

FAP07COR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEVELOPMENT IMPROVEMENTS AGREEMENT
NAME OF CONTRACTOR:	F & P DEVELOPMENT LLC.
PROJECT/SUBDIVISION:	CORNER SQUARE
ADDRESS:	2503 NORTH 1 ST STREET
TAX PARCEL NO:	2945-101-00-101
FILE #:	FP-2007-238
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("Agreement") are F&P Development, 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 Corner Square KBRN has been reviewed and approved under Planning file # FP-2007-238 ("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 \$ 2,971,528.78 ^{CBM} (20% 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) ^{CBM} Disbursement Agreement ^{CBM}

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 \$ 495,254.78 (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: October 1, 2007

Completion Date: September 30, 2008

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 \$** (Line G1, Exhibit B, Total Improvement Costs).

**\$ 2,476,273.92

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:	Bruce Milyard	
	F&P Development, LLC	Name -Developer/Company
	514-28 $\frac{1}{2}$ Road, Suite 5	Address (Street and Mailing)
	Grand Junction, CO 81501	City, State & Zip Code
	(970) 241-5457	Telephone and Fax Numbers
	(970) 241-5510 (fax)	
	kbmilyard@bresnan.net	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)

have been constructed or which are necessary for the Improvements are free from toxic, hazardous and other regulated substances or materials;

(iii) provides written evidence to the City Attorney that the title to lands underlying the Improvements are free and clear from all liens and encumbrances, except those items and encumbrances which may be approved in writing by the City Attorney; and

(iv) provides written evidence, certified by the Developer's engineer, that the work was systematically inspected and tested and that the materials and the compaction of the materials that are required to be compacted, were in conformance with City-approved plans and specifications.

By:

F&P Development, LLC 10-2-07 Kenneth B Milypal, Jr.
Developer Date
by: Kenneth B Milypal, Jr.
Name (printed)

Corporate Attest:

Name Date

City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

 _____ 12.14.07
Public Works & Planning Dept. Date

5/15/2007

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

EXHIBIT A

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

PARCEL 1

Beginning 660 feet South of the Northeast corner of Section 10, Township 1 South, Range 1 West of the Ute Meridian;
thence West 890 feet;
thence South 100 feet;
thence East 890 feet;
thence North to Beginning.

AND Beginning 100 feet South and 330 feet West fo the Northeast corner S1/2 NE1/4 NE1/4 of said

Section 10,
thence West 170 feet;
thence South 77.5 feet;
thence East 170 feet;
thence North to Beginning.

EXCEPT the East 30 feet as conveyed to the County of Mesa for road purposes in instrument recorded September 15, 1969 in Book 939 at Page 60.

PARCEL 2

Beginning at the Northeast corner of the N1/2 S1/2 NE1/4 NE1/4 of Section 10, Township 1 South,

Range 1 West of the Ute Meridian;
thence West 439 feet;
thence North 42.6 feet;
thence East to a point 20 feet North of the beginning;
thence South to Beginning;

EXCEPT the East 30 feet as conveyed to the County of Mesa for road purposes in instrument recorded September 15, 1969 in Book 939 at Page 59.

PARCEL 3

Beginning 100 feet South of the Northeast corner of the N1/2 S1/2 NE1/4 NE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian;
thence West 330 feet;
thence South 77.5 feet;
thence East 330 feet;
thence North 77.5 feet to the point of beginning;
EXCEPT the East 30 feet as conveyed to the County of Mesa for road purposes in instrument recorded September 15, 1969 in Book 939 at Page 61.

PARCEL 4

The N1/2 NE1/4 NE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian;
EXCEPT Beginning at the Southeast corner of the said N1/2 NE1/4 NE1/4;
thence West 439 feet;
thence North 42.6 feet;
thence East to a point 20 feet North of the point of beginning;
thence South to the point of beginning;
AND EXCEPT tracts conveyed to the County of Mesa, State of Colorado in instruments recorded February 12, 1965 in Book 879 at Page 441 and recorded September 15, 1969 in Book 939 at Page 59,
AND ALSO EXCEPT tracts conveyed to the City of Grand Junction in instruments recorded April 25, 1983 in Book 1429 at Page 145 and recorded January 17, 1989 in Book 1726 at Page 830.

EXHIBIT B**IMPROVEMENTS COST ESTIMATE**

DATE: 09/26/07 Rev. 10/02/07

DEVELOPMENT NAME: CORNER SQUARE

LOCATION: NE 1/4 OF THE NE 1/4 OF SECTION 10, T. 1 S., R. 1 W., UTE MERIDIAN

PRINTED NAME OF PERSON PREPARING: JAMES E. LANGFORD

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
A. SANITARY SEWER					
1	8" PVC SDR-35 Sanitary Sewer Main	LF	2213	\$ 24.00	\$ 53,112.00
2	6" PVC Sanitary Sewer Service Line	LF	389	\$ 22.00	\$ 8,558.00
3	4" PVC Sanitary Sewer Service Line	LF	312	\$ 22.00	\$ 6,864.00
4	Sanitary Sewer Manhole (STD)	EA	18	\$ 1,600.00	\$ 28,800.00
5	Sanitary Sewer Manhole (DROP)	EA	1	\$ 1,600.00	\$ 1,600.00
6	8" Plug	EA	2	\$ 550.00	\$ 1,100.00
7	6" Plug	EA	9	\$ 500.00	\$ 4,500.00
8	4" Cleanouts	EA	5	\$ 1,200.00	\$ 6,000.00
9	Concrete encasement	LF	40	\$ 25.00	\$ 1,000.00
Subtotal Part A Sanitary Sewer					\$ 111,534.00
B. DOMESTIC WATER					
1	10" PVC Water Main	LF	1583	\$ 25.00	\$ 39,575.00
2	8" PVC Water Main	LF	921	\$ 23.00	\$ 21,183.00
3	6" PVC Water Line (FH Leads)	LF	124	\$ 21.00	\$ 2,604.00
4	4" PVC Water Service Lines	LF	357	\$ 20.00	\$ 7,140.00
5	10" Gate valve and box	EA	7	\$ 1,500.00	\$ 10,500.00
6	8" Gate valve and box	EA	9	\$ 950.00	\$ 8,550.00
7	6" Gate valve and box	EA	5	\$ 750.00	\$ 3,750.00
8	4" Gate valve and box	EA	7	\$ 600.00	\$ 4,200.00
9	10" Fittings (Including Thrustblocks)	EA	14	\$ 750.00	\$ 10,500.00
10	8" Fittings (Including Thrustblocks)	EA	18	\$ 550.00	\$ 9,900.00
11	6" Fittings (Including Thrustblocks)	EA	1	\$ 500.00	\$ 500.00
12	4" Fittings (Including Thrustblocks)	EA	7	\$ 500.00	\$ 3,500.00
13	Connect 10" to Existing 14" Water Line	EA	1	\$ 6,500.00	\$ 6,500.00
14	Fire Hydrant assembly	EA	5	\$ 2,400.00	\$ 12,000.00
15	2" Blowoff	EA	1	\$ 800.00	\$ 800.00
Subtotal Part B - Domestic Water					\$ 141,202.00

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
C1	STREETS				
1	Aggregate Base Course (Class 6) (10" Compacted Thickness)	SY	7717	\$ 15.00	\$ 115,755.00
2	Aggregate Base Course (Class 6) (11" Compacted Thickness)	SY	3674	\$ 16.50	\$ 60,621.00
3	Aggregate Base Course (Class 6) (6" Compacted Thickness)	SY	3397	\$ 12.00	\$ 40,764.00
4	Aggregate Base Course (Class 6) (4" Compacted Thickness)	SY	1672	\$ 10.00	\$ 16,720.00
5	Hot Bituminous Paving, Grading__ (4" thick)	SY	6496	\$ 16.50	\$ 107,184.00
6	Hot Bituminous Paving, Grading__ (3" thick)	SY	2458	\$ 13.00	\$ 31,954.00
7	Monolithic, Vertical Curb, Gutter and Sidewalk (7' Wide)	LF	3179	\$ 20.50	\$ 65,169.50
8	Concrete Curb and Gutter (2' wide)	LF	373	\$ 14.00	\$ 5,222.00
9	Concrete Sidewalk (10' Wide)	LF	1165	\$ 32.00	\$ 37,280.00
10	Concrete Sidewalk (5' Wide)	LF	369	\$ 30.00	\$ 11,070.00
11	Concrete (8") Roundabout, Intersections and Turn Lanes	SY	2454	\$ 55.00	\$ 134,970.00
12	Concrete (8") colored	SY	448	\$ 110.00	\$ 49,280.00
13	I-sec Radii, Aprons, Pans and HC Ramps	SY	993	\$ 50.00	\$ 49,650.00
14	Patterson concrete median paving	SY	150	\$ 50.00	\$ 7,500.00
15	Modular Block Retaining Walls	FF			\$ -
16	Concrete Retaining Walls	CY			\$ -
17	Street Signs	EA	8	\$ 250.00	\$ 2,000.00
18	Stop Signs	EA	3	\$ 250.00	\$ 750.00
19	Yield Signs	EA	4	\$ 250.00	\$ 1,000.00
20	Striping (New)	LS	1	\$ 5,850.00	\$ 5,850.00
21	Street Lights	EA	11	\$ 2,400.00	\$ 26,400.00
22	End of road markers	LS	1	\$ 350.00	\$ 350.00
23	Traffic Control	LS	1	\$ 8,000.00	\$ 8,000.00

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
C2	BRIDGES				
					\$ -
1	Box Culvert Pre-Cast	LS			\$ -
2	Box Culvert Cast-in-Place	LS			\$ -
3	Wingwalls	LS			\$ -
4	Parapet Wall	LS			\$ -
5	Railing (handrail, guardrail)	LS			\$ -
					\$ -
					\$ -
Subtotal Part C - Streets and Bridges					\$ 777,489.50
D1	EARTHWORK				
1	Mobilization	LS	1	\$ 4,500.00	\$ 4,500.00
2	Clearing and Grubbing	LS	0	\$ -	done
3	Unclassified Excavation	CY	68900	\$ 3.50	\$ 241,150.00
4	Unclassified Embankment	CY	65490	\$ 5.00	\$ 327,450.00
5	Silt Fence	LF	1885	\$ 4.50	\$ 8,482.50
6	Mud Trap	EA	2	\$ 600.00	\$ 1,200.00
7	Inlet Protection	EA	18	\$ 250.00	\$ 4,500.00
8	Watering (Dust Control)	LS	1	\$ 5,000.00	\$ 5,000.00
D2	REMOVALS AND RESETTING				
1	Removal of Asphalt	SY	299	\$ 3.00	\$ 897.00
2	Removal of Miscellaneous Concrete	SY	221	\$ 5.00	\$ 1,105.00
3	Remove Curb and Gutter	SY	135	\$ 2.50	\$ 337.50
4	Remove Curb, Gutter & Sidewalk	SY	861	\$ 7.50	\$ 6,457.50
5	Removal of Concrete Canal (GVIC)	LF	900	\$ 3.50	\$ 3,150.00
6	Remove Structures (GVIC)	EA	1	\$ 750.00	\$ 750.00
7	Remove and Relpace Historic Lighting	EA	2	\$ 1,800.00	\$ 3,600.00
8	Relocate Traffic Signal & Junction Boxes	LS	1	(By Others)	
9	Relocate or Adjust Utilities (Irrigation)	LS	1	\$ 1,500.00	\$ 1,500.00
D3	SEEDING AND SOIL RETENTION				
1	Sod	SY			\$ -
2	Seeding (Native)	SY or AC	8.42	\$ 7,841.00	\$ 66,021.22
3	Seeding (Bluegrass/Lawn)	SY or AC			\$ -
4	Hydraulic Seed and Mulching	SY or AC			\$ -
5	Soil Retention Blanket	SY			\$ -

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
D4	STORM DRAINAGE FACILITIES				
1	24" HDPE Storm Drain Pipe	LF	707	\$ 42.00	\$ 29,694.00
2	18" HDPE Storm Drain Pipe	LF	1710	\$ 34.00	\$ 58,140.00
3	12" HDPE Storm Drain Pipe	LF	1050	\$ 22.00	\$ 23,100.00
4	18" Ungasketed RCP Drain Pipe	LF	122	\$ 34.00	\$ 4,148.00
5	12" Ungasketed RCP Drain Pipe	LF	242	\$ 28.00	\$ 6,776.00
6	6" PVC Storm Drain Pipe	LF	133	\$ 24.00	\$ 3,192.00
7	6" Perforated ADS Drain Pipe	LF	177	\$ 24.00	\$ 4,248.00
8	48" Storm Drain Manhole	EA	15	\$ 2,400.00	\$ 36,000.00
9	60" Storm Drain Manhole	EA	8	\$ 3,200.00	\$ 25,600.00
10	CDOT Type "R" Inlet	EA	1	\$ 4,500.00	\$ 4,500.00
11	Single Curb Opening Storm Drain Inlet	EA	14	\$ 2,500.00	\$ 35,000.00
12	Type "C" Storm Drain Inlet	EA	4	\$ 2,200.00	\$ 8,800.00
13	Swale graded	LF	552	\$ 2.50	\$ 1,380.00
14	Swale cobble lined	LF	0	\$ 8.00	\$ -
15	Water Quality Control Struc. (Contech)	EA	2	\$ 31,000.00	\$ 62,000.00
	Subtotal Part D - Grading and Drainage				\$ 978,678.72

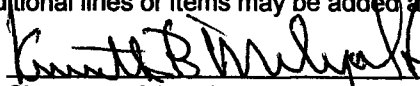
Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
E1	IRRIGATION				
	GVIC CANAL REROUTE:				
1	30" PVC Irrigation Pipe	LF	456	\$ 38.00	\$ 17,328.00
2	24" PVC Irrigation Pipe	LF	674	\$ 32.00	\$ 21,568.00
3	10" DR-18 Irrig. Line	LF	1027	\$ 24.00	\$ 24,648.00
4	10" PVC Fittings w/thrustblocks	EA	12	\$ 300.00	\$ 3,600.00
5	10" Gate Valve w/ Box	EA	2	\$ 1,150.00	\$ 2,300.00
6	10" Air Relief Valve w/ Manhole	EA	2	\$ 1,800.00	\$ 3,600.00
7	6" PVC Irrigation Stand Pipe w/ fittings	LS	1	\$ 400.00	\$ 400.00
8	6" Irr Service w/ Valve & 30" Standpipe & Redwood Lid	LS	1	\$ 1,200.00	\$ 1,200.00
9	60" Irrigation Manhole	EA	1	\$ 2,400.00	\$ 2,400.00
10	72" Irrigation Manhole	EA	5	\$ 3,000.00	\$ 15,000.00
11	Irrigation Canal Intake Structure	LS	1	\$ 4,500.00	\$ 4,500.00
12	Irrigation Vault and Diversion	LS	1	\$ 15,000.00	\$ 15,000.00
13	Special MH/Pipe Sec. (Ind. Rch. Dtch.)	LS	1	\$ 4,500.00	\$ 4,500.00
	LANDSCAPE SYSTEM:				
11	6" Sch-40 Irrig. Line w/PVC Fittings	LF	1333	\$ 9.50	\$ 12,663.50
12	4" Sch-40 Irrig. Line w/PVC Fittings	LF	1710	\$ 8.00	\$ 13,680.00
13	2" Sch-40 Irrig. Line w/PVC Fittings	LF	398	\$ 7.50	\$ 2,985.00
14	6" PVC Fittings w/thrustblocks	EA	7	\$ 125.00	\$ 875.00
15	4" PVC Fittings w/thrustblocks	EA	15	\$ 95.00	\$ 1,425.00
16	2" PVC Fittings w/thrustblocks	EA	6	\$ 75.00	\$ 450.00
17	6" Gate Valve w/ Box	EA	4	\$ 600.00	\$ 2,400.00
18	4" Gate Valve w/ Box	EA	4	\$ 450.00	\$ 1,800.00
19	2" Gate Valve w/ Box	EA	5	\$ 350.00	\$ 1,750.00
20	Service Risers	EA	17	\$ 100.00	\$ 1,700.00
E2	LANDSCAPING				
1	Design/Architecture (PAID)	LS	0		\$ -
2	Earthwork - na	CY			\$ -
3	Hardscape Features	LS	0		\$ -
4	Modular Block Retaining Walls	FF	512	\$ 21.00	\$ 10,752.00
5	Plant Material & Planting	LS	1	\$ 36,193.00	\$ 36,193.00
6	Irrigation System (All Areas, ROW)	LS	1	\$ 11,938.00	\$ 11,938.00
7	Irrigation System (Pump Station)	LS	1	\$ 146,000.00	\$ 146,000.00
8	Curbing	LF	375	\$ 4.50	\$ 1,687.50
9	1 Year Maintenance Agrmnt. (included)	LS	0		\$ -
10	Topsoil/Soil Amendment	SF	20,927	\$ 0.20	\$ 4,185.40
11	Fencing	LF	280	\$ 20.00	\$ 5,600.00
	Subtotal Part E - Landscaping and Irrigation				\$ 372,128.40
	Subtotal Construction Costs				\$ 2,381,032.62

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
F. Miscellaneous Items					
1	Construction staking/surveying	%	1.50%	\$ 2,381,032.62	\$ 35,715.49
2	Developer's inspection cost	%	0.50%	\$ 2,381,032.62	\$ 11,905.16
3	General construction supervsn	%		\$ 2,381,032.62	
4	Quality control testing	%	1.50%	\$ 2,381,032.62	\$ 35,715.49
5	Construction traffic control	%		\$ 2,381,032.62	
6	City inspection fees	%	0.25%	\$ 2,381,032.62	\$ 5,952.58
7	As-builts	%	0.25%	\$ 2,381,032.62	\$ 5,952.58
E Subtotal Part F - Miscellaneous Items					\$ 95,241.30
% = Percentage of total site construction costs G. COST SUMMARY 1 Total Improvement Costs \$ 2,476,273.92 2 City Security (20%) \$ 495,254.78 3 Total Guarantee Amount \$ 2,971,528.70					


KRM

NOTES

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

 12-10-07
 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 construction drawings submitted to date and the current cost of construction, I take no exception to the above.

 12/17/07
 City Development Engineer Date

 12-14-07
 Community Development Date



WELLS FARGO BANK, N.A.

Trade Services - Standby Letters of Credit Operations

One Front Street, 21st Floor, San Francisco, California 94111

Phone: (800) 798-2815 Option 1; Fax: (415) 296-8905; E-Mail: sftrade@wellsfargo.com

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

Irrevocable Letter of Credit # NZS610392

Date Issued: December 7, 2007

Expiration: October 29, 2008

Dear Sirs:

We hereby establish our Irrevocable Letter of Credit # NZS610392 in favor of the City of Grand Junction at the request and for the account of F & P Development, LLC, 51428 ¼ Road, Unit 5, Grand Junction, Colorado 81501-4961, in the amount of Two Million Nine Hundred Seventy-One Thousand Five Hundred Twenty-Eight U.S. Dollars (US\$2,971,528.00).

This Letter of Credit is subject the following terms and conditions:

- 1) it is effective upon signature;
- 2) it expires on October 29, 2008.
- 3) this Letter of Credit is available with us at our above office by payment of your sight draft(s) drawn on us and marked "Drawn under Wells Fargo Bank, N.A. Letter of Credit # NZS610392 dated December 7, 2007";
- 4) we have been informed but will not independently verify that this Letter of Credit is established for the use and benefit of the City of Grand Junction by reason of F & P Development, LLC (Developer) being obligated to pay or perform in accordance with the provisions of the Grand Junction Zoning and Development Code (this item is inserted in this Letter of Credit for informational purposes only and will not affect, or become a part of, the terms and conditions of this Letter of Credit);
- 5) the following statement signed by a person identifying himself or herself as an authorized designee of the City of Grand Junction must accompany the sight draft;
- 6) "The undersigned, an authorized designee of the City of Grand Junction hereby certifies that F & P Development, 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 related 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 \$_____."

- 7) this Letter of Credit expires at our above office on October 29, 2008, but shall be automatically and successively extended without written amendment, up to, but not beyond October 29, 2009, unless on or before July 31, 2008 we have sent written notice to you at your address above by certified mail, return receipt requested or receipted express courier that we elect not to extend this Letter of Credit beyond October 29, 2008. You may release us from our obligations under this Letter of Credit prior to the expiration date by returning the original Letter of Credit to us together with your written agreement to its cancellation;
- 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 or assignable;
- 10) partial and multiple drawings are permitted under this Letter of Credit;
- 11) this Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500 (the "UCP") and the laws of the State of Colorado, and, in the case of any conflict between such laws and the UCP, the laws of the State of Colorado; and
- 12) we hereby agree that drafts drawn under and in 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, express courier or by any other reasonable business practice on or prior to the expiration of this Letter of Credit or any extension thereof of this Letter of Credit.
- 13) if any instructions accompanying a drawing under this Letter of Credit request that payment is to be made by transfer to an account with us or at another bank, we and/or such other bank may rely on an account number specified in such instructions even if the number identifies a person or entity different from the intended payee.
- 14) the amount available for drawing under this Letter of Credit shall be decreased upon our receipt of your decrease authorization in the form of Exhibit A hereto with the instructions in brackets therein complied with. You shall be notified of such decrease by means of our amendment to this Letter of Credit and your decrease authorization shall be considered as your agreement to such amendment.

Very truly yours,

Wells Fargo Bank, N.A.

By: 

Name: **MIKE LIN**

Title: **ASSISTANT VICE PRESIDENT**

DECREASE AUTHORIZATION

Date: **[insert date]**

Wells Fargo Bank, N.A.
Trade Services Division, Northern California
One Front Street, 21st Floor
San Francisco, California 94111

Subject: Your Letter of Credit # NZS610392

Ladies and Gentlemen:

The undersigned, an authorized designee of the City of Grand Junction hereby authorizes Wells Fargo Bank, N.A. to decrease the amount available to be drawn under Letter of Credit # NZS610392 (the "Letter of Credit") by US\$**[insert amount]**.

Please confirm the decrease of the amount available to be drawn under the Letter of Credit by providing us with an amendment to the Letter of Credit and consider this decrease authorization as our consent to such amendment.

Sincerely yours,

City of Grand Junction

By: **[insert signature]**
Name: **[insert name]**
Title: **[insert title]**
Authorized Designee

**RECORDING MEMORANDUM
Exhibit D**

City of Grand Junction
Public Works and Planning Department
File: # FP-2007-238

This memorandum relates to and confirms that certain Development Improvements Agreement and/or Maintenance Guarantee concerning land in Mesa County, Colorado. The Agreement is by and between F&P Development, LLC (Developer) and the City of Grand Junction (City) pertaining to Corner Square (Project), located at 2503 North 1st Street

The Developer of the Project was required by law to install and construct certain public and private improvements, the completion of which was guaranteed by a Development Improvements Agreement and/or Maintenance Guarantee. The Project is required to be constructed in accordance with the approval by the City pursuant to and in accordance with the Zoning and Development Code all as more fully detailed and described in City of Grand Junction development file # FP-2007-238

The Developer and the City of Grand Junction by and through the signatures of the undersigned have determined and agreed to the type, quality and amount of improvements required and/or necessitated by the approval of the Project and that the improvements are guaranteed by and through the Development Improvements Agreement and /or Maintenance Guarantee. Furthermore, the Developer and the City agree that the Development Improvements Agreement and/or Maintenance Guarantee are contractual in nature and that the obligations under the Development Improvements Agreement and/or Maintenance Guarantee shall not be assigned except as provided in the agreement(s).

By virtue of this notice being recorded in the land records of the Mesa County Clerk and Recorder, subsequent owners and/or those that claim by, through or under the Developer are on notice of the Developer's obligations under the agreement(s).

NOW THEREFORE, the Developer and an official of the City of Grand Junction, both possessing and representing by their signatures that they possess sufficient authority, do hereby memorialize the relative, rights and obligations contained in the Development Improvement Agreement and/or Maintenance Guarantee herein characterized.

DEVELOPER:

By: Kenneth B Wilbyard Jr 12-17-07
Date

(Print Name) Kenneth B Wilbyard Jr

CITY OF GRAND JUNCTION:

In accordance with the above, I hereby certify that the Development Improvement Agreement and/or Maintenance Guarantee are made of record by this memorandum and that the same may be inspected and/or copied at the City of Grand Junction, Public Works & Planning Department, 250 N. 5th Street, Grand Junction Colorado.

[Signature] 12.12.07
Public Works & Planning Department Date



PUBLIC WORKS
& PLANNING

December 21, 2009

Mr. Bruce Milyard
Constructors West Inc.
514 28¼ Road
Grand Junction, CO 81501

RE: Notice of Final Acceptance

Project Name: Corner Square, Phases 1 & 2
Project Number: FP-2007-238 and -2008-172

The City has conducted a warranty inspection of the project and any needed follow-up inspections. The public infrastructure improvements have been found to be in satisfactory condition. All requirements for the Final Acceptance of the project have been fulfilled. The developer's warranty obligation, for all materials and workmanship, has concluded and all warranty obligations are hereby released.

The following improvements within the public right-of-way are accepted for future maintenance by the City:

Public streets:

- All public streets as shown on the project plans.

Storm drainage system:

- Storm drain pipes, inlets, and manholes within the public right of way.

Water distribution system:

- Water mains, valves, and hydrants within the public right of way.

Sanitary sewer:

- Sewer mains and manholes within the public right of way.

The City Planner will release the Development Improvements Agreements, Maintenance Agreements and the financial securities attached to such Agreements for Phases 1 & 2 of Corner Square.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Hahn".

Eric Hahn, PE
City of Grand Junction - Development Engineer

Electronic copy:

Greg Moberg, Planning Services Supervisor
Shelly Dackonish, Staff Attorney
David Van Wagoner, Street System
Larry Brown, Sewage Collection System
Leslie Ankrum, Sr. Administrative Assistant

Mark Barslund, Development Inspector
Peggy Sharpe, Administrative Assistant
Chris Spears, Storm Drainage System
Ron Key, Water Distribution System



December 22, 2009

Wells Fargo Bank, N.A.
Trade Services – Standby Letters of Credit Operations
One Front Street, 21st Floor
San Francisco, CA 94111

Re: Cancellation of Letter of Credit #N~~Z~~S610392; F & P Development, LLC
Internal Reference: **Corner Square #FP-2007-238**

To Whom It May Concern:

Enclosed please find the original Letter of Credit #N~~Z~~S610392 for **F & P Development, LLC**. 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,

A handwritten signature in cursive script that reads "Lisa E. Cox".

Lisa E. Cox, Planning Manager

Encl. Letter of Credit #N~~Z~~S610392

Pc: Planning File FP-2007-238
Peggy Sharpe, Planning

Developer:
Mr. Bruce Milyard
Constructors West, Inc.
514 28 ¼ Road
Grand Junction, CO 81501

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

Irrevocable Letter of Credit # NZS610392

Date Issued: December 7, 2007

Expiration: October 29, 2008

Dear Sirs:

We hereby establish our Irrevocable Letter of Credit # NZS610392 in favor of the City of Grand Junction at the request and for the account of F & P Development, LLC, 51428 ¼ Road, Unit 5, Grand Junction, Colorado 81501-4961, in the amount of Two Million Nine Hundred Seventy-One Thousand Five Hundred Twenty-Eight U.S. Dollars (US\$2,971,528.00).

This Letter of Credit is subject the following terms and conditions:

- 1) it is effective upon signature;
- 2) it expires on October 29, 2008.
- 3) this Letter of Credit is available with us at our above office by payment of your sight draft(s) drawn on us and marked "Drawn under Wells Fargo Bank, N.A. Letter of Credit # NZS610392 dated December 7, 2007";
- 4) we have been informed but will not independently verify that this Letter of Credit is established for the use and benefit of the City of Grand Junction by reason of F & P Development, LLC (Developer) being obligated to pay or perform in accordance with the provisions of the Grand Junction Zoning and Development Code (this item is inserted in this Letter of Credit for informational purposes only and will not affect, or become a part of, the terms and conditions of this Letter of Credit);
- 5) the following statement signed by a person identifying himself or herself as an authorized designee of the City of Grand Junction must accompany the sight draft;
- 6) "The undersigned, an authorized designee of the City of Grand Junction hereby certifies that F & P Development, 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 related 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 \$ _____."

- 7) this Letter of Credit expires at our above office on October 29, 2008, but shall be automatically and successively extended without written amendment, up to, but not beyond October 29, 2009, unless on or before July 31, 2008 we have sent written notice to you at your address above by certified mail, return receipt requested or receipted express courier that we elect not to extend this Letter of Credit beyond October 29, 2008. You may release us from our obligations under this Letter of Credit prior to the expiration date by returning the original Letter of Credit to us together with your written agreement to its cancellation;
- 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 or assignable;
- 10) partial and multiple drawings are permitted under this Letter of Credit;
- 11) this Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500 (the "UCP") and the laws of the State of Colorado, and, in the case of any conflict between such laws and the UCP, the laws of the State of Colorado; and
- 12) we hereby agree that drafts drawn under and in 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, express courier or by any other reasonable business practice on or prior to the expiration of this Letter of Credit or any extension thereof of this Letter of Credit.
- 13) if any instructions accompanying a drawing under this Letter of Credit request that payment is to be made by transfer to an account with us or at another bank, we and/or such other bank may rely on an account number specified in such instructions even if the number identifies a person or entity different from the intended payee.
- 14) the amount available for drawing under this Letter of Credit shall be decreased upon our receipt of your decrease authorization in the form of Exhibit A hereto with the instructions in brackets therein complied with. You shall be notified of such decrease by means of our amendment to this Letter of Credit and your decrease authorization shall be considered as your agreement to such amendment.

Very truly yours,

Wells Fargo Bank, N.A.

By:

Name:

Title:

MIKE LIN

ASSISTANT VICE PRESIDENT

DECREASE AUTHORIZATION

Date: [insert date]

Wells Fargo Bank, N.A.
Trade Services Division, Northern California
One Front Street, 21st Floor
San Francisco, California 94111

Subject: Your Letter of Credit # NZS610392

Ladies and Gentlemen:

The undersigned, an authorized designee of the City of Grand Junction hereby authorizes Wells Fargo Bank, N.A. to decrease the amount available to be drawn under Letter of Credit # NZS610392 (the "Letter of Credit") by US\$[insert amount].

Please confirm the decrease of the amount available to be drawn under the Letter of Credit by providing us with an amendment to the Letter of Credit and consider this decrease authorization as our consent to such amendment.

Sincerely yours,

City of Grand Junction

By: [insert signature]
Name: [insert name]
Title: [insert title]
Authorized Designee

RELEASE OF RECORDING MEMORANDUM
City of Grand Junction
Public Works & Planning Department
FILE: FP-2007-238

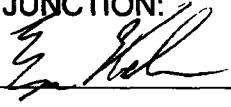
This Release relates to a Recording Memorandum dated December 17, 2007, by and between F & P Development, LLC (Developer) and the City of Grand Junction, pertaining to Corner Square (Project), located at 2503 North 1st Street, Grand Junction, CO, recorded at Book 4571, Page 197, Mesa County Clerk and Recorder's Office.

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 OF GRAND JUNCTION:

City Engineer:  Date: 12/22/09

Planner:  Date: 12-22-09

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.

**WELLS
FARGO**

Wells Fargo Bank, N.A.

Grand Junction-Downtown
MAC C7407-011
359 Main Street
Grand Junction, CO 81501
970 243-1611

October 22nd, 2007

RECEIVED

OCT 23 2007

**COMMUNITY DEVELOPMENT
DEPT.**

Mrs. Lisa Cox
Director of Planning and Development
250 North 5th Street
Grand Junction, Colo. 81501-2668

Re: F & P Development
Corner Square 1st and Patterson

Dear Mrs. Cox:

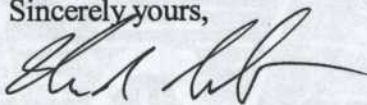
The purpose of this letter is to confirm a Letter of Credit for the benefit of the City of Grand Junction to support the Development Improvements Agreement for Mr. Milyard's Corner Square Development. The terms of the Letter of Credit are:

Amount: \$2,971,529.00

Term: One year from the date of plat recordation plus two 6 month renewal options.

The Letter of credit amount provides for the surety of \$2,476,274.00 for the development guarantee as well as \$495,255.00 to support the Maintenance Guarantee. It is anticipated that the Developer and the bank shall request a certificate of Acceptance on or before September 30th, 2008.

Sincerely yours,



Thomas R. Benton
Vice President



WELLS
FARGO

Wells Fargo Bank, N.A.

Grand Junction-Downtown
MAC C7407-011
359 Main Street
Grand Junction, CO 81501
970 243-1611

September 26th, 2008

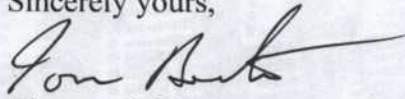
City of Grand Junction
Attn: Greg Moberg,
Development Engineer
Public Works & Planning Department
250 N. 5th Street
Grand Junction, CO 81501

Re: Development Improvements Agreement Extension
Extension of Completion Date for the DIA
Name of project: Corner Square

Dear Greg:

Please find enclosed Mr. Milyard's request for an extension of the completion date for the Development Improvements Agreement ("DIA") for the project captioned above. In addition the Exhibit B is also attached for the remaining improvements for this project.

Sincerely yours,



Thomas R. Benton
Vice President