

COM0825R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEVELOPMENT IMPROVEMENTS AGREEMENT
NAME OF CONTRACTOR:	CDC HOLDINGS, LLC.
PROJECT/SUBDIVISION:	COMET CLEANERS
ADDRESS:	599 25 ROAD
TAX PARCEL NO:	2945-091-06-003
FILE #:	CUP-2006-197
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	1996
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("Agreement") are CDC HOLDINGS LLC, ("Developer") and the **City of Grand Junction**, Colorado ("City").

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 shall be the date that it is signed by the Public Works & Planning Director, which shall be no sooner than recordation of the final plat or final plan approval whichever first occurs.

RECITALS

The Developer seeks permission to develop property, described on Exhibit A attached and incorporated by this reference ("the Property" or "Property"). The Property, known as COMET CLEANERS has been reviewed and approved under Planning file # CUP-2006-197 ("Development" or "the Development").

The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements to the Property and limiting the harmful effects of substandard development.

A further purpose of this Agreement is to protect the City from the cost of completing necessary improvements itself; this Agreement is not executed for the benefit of materialmen, laborers or others providing work, services or material to the Developer and/or the Property or for the benefit of the owner(s), purchaser(s) or user(s) of the Property.

The mutual promises, covenants and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and City's land development ordinances and regulations.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer shall 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 ("Improvements" or "the Improvements").

3a. On and after the Effective Date of this Agreement the Developer agrees to pay the City for its Administration and Inspection of the Development. The hourly rate for those services is \$45.00/hour. Administration and Inspection includes but is not limited to the time expended by the City's planner, engineer, construction inspector and attorney in directing, advising, correcting and enforcing by means other than litigation, this agreement and/or the approved development plan. Making

disbursements and calling/collecting Guarantees are Administration and Inspection services and shall be charged at \$45.00/hour. See, paragraph 19 concerning attorneys' / litigation fees.

3b. The scope of this project is such that the City may have to engage independent consultants(s) to adequately provide inspection services; Developer agrees to pay such costs, in addition to all others for which Developer is responsible hereunder.

3c. The Developer's obligation to complete the Improvements is and shall be independent of any obligations of the City contained herein.

4. **Security:** To secure the performance of its obligations under this Agreement the Developer shall supply a guarantee. The Developer is required to post security in an amount of \$ 15,000.00 (120% of the amount for the Improvements) in a form and with terms acceptable to the City ("Guarantee"). The Guarantee shall be in the form of a cash deposit made to the City, a letter of credit or a disbursement agreement in a form and with content approved by the City Attorney. The Guarantee specific to this Agreement is attached as Exhibit C and is incorporated by this reference as if fully set forth.

Select one: Cash Letter of Credit (LOC) Disbursement Agreement

5. **Standards:** The Developer shall construct the Improvements according to the City's standards and specifications.

6. **Warranty:** The Developer shall warrant the Improvements for one year following Acceptance by the City. "Warrant" or "Warranty" as used herein means the Developer shall take such steps and incur such costs as may be needed so that the Improvements or any portion or phase thereof as repaired and/or replaced, shall comply with the Development's construction plans and/or site plan, City standards and specifications at the end of the warranty period. The Developer shall warrant each repaired and/or replaced Improvement or any portion or phase thereof for one year following Acceptance of such repair and/or replacement.

6a. Upon Acceptance the Developer shall provide a Maintenance Guarantee in an amount of \$ N/A (Line G2, Exhibit B, City Security).

6b. The Maintenance Guarantee shall be secured by a letter of credit, cash escrow or other form acceptable to the City.

7. **Commencement, Completion and Abandonment Periods:** The Developer shall commence work on the Improvements within 30 days from the Effective Date of this Agreement; that date is known as the "Commencement Date."

7a. The Developer shall complete the Improvements by the end of the twelfth month from the Effective Date of this Agreement; that date is known as the "Completion Date."

7b. The Developer shall not cease construction for any period of more than 60 consecutive days. If construction is ceased for 60 or more consecutive days the Director may deem the Development abandoned ("the Abandonment Period").

7c. The Commencement date and the Completion Date are as follows:

Commencement Date: COMPLETION OF RAINCISTERS DITCH (4-25-08)
Completion Date: 4-25-09

8. **Compliance with Law:** The Developer shall comply with all applicable federal, state and local laws, ordinances and regulations when fulfilling its obligations under their Agreement. When necessary to protect the public health, safety or welfare, the Developer shall be subject to laws, ordinances and regulations that become effective after the Effective Date.

9. **Notice of Defect:** The Developer by and through his/her/its engineer shall provide timely written notice to the issuer of the Guarantee and the Director when the Developer and/or his/her/its engineer has knowledge, that an Improvement or any part or portion of any Improvement either does not conform to City standards or is otherwise defective.

9a. The Developer shall correct all non-conforming construction and/or defects within thirty (30) days from the issuance of the notice by his/her/its engineer of a/the defect.

10. **Acceptance of Improvements:** The City shall not accept and/or approve any or all of the Improvements until the Developer presents a document or documents for the benefit of the City showing that the Developer owns the Improvements in fee simple, or as accepted by the City Attorney, and that there are no liens, encumbrances or other restrictions on the Improvements other than those that have been accepted by the City Attorney.

10a. Approval and/or acceptance of any Improvement(s) does not constitute a waiver by the City of any right(s) that it may have on account of any defect in or failure of the Improvement that is detected or which occurs after approval and/or acceptance.

10b. Acceptance by the City shall only occur when the City Engineer, sends a writing to such effect ("Acceptance").

11. **Reduction of Security:** Upon Acceptance of any Improvement(s) the amount which the City is entitled to draw on the Guarantee shall be reduced by an amount of \$ N/A (Line G1, Exhibit B, Total Improvement Costs).

11a. At the written request of the Developer, the City shall execute a certificate verifying Acceptance of the Improvement and thereafter waiving its right to draw on

the Guarantee to the extent of such amount. A Developer in default under this Agreement has no right to such certification.

12. Use of Proceeds: The City shall use funds deposited with it, drawn or guaranteed pursuant to this Agreement only for the purpose of completing the Improvements or correcting defects in or failure of the Improvements or paying Administration and Inspection fees.

13. Events of Default: The following conditions, occurrences or actions shall constitute a default by the Developer:

13a. Developer's failure to complete each portion of the Improvements on or before the Completion Date;

13b. Developer's failure to demonstrate reasonable intent to correct defective construction of any Improvements within the applicable warranty period;

13c. 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;

13d. Notification to the City, by any lender with a lien on the Property, of a default by Developer on any obligation to such lender. In such event, the City may immediately declare a default without prior notification to the Developer.

13e. With regard to the Property or any portion thereof: initiation of any foreclosure action regarding any lien or encumbrance; or initiation of mechanics lien(s) procedure(s); or assignment or conveyance of the Property in lieu of foreclosure. In such event the City may immediately declare a default without prior notification to the Developer.

13f. Notification to the City from the bank issuing the Guarantee that it will not renew the Guarantee at a time when security is still required hereunder and no substitute collateral acceptable to the City has been provided by the Developer.

13g. Except as provided, the City may not declare a default until written notice has been sent to the Developer at the address shown in the development file. Notice is and shall be deemed effective two calendar days after mailing thereof by first class United States mail, postage prepaid.

14. Measure of Damages: The measure of damages for breach of this Agreement by the Developer shall be the reasonable cost of satisfactorily completing the Improvements, plus reasonable expenses. Expenses may include but are not limited to contracting costs, collection costs and the value of planning, engineering, legal and administrative staff time devoted to the collection/completion of the Improvements.

For Improvements upon which construction has not begun, the estimated costs of the Improvements as shown on Exhibit B shall be *prima facie* evidence of the minimum cost of completion; however, the maximum amount of the Developer's liability shall not be established by that amount or the amount of the Guarantee.

15. City's Rights Upon Default: When any event of default occurs, the City may draw on the Guarantee or proceed to collect any other security to the extent of the face amount of the Guarantee less eighty percent (80%) of the estimated cost (as shown on Exhibit B) of all Improvements for which the City has given its Acceptance and no warranty work is reasonably required. The City may also exercise its rights to disbursement of loan proceeds or other funds under the City improvements disbursement agreement.

15a. The City shall have the right to complete Improvements itself or it may contract with a third party for completion.

15b. 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, inspecting and repairing the Improvements.

15c. The City may assign the proceeds of the Guarantee or other funds or assets that it may receive in accordance with this Agreement to a subsequent developer or lender that has acquired the Property by purchase, foreclosure or otherwise.

15d. That developer or lender shall then have the same rights of completion as the City if and only if the subsequent developer or lender agrees in writing to complete or correct the Improvements and provides to the City reasonable security for that obligation.

15e. These remedies are cumulative in nature and are in addition to any other remedies the City has at law or in equity.

16. Indemnification: The Developer expressly agrees to indemnify and hold the City, its officers, employees, agents and assigns ("City") 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 or non-performance of work at the Property and/or the Improvements and/or the Development that is being done pursuant to this Agreement.

16a. The Developer further agrees to aid and defend the City in the event that the City and/or the Improvements is named as a defendant in an action concerning the performance of work pursuant to this Agreement except for a suit wherein the Developer states claim(s) against the City.

16b. The Developer is not an agent, partner, joint venturer or employee of the City.

17. **No Waiver:** No waiver of any provision of this Agreement by the City shall be deemed or constitute a waiver of any other provision nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the City and the Developer; nor shall 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 shall not constitute the approval of any wrongful or other act by the Developer or the acceptance of any Improvement.

18. **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 his/her/its authorized officer. Such amendment or modification shall be properly notarized before it may be deemed effective.

19. **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, shall be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. The City shall be entitled to claim the value of its in-house attorneys at the rate of \$125.00 per hour. If relief is awarded to both parties the attorney's fees may be equitably divided between the parties by the decision maker.

20. **Vested Rights:** This Agreement does not guarantee, represent or certify that the Developer is entitled to any other approval(s) required by the City, before the Developer is entitled to commence development beyond the scope of this Agreement or to transfer ownership of the Property being developed.

21. **Integration:** This Agreement, together with the exhibits and attachments thereto constitutes the entire Agreement between the parties. No statement(s), promise(s) or inducements(s) that is/are not contained in this Agreement shall be binding on the parties.

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

23. **Time:** For the purpose of computing the Abandonment Period and Commencement and Dates, such times in which war, civil disasters or acts of God occurs or exist shall not be included if such prevents the Developer or City from performing its obligations under the Agreement. The Developer must notify the City in writing if/when it asserts impossibility of performance under this paragraph. The City may reject the Developer's assertion, if it finds, in writing that the condition(s) that the Developer asserts do not exist.

24. **Severability:** If any part, term or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability shall not affect the validity of any other part, term or provision. The

rights of the parties shall be construed as if the part, term or provision was never part of the Agreement.

25. **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.

25a. Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also shall be binding on the heirs, successors and assigns of the Developer and shall be a covenant(s) running with the Property.

25b. There is no prohibition on the right of the City to assign its rights under this Agreement.

25c. Upon written request from the Developer the City shall expressly release the original Developer's Guarantee and/or contract obligations if it accepts new security from any developer or lender who obtains the Property, however, no other act of the City shall constitute a release of the original Developer from his liability under this Agreement.

25d. When the City has issued its Acceptance regarding the Improvements, the City agrees to state the same in writing, with appropriate acknowledgments.

25e. The City shall sign a release only after all warranty periods, as extended by litigation, repair or alteration work, have expired.

26. **Notice:** Any notice required or permitted by this Agreement shall be deemed effective two calendar days after deposit with the United States Postal Service, first class, postage prepaid and addressed as follows:

If to Developer: GARY CRONE / COMRET Name -Developer/Company
599 25 ROAD Address (Street and Mailing)
GRAND TUCKER, Co. 81505 City, State & Zip Code
(970) 248-0964 Telephone and Fax Numbers
(970) 201-2225
gccrone@gmail.com E-mail

Cc:

If to City: Office of the City Attorney
250 North 5th Street
Grand Junction, CO 81501

Cc: Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501

27. **Recordation:** Developer shall pay the costs to record a memorandum of this Agreement (Exhibit D) in the records of the Mesa County Clerk and Recorder's Office. The Developer may, at his/her/its option record the entire agreement.

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

29. **Personal Jurisdiction and Venue:** Personal jurisdiction and venue for any action commenced by either party to this Agreement whether arising out of or relating to the Agreement, the Guarantee, the Maintenance Guarantee or any action based arising out of or under this Agreement shall be deemed to be proper only if such action is commenced in Mesa County, Colorado.

29a. The Developer expressly waives his/her/its right to bring such action in or to remove such action to any other court whether state or federal.

30. **Liability before Acceptance:** The City shall have no responsibility or liability with respect to any street or other Improvement(s), notwithstanding the use of the same by the public, unless the street or other Improvement shall have received Acceptance by the City.

30a. 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 standard location and shall construct the required width of pavement from the edge of gutter on the side of the street nearest the property to enable an initial two-way traffic operation without on-street parking.

30b. Developer shall also construct and pay for end-transitions, intersection paving, drainage facilities and adjustments to existing utilities necessary to open the street to traffic.

30c. The City shall not issue its written Acceptance with regard to any Improvement(s) including any street, storm drainage facility, sewer, water facility or other required Improvement(s), until the Developer:

(i) furnishes to the City Engineer as-built drawings in reproducible form, blue line stamped and sealed by a professional engineer and in computer disk form and copies of results of all construction control tests required by City specification;

(ii) provides written evidence to the City Engineer under signature of a qualified expert that the earth, soils, lands and surfaces upon in and under which the Improvement(s)

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

EXHIBIT A

LOT 3, MONUMENT COMMERCIAL PARK

EXHIBIT B

IMPROVEMENTS COST ESTIMATE

DATE: 4/23/08
 DEVELOPMENT NAME: COMET CLEANERS
 LOCATION: 599 25 ROAD
 PRINTED NAME OF PERSON PREPARING: GARY COGNE

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
A. SANITARY SEWER					
1	" PVC Sanitary Sewer Main	LF			\$ -
2	" PVC Sanitary Sewer Main	LF			\$ -
3	" PVC Sanitary Sewer Main	LF			\$ -
4	Sewer services	EA or LF			\$ -
5	Sanitary Sewer Manhole	EA			\$ -
6	Sanitary Sewer Drop Manhole	EA			\$ -
7	Connection to Existing Manhole	EA			\$ -
8	Concrete Encasement	LF			\$ -
					\$ -
					\$ -
Subtotal Part A Sanitary Sewer					\$ -
B. DOMESTIC WATER					
1	" PVC Water Main	LF			\$ -
2	" PVC Water Main	LF			\$ -
3	" PVC Water Main	LF			\$ -
4	" Gatevalve	EA			\$ -
5	" Gatevalve	EA			\$ -
6	" Gatevalve	EA			\$ -
7	Water Services	EA or LF			\$ -
8	Connect to Existing Water Line	EA			\$ -
9	Fire Hydrant with Valve	EA			\$ -
10	Utility Adjustments	EA			\$ -
11	Blowoff	EA			\$ -
					\$ -
					\$ -
					\$ -
Subtotal Part B - Domestic Water					\$ -

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
C1.	STREETS				
1	" PVC Utility/Irrigation sleeves	LF			\$ -
2	" PVC Utility/Irrigation sleeves	LF			\$ -
3	Reconditioning	SY			\$ -
4	Aggregate Base Course (Class 3	TN			\$ -
5	Aggregate Base Course (Class 6) (" Compacted Thickness)	SY			\$ -
6	Aggregate Base Course (Class 6) (" Compacted Thickness)	SY			\$ -
7	Hot Bituminous Paving, Grading (" thick)	SY			\$ -
8	Hot Bituminous Paving, Grading (" thick)	SY			\$ -
9	Hot Bituminous Paving, Patching (" Thick)	SY			\$ -
10	Geotextile	SY			\$ -
11	Concrete Curb (" Wide by " High	LF			\$ -
12	Concrete Curb and Gutter (2' wide	LF			\$ -
13	Concrete Curb and Gutter (1.5' wide	LF			\$ -
14	Monolithic, Vertical Curb, Gutter and Sidewalk (' Wide)	LF			\$ -
15	Drive Over Curb, Gutter, and Sidewalk (Wide)				\$ -
16	Concrete Sidewalk (' Wide)	LF			\$ -
17	Concrete Gutter and Driveway Section (" Thick)	SY			\$ -
18	Concrete Drainage Pan (' Wide, " Thick)	LF			\$ -
19	Concrete Corner Fille	SY			\$ -
20	Concrete Curb Ramp	SY			\$ -
21	Complete Concrete Corner	SY			\$ -
22	Concrete Driveway (" Thick	SY			\$ -
23	Driveway/Concrete Repair	SY			\$ -
24	Retaining Walls	LF			\$ -
25	Street Signs	EA			\$ -
26	Striping (New, Remove/Replace)	LF			\$ -
27	Street Lights	EA			\$ -
28	Signal Construction or Reconstruction	LS			\$ -
29	Flowable Fill	CY			\$ -
30	Sleeves, " , " PVC	LF			\$ -
					\$ -
					\$ -

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
D4.	STORM DRAINAGE FACILITIES				
1	Finish Grading (incl. Channels, Swales, and Ponds)	CY			\$ -
2	" Storm Drain Pipe	LF			\$ -
3	" Storm Drain Pipe	LF			\$ -
4	" Storm Drain Pipe	LF			\$ -
5	" Storm Drain Pipe	LF			\$ -
6	" Storm Drain Pipe	LF			\$ -
7	" Flared End Sector	EA			\$ -
8	" Flared End Sector	EA			\$ -
9	48" Storm Drain Manhole	EA			\$ -
10	60" Storm Drain Manhole	EA			\$ -
11	72" Storm Drain Manhole	EA			\$ -
12	Manhole with Box Base	EA			\$ -
13	Connection to Existing MH	EA			\$ -
14	Single Curb Opening Storm Drain Inlet	EA			\$ -
15	Double Curb Opening Storm Drain Inlet	EA			\$ -
16	Area Storm Drain Inlet	EA			\$ -
17	Detention Area Outlet structure	EA			\$ -
18	Rip-Rap D ₅₀ = ___"	CY			\$ -
19	Sidewalk Trough Drain	EA			\$ -
20	Pump Systems including Electrical	LS			\$ -
Subtotal Part D - Grading and Drainage					\$ -

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
E1.	IRRIGATION				
1	Connect to Existing Pipe	LS			\$ -
2	" Irrigation Pipe	LF			\$ -
3	" Irrigation Pipe	LF			\$ -
4	Fittings and Valves	LS			\$ -
5	Services	EA			\$ -
6	Pump System and Concrete Vault	LS			\$ -
7	Irrigation Structure	EA			\$ -
8	Vacuum Relief and/or Air Release Valve	EA			\$ -
E2.	LANDSCAPING				
1	Design/Architecture	LS			\$ -
2	Earthwork	CY			\$ -
3	Hardscape Features <i>TREE/SHRUBS</i>	LS			\$ -
4	Plant Material & Planting	LS			\$ -
5	Irrigation System	LS			\$ -
6	Curbing	LF			\$ -
7	Retaining Walls & Structures	LS			\$ -
8	1 Year Maintenance Agrmnt.	LS			\$ -
9	Topsoil				\$ -
10	<i>ADHALT IN PARKING LOT</i>				\$ -
11	<i>GARBAGE ENCLOSURE</i>				\$ 5000 -00
Subtotal Part E - Landscaping and Irrigation					\$ 5000.00

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
F.	Miscellaneous Items				
	<i>PAYTON JUNCTION CONNECTION</i>				<i>10,000</i>
1	Construction staking/surveying	%	2.00%	\$ -	
2	Developer's inspection cost	%		\$ -	
3	General construction supervsn	%		\$ -	
4	Quality control testing	%	2.00%	\$ -	
5	Construction traffic control	%		\$ -	
6	City inspection fees	%	0.50%	\$ -	
7	As-builts	%	2.00%	\$ -	
Subtotal Part F - Miscellaneous Items					\$10,000-00

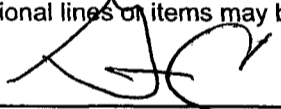
% = Percentage of total site construction costs

COST SUMMARY:

G1	Total Improvement Costs	\$ 15,000-00
G2	City Security (20%)	\$ -
Total Guarantee Amount		\$ 15,000-00

NOTES

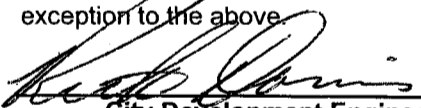
1. All prices shall be for items complete in place and accepted.
2. All pipe prices shall include excavation, pipe, bedding, backfill, and compaction.
3. Water main shall include pipe, excavation, bedding, backfill, bends, and appurtenances not itemized elsewhere.
4. All concrete items shall include Aggregate Base Course where required by the drawings.
5. Fill in the pipe type for irrigation pipe and sleeves.
6. Reconditioning shall be calculated to at least 6" outside of back of walk on both sides.
7. Units can be changed if desired, simply annotate what is used.
8. Additional lines or items may be added as needed.




 Signature of Developer 4/25/08
 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 construction drawings submitted to date and the current cost of construction, I take no exception to the above.



 City Development Engineer 4-25-08
 Date



 Planning Division 4.25.08
 Date



Alpine Bank

Grand Junction Mall

2424 F Road
 Grand Junction, Colorado 81505
 970-243-5200
 Fax 970-243-6284

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



Alpine Bank

Grand Junction Mall

2424 F Road
Grand Junction, Colorado 81505
970-243-5200
Fax 970-243-6284

- 7) It is a condition of this Letter of Credit that it will be automatically extended for a period of six (6) months from the present or any future expiration date unless: (a) the underlying obligation has been performed, released, or satisfied, (b) this Letter of Credit has been called in full or (c) Alpine Bank notifies the City of Grand Junction at 250 N. 5th Street, Grand Junction, CO 81501, by certified mail return receipt requested, at least ninety (90) days prior to such expiration date that we elect not to further extend this Letter of Credit.
- 8) Except as stated above, no modifications or revocations may be made by the undersigned to this Letter of Credit without the express written approval of the City's Director of Community Development or his designee;
- 9) This letter of Credit is neither negotiable nor assignable;
- 10) Partial drawings are permitted;
- 11) We hereby agree that drafts drawn under and compliance with the terms of this Letter of Credit will be duly honored on due presentation and delivery of documents, which may be done by first class mail, facsimile, in person or by any other reasonable business practice on or prior to the expiration or any extension thereof of this Letter of Credit;
- 12) Except as otherwise stated herein, this Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) and to the extent that it does not conflict with Article 5 of the Uniform Commercial Code of the State of Colorado.

ALPINE BANK

By: _____

Nathan Knoll
NATHAN KNOLL, BANKING OFFICER

January 20, 2011

Alpine Bank
Attn: Mr. Nathan Knoll
2424 F Road
Grand Junction, Colorado 81505
Certified Mail #7008 2810 0000 5414 3788

RE: CGC Holdings, LLC and Gary Crone
Irrevocable Letter of Credit No. 7350542401
Comet Cleaners / CUP-2006-197

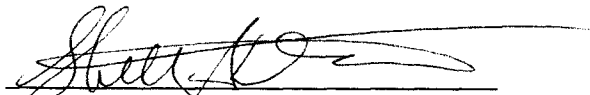
Dear Mr. Knoll :

Alpine Bank has provided a letter of credit in the amount of \$15,000.00 for certain improvements to be constructed by CGC Holdings, LLC and Gary Crone (Developer) in connection with a development within the City of Grand Junction known as Comet Cleaners.

This letter shall constitute NOTICE by the City of Grand Junction that the Improvements have not been satisfactorily and timely constructed by the Developer and as well as a DEMAND that Alpine Bank immediately release and tender funds in the amount of \$15,000.00 to the City of Grand Junction pursuant to the terms of the letter of credit and the Development Improvements Agreement executed by CGC Holdings, LLC, copies of which are attached hereto.

OFFICE OF THE CITY ATTORNEY

CITY ENGINEER


Shelly S. Dackonish, Senior Staff Attorney


Rick Dorris, Development Engineer

Encl.

pc: **Developer**
Mr. Gary Crone
599 25 Road
Grand Junction, CO 81505
Certified Mail #7008 2810 0000 5414 3771

ec: Scott Peterson, Senior Planner
Greg Moberg, Planning Services Supervisor
Tim Moore, Public Works & Planning Director
Leslie Ankrum, Sr. Administrative Assistant

January 20, 2011

Alpine Bank
Attn: Mr. Nathan Knoll
2424 F Road
Grand Junction, Colorado 81505
Certified Mail #7008 2810 0000 5414 3788

RE: CGC Holdings, LLC and Gary Crone
Irrevocable Letter of Credit No. 7350542401
Comet Cleaners / CUP-2006-197

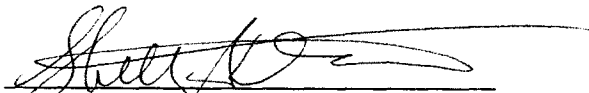
Dear Mr. Knoll :

Alpine Bank has provided a letter of credit in the amount of \$15,000.00 for certain improvements to be constructed by CGC Holdings, LLC and Gary Crone (Developer) in connection with a development within the City of Grand Junction known as Comet Cleaners.

This letter shall constitute NOTICE by the City of Grand Junction that the Improvements have not been satisfactorily and timely constructed by the Developer and as well as a DEMAND that Alpine Bank immediately release and tender funds in the amount of \$15,000.00 to the City of Grand Junction pursuant to the terms of the letter of credit and the Development Improvements Agreement executed by CGC Holdings, LLC, copies of which are attached hereto.

OFFICE OF THE CITY ATTORNEY

CITY ENGINEER


Shelly S. Dackonish, Senior Staff Attorney


Rick Dorris, Development Engineer

Encl.

pc: **Developer**
Mr. Gary Crone
599 25 Road
Grand Junction, CO 81505
Certified Mail #7008 2810 0000 5414 3771

ec: Scott Peterson, Senior Planner
Greg Moberg, Planning Services Supervisor
Tim Moore, Public Works & Planning Director
Leslie Ankrum, Sr. Administrative Assistant

January 26, 2011

Alpine Bank
Attn: Mr. Nathan Knoll
2424 F Road
Grand Junction, Colorado 81506
Certified Mail #7008 2810 0000 5414 3542

**RE: CGC Holdings, LLC and Gary Crone
Irrevocable Letter of Credit No. 7350542401
Comet Cleaners / CUP-2006-197**

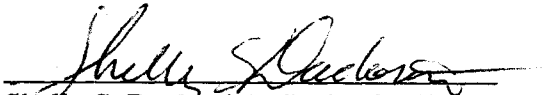
Dear Mr. Knoll:

The City, by letter dated January 20, 2011, demanded release and tender of funds pursuant to the terms of the above-referenced Letter of Credit provided by Alpine Bank to guarantee certain improvements to be constructed by CGC Holdings, LLC and Gary Crone (Developer) in connection with a development within the City of Grand Junction known as Comet Cleaners.

The Developer has requested additional time to install the improvements secured by the Letter of Credit. The City therefore STAYS its demand for funds pursuant to the letter of credit until May 1, 2011, unless, at any time between now and May 1, 2011, Alpine Bank should elect not to extend the letter of credit, in which event the City lifts the stay and requests release and tender of funds.

OFFICE OF THE CITY ATTORNEY

CITY ENGINEER


Shelly S. Dackonish, Senior Staff Attorney


Rick Dorris, Development Engineer

pc: **Developer**
Mr. Gary Crone
599 25 Road
Grand Junction, CO 81505
Certified Mail #7008 2810 0000 5414 3559

ec: Scott Peterson, Senior Planner and Project Manager
Greg Moberg, Planning Services Supervisor
Tim Moore, Public Works & Planning Director
Leslie Ankrum, Sr. Administrative Assistant



Grand Junction Mall

2424 F Road
Grand Junction, Colorado 81505
970-243-5200
Fax 970-243-6284

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

IRREVOCABLE LETTER OR CREDIT

Letter of Credit # 7350542401

Dated: April 23, 2008

Expiration: April 23, 2009, subject to the automatic extensions stated below.

Planning File#: CUP-2006-197

To Whom It May Concern:

We hereby establish our Irrevocable Letter of Credit No. 7350542401 in favor of the City of Grand Junction at the request of and for the account of CGC Holdings, LLC and Gary Crone in the amount of \$15,000 (\$15,000) U.S. dollars.

The letter of Credit is subject to the following terms and conditions:

- 1) It is effective upon signature;
- 2) It expires on April 23, 2009 subject to the automatic extensions discussed below;
- 3) This Letter of Credit is available by sight draft(s) drawn and marked "Drawn under Alpine Bank Letter of Credit No. 7350542401 dated April 23, 2008";
- 4) This Letter of Credit is established for the use and benefit of the City of Grand Junction by reason of CGC Holdings, LLC (Developer) being obligated to pay or perform in accordance with provisions of the Grand Junction Zoning and Development Code;
- 5) The following statement signed by an authorized designee of the City of Grand Junction must accompany the sight draft;
- 6) **"CGC Holdings, LLC (Developer) has failed to comply with the terms, conditions, provisions, and requirements of the Grand Junction Zoning and Development Code and/or plans, specifications or agreements relating to the construction of improvements required by the City of Grand Junction. The monies received from this drawing are required to construct those improvements. The City of Grand Junction therefore requests the payment of \$ _____."**

Leslie Ankrum - Re: Comet Cleaners

From: Shelly Dackonish
To: Leslie Ankrum
Date: 5/3/2011 9:29 AM
Subject: Re: Comet Cleaners

I don't have any changes. Let me know when they are ready for me to sign. SD

>>> Leslie Ankrum 4/29/2011 11:14 AM >>>
Shelly,

Attached are the call letter and demand draft you requested. Please make any necessary changes and send them back to me. If you have any questions, let me know.

Thank you,
Leslie

>>> Shelly Dackonish 4/27/2011 3:23 PM >>>
Leslie,

Would you kindly do the call letter and "demand" draft for my signature on Tuesday the 3rd of May for Comet Cleaners? I will then tender the demand draft in person to the bank.

Shelly

OFFICE OF THE CITY ATTORNEY
Shelly S. Dackonish, Senior Staff Attorney

City of Grand Junction, Colorado
250 N. 5th St.
Grand Junction, CO 81501
(970) 244-1503

This electronic mail transmission is from Shelly S. Dackonish, Senior Staff Attorney, City Attorney's Office for the City of Grand Junction, Colorado. The information contained in this message may be privileged and/or confidential and/or protected by the attorney-client privilege or the attorney work product doctrine. The privileges are not waived by virtue of this message being sent to you in error. If the person receiving this message or any other reader of the message is not the intended recipient, please note that disclosure, copying, distribution or any other use of this message or the information contained in this message is strictly prohibited. If you have received this message in error, please immediately return it via email and then delete the message immediately.

May 3, 2011

Alpine Bank
Attn: Mr. Nathan Knoll
2424 F Road
Grand Junction, Colorado 81505
HAND DELIVERED

RE: CGC Holdings, LLC and Gary Crone
Irrevocable Letter of Credit No. 7350542401
Comet Cleaners / CUP-2006-197

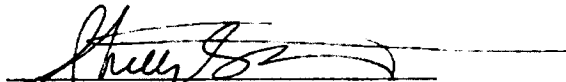
Dear Mr. Knoll :

Alpine Bank has provided a letter of credit in the amount of \$15,000.00 for certain improvements to be constructed by CGC Holdings, LLC and Gary Crone (Developer) in connection with a development within the City of Grand Junction known as Comet Cleaners. The developer had requested and was granted additional time to install the improvements secured by the Letter of Credit. The City issued a Stay of Demand letter on January 26, 2011 giving the developer until May 1, 2011 to have the improvements completed. The improvements had not been completed as of today's date.

This letter shall constitute NOTICE by the City of Grand Junction that the Improvements have not been satisfactorily and timely constructed by the Developer and as well as a DEMAND that Alpine Bank immediately release and tender funds in the amount of \$15,000.00 to the City of Grand Junction pursuant to the terms of the letter of credit and the Development Improvements Agreement executed by CGC Holdings, LLC, copies of which are attached hereto.

OFFICE OF THE CITY ATTORNEY

CITY ENGINEER


Shelly S. Dackonish, Senior Staff Attorney


Rick Dorris, Development Engineer

Encl.

pc: **Developer**
Mr. Gary Crone
599 25 Road
Grand Junction, CO 81505
Certified Mail #7008 2810 0000 5414 3634

ec: Scott Peterson, Senior Planner
Greg Moberg, Planning Services Supervisor
Tim Moore, Public Works & Planning Director
Leslie Ankrum, Sr. Administrative Assistant

May 3, 2011

To Drawee: ALPINE BANK, 2424 F Road, Grand Junction, Colorado

Pay to the order of the **City of Grand Junction** U.S. Dollars \$15,000.00
The sum of Fifteen Thousand Dollars & No/100

Drawn under Alpine Bank, Letter of Credit No. 7350542401, dated April 23, 2008.

Beneficiary: City of Grand Junction, Colorado

By: _____


Shelly Dackonish
Senior Staff Attorney

Leslie Ankrum - Comet Cleaners

From: Shelly Dackonish
To: Greg Moberg; Leslie Ankrum; Scott Peterson
Date: 5/4/2011 4:54 PM
Subject: Comet Cleaners

This email provides a status update on my communications with Gary Krohn and Alpine Bank (Nate Noll) regarding incomplete improvements and security for Comet Cleaners.

As requested, I called the security, a \$15,000.00 letter of credit, by presenting a sight draft to Alpine Bank on Tuesday May 3, 2011. The bank contacted Gary Krohn, who then called Greg to make "other arrangements," and Greg referred the call to me. Gary said he would prefer to post new security by cash (through a payment by credit card). This was a workable solution, but upon discussion we agreed that it would be preferable, if he is liquid enough to post cash security, for him to just hire someone to complete the improvements called for in the DIA, which amount to paving part of his lot.

Because Gary is now more fully aware of the consequences, and because Nate Noll of Alpine Bank is now also prodding Gary to get the improvements done to avoid the paperwork and further extension of credit to Gary, I have reason to believe the improvements will be completed.

Gary is going to contact several contractors today and tomorrow, and then call me tomorrow with an action plan. I have calendared the matter for June 1, 2011, at which time Nate and I will talk again. The City retains its rights to call the security at a later date if necessary.

Nate said he does not need a letter from me or any further documentation for his file, so I am sending this email around for Leslie's file and to let everyone know where it stands.

OFFICE OF THE CITY ATTORNEY
Shelly S. Dackonish, Senior Staff Attorney

City of Grand Junction, Colorado
250 N. 5th St.
Grand Junction, CO 81501
(970) 244-1503

This electronic mail transmission is from Shelly S. Dackonish, Senior Staff Attorney, City Attorney's Office for the City of Grand Junction, Colorado. The information contained in this message may be privileged and/or confidential and/or protected by the attorney-client privilege or the attorney work product doctrine. The privileges are not waived by virtue of this message being sent to you in error. If the person receiving this message or any other reader of the message is not the intended recipient, please note that disclosure, copying, distribution or any other use of this message or the information contained in this message is strictly prohibited. If you have received this message in error, please immediately return it via email and then delete the message immediately.

file:///C:/Documents and Settings/lesliea/Local Settings/Temp/XPgrpwise/4DC184CACityH... 5/5/2011

Leslie Ankrum - Paving Update - Comet Cleaners

From: Scott Peterson
To: gccrone@gmail.com
Date: 6/8/2011 8:14 AM
Subject: Paving Update - Comet Cleaners
CC: Leslie Ankrum; Rick Dorris; Shelly Dackonish

Gary,

Can you give us an update on when Vista Paving is going to pave the remaining portion of your lot? I had in my notes that it was sometime this week.

Thank you.

Scott Peterson
Senior Planner
City of Grand Junction

Leslie Ankrum - Comet Cleaners - CUP-2006-197

From: Scott Peterson
To: Leslie Ankrum; Shelly Dackonish
Date: 6/14/2011 2:07 PM
Subject: Comet Cleaners - CUP-2006-197
CC: Rick Dorris

Shelly,

Comet Cleaners has completed their required paving on their site. We can now release their DIA and Letter of Credit.

Thank you.

Scott Peterson
Senior Planner
City of Grand Junction

Grand Junction

PUBLIC WORKS & PLANNING

June 15, 2011

Alpine Bank
Attn: Mr. Nathan Knoll
225 North 5th Street
Grand Junction, CO 81501

**Re: Cancellation of Letter of Credit Number 7350542401
CGC Holdings LLC**

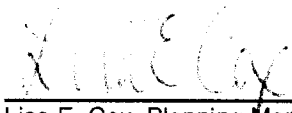
Internal Reference: Comet Cleaners: PR-2011-108, CUP-2006-197, DIA-2011-547

Dear Mr. Knoll:

Enclosed please find the original Letter of Credit Number **7350542401** for **CGC Holdings LLC** and **Gary Crone**. As beneficiary, the City of Grand Junction informs you that the Letter of Credit is being returned to you for cancellation. The letter is being provided at the direction of the Director of Public Works and Planning Department for the City.

If you have any questions, or need additional information, please inform me.

Sincerely,



Lisa E. Cox, Planning Manager

Encl. Letter of Credit **7350542401**

EC: Rick Dorris, PE, CFM, Development Engineer
Leslie Ankrum, Senior Administrative Assistant
Mark Barslund, Development Inspector
Scott Peterson, Senior Planner

Developer:

CGC Holdings LLC
Gary Crone

599 25 Rd
Grand Junction, CO 81505



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

IRREVOCABLE LETTER OR CREDIT

Letter of Credit # 7350542401
Dated: April 23, 2008
Expiration: April 23, 2009, subject to the automatic extensions stated below.
Planning File#: CUP-2006-197

To Whom It May Concern:

We hereby establish our Irrevocable Letter of Credit No. 7350542401 in favor of the City of Grand Junction at the request of and for the account of CGC Holdings, LLC and Gary Crone in the amount of \$15,000 (\$15,000) U.S. dollars.

The letter of Credit is subject to the following terms and conditions:

- 1) It is effective upon signature;
- 2) It expires on April 23, 2009 subject to the automatic extensions discussed below;
- 3) This Letter of Credit is available by sight draft(s) drawn and marked "Drawn under Alpine Bank Letter of Credit No. 7350542401 dated April 23, 2008";
- 4) This Letter of Credit is established for the use and benefit of the City of Grand Junction by reason of CGC Holdings, LLC (Developer) being obligated to pay or perform in accordance with provisions of the Grand Junction Zoning and Development Code;
- 5) The following statement signed by an authorized designee of the City of Grand Junction must accompany the sight draft;
- 6) **"CGC Holdings, LLC (Developer) has failed to comply with the terms, conditions, provisions, and requirements of the Grand Junction Zoning and Development Code and/or plans, specifications or agreements relating to the construction of improvements required by the City of Grand Junction. The monies received from this drawing are required to construct those improvements. The City of Grand Junction therefore requests the payment of \$ _____."**



Grand Junction Mall

2424 F Road
Grand Junction, Colorado 81505
970-243-5200
Fax 970-243-6284

- 7) It is a condition of this Letter of Credit that it will be automatically extended for a period of six (6) months from the present or any future expiration date unless: (a) the underlying obligation has been performed, released, or satisfied, (b) this Letter of Credit has been called in full or (c) Alpine Bank notifies the City of Grand Junction at 250 N. 5th Street, Grand Junction, CO 81501, by certified mail return receipt requested, at least ninety (90) days prior to such expiration date that we elect not to further extend this Letter of Credit.
- 8) Except as stated above, no modifications or revocations may be made by the undersigned to this Letter of Credit without the express written approval of the City's Director of Community Development or his designee;
- 9) This letter of Credit is neither negotiable nor assignable;
- 10) Partial drawings are permitted;
- 11) We hereby agree that drafts drawn under and compliance with the terms of this Letter of Credit will be duly honored on due presentation and delivery of documents, which may be done by first class mail, facsimile, in person or by any other reasonable business practice on or prior to the expiration or any extension thereof of this Letter of Credit;
- 12) Except as otherwise stated herein, this Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) and to the extent that it does not conflict with Article 5 of the Uniform Commercial Code of the State of Colorado.

ALPINE BANK

By: Nathan Knoll

NATHAN KNOLL, BANKING OFFICER

RELEASE MEMORANDUM
City of Grand Junction
Public Works & Planning Department
Project: PR-2011-108
Plan: CUP-2006-197
DIA-2011-547

This Release relates to a Development Improvements Agreement dated April 25, 2008, by and between CGC Holdings LLC, (Developer) and the City of Grand Junction, pertaining to Comet Cleaners (Project), located at 599 25 Road, Grand Junction, CO 81505.

WHEREAS, the Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of a Development Improvements Agreement and/or Maintenance Guarantee and provision of a Guarantee, and;

WHEREAS, the City of Grand Junction and other agencies possessing 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, duly representing their agencies, possessing and representing by their signatures affixed hereto, that they possess sufficient authority to accept improvements and may release the Development Improvements Agreement and/or Maintenance Guarantee, pertaining to the improvements under their jurisdiction, do accept, sign and release said Development Improvements Agreement and/or Maintenance Guarantee.

City Engineer: *Scott Adams* Date: 6-13-11
City Planner: *Scott D. Peterson* Date: 6-13-11

In acknowledgement with the above signatures, I hereby certify that the improvements as specified in the Development Improvements Agreement and/or Maintenance Guarantee have been completed and accepted in accordance with the provisions of the Grand Junction Zoning and Development Code, and are hereby released, subject to the required warranty period.

Lisa E. Cox Date: 6-15-2011
Public Works & Planning Department Date

The foregoing instrument was executed before me this 15th day of June, 2011, by Lisa E. Cox, of the Public Works & Planning Department for the City of Grand Junction, Colorado.

Witness my hand and official seal:

Leslie G. Ankrum
Leslie G. Ankrum, Notary Public



My commission expires on 8/21/2013

My Commission Expires 08/21/2013