

LOW94SR2

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEVELOPMENT IMPROVEMENTS AGREEMENT

NAME OF AGENCY OR CONTRACTOR: LOWE DEVELOPMENT CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SOUTH RIM, FILING NO.
TWO, FINAL PLAT

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

DEVELOPMENT IMPROVEMENTS AGREEMENT1686798 03:54 PM 06/23/94
MONIKA TODD CLK&REC MESA COUNTY CO

1. Parties: The parties to this Development Improvements Agreement ("the Agreement") are LOWE DEVELOPMENT CORPORATION ("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 South Rim, Filing No. Two.

RECITALS

The Developer seeks permission to develop property within the City to be known as South Rim, Filing No. Two, 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 City estimates that \$ 750⁰⁰ will be required for City inspection of the required improvements. 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 23, or other written agreement between the City and the Developer.

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

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

7. **Commencement and Completion Periods:** The improvements, each and every one of them, will be completed within 12 months from the Effective Date of this Agreement (the "Completion Period").

8. **Compliance with Law:** The developer will comply with all relevant federal, state and local laws, ordinances, and regulations in effect at the time of final approval associated with the development when fulfilling its obligations under this Agreement.

9. **Notice of Defect:** The Developer's Engineer will 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 or substantially 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 the 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 will be properly notarized before it may be 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 the courts 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: David G. Behrhorst VP
Lowe Development Corporation
1235 Riverside Drive
Aspen, CO. 81611

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

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

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

27. **Personal Jurisdiction and Venue:** Personal jurisdiction and venue for any civil action commenced by either party to this Agreement whether arising out of or relating to the Agreement, letter of credit, 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. 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 the form of an agreement: (I) between a bank doing business in Mesa County and the City or as described in (II), below. The agreement between a bank and the City

(I) shall provide, among other things, for the bank to guarantee and warrant to the City that it shall:

- a. have available money equal to the estimated costs of the required improvements, in an amount equal to the amount agreed upon in the Improvements Agreement;
- b. only pay such amounts to contractors who have constructed required Improvements;
- c. only pay such amounts after the bank has received the written approval of the City Engineer, or his designee; the City Engineer shall inspect within three (3) working days of request;
- d. in the event the bank disburses without the City Engineer having approved such disbursement, the Bank shall pay, in addition to all other sums it would otherwise be obligated to pay, to the City the amount of the wrongful disbursement if the City Engineer determines that the work is not acceptable, based on the approved plans and specifications. The City shall use such money to cause the work to be constructed in accordance with the approved plans and specifications;

~~II. An alternative agreement may be executed for a development which is expected to require not more than 10 transactions shall contain the following provisions:~~

- a. The Finance Department of the City will act as disbursing agent and will account for disbursements to Developer contractors as required improvements are completed and accepted.
- b. The City will accept a cash deposit from the Developer equal to the City approved estimate of the required improvements, for purposes of securing and guaranteeing the construction of the required sewer, water, streets, and on-site improvements in the development plan. Such deposit(s), currently estimated at approximately \$ _____ shall be given to the City's Finance Department, commingled with other funds of the City and specifically invested in the short term market. Interest income shall be allocated to the Developer's escrow account monthly, in the same manner as other short-term investments of the city.
- c. Such interest income shall be used to reimburse the General Fund of the City for accounting and transaction costs incurred in making payments to the appropriate contractors. For purposes of this agreement, the City's costs shall be one hundred dollars (\$100.00) for each check disbursement or other ~~transaction which is made. In any event the amount retained by the City for~~

~~its transaction costs shall not be less than two percent (2%) of the amount deposited. After all required improvements have been made and accepted by the City, any surplus funds remaining in the account (in excess of the two percent minimum or the calculated transaction costs) shall be returned to the developer within thirty (30) days of said acceptance date. Any transaction costs which are not covered by the amount of the deposit plus accrued interest shall be paid to the City by the Developer in like manner within thirty (30) days of completion of the improvements. No guarantee as to the level of interest income or rate of return on the funds so deposited is either implied or made in this agreement; the City agrees only to keep the funds invested as with other City funds.~~

- d. in any event, the Developer promises to construct the required improvements to the satisfaction of the City Engineer, in accordance with the approved plans and specifications.
- 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 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.



Stephanie Nye
 Stephanie Nye
 City Clerk

Attest:

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

By: Mark K. Achen
 Mark K. Achen
 City Manager

LOWE DEVELOPMENT CORPORATION
 David G. Behrhorst, Vice President

David G. Behrhorst

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

Exhibit A

BOOK 2081 PAGE 373

SOUTH RIM, FILING NO. TWO

STREET IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	Remove Exist. Clear & Grub Pile *	LOAD	136	\$125.00	\$17,000.00
2	Excavation	CY	9620	\$1.08	\$10,389.60
3	Embankmant	CY	3500	\$1.96	\$6,860.00
4	Overlot Grading	CY	15727	\$1.61	\$25,320.47
5	Sub-Grade Preperation	SY	14375	\$0.59	\$8,481.25
6	Class 6 ABC	CY	775	\$18.30	\$14,182.50
7	5" Grading C HBP	TON	2590	\$25.25	\$65,397.50
8	18" RCP	LF	50	\$25.00	\$1,250.00
9	Standard Inlet	EA	2	\$1,012.00	\$2,024.00
10	Trench Compaction	LF	50	\$2.10	\$105.00
11	12" Rip Rap	CY	10	\$28.00	\$280.00
12	6'- 6" Curbwalk	LF	4726	\$15.44	\$72,969.44
13	3'-0" Valley Pan	LF	258	\$10.50	\$2,709.00
14	Fillets and Cross Pan	SF	6245	\$3.50	\$21,857.50
15	Traffic Control Signs	EA	10	\$125.00	\$1,250.00
16	Adjust MH's & Valves	EA	27	\$50.00	\$1,350.00
17	Compliance Testing	LS			included above
TOTAL STREET IMPROVEMENTS					\$251,426.26
* NOT TO EXCEED BID ITEM					

SANITARY SEWER IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	8" Sanitary Sewer Main (0' to 7')	LF	1357	\$9.70	\$13,162.90
2	8" Sanitary Sewer Main (over 7')	LF	1176	\$10.70	\$12,583.20
3	4" Sanitary Sewer Main	LF	2034	\$8.10	\$16,475.40
4	Standard Manhole	EA	14	\$1,080.00	\$15,120.00
5	Additional Manhole Depth (over 8')	LF	21	\$75.00	\$1,575.00
6	Service Connections	EA	45	\$52.00	\$2,340.00
7	Trench Compaction	LF	4567	\$3.20	\$14,614.40
8	Pipe Bedding	CY	1015	\$7.80	\$7,916.13
9	Encasement	EA	1	\$200.00	\$200.00
10	Join Existing	EA	2	\$100.00	\$200.00
11	Compliance Testing	LS			\$600.00
TOTAL SANITARY SEWER IMPROVEMENTS					\$84,787.03

DOMESTIC WATER IMPROVMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	8" PVC Water Main	LF	2210	\$14.30	\$12,912.10
2	3" PVC Water Main	LF	152	\$7.70	\$1,170.40
3	8" Gate Valve w/Box	EA	7	\$440.00	\$3,080.00
4	3" Gate Valve w/Box	EA	1	\$240.00	\$240.00
5	Fire Hydrant Assembly	EA	7	\$1,200.00	\$3,600.00
6	Trench Compaction	LF	3766	\$1.80	\$6,778.80
7	Service Connections	EA	45	\$331.00	\$14,895.00
8	Join Existing	EA	2	\$300.00	\$600.00
9	Compliance Testing	LS			\$600.00
TOTAL DOMESTIC WATER IMPROVEMENTS					\$32,566.40

OFF-SITE STREET IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	Remove Existing Pavement	SY	360	\$1.00	\$360.00
2	Class 6 ABC	CY	140	\$18.30	\$2,562.00
3	Grading C HBP	TON	208	\$25.25	\$5,252.00
4	Driveway Adjustment	LS			\$1,500.00
5	6'- 6" Curbwalk	LF	995	\$15.44	\$15,362.80
6	Fillets and Cross Pan	SF	553	\$3.50	\$1,935.50
7	Traffic Control	LS			\$500.00
8	Adjust MH's & Valves	EA	4	\$50.00	\$200.00
16	Compliance Testing	LS			included above
TOTAL OFF-SITE STREET IMPROVEMENTS					\$27,672.30

OFF-SITE DRAINAGE IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	18" PVC	LF	45	\$20.00	\$900.00
2	12" Rip Rap w/ Fabric	CY	300	\$30.00	\$9,000.00
3	Area Inlet	EA	1	\$1,000.00	\$1,000.00
3	Pavement Replacement	SY	2	\$20.00	\$40.00
4	Misc. Channel Grading	LS			\$2,000.00
TOTAL OFF-SITE DRAINAGE IMPROVEMENTS					\$12,940.00

EROSION CONTROL IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	Silt Fence	LF	1300	\$2.00	\$2,600.00
2	Temporary Drainage Barrier	EA	4	\$100.00	\$400.00
3	Rock Staggering Pad	LS			\$550.00
TOTAL EROSION CONTROL IMPROVEMENTS					\$3,550.00

MISCELLANEOUS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	Design/ Engineering	LS			Done
2	Surveying	LS			\$5,000.00
3	Developers Inspection Cost	LS			\$5,000.00
4	Quality Control Testing	LS			Incl. Above
5	City Inspection Fees	LS			\$1,000.00
6	General Construction Super.	LS			\$7,000.00
TOTAL MISCELLANEOUS					\$18,000.00

SUMMARY

ITEM	DESCRIPTION	TOTAL
1	STREET IMPROVEMENTS	\$251,426.26
2	SANITARY SEWER	\$84,787.03
3	DOMESTIC WATER	\$32,566.40
4	OFF-SITE STREET	\$27,672.30
5	OFF-SITE DRAINAGE	\$12,940.00
6	EROSION CONTROL	\$3,550.00
7	TOTAL MISCELLANEOUS	\$18,000.00
GRAND TOTAL		\$430,941.99

David D. Bahrke

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

6/8/94
 DATE

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.

J. Don Newton
 CITY ENGINEER

6-16-94
 DATE

Kathleen M. Portman - Acting Director
 COMMUNITY DEVELOPMENT

6-23-94
 DATE

**DISBURSEMENT AGREEMENT
(Improvements Guarantee)**

1686799 03:54 PM 06/23/94
MONIKA TODD CLK&REC MESA COUNTY CO

DEVELOPER: Lowe Development Corporation
11777 San Vicente Blvd., Suite 900
Los Angeles, CA 90049

BANK: Norwest Bank of Grand Junction, N.A.
2808 North Avenue
Grand Junction, CO 81501

PROPERTY: South Rim Filing No. Two
Grand Junction, Colorado

DISBURSEMENT AMOUNT: For the construction of the improvements to the property shall be in an amount not to exceed \$ 430,941.99 .

This Agreement is entered into by and between Lowe Development Corporation ("the Developer"), Norwest Bank of Grand Junction, N.A. ("Bank"), and the City of Grand Junction, Colorado ("the City").

RECITALS

Developer has been required by the City to construct certain improvements to South Rim Filing No. Two ("Improvements") in accordance with the Zoning and Development Code, Improvements Agreement and subdivision approval.

The Bank has agreed to loan funds to the Developer for construction of the subdivision and improvements.

The City Engineer has approved an estimate of the costs of the Improvements and that amount or an amount not to exceed \$ 430,941.99 , whichever is greater, shall be referred to as the "funds".

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

NOW THEREFORE, THE PARTIES AGREE:

1. **BANK PROMISES.** Bank shall dedicate or set aside the funds on behalf of Developer and for the City's benefit within forty-eight hours of execution of this Disbursement Agreement. Bank warrants: that the funds are to be held in trust solely to secure Developer's obligations under the Improvements Agreement; that the Bank shall act as agent of the City in holding the funds; that the Funds will not be paid out or disbursed to or on behalf of the Developer except as set forth in this document or as set forth in the Improvements Agreement; and that the Bank may not modify or

revoke its obligation to disburse funds to or on behalf of the Developer except as set forth in this document or as set forth in the Improvements Agreement; and that the Bank may not modify or revoke its obligation to disburse funds to or on behalf of the Developer or the City. The Bank warrants that the funds are and will be available exclusively for payment of the costs of satisfactory completion of the improvements.

2. **DISBURSEMENT PROCEDURES.** Funds shall be advanced for payment of costs incurred for the construction of Improvements on the Property in accordance with the Improvements List/Detail, attached hereto as Exhibit "A". All disbursements must comply with the following procedures:

(a) **Request for Advance.** Developer shall deliver to the Bank a written request for the disbursement of funds on forms acceptable to the Bank. Such requests shall be signed by Developer, Developer's General Contractor, Project Engineer and Architect, if applicable, the City Engineer and shall certify: that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; that the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans. The City Engineer shall respond to all disbursement requests within three (3) working days or such requests shall be deemed approved.

Attached hereto as Attachment "A" is the list of those individuals, and their respective signatures, required to sign the above described requests.

(b) **Documentation, Waivers and Checks.** Each request for disbursement of funds shall be accompanied by: (i) one original and one copy of each invoice to be paid; (ii) checks drawn on Developer's construction loan account with the Bank, made payable to the payee and for the amount of each invoice presented for payment; (iii) lien waivers in a form approved by the Bank prepared for signature by each payee; and (iv) postage paid envelopes addressed to each payee for the mailing of checks presented to the Bank. The Bank shall verify its receipt of all lien waivers relating to any prior disbursements, which lien waivers shall be properly executed and contain no alterations or modifications from those lien waivers that have been previously presented to the Bank.

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

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

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

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

3. **DEVELOPER CONSENT:** The Developer, by its signature consents to disbursements and other actions authorized and provided for by the terms of this Agreement.

4. **LIABILITY FOR LOSS:** If the Bank fails to disburse funds in accordance with the procedures set forth herein, the Bank shall be liable to the City for reasonable losses sustained by the City due to such failure.

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

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

Dated this 8th day of June, 1994.

BANK:

NORWEST BANK OF GRAND JUNCTION, N.A.

By: Jeffrey L. Parker vp
Title: Vice-President
2808 North Avenue
Grand Junction, CO 81501

DEVELOPER:

LOWE DEVELOPMENT CORPORATION

By: David G. Behrhorst
David G. Behrhorst, Vice-President

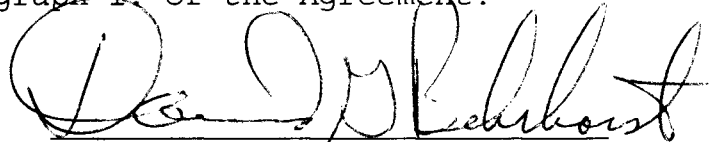
CITY OF GRAND JUNCTION

By: Mark K. Achen
Mark K. Achen, City Manager

Pursuant to the terms of the Disbursement Agreement (Improvements Guarantee) by and between Lowe Development Corporation, Developer, Norwest Bank of Grand Junction, N.A. as Bank, and the City of Grand Junction, the following are the individuals authorized to sign written requests for the disbursement of funds under paragraph 1. of the Agreement:

DEVELOPER:

LOWE DEVELOPMENT CORPORATION


signature

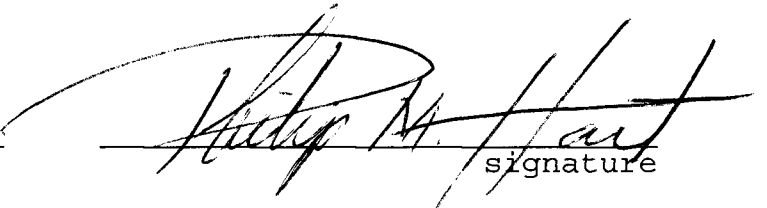
DEVELOPER'S GENERAL CONTRACTOR:

_____ name

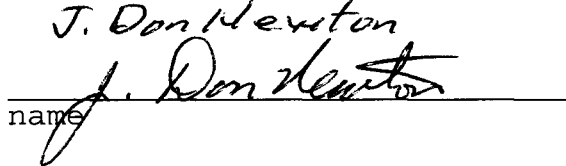
_____ signature

DEVELOPER'S PROJECT ENGINEER:


name


signature

CITY ENGINEER:

J. Don Newton

name


signature

_____ name

_____ signature

_____ name

_____ signature

SUMMARY

ITEM	DESCRIPTION	TOTAL
1	STREET IMPROVEMENTS	\$251,426.26
2	SANITARY SEWER	\$84,787.03
3	DOMESTIC WATER	\$32,566.40
4	OFF-SITE STREET	\$27,672.30
5	OFF-SITE DRAINAGE	\$12,940.00
6	EROSION CONTROL	\$3,550.00
7	TOTAL MISCELLANEOUS	\$18,000.00
	GRAND TOTAL	\$430,941.99

STREET IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	Remove Exist. Clear & Grub Pile * LOAD		136	\$125.00	\$17,000.00
2	Excavation	CY	9620	\$1.08	\$10,389.60
3	Embankmant	CY	3500	\$1.96	\$6,860.00
4	Overlot Grading	CY	15727	\$1.61	\$25,320.47
5	Sub-Grade Preperation	SY	14375	\$0.59	\$8,481.25
6	Class 6 ABC	CY	775	\$18.30	\$14,182.50
7	5" Grading C HBP	TON	2590	\$25.25	\$65,397.50
8	18" RCP	LF	50	\$25.00	\$1,250.00
9	Standard Inlet	EA	2	\$1,012.00	\$2,024.00
10	Trench Compaction	LF	50	\$2.10	\$105.00
11	12" Rip Rap	CY	10	\$28.00	\$280.00
12	6'- 6" Curbwalk	LF	4726	\$15.44	\$72,969.44
13	3'-0" Valley Pan	LF	258	\$10.50	\$2,709.00
14	Fillets and Cross Pan	SF	6245	\$3.50	\$21,857.50
15	Traffic Control Signs	EA	10	\$125.00	\$1,250.00
16	Adjust MH's & Valves	EA	27	\$50.00	\$1,350.00
17	Compliance Testing	LS			included above
TOTAL STREET IMPROVEMENTS					\$251,426.26
* NOT TO EXCEED BID ITEM					

SANITARY SEWER IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	8" Sanitary Sewer Main (0' to 7')	LF	1357	\$9.70	\$13,162.90
2	8" Sanitary Sewer Main (over 7')	LF	1176	\$10.70	\$12,583.20
3	4" Sanitary Sewer Main	LF	2034	\$8.10	\$16,475.40
4	Standard Manhole	EA	14	\$1,080.00	\$15,120.00
5	Additional Manhole Depth (over 8')	LF	21	\$75.00	\$1,575.00
6	Service Connections	EA	45	\$52.00	\$2,340.00
7	Trench Compaction	LF	4567	\$3.20	\$14,614.40
8	Pipe Bedding	CY	1015	\$7.80	\$7,916.13
9	Encasement	EA	1	\$200.00	\$200.00
10	Join Existing	EA	2	\$100.00	\$200.00
11	Compliance Testing	LS			\$600.00
TOTAL SANITARY SEWER IMPROVEMENTS					\$84,787.03

DOMESTIC WATER IMPROVMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	8" PVC Water Main	LF	2210	\$14.30	\$12,912.10
2	3" PVC Water Main	LF	152	\$7.70	\$1,170.40
3	8" Gate Valve w/Box	EA	7	\$440.00	\$3,080.00
4	3" Gate Valve w/Box	EA	1	\$240.00	\$240.00
5	Fire Hydrant Assembly	EA	7	\$1,200.00	\$3,600.00
6	Trench Compaction	LF	3766	\$1.80	\$6,778.80
7	Service Connections	EA	45	\$331.00	\$14,895.00
8	Join Existing	EA	2	\$300.00	\$600.00
9	Compliance Testing	LS			\$600.00
TOTAL DOMESTIC WATER IMPROVEMENTS					\$32,566.40

OFF-SITE STREET IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	Remove Existing Pavement	SY	360	\$1.00	\$360.00
2	Class 6 ABC	CY	140	\$18.30	\$2,562.00
3	Grading C HBP	TON	208	\$25.25	\$5,252.00
4	Driveway Adjustment	LS			\$1,500.00
5	6'- 6" Curbwalk	LF	995	\$15.44	\$15,362.80
6	Fillets and Cross Pan	SF	553	\$3.50	\$1,935.50
7	Traffic Control	LS			\$500.00
8	Adjust MH's & Valves	EA	4	\$50.00	\$200.00
16	Compliance Testing	LS			included above
TOTAL OFF-SITE STREET IMPROVEMENTS					\$27,672.30

OFF-SITE DRAINAGE IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	18" PVC	LF	45	\$20.00	\$900.00
2	12" Rip Rap w/ Fabric	CY	300	\$30.00	\$9,000.00
3	Area Inlet	EA	1	\$1,000.00	\$1,000.00
3	Pavement Replacement	SY	2	\$20.00	\$40.00
4	Misc. Channel Grading	LS			\$2,000.00
TOTAL OFF-SITE DRAINAGE IMPROVEMENTS					\$12,940.00

EROSION CONTROL IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	Silt Fence	LF	1300	\$2.00	\$2,600.00
2	Temporary Drainage Barrier	EA	4	\$100.00	\$400.00
3	Rock Staging Pad	LS			\$550.00
TOTAL EROSION CONTROL IMPROVEMENTS					\$3,550.00

MISCELLANEOUS

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
1	Design/ Engineering	LS			Done
2	Surveying	LS			\$5,000.00
3	Developers Inspection Cost	LS			\$5,000.00
4	Quality Control Testing	LS			Incl. Above
5	City Inspection Fees	LS			\$1,000.00
6	General Construction Super.	LS			\$7,000.00
	TOTAL MISCELLANEOUS				\$18,000.00

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE

Grand Junction Community Development Department

FILE # FP-74-94

2118316 04/24/03 1037AM
JANICE WARD CLK® MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00

This memorandum relates to a certain recorded Improvements Agreement and Guarantee dated 6/23, 1994 (year) and recorded at Book 2081, Pages 336 thru 394 of the land records of Mesa County, Colorado, by and between Lowe Development Corp. (Developer) and the City of Grand Junction (City) pertaining to the Final Plat & Plan for South Rim Subdivision, Filing No. 2 (Project).

Legal Description: South Rim, Filing No. Two, Recorded in Book No. 14
Page 241, 242 & 243

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

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

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

CITY OF GRAND JUNCTION:

By: City Engineer [Signature] Date 4/23/03
City Utilities Manager N/A Date _____
Fire Marshall N/A Date _____

UTE WATER:

By: N/A Date _____

GRAND JUNCTION DRAINAGE:

By: N/A Date _____

OTHER:

By: _____ Date _____

In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book 2081, Pages 336 thru 394 of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released, subject to the required warranty period.

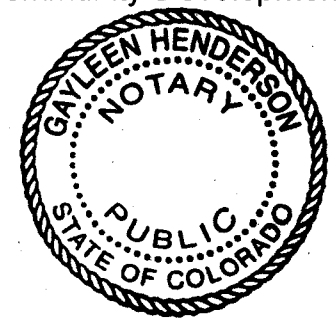
Director of Community Development [Signature: Pat Cecil] Date 4/23/03

The foregoing instrument was executed before me this 23rd day of April, 2003 (year) by Pat Cecil, Director of Community Development for the City of Grand Junction, Colorado.

Witness my hand & official seal.

Notary Public Gayleen Henderson

My commission expires 10/29/2005



My Commission Expires 10/29/2005

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION