written instrument executed on behalf of the City by the City Manager or his designee and by the Developer or its authorized officer. Such amendment or modification shall be properly notarized before it may be deemed effective.

18. **Attorney's Fees:** Should either party be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. If the court awards relief to both parties, the attorney's fees may be equitably divided between the parties by the decision maker.

19. **Vested Rights:** The City does not warrant by this Agreement that the Developer is entitled to any other approval(s) required by the City, if any, before the Developer is entitled to commence development or to transfer ownership of property in the Development.

20. **Third Party Rights:** No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

21. **Time:** For the purpose of computing the Abandonment and Completion Periods, and time periods for City action, such times in which war, civil disasters or acts of God occur or exist will not be included if such times prevent the Developer or City from performing its obligations under the Agreement.

22. **Severability:** If any part, term or provision of this Agreement is held by a court or courts of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term or provision was never part of the Agreement.

23. **Benefits:** The benefits of this Agreement to the Developer are personal and may not be assigned without the express written approval of the City. Such approval may not be unreasonably withheld, but any unapproved assignment is void. Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also will be binding on the heirs, successors and assigns of the Developer and shall be a covenant(s) running with the Property. There is no prohibition on the right of the City to assign its rights under this Agreement. The City will expressly release the original Developer's guarantee or obligations if it accepts new security from any developer or lender who obtains the Property. However, no other act of the City will constitute a release of the original Developer from this liability under this Agreement.

24. **Notice:** Any notice required or permitted by this Agreement will be deemed effective when personally delivered in writing or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified, and return receipt requested and addressed as follows:

If to Developer:

MNB
1250 E SHERWOOD DRIVE
GRAND JUNCTION, CO 81501

If to City:

City of Grand Junction
Community Development Director
250 N. 5th Street
Grand Junction, CO 81501

25. **Recordation:** Developer will pay for any and all costs to record a copy of this Agreement in the Clerk and Recorder's Office of Mesa County, Colorado.

26. **Immunity:** Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under any applicable state law.

27. **Personal Jurisdiction and Venue:** Personal jurisdiction and venue for any civil action commenced by either party to this Agreement, whether arising out of or relating to the Agreement, letter of credit, disbursement agreement, cash deposit or any action to collect security will be deemed to be proper only if such action is commenced in Mesa County Colorado.

The Developer expressly waives his right to bring such action in, or to remove such action to, any other court whether state or federal.

28. The **improvements guarantee** required by the City Code to ensure that the improvements described in this Improvements Agreement are constructed to City standards may be in one of the following forms:

(I) disbursement agreement between a bank doing business in Mesa County and the City, or

(II) a good and sufficient letter of credit acceptable to the City, or

(III) depositing with the City cash equivalent to the estimated cost of construction of the improvements.

(IV) other; see attached.

The Finance Department of the City may act as disbursing agent for disbursements to Developer's contractor(s) as required improvements are completed and accepted if agreed to in writing pursuant to a disbursement agreement.

Exhibit C, attached hereto and incorporated herein by this reference as if fully set forth, is the City approved and accepted guarantee for this project.

29. a. Conditions of Acceptance: The City shall have no responsibility or liability with respect to any street, or any other improvement(s), notwithstanding the use of the same by the public, unless the street or other improvements shall have been accepted by the City.

Prior to requesting final acceptance of streets, storm drainage facilities, or other required improvements, the Developer shall furnish to the City Engineer as-built drawings in reproducible form, blue-line stamped and sealed by a professional engineer and copies of results of all construction control tests required by City specifications.

b. If the City allows a street to be constructed in stages, the Developer of the first one-half street opened for traffic shall construct the adjacent curb, gutter and sidewalk in the prescribed location and shall construct the required width of pavement from the edge of gutter on the side of the street being developed to enable an initial two-way traffic operation without on-street parking.

The Developer is also responsible for end-transitions, intersection paving, drainage facilities, and adjustments to existing utilities and joints necessary to open the street or sidewalk to use.

City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Kathleen M. Perkins 5/13/97
Director of Community Development VXA Date



Stephanie Nye by Theresa J. Martinez 5-13-97
Stephanie Nye, City Clerk Deputy City Clerk Date

Michael W. Blackler 5-2-97
Developer Date

(If Corporation, to be signed by President and attested to by Secretary together with the Corporate seals)

EXHIBIT "A"

TYPE LEGAL DESCRIPTION BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE (1) INCH MARGIN ON EACH SIDE.

AN EASEMENT ACROSS A PORTION OF THE NORTH 376.4 FEET OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 376.4 FEET OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SAID SECTION 10, AND CONSIDERING THE WEST LINE OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SAID SECTION 10 TO BEAR SOUTH 00°06'12" EAST BETWEEN MESA COUNTY SURVEY MARKERS FOR THE NORTHWEST CORNER AND THE NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 10 TO BEAR SOUTH 00°06'12" EAST;
THENCE ALONG THE SOUTH LINE OF THE NORTH 376.4 FEET OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, SOUTH 90°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;
THENCE NORTH 00°06'12" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 386.98 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF THE NORTH 376.4 FEET OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 386.94 FEET; TO THE POINT OF BEGINNING.

CONTAINING 0.178 ACRES, MORE OR LESS.

EXHIBIT "B"

IMPROVEMENTS LIST/DETAIL

DATE: MAY 2, 1997
 NAME OF DEVELOPMENT: CALLAHAN-EDFAST MORTUARY
 LOCATION: 2515 PATTERSON ROAD, GRAND JUNCTION, CO 81505
 PRINTED NAME OF PERSON PREPARING: MARK J. FRANCIS - FRANCIS CONSTRUCTORS, INC.

	UNITS	TOTAL QTY.	UNIT PRICE	TOTAL AMT.
I. SANITARY SEWER				
1. Clearing and grubbing	_____	_____	_____	_____
2. Cut and remove asphalt	_____	_____	_____	_____
3. PVC sanitary sewer main (incl. trenching, bedding & backfill)	_____	_____	_____	_____
4. Sewer Services (trenching, bedding, backfill)	_____	_____	_____	_____
5. Sanitary sewer manhole(s)	_____	_____	_____	_____
6. Connection to existing manhole(s)	_____	_____	_____	_____
7. Aggregate Base Course	_____	_____	_____	_____
8. Pavement replacement	_____	_____	_____	_____
9. Driveway restoration	_____	_____	_____	_____
10. Utility adjustments	_____	_____	_____	_____
II. DOMESTIC WATER				
1. Clearing and grubbing	_____	_____	_____	_____
2. Cut and remove asphalt	_____	_____	_____	_____
3. Water Main (incl. excavation, bedding, backfill, valves and appurtenances)	_____	_____	_____	_____
4. Water services (incl. excavation, bedding, backfill, valves, and appurtenances)	_____	_____	_____	_____
5. Connect to existing water line	_____	_____	_____	_____
6. Aggregate Base Course	_____	_____	_____	_____
7. Pavement Replacement	_____	_____	_____	_____
8. Utility adjustments	_____	_____	_____	_____
III. STREETS				
1. Clearing and grubbing/ DEMO	LS	1	500.00	500.00
2. Earthwork (excavation, embankment const)	_____	_____	_____	_____
3. Utility relocations	_____	_____	_____	_____
4. Aggregate sub-base course (sq.yd.)	_____	_____	_____	_____
5. Aggregate base course (sq.yd.)	SY	166	1.75	290.00
6. Sub-grade stabilization	_____	_____	_____	_____
7. Asphalt or concrete pavement (sq.yd.)	SY	166	5.50	913.00
8. Curb, gutter & sidewalk (linear feet)	LF	198	12.00	2,376.00
9. Driveway sections (sq.yd.)	SY	55	27.00	1,485.00
10. Crosspans & fillets	_____	_____	_____	_____
11. Retaining walls/structures	CY	13	300.00	3,900.00

12. Storm drainage system				
13. Signs and other traffic control devices	LS	1	500.00	500.00
14. Construction staking	LS	1	200.00	200.00
15. Dust control	LS	1	200.00	200.00
16. Street lights (each)				
IV. LANDSCAPING				
1. Design/Architecture				
2. Earthwork (top soil, fine grading, berming)				
3. Hardscape features (walls,fencing,paving)				
4. Plant material and planting				
5. Irrigation system				
6. Other features (statues, water displays, park equipment, and outdoor furniture)				
7. Curbing				
8. Retaining walls and structures				
9. One year maintenance agreement				
V. MISCELLANEOUS				
1. Design/Engineering				
2. Surveying				
3. Developer's inspection costs				
4. Quality control testing				
5. Construction traffic control				
6. Rights-of-way/Easements				
7. City inspection fees				
8. Permit fees				
9. Recording costs				
10. Bonds				
11. Newsletters				
12. General Construction Supervision				
13. Other <u>HAND RAIL/ SIGNAGE</u>	LS	1	5,000.00	5,000.00
14. Other <u>GRAVEL, CLEAN UP</u>	LS	1	1,500.00	1,500.00

TOTAL ESTIMATED COST OF IMPROVEMENTS: \$ 16,864.00

Michael W. Blackler

5-2-97

SIGNATURE OF DEVELOPER

DATE

(If corporation, to be signed by President and attested to by Secretary together with the corporate seals.)

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

Ray K. Co.
CITY ENGINEER

5-2-97

DATE

Kathleen M. Poston
COMMUNITY DEVELOPMENT *KKA*

5/13/97

DATE

MEMORANDUM OF IMPROVEMENTS AGREEMENT & GUARANTEE
Grand Junction Community Development Department
File # SPR-1997-067

This memorandum relates to an improvements agreement and guarantee dated APRIL 17TH 1997, by and between MNB (Developer) and the City of Grand Junction (City) pertaining to CALLAHAN-EDFAST MORTUARY (Project) in the City of Grand Junction..

Legal Description:

AN EASEMENT ACROSS A PORTION OF THE NORTH 376.4 FEET OF THE NW¼NW¼NW¼ OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1, WEST OF THE UTE MERIDIAN, SAID EASEMENT BEING MORE PARTICULARLY AS FOLLOWS:

SEE ATTACHED EASEMENT DESCRIPTION

Whereas, Developer is required to install and construct certain public and private improvements as a condition of approval of the Project, which completion is guaranteed by an improvements agreement and guarantee in the sum of \$ 16,864.00, and

Whereas, the City of Grand Junction and other agencies possessing regulatory authority over the Project and/or the improvements to be constructed, must inspect the improvements and accept the same before the improvements agreement and guarantee are released or if not constructed the City may use the proceeds or collateral of the guarantee to install the improvements, and

Whereas, the existence of the improvements agreement and guarantee may affect certain rights, responsibilities and actions of the Developer, the City or any other person or entity,

NOW THEREFORE, this memorandum is recorded to be notice to the world of the existence of said improvements agreement and guarantee. This memorandum is not a complete summary of the improvements agreement and guarantee. Provisions of this memorandum shall not be used to interpret the terms or provisions of the improvements agreement and/or guarantee. In the event of conflict between this memorandum and the unrecorded improvements agreement and/or guarantee, the unrecorded improvements agreement and guarantee shall control. The improvements agreement and guarantee may be inspected at the City of Grand Junction Community Development Department, 250 N. 5th Street, Grand Junction, CO.

CITY OF GRAND JUNCTION:

Kathleen M. Portman 5/13/97
Director of Community Development KA date

DEVELOPER:

Michael W. Blackler 5-2-97
date

After recording mail to:

Kristen Ashbeck

c/o Community Development Department
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

DISBURSEMENT AGREEMENT
(Improvements Guarantee)

DEVELOPER: MNB

BANK: BANK OF COLORADO

PROPERTY: CALLAHAN-EDFAST MORTUARY
2515 PATTERSON ROAD
GRAND JUNCTION, CO 81505

DISBURSEMENT AMOUNT: For the construction of improvements to the Property in an amount not to exceed \$ 16,864.00.

This Agreement is entered into by and between MNB ("Developer"), BANK OF COLORADO ("Bank") and the City of Grand Junction, Colorado ("City").

RECITALS

Developer has been required by the City to construct certain improvements to BRIDGE CROSSING ON PATTERSON ROAD ("Improvements") in accordance with the Zoning and Development Code, Improvements Agreement and subdivision approval.

The Bank has agreed to loan funds to the Developer for construction of the Improvements.

The City Engineer has approved an estimate of the costs of the Improvements and that amount or an amount not to exceed \$ 16,864.00, whichever is greater, shall be referred to as the "Funds."

The parties desire to secure the full and complete performance of the Developer's obligations and to secure that the Funds are disbursed only to pay for the Improvements.

NOW, THEREFORE, THE PARTIES AGREE:

1. **BANK PROMISES.** Bank shall dedicate or set aside the Funds on behalf of Developer and for the City's benefit within twenty-four hours of execution of this Disbursement Agreement.

Bank warrants: that the Funds are to be held in trust solely to secure Developer's obligations under the Improvements Agreement; that the Bank shall act as agent of the City in holding the Funds; that the Funds will not be paid out or disbursed to, or on behalf of, the Developer except as set forth in this document and/or as set forth in the Improvements Agreement; and that the Bank may not modify or revoke its obligation to disburse funds to or on behalf of the Developer or the City. The Bank warrants that the Funds are and will be available exclusively for payment of the costs of satisfactory completion of the Improvements.

2. **DISBURSEMENT PROCEDURES.** The Funds shall be advanced for payment of costs incurred for the construction of Improvements on the Property in accordance with the Improvements List/Detail attached to the Improvements Agreement, the terms of which are incorporated by this reference. All disbursements must comply with the following procedures:

(a) **Request for Advance.** Developer shall deliver to the Bank a written request for the disbursement of funds on forms acceptable to the Bank. Such requests shall be signed by Developer, Developer's General Contractor, Project Engineer and Architect, if applicable, and the City Engineer. By signing the request for disbursement the Developer is certifying: that all costs for which the advance is being requested have been incurred in connection with the construction of the Improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the Improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans. Attached hereto is the list of those individuals, and their respective signatures, required to sign the above described request(s) for disbursement of funds.

DISBURSEMENT AGREEMENT
(page 2 of 4)

(b) **Documentation, Waivers and Checks.** Each request for disbursement of funds shall be accompanied by: (i) one original and one copy of each invoice to be paid; (ii) checks drawn on Developer's construction loan account with the Bank, made payable to the payee(s) and for the amount of each invoice presented for payment; (iii) lien waivers in a form approved by the Bank prepared for signature by each payee; and (iv) postage paid envelopes addressed to each payee for the mailing of checks presented to the Bank.

The Bank shall verify its receipt of all lien waivers relating to any prior disbursements, which lien waivers shall be properly executed and contain no alterations or modifications from those lien waivers that have been previously presented to the Bank.

Upon approval by Developer, the Project Engineer and the Bank of the invoices being presented to the Bank, the Bank shall advance funds into the checking account designated for the payment of the invoices and mail the checks to the payee(s) in the envelopes presented to the Bank, together with lien waivers and copies of supporting invoices.

Under no circumstances shall the Bank make a disbursement for the payment of an invoice if it in good faith believes that: (i) the work has not been completed; (ii) the work has not been completed in a workmanlike manner; (iii) written approval has not been received from the Project Engineer; or (iv) any lien waiver has been altered or modified or has not been returned to the Bank.

(c) **Default.** Upon default of the Developer on any obligation to the Bank or under the Improvements Agreement, the Bank shall disburse no funds to, or at the direction of, the Developer except to the City under the terms of the Improvements Agreement. The Bank shall immediately notify the City, in writing, of any event of default or event of default as provided for in the Improvements Agreement and/or as provided herein.

(d) **Disbursement to City.** In the event the Improvements are not satisfactorily and timely constructed, or upon any default or event of default, the City Engineer shall notify the Bank to immediately cease disbursement of funds to the Developer and disburse the full amount of the remaining undisbursed funds to the City. Upon such notice, the Bank shall promptly honor the demand of the City Engineer to disburse the Funds to the City or a third party or parties designated in writing by the City. Upon final completion and acceptance of the performance required under the Improvements Agreement, the City shall refund to the Bank any funds disbursed, if any, which are not actually expended to pay all costs, expenses and liabilities, including attorney fees, incurred in completing the Improvements.

3. **DEVELOPER CONSENT:** The Developer, by the signature of MICHAEL W. BLACKBURN-PARTNER (name & title), consents to disbursements and other actions authorized and provided for by the terms of this Agreement and/or the Improvements Agreement.

4. **LIABILITY FOR LOSS:** If the Bank fails to disburse funds in accordance with the procedures set forth, and the City suffers loss or damage, the Bank shall be liable to the City for the City's direct and consequential damages and all fees, costs and expenses, including attorneys fees.

5. **BINDING EFFECT:** This Agreement shall be binding on the heirs, successors, receivers and assigns of all parties and shall terminate when the City has accepted the Improvements and has recorded a release of the Improvements Agreement.

6. **IMMUNITY:** Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under applicable state law.

DISBURSEMENT AGREEMENT
(page 3 of 4)

Dated this 7TH day of MAY, 1997.

(BANK) BANK OF COLORADO
By: [Signature]
Title VICE PRESIDENT
P. O. BOX 968, GRAND JCT. CO 81502
Address

(DEVELOPER) MNB
By: [Signature]
Title PARTNER - MICHAEL W. BLACKBURN
1250 E SHERWOOD DR., GRAND JCT. CO 81501
Address

CITY OF GRAND JUNCTION
By: [Signature]
Director of Community Development

Pursuant to the terms of the foregoing Disbursement Agreement (Improvements Guarantee) by and between MNB Developer, BANK OF COLORADO as Bank, and the City of Grand Junction, the following are the individuals authorized to sign written requests for the disbursement of the Funds:

DEVELOPER: MNB

(name) MICHAEL W. BLACKBURN

[Signature]
(signature)

(name) DYANN NIKKI BLACKBURN

[Signature]
(signature)

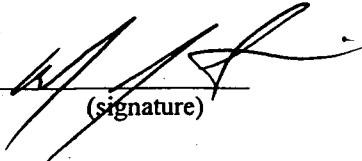
(name)

(signature)

DISBURSEMENT AGREEMENT
(page 4 of 4)

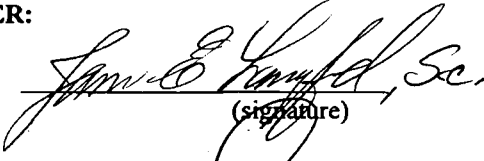
DEVELOPER'S GENERAL CONTRACTOR:

FRANCIS CONSTRUCTORS, INC. - MARK J. FRANCIS
(name)


(signature)

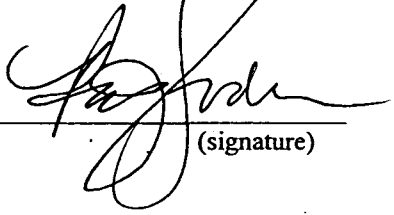
DEVELOPER'S PROJECT ENGINEER:

THOMPSON LANGFORD - JIM LANGFORD
(name)

 5/7/97
(signature)

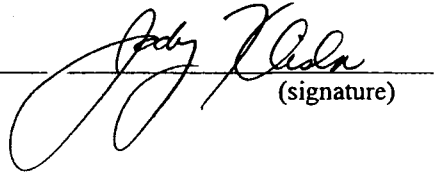
DEVELOPER'S ARCHITECT:

FUNERAL HOME INDUSTRIES - ROY YODER
(name)


(signature)

CITY ENGINEER:

JODY KLISKA
(name)


(signature)

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DEED OF EASEMENT

1799047 0134PM 05/16/97
MONIKA TODD CLK® MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

The undersigned, MNB, a Colorado limited liability company, Grantor, of 1250 East Sherwood Drive, Grand Junction, Colorado 81501, County of Mesa, State of Colorado, does hereby grant and convey to CITY OF GRAND JUNCTION, Grantee, of 250 North 5th Street, Grand Junction, Colorado 81501, County of Mesa, State of Colorado, its licensees, successors and assigns, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, a perpetual non-exclusive right of way for ingress and egress for the purpose of installation, operation and maintenance of a sanitary sewer, over and across certain property situate in the County of Mesa, State of Colorado, more particularly described as follows:

An easement across a portion of the North 376.4 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, said easement being more particularly described as follows:

Commencing at the Southwest corner of the North 376.4 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 10, and considering the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 10 to bear South 00°06'12" East between Mesa County survey markers for the Northwest corner and the North one-sixteenth corner of said Section 10 to bear South 00°06'12" East;

Thence along the South line of the North 376.4 feet of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, South 90°00'00" East, a distance of 50.00 feet to the Point of Beginning of the easement herein described;

Thence North 00°06'12" West, a distance of 20.00 feet;

Thence South 90°00'00" East, a distance of 386.98 feet;

Thence South 00°00'00" East, a distance of 20.00 feet to the South line of the North 376.4 feet of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence North 90°00'00" West, a distance of 386.94 feet; to the Point of Beginning.

Containing 0.178 acres, more or less.

Grantee hereby agrees to the joint use of the aforescribed non-exclusive, perpetual easement by Grantor, its heirs and assigns.

TO HAVE AND TO HOLD the said nonexclusive, perpetual easement unto said Grantee, its successors and assigns so long as the same shall be used for the purposes herein set forth; said easement to carry with it the full and free right by the Grantor or Grantee or those claiming by, through or under them to install, operate and maintain said sanitary sewer, for all purposes reasonably incident to the right thereby granted, together with the right of ingress and egress for purposes of the installation, operation and maintenance of said sanitary sewer.

IN WITNESS WHEREOF, the Grantor has hereunder set its hand this 17th day of April, 1997.

MNB, a Colorado Limited Liability Company

By Michael W. Blackburn

STATE OF COLORADO)
) ss.
COUNTY OF Mesa)

The above instrument was acknowledged before me this 17th day of April, 1997, by Michael W. Blackburnas partner of MNB, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires:
January 12 1999

Michael J. Gales
Notary Public
