

CCE95CCT

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| TYPE OF RECORD:      | PERMANENT                                |
| CATEGORY OF RECORD:  | DEVELOPMENT IMPROVEMENTS<br>AGREEMENT    |
| NAME OF CONTRACTOR:  | COUNTRY CLUB ESTATES, LLC.               |
| PROJECT/SUBDIVISION: | FINAL PLAT FOR COUNTRY CLUB<br>TOWNHOMES |
| ADDRESS:             | G ROAD AND 27 ROAD                       |
| TAX PARCEL NO:       | 2945-012-00-022                          |
| FILE #:              | 1994-0121 (2)                            |
| CITY DEPARTMENT:     | PUBLIC WORKS AND PLANNING                |
| YEAR:                | 1995                                     |
| EXPIRATION DATE:     | NONE                                     |
| DESTRUCTION DATE:    | NONE                                     |

**DEVELOPMENT IMPROVEMENTS AGREEMENT**

**Book 2166 Page 395**

1. **Parties:** The parties to this Development Improvements Agreement ("the Agreement") are COUNTRY CLUB ESTATES, LLC. ("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 which is not sooner than recordation of the Final Plat for COUNTRY CLUB TOWNHOMES.

**RECITALS**

The Developer seeks permission to develop property within the City to be known as COUNTRY CLUB TOWNHOMES, 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 in the development and limiting the harmful effects of substandard developments. The purpose of this Agreement is to protect the City from the cost of completing necessary improvements itself and is not executed for the benefit of materialmen, laborers, or others providing work, services or material to the development or for the benefit of the purchasers or users of the development. 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 on-site and off-site 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 shall construct the Improvements according to the standards and specifications required by the City Engineer or as adopted by the City.

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 the 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, escrowed collateral, or proceed to collect any other security to the extent of the face amount of the credit or full amount of escrowed collateral, cash, or security 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 improvements 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 improvements disbursement agreement, the escrowed collateral, 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 enjoin the sale, transfer, or conveyance of lots within 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 officers, 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 the Property.

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 under the improvements disbursement agreement 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 his 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: SIDNEY GOTTLIEB, COUNTRY CLUB ESTATES, LLC.  
477 ELKWOOD TERRACE  
ENGLEWOOD, N.V. 07631

If to City: City of Grand Junction  
Community Development Director  
250 N. 5th Street  
Grand Junction, Colorado 81501

25. **Recordation:** Developer will pay for 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 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, improvements disbursements agreement, or cash escrow agreement 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 the 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 of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

*Katherine M. Portman* *MPD*  
Acting Director of Community Development 8-17-95  
Date



*Stephanie Nye by Theresa A. Martinez*  
Stephanie Nye Deputy City Clerk 8-17-95  
City Clerk Date

*S. L. Gattelus* MGR 8-9-95  
Developer Date

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

**ROADWAY & DRAINAGE IMPROVEMENTS**

| ITEM               | DESCRIPTION                 | UNIT | QUAN. | UNIT PRICE | TOTAL              |
|--------------------|-----------------------------|------|-------|------------|--------------------|
| 1                  | Excavation                  | CY   | 1556  | \$2.09     | \$3,252.04         |
| 2                  | Sub-Grade Preperation       | SY   | 3381  | \$0.80     | \$2,704.80         |
| 3                  | Class 6 ABC                 | CY   | 284   | \$22.90    | \$6,503.60         |
| 4                  | 5" Grading C HBP            | TON  | 675   | \$25.20    | \$17,010.00        |
| 5                  | Ditch Crossing & Structures | LS   |       |            | \$15,005.00        |
| 6                  | 6'-6" Curbwalk              | LF   | 1057  | \$16.00    | \$16,912.00        |
| 7                  | 8'-0" Sidewalk              | LF   | 178   | \$16.00    | \$2,848.00         |
| 8                  | 2'-0" Curb and Gutter       | LF   | 172   | \$12.00    | \$2,064.00         |
| 9                  | Fillets & Cross Pans        | SF   | 868   | \$3.65     | \$3,168.20         |
| 10                 | Street Light                | EA   | 3     | \$1,200.00 | \$3,600.00         |
| 11                 | Traffic Control Signs       | EA   | 6     | \$125.00   | \$750.00           |
| 12                 | Adjust MH's & Valves        | EA   | 8     | \$135.00   | \$1,080.00         |
| <b>TOTAL ROADS</b> |                             |      |       |            | <b>\$74,897.64</b> |

**SANITARY SEWER**

| ITEM                        | DESCRIPTION            | UNIT | QUAN. | UNIT PRICE | TOTAL              |
|-----------------------------|------------------------|------|-------|------------|--------------------|
| 1                           | 8" Sanitary Sewer Main | LF   | 614   | \$7.60     | \$4,666.40         |
| 2                           | 4" Sanitary Sewer Main | LF   | 530   | \$2.70     | \$1,431.00         |
| 3                           | Standard Manhole       | EA   | 4     | \$1,145.00 | \$4,580.00         |
| 5                           | Trench Compaction      | LF   | 1144  | \$3.50     | \$4,004.00         |
| 6                           | Pipe Bedding           | CY   | 255   | \$8.00     | \$2,040.00         |
| 7                           | Service Connections    | EA   | 23    | \$122.00   | \$2,806.00         |
| 8                           | Join Existing          | EA   | 1     | \$500.00   | \$500.00           |
| <b>TOTAL SANITARY SEWER</b> |                        |      |       |            | <b>\$20,027.40</b> |

**DOMESTIC WATER**

| ITEM                        | DESCRIPTION              | UNIT | QUAN. | UNIT PRICE | TOTAL              |
|-----------------------------|--------------------------|------|-------|------------|--------------------|
| 1                           | 8" PVC Water Main        | LF   | 740   | \$14.40    | \$10,656.00        |
| 2                           | 2" PVC Water Main        | LF   | 105   | \$5.00     | \$525.00           |
| 3                           | 8" Gate Valve w/Box      | EA   | 3     | \$450.00   | \$1,350.00         |
| 4                           | Join Existing Water Main | EA   | 1     | \$2,250.00 | \$2,250.00         |
| 5                           | Service Connection       | EA   | 23    | \$223.00   | \$5,129.00         |
| 6                           | Trench Compaction        | LF   | 495   | \$2.00     | \$990.00           |
| 7                           | Fire Hydrant Assembly    | EA   | 2     | \$1,640.00 | \$3,280.00         |
| 8                           | Asphalt Replacement      | LF   | 25    | \$25.00    | \$625.00           |
| <b>TOTAL DOMESTIC WATER</b> |                          |      |       |            | <b>\$24,805.00</b> |

**MISCELLANEOUS**

| ITEM                       | DESCRIPTION                 | UNIT | QUAN. | UNIT PRICE | TOTAL              |
|----------------------------|-----------------------------|------|-------|------------|--------------------|
| 1                          | Design/Engineering          | LS   |       |            | \$7,800.00         |
| 2                          | Surveying                   | LS   |       |            | \$4,000.00         |
| 3                          | Developer's Inspection Cost | LS   |       |            | \$1,000.00         |
| 4                          | Quality Control Testing     | LS   |       |            | \$2,500.00         |
| 5                          | City Inspection Fees        | LS   |       |            | \$1,000.00         |
| 6                          | General Const. Supervision  | EA   |       |            | \$5,200.00         |
| <b>TOTAL MISCELLANEOUS</b> |                             |      |       |            | <b>\$21,500.00</b> |

**GRAND TOTAL****\$141,230.04**

|                                      |  |  |  |  |
|--------------------------------------|--|--|--|--|
| 7. City inspection fees              |  |  |  |  |
| 8. Permit fees                       |  |  |  |  |
| 9. Recording costs                   |  |  |  |  |
| 10. Bonds                            |  |  |  |  |
| 11. Newsletters                      |  |  |  |  |
| 12. General Construction Supervision |  |  |  |  |
| 13. Other                            |  |  |  |  |
| 14. Other                            |  |  |  |  |

TOTAL ESTIMATED COST OF IMPROVEMENTS: \$ 141,230.04

*[Signature]*

8-9-95

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.

*[Signature]*

CITY ENGINEER

8-17-95

DATE

*[Signature]* MTD

COMMUNITY DEVELOPMENT

8-17-95

DATE



DISBURSEMENT AGREEMENT  
(Improvements Guarantee)

DEVELOPER: COUNTRY CLUB ESTATES, LLC.

1727060 1132AM 08/21/95  
MONIKA TODD CLK&REC MESA COUNTY CO

BANK: MESA NATIONAL BANK

PROPERTY: COUNTRY CLUB TOWNHOMES

DISBURSEMENT AMOUNT: For the construction of improvements to the Property in an amount not to exceed \$ 141,230.04 .

This Agreement is entered into by and between COUNTRY CLUB ESTATES, LLC. ("Developer"), MESA NATIONAL BANK ("Bank") and the City of Grand Junction, Colorado ("City").

RECITALS

Developer has been required by the City to construct certain improvements to COUNTRY CLUB TOWNHOMES ("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 \$ 141,230.04 , 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.

Disbursement Agreement  
page 2 of 5

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.

(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.

Disbursements Agreement  
page 3 of 5

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 SIDNEY GOTTLIEB, M.G. (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.

Dated this 19 day of July, 1995.

(BANK) Mesa National Bank

By: David Ballin  
Title Vice President

P.O. Box 1508 Grand Jct. CO  
Address 81022

(DEVELOPER)

By: Les Battler  
Title Manager

477 Elkwood Terrace, Englewood, NJ 07031  
Address

CITY OF GRAND JUNCTION

By: Kathleen M. Portman (MTT)  
~~Larry Timm~~, Director of Community Development  
Acting

Pursuant to the terms of the foregoing Disbursement Agreement (Improvements Guarantee) by and between COUNTRY CLUB ESTATES, LLC. Developer, NIESA NATIONAL BANK 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:

(name) SIDNEY GOTTLIEB *Sidney Gottlieb*  
(signature)

(name) \_\_\_\_\_  
(signature)

(name) \_\_\_\_\_  
(signature)

DEVELOPER'S GENERAL CONTRACTOR:

Monument Homes Development, Inc. *Robert S. Sorenson, Pres.*  
(name) (signature)

DEVELOPER'S PROJECT ENGINEER:

PHILIP M. HART, PE *Philip M. Hart*  
(name) (signature)

DEVELOPER'S ARCHITECT:

N/A \_\_\_\_\_  
(name) (signature)

CITY ENGINEER:

JODY KLISKA *Jody Kliska*  
(name) (signature)