

DON99GVC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEVELOPMENT IMPROVEMENTS AGREEMENT

NAME OF AGENCY OR CONTRACTOR: DONADA, INC.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: GRAND VIEW
SUBDIVISION, FILING 1, 28 ROAD AND HAWTHORN AVE.

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

File # 8-11-95

DEVELOPMENT IMPROVEMENTS AGREEMENT

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1. **Parties:** The parties to this Development Improvements Agreement ("the Agreement") are DONADA, Inc. ("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 Grand View Subdivision, Filing One.

RECITALS

The Developer seeks permission to develop property within the City to be known as GRAND VIEW SUBDIVISION, FILING ONE, 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.

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 the improvements completed by the Developer.

7. **Commencement and Completion Periods:** The improvements, each and every one of them, will be completed within 6 months 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 final 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 approved in the development application 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 the 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 approval and/or acceptance.

11. **Use of Proceeds:** The City will use funds deposited with it or drawn pursuant to any written 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 fourteen (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 fourteen (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 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

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 or constitute a waiver of any other provision, nor will it be deemed 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 his 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 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: DOMADA, INC.
634 Avalon Drive
Grand Jct. CO. 81504

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

- (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.

The Finance Department of the City will disburse any deposit or any portion thereof, with no more than three checks, at no charge. If disbursements are made in excess of three checks, the developer will be charged \$100 per transaction for every transaction in excess of three.

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 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 in computer disk form and copies of results of all construction control tests required by City specifications.

- b. Phased Development: 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 his side of the street to enable an initial two-way traffic operation without on-street parking. That Developer is also responsible for end-transitions, intersection paving, drainage facilities, and adjustments to existing utilities necessary to open the street to traffic.

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

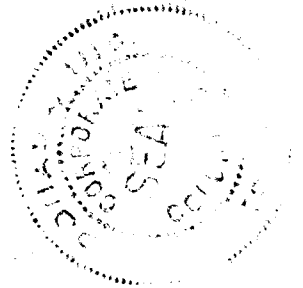
James Tu ^{997D} May 4, 1995
Director of Community Development Date



Attest:
Stephanie Nye 5-4-95
Stephanie Nye Date
City Clerk

DONADA, Inc.

Ada della Motte, Sec. 4-27-95
~~Ada della Motte, Pres.~~ Developer Date
(If Corporation, to be signed by the President and attested to by the Secretary together with the Corporate seals)



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

A parcel of land located in part of the NW1/4 SW1/4 (which is also known as Government Lot 6) of Section 6, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

BEGINNING at the Mesa County brass cap at the Southwest corner of the Northwest Quarter Southwest Quarter (NW1/4 SW1/4) whence the 2" aluminum cap LS 16835 at the Northwest corner of the Northwest Quarter Southwest Quarter (NW1/4 SW1/4) bears North 00 degrees 03 minutes 34 seconds East (N 00°03'34" E), a distance of 1322.65 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 00 degrees 03 minutes 34 seconds East (N 00°03'34" E), a distance of 288.61 feet along the West line of the NW1/4 SW1/4; thence South 89 degrees 57 minutes 40 seconds East (S 89°57'40" E), a distance of 374.00 feet; thence South 00 degrees 03 minutes 34 seconds West (S 00°03'34" W), a distance of 14.98 feet; thence South 89 degrees 58 minutes 12 seconds East (S 89°58'12" E), a distance of 100.00 feet; thence North 67 degrees 03 minutes 51 seconds East (N 67°03'51" E), a distance of 152.43 feet; thence along a non-tangent curve to the right having a radius of 422.00 feet, arc length of 21.85 feet, delta angle of 02 degrees 58 minutes 00 seconds (02°58'00"), a chord bearing of North 23 degrees 42 minutes 28 seconds West (N 23°42'28" W), and a chord length of 21.85 feet; thence North 36 degrees 37 minutes 59 seconds East (N 36°37'59" E), a distance of 52.55 feet; thence North 52 degrees 01 minutes 36 seconds East (N 52°01'36" E), a distance of 138.03 feet; thence South 89 degrees 56 minutes 01 seconds East (S 89°56'01" E), a distance of 137.28 feet; thence North 75 degrees 04 minutes 17 seconds East (N 75°04'17" E), a distance of 44.03 feet; thence along a non-tangent curve to the right having a radius of 328.00 feet, arc length of 17.99 feet, delta angle of 03 degrees 08 minutes 31 seconds (03°08'31"), a chord bearing of North 11 degrees 11 minutes 10 seconds West (N 11°11'10" W), and a chord length of 17.99 feet; thence South 89 degrees 58 minutes 12 seconds East (S 89°58'12" E), a distance of 205.38 feet; thence North 87 degrees 48 minutes 06 seconds East (N 87°48'06" E), a distance of 44.03 feet; thence South 89 degrees 56 minutes 01 seconds East (S 89°56'01" E), a distance of 100.00 feet to a point on the East line of the NW1/4 SW1/4; thence along said line South 00 degrees 00 minutes 43 seconds West (S 00°00'43" W), a distance of 510.79 feet to the Southeast corner of the NW1/4 SW1/4; thence along the South line of the NW1/4 SW1/4 North 89 degrees 58 minutes 12 seconds West (N 89°58'12" W), a distance of 1271.66 feet to the POINT OF BEGINNING. Said parcel containing 11.413 acres as described.

EXHIBIT "B"

IMPROVEMENTS LIST/DETAIL
(Page 1 of 1)

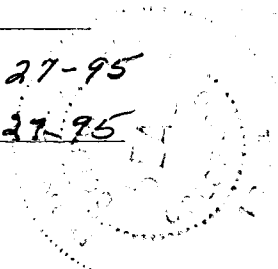
DATE: APRIL 27, 1975
 NAME OF DEVELOPMENT: GRAND VIEW, Filing One
 LOCATION: 23 Road & Hawthorn Ave.
 PRINTED NAME OF PERSON PREPARING: Tom Loye, LANDesign, LLL

IV. LANDSCAPING

1. Design/Architecture	_____	_____	_____	<u>\$ 1000⁰⁰</u>
2. Earthwork (includes top soil, fine grading, & berming)	_____	_____	_____	<u>Done</u>
3. Hardscape features (includes walls, fencing, and paving)	_____	_____	_____	<u>6500⁰⁰</u>
4. Plant material and planting	_____	_____	_____	<u>6450⁰⁰</u>
5. Irrigation system	_____	_____	_____	<u>10,000⁰⁰</u>
6. Other features (incl. statues, water displays, park equipment, and outdoor furniture)	_____	_____	_____	<u>N.A.</u>
7. Curbing	_____	_____	_____	<u>N.A.</u>
8. Retaining walls and structures	_____	_____	_____	<u>N.A.</u>
9. One year maintenance agreement	_____	_____	_____	<u>1000⁰⁰</u>

TOTAL ESTIMATED COST OF IMPROVEMENTS: \$ 24,950⁰⁰

Donella Motta Pres. 4-27-95
Ada dela Matte, Sec. 4-27-95
 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.

Jay K. Kessler 5-4-95
 CITY ENGINEER DATE
Jimmy Turner May 4, 1995
 COMMUNITY DEVELOPMENT ^{MTD} DATE

Alpine Bank

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Grand Junction

April 27, 1995

Irrevocable letter of Credit

City of Grand Junction
2150 N. 5th Street
Grand Junction, Co 81501

Gentlemen:

We establish our irrevocable Letter of Credit # 2300 in your favor for the account of Don dela Motte to the extent of \$25,000.00 available by your draft(s) at Grand Junction, Colorado on or before October 1, 1995 to be accompanied by the following documents:

- 1) itemized invoices
- 2) certification that work has not been completed as agreed

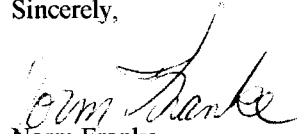
All drafts must be marked " Drawn Under Letter of Credit Number 2300."

This Credit expires in full on October 1, 1995.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1983 revision), International Chamber of Commerce Document Brochure No. 500.

We hereby agree with the draws, endorsers, and bona fide holders of drafts drawn under and in compliance with the terms of this credit that such drafts will be duly honored upon due presentation to the drawee.

Sincerely,



Norm Franke
President

225 N. 5th Street • Grand Junction, Colorado 81501

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