

**PRK02VIL**

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEVELOPMENT IMPROVEMENTS AGREEMENT**

NAME OF APPLICANT OR DEVELOPER: PARKERSON BROTHERS, LLC

PROJECT/SUBDIVISION: VILLAGE PARK SUBDIVISION, FILINGS  
1 & 2

LOCATION: LOT 1 OF PATTERSON ROAD MINOR  
SUBDIVISION

PARCEL NO.: 2943-063-27-001

FILE NO.: FP-2002-201

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("the Agreement" or "Agreement") are PARKERSON BROTHERS, LLC ("the Developer") and THE CITY OF GRAND JUNCTION, Colorado ("the City" or "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 will be the date that this agreement is signed 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 within the City to be known as VILLAGE PARK SUBDIVISION, FILINGS 1 AND 2, which property is more particularly described on Exhibit A attached and incorporated by this reference ("the Property" or "Property"). The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements in the Property 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 Developer and/or the Property or for the benefit of the owners, purchasers or users of the Property. 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 Improvements" or "Improvements"). The Developer agrees to pay the City for inspection services performed by the City, in addition to amounts shown on Exhibit B. The hourly rate of "in-house" City inspection services is \$45.00 per hour. The scope of this project is such that the City may have to engage independent consultant(s) to adequately provide inspection services; Developer agrees to pay such costs, in addition to all others for which Developer is responsible hereunder. 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 the Developer shall supply a guarantee in a form and with terms acceptable to the City. A copy of which or a memorandum thereof is attached as Exhibit C.

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

05/04/01

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 last Improvement completed by the Developer.

7. **Commencement, Completion and Abandonment Periods:** The Developer will commence work on the Improvements within 14 days from the Effective Date of this Agreement \_\_\_\_\_ (set date) ("the Commencement Period") and the Improvements, each and every one of them, shall be completed by the end of the \_\_\_\_\_ month from the Effective Date of this Agreement \_\_\_\_\_ (set date) (the "Completion Period"). The Developer shall not cease construction activities for any period of more than 60 consecutive days ("the Abandonment Period").

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

9. **Notice of Defect:** The Developer's Engineer shall provide timely notice to the Developer, contractor, issuer of security and the City Engineer whenever inspection reveals, or the Developer's Engineer otherwise has knowledge, that an improvement does not conform to City standards and any specifications approved in the development application or is otherwise defective. The Developer will have thirty (30) days from the issuance of such notice to correct the defect. The City may grant reasonable extensions.

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 or as accepted by the City Attorney and that there are no liens, encumbrances or other restrictions other than those that have been accepted by the City Attorney on the Improvements. Approval and/or acceptance of any Improvements does not constitute a waiver by the City of any rights it may have on account of any defect in or failure of the Improvement that is detected or which occurs after approval and/or acceptance.

11. **Reduction of Security:** After the acceptance of any Improvement, the amount which the City is entitled to draw on the guarantee will be reduced by an amount equal to 90 percent of the estimated cost of such Improvement as shown in Exhibit B. At the written request of the Developer, the City will execute a certificate verifying the acceptance of the Improvement and waiving its right to draw on the guarantee to the extent of such amount. A Developer in default under this Agreement will have no right to such certification. Upon the acceptance of all of the Improvements the remaining balance that may be drawn under the guarantee shall be available to the City for 90 days after the expiration of the warranty period.

12. **Use of Proceeds:** The City will use funds deposited with it, drawn or guaranteed pursuant to any written agreement entered into between the parties only for the purpose of completing the Improvements or correcting defects in or failure of the Improvements.

13. **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 time schedule provided in paragraph number seven (7.), above;
- b. Developer's failure to demonstrate reasonable intent to correct defective construction of any Improvement within the applicable correction period;
- 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.

Unless specifically provided herein the City may not declare a default until written notice has been sent to the Developer at the address on file with the development application. 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 will be the reasonable cost of satisfactorily completing the Improvements plus reasonable City administrative expenses. Administrative 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 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 or other guarantee establish the maximum amount of the Developer's liability.

15. **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 lender) who has acquired the Property 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 to the City 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.

16. **Indemnification:** The Developer expressly agrees to indemnify and hold the City, its officers, employees, agents 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 or non-performance of work at the Property or the Property being developed 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 or non-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.

17. **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 the City and the 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.

18. **Amendment or Modification:** The parties to this Agreement may amend or modify the Agreement only by written instrument executed on behalf of the City by the City Manager or his designee and by the Developer or his authorized officer. Such amendment or modification shall be properly notarized before it may be deemed effective.

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, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. 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:** 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 the Property being developed.

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

22. **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.

23. **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.

24. **Severability:** If any part, term, or provision of this Agreement is held by a court or courts of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term, or provision and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

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. 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 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. When the Improvements are completed and approved by the City, the City agrees to state same in writing, with appropriate acknowledgments. The City will 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 will 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:

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

27. **Recordation:** Developer will pay for all costs to record this Agreement or a Memorandum thereof in the Clerk and Recorder's Office of Mesa County, Colorado.

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, letter of credit, improvements disbursements agreement, or cash escrow agreement or any action to collect security will be deemed to be proper only if such action is commenced in Mesa County, Colorado. The Developer expressly waives his right to bring such action in or to remove such action to any other court whether state or federal.

- 30. 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 finally accepted by the City.
- 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.
- c. Prior to requesting final acceptance of any street, storm drainage facility, or other required improvement(s), the Developer shall: (i) furnish to the City engineer as-built drawings in reproducible form, blue-line stamped and sealed by a professional engineer and in computer disk form and copies of results of all construction control tests required by City specification; (ii) provide 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 improvements have been constructed, or which are necessary for the improvements, are free from toxic, hazardous or other

regulated substances or materials: (iii) provide 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.

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

Rahit E. Baruchard 9/24/02  
Director of Community Development date



Attest:

Janetta S. Wesley 9/24/02  
Deputy City Clerk date

Parkerson Brothers LLC

By: Alan Parkerson 9/24/02  
Developer date

Name (printed): Alan Parkerson

Its (position): Manager

Attest:

\_\_\_\_\_  
Secretary date



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

EXHIBIT A

BOUNDARY DESCRIPTION

That real property located in part of the Southwest Quarter (SW1/4) of Section 6, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:  
(Warranty Deed Book 1945, Page 583.)

Lot 1 of Patterson Road Minor Subdivision, as shown on the plat recorded in Plat Book 15, Page 188 of the Mesa County Records.

EXHIBIT B

IMPROVEMENTS LIST/DETAIL

(Page 1 of 3)

DATE: 9/5/02  
 NAME OF DEVELOPMENT: VILLAGE PARK FILING ONE  
 LOCATION: 28 1/4 Road & Patterson Road  
 PRINTED NAME OF PERSON PREPARING: BRIAN HATET

	UNITS	TOTAL QTY.	UNIT PRICE	TOTAL AMOUNT
<b>I. SANITARY SEWER</b>				
1. Clearing and grubbing	LS	1	500	500
2. Cut and remove asphalt				
3. PVC sanitary sewer main (incl. trenching, bedding & backfill)	LF	1030	17.50	18025
4. Sewer Services (incl. trenching, bedding, & backfill)	EA	1	100	100
5. Sanitary sewer manhole(s)	EA	6	1350	8100
6. Connection to existing manhole(s)				
7. Aggregate Base Course				
8. Pavement replacement	LS	1	500	500
9. Driveway restoration				
10. Utility adjustments				
<b>II. DOMESTIC WATER</b>				
1. Clearing and grubbing				
2. Cut and remove asphalt				
3. Water Main (incl. excavation, bedding, backfill, valves and appurtenances)				
4. Water services (incl. excavation, bedding, backfill, valves, and appurtenances)				
5. Connect to existing water line	LS	1	190.00	190.00
6. Aggregate Base Course				
7. Pavement Replacement	LS	1	3476.00	3476.00
8. Utility adjustments (REMOVE EXISTING WATER SERVICE)	LS	1	448.00	448.00
<b>III. STREETS</b>				
1. Clearing and grubbing				
2. Earthwork, including excavation and embankment construction				
3. Utility relocations (DRY UTILITIES)	LF	5000	5.16	25800
4. Aggregate sub-base course (square yard)				

	TOTAL UNITS	UNIT QTY.	TOTAL PRICE	TOTAL AMOUNT
5. Aggregate base course (square yard) <i>(ALL DEPTHS AVERAGE UNIT COST)</i>	SY	16762	640	107276 <sup>80</sup>
6. Sub-grade stabilization				
7. Asphalt or concrete pavement (square yard) <i>(ALL DEPTHS AVERAGE UNIT COST)</i>	SY	12053	8 <sup>50</sup>	102450 <sup>50</sup>
8. Curb, gutter & sidewalk (linear feet) <i>(ALL TYPES AVERAGE UNIT COST)</i>	LF	9657	1125	108641 <sup>25</sup>
9. <del>Driveway sections</del> ADJUST M.H.s & VALVES (square yard)	LS	1	6350	6350
10. Crosspans & fillets	SF	7727	415	32067 <sup>05</sup>
11. Retaining walls/structures				
12. Storm drainage system (RIP-RAP & IRR. M.H.)	LS	1	1100	1100
13. Signs and other traffic control devices				
14. Construction staking			4245	4245
15. <del>Dust control</del> PAVEMENT REMOVAL	LS	1	3025	3025
16. <del>Street lights (each)</del> TRAFFIC SIGNAL	LS	1	100,000	100,000
<b>IV. LANDSCAPING</b>				
1. Design/Architecture				
2. Earthwork (includes top soil, fine grading, & berming)				
3. Hardscape features (includes walls, fencing, and paving)				
4. Plant material and planting	LS	1	41000	41000
5. Irrigation system				
6. Other features (incl. statues, water displays, park equipment, and outdoor furniture)				
7. Curbing				
8. Retaining walls and structures				
9. One year maintenance agreement				
<b>V. MISCELLANEOUS</b>				
1. Design/Engineering				
2. Surveying				
3. Developer's inspection costs	LS	1	8000	8000
4. Quality control testing	LS	1	4213	4213
5. Construction traffic control	LS	1	7203	7203
6. Rights-of-way/Easements				
7. City inspection fees @\$45./hr	LS	1	1500	1500
8. Permit fees				
9. Recording costs				

	TOTAL UNITS	UNIT QTY.	TOTAL PRICE	TOTAL AMOUNT
10. Bonds				
11. Newsletters				
12. General Construction Supervision				
13. Other <u>+ 20% CITY REQ'D</u>				116,237 <sup>00</sup>
14. Other <u>CONTINGENCY</u>				

TOTAL ESTIMATED COST OF IMPROVEMENTS: \$ 697,422<sup>60</sup>

SCHEDULE OF IMPROVEMENTS:

I. SANITARY SEWER	<u>27,225<sup>00</sup></u>
II. DOMESTIC WATER	<u>4,114<sup>00</sup></u>
III. STREETS	<u>487,930<sup>60</sup></u>
IV. LANDSCAPING	<u>41,000<sup>00</sup></u>
V. MISCELLANEOUS	<u>137,153<sup>00</sup></u>

I have reviewed the estimated costs and time schedule shown above and based on the plans and the current costs of construction agree to construct and install the Improvements as required above.

Alan Jenkins, Manager 9/24/02  
 SIGNATURE OF DEVELOPER date  
 (If corporation, to be signed by president and attested to by secretary together with the corporate seals.)

Reviewed and approved.

Rob Davis 9-24-02  
 CITY ENGINEER date

Kathleen M. Portman 9-24-02  
 COMMUNITY DEVELOPMENT date

**AGREEMENT TO PROVIDE FINANCIAL GUARANTY  
AND MANAGEMENT OF ACCOUNTS**

THIS AGREEMENT, made this 24<sup>th</sup> day of September, 2002, between the City of Grand Junction (hereafter "City"), Parkerson Brother LLC (hereafter "Parkerson"), and Wachovia Securities fka First Union Securities Inc. (hereafter "Broker") is subject to the following recitals and agreements:

**RECITALS**

Parkerson is developing a parcel of real property known as Village Park Subdivision, Filings 1 and 2 located at the intersection of 28 ¼ and Patterson Roads, in Grand Junction, Colorado. As part of the development Parkerson has entered into a Development Improvement Agreement (hereafter "DIA") with the City, guaranteeing the construction of certain improvements, more particularly described in the DIA. Pursuant to the DIA, in order to secure the performance of the obligations described therein, Parkerson must supply a financial guaranty (hereafter "Pledge") equivalent to the estimated cost of the construction of the improvements, \$813,659.00; and

Parkerson has an account (hereafter "General Account") with the Broker. In order to satisfy the Pledge requirements of the DIA, Parkerson desires to pledge, transfer and otherwise encumber its stocks, bonds, CDs and/or other marketable securities (hereafter "Securities") from its General Account into a separate account with Broker which will be managed and controlled by the City pursuant to this Agreement, such that the total of the account will be equal to or greater than the estimated cost of completing the improvements as required under the DIA; and

The City has reviewed and accepted such account as the Pledge required under the DIA and in accordance with this Agreement and the DIA; this Agreement establishes the financial guaranty and serves to outline the management and control of the account as described herein.

NOW THEREFORE, the parties agree as follows:

1. Establishment of Accounts.

Parkerson shall deposit various Securities with a face value of \$813,659.00 in a separate account with the Broker ("the Village Park Account"). Said account shall be entitled "Parkerson DIA Account" or similar name to designate such account as the pledge account to the City. The tax identification number for Parkerson shall be used on this account for income tax purposes.

2. Signatories and Management of Accounts. In order to ensure that the City has control over the Parkerson DIA Account, pursuant to the DIA, representatives from the City shall be the only signatories on such account. The City shall have the sole authority and power to

withdraw, sell, release or otherwise dispose of any and all securities in the Parkerson DIA Account but only in conformance with this Agreement. Parkerson shall have no ability or power to withdraw, sell, release or otherwise dispose of Securities from the account. Two signatures will be required on the account. The following City representatives shall be authorized signers on the Parkerson DIA Account:

Bob Blanchard  
Kelly Arnold  
Mike McDill

Notwithstanding the foregoing, the City acknowledges and agrees that the authority given to the City under this Agreement is solely for purposes of using the Parkerson DIA Account as the financial guaranty in accordance with the DIA. The City agrees that nothing contained herein or in any documents establishing the account with the Broker constitutes evidence of the City's ownership of such accounts except as provided herein and/or by the DIA.

3. Authority to make Investment Decisions.

The parties acknowledge that during the time that the Parkerson DIA Account is pledged to the City, Securities in said Account may mature and other Securities may become more desirable due to higher yields. Notwithstanding the provisions of paragraph 2, Parkerson and the City agree that the Broker shall have the sole authority to make investment decisions relating to said account, including, but not limited to, rolling over such Securities or exchanging, transferring or substituting one security for another, including, but not limited to, mortgages, stocks, bonds, debentures, notes, options, warrants, certificates of deposits, mortgage-backed securities, certificates of interest of any and every kind whatsoever or any other type of investment available through Broker, so long as the balance in said account after such proposed investment decision does not fall below that amount required by the City pursuant to the DIA. The City agrees that it shall not make any investment decision relating to the Parkerson DIA Account. At the time the Parkerson desires to make an investment decision, it will notify the Broker and the Broker shall implement such transaction(s) with notice of the same to the City. Any one (1) of the following people is authorized to make such investment decision on behalf of Parkerson:

Alan Parkerson  
\_\_\_\_\_  
\_\_\_\_\_

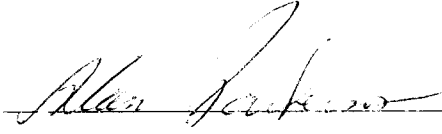
4. Release of Account: At such time as the City finally accepts all improvements pursuant to the DIA (including but not limited to construction and warranty) the City shall release so much of the Parkerson Account as is appropriate under the DIA. The City shall submit such documentation to Broker as is necessary to release such amount(s) from the Parkerson DIA

Account and transfer such amounts into a/the general account(s) that the Parkerson has with the Broker.

5. Default. If Parkerson is in default under the DIA, the City may exercise its rights under the DIA and sell, exchange or otherwise dispose of the Securities contained in and comprising the Parkerson DIA Account by providing written notice to Broker that it is exercising such right.
6. Fees and Charges; Monthly Statements. Any fees or charges relating to the Parkerson DIA Account, including but not limited to fees charged by the Broker for any and all transactions and/or redemptions of/from the account, shall be paid by Parkerson. The City agrees that the Broker may send monthly statements for the Parkerson DIA Account to Parkerson, 710 S. 15<sup>th</sup> Street, Grand Junction, CO 81501.
7. Income and Dividends. City hereby instructs Broker that any income and/or dividends relating to the Securities held in the Parkerson DIA Account shall be automatically deposited into its general account(s) and shall not be deposited in the Parkerson DIA Account or released to the City, except as authorized herein.
8. Control over Broker Agreement. The parties acknowledge that the Parkerson DIA Account established with the Broker may allow the signatories unlimited access and control over such account. Notwithstanding such authority under any such agreement, the parties herein agree that such authority is subject to this Agreement and that this document shall supercede and control the management and use of such account.
9. Modification of Agreement. Except as otherwise specifically provided herein, this Agreement may be altered, amended, modified or revoked by writing only, signed by all of the parties hereto.
10. Attorney's Fees. Should either party be required to resort to litigation to enforce the terms of the DIA and/or 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 relief is awarded to both parties, the attorney's fees may be equitably divided between the parties by the decision maker.
11. Severability. If any part, term or provision of this Agreement is held by a court or courts of competent jurisdiction to be illegal or otherwise enforceable, such illegality or unenforceability will not affect the validity of any other part, term or provision and the rights of the parties will be constructed as if the part, term or provision was never part of the Agreement.
12. Incorporation of DIA. The parties acknowledge that the terms and conditions of the DIA, a copy of which is attached hereto, are made a part hereof and incorporated herein.

IN WITNESS WHEREOF, the undersigned have hereunto affixed their signatures to this Agreement.

PARKERSON BROTHERS LLC

By: 

WACHOVIA SECURITIES fka FIRST UNION SECURITIES

By: 

CITY OF GRAND JUNCTION

By: 



RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE

Grand Junction Community Development Department

FILE # FP-2002-007

2112668 03/27/03 0211PM  
JANICE WARD CLK&REC MESA COUNTY CO  
REC FEE \$5.00 SURCHG \$1.00

This memorandum relates to a certain recorded Improvements Agreement and Guarantee dated September 25, 2002 (year) and recorded at Book 3162, Page 36 of the land records of Mesa County, Colorado, by and between Parkerson LLC (Developer) and the City of Grand Junction (City) pertaining to Village Park Subdivision, Filings 1 and 2 (Project).

Legal Description: Lot 1 of Patterson Road Minor Subdivision, as shown on the plat recorded in Plat Book 15, Page 188 of the Mesa County Records, now known as Village Park Subdivision, Filings 1 and 2.

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 *Laura C. Lamberty* Date 3-10-03  
City Utilities Manager *[Signature]* Date 3/24/03  
Fire Marshall *Norman Noble* Date 3/19/03

UTE WATER:

By: *[Signature]* Date 26 Mar 03

GRAND JUNCTION DRAINAGE:

By: \_\_\_\_\_ 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 \_\_\_\_\_, Page \_\_\_\_\_ 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.

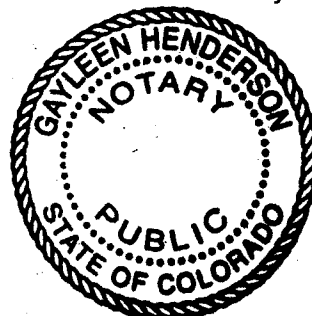
Director of Community Development *[Signature]* Date 3/13/03

The foregoing instrument was executed before me this 13th day of March, 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

## DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("the Agreement" or "Agreement") are PATTERSON ROAD DEVELOPMENT LLC ("the Developer") and THE CITY OF GRAND JUNCTION, Colorado ("the City" or "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 will be the date that this agreement is signed 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 within the City to be known as VILLAGE PARK FILING 2, which property is more particularly described on Exhibit A attached and incorporated by this reference ("the Property" or "Property"). The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements in the Property 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 Developer and/or the Property or for the benefit of the owners, purchasers or users of the Property. 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 Improvements" or "Improvements"). The Developer agrees to pay the City for inspection services performed by the City, in addition to amounts shown on Exhibit B. The hourly rate of "in-house" City inspection services is \$45.00 per hour. The scope of this project is such that the City may have to engage independent consultant(s) to adequately provide inspection services; Developer agrees to pay such costs, in addition to all others for which Developer is responsible hereunder. 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 the Developer shall supply a guarantee in a form and with terms acceptable to the City. A copy of which or a memorandum thereof is attached as Exhibit C.

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

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

7. **Commencement, Completion and Abandonment Periods:** The Developer will commence work on the Improvements within 14 days from the Effective Date of this Agreement \_\_\_\_\_(set date) ("the Commencement Period") and the Improvements, each and every one of them, shall be completed by the end of the \_\_\_\_ month from the Effective Date of this Agreement \_\_\_\_\_(set date) (the "Completion Period"). The Developer shall not cease construction activities for any period of more than 60 consecutive days ("the Abandonment Period").

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

9. **Notice of Defect:** The Developer's Engineer shall provide timely notice to the Developer, contractor, issuer of security and the City Engineer whenever inspection reveals, or the Developer's Engineer otherwise has knowledge, that an improvement does not conform to City standards and any specifications approved in the development application or is otherwise defective. The Developer will have thirty (30) days from the issuance of such notice to correct the defect. The City may grant reasonable extensions.

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 or as accepted by the City Attorney and that there are no liens, encumbrances or other restrictions other than those that have been accepted by the City Attorney on the Improvements. Approval and/or acceptance of any Improvements does not constitute a waiver by the City of any rights it may have on account of any defect in or failure of the Improvement that is detected or which occurs after approval and/or acceptance.

11. **Reduction of Security:** After the acceptance of any Improvement, the amount which the City is entitled to draw on the guarantee will be reduced by an amount equal to 90 percent of the estimated cost of such Improvement as shown in Exhibit B. At the written request of the Developer, the City will execute a certificate verifying the acceptance of the Improvement and waiving its right to draw on the guarantee to the extent of such amount. A Developer in default under this Agreement will have no right to such certification. Upon the acceptance of all of the Improvements the remaining balance that may be drawn under the guarantee shall be available to the City for 90 days after the expiration of the warranty period.

12. **Use of Proceeds:** The City will use funds deposited with it, drawn or guaranteed pursuant to any written agreement entered into between the parties only for the purpose of completing the Improvements or correcting defects in or failure of the Improvements.

13. **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 time schedule provided in paragraph number seven (7.), above;
- b. Developer's failure to demonstrate reasonable intent to correct defective construction of any Improvement within the applicable correction period;
- 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.

Unless specifically provided herein the City may not declare a default until written notice has been sent to the Developer at the address on file with the development application. 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 will be the reasonable cost of satisfactorily completing the Improvements plus reasonable City administrative expenses. Administrative 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 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 or other guarantee establish the maximum amount of the Developer's liability.

15. **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 lender) who has acquired the Property 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 to the City 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.

16. **Indemnification:** The Developer expressly agrees to indemnify and hold the City, its officers, employees, agents 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 or non-performance of work at the Property or the Property being developed 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 or non-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.

17. **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 the City and the 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.

18. **Amendment or Modification:** The parties to this Agreement may amend or modify the Agreement only by written instrument executed on behalf of the City by the City Manager or his designee and by the Developer or his authorized officer. Such amendment or modification shall be properly notarized before it may be deemed effective.

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, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. 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:** 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 the Property being developed.

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

22. **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.

23. **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.

24. **Severability:** If any part, term, or provision of this Agreement is held by a court or courts of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term, or provision and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

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. 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 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. When the Improvements are completed and approved by the City, the City agrees to state same in writing, with appropriate acknowledgments. The City will 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 will 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:

PATTERSON ROAD DEVELOPMENT, LLC.  
710 SOUTH 15TH  
GRAND JUNCTION, CO 81501

If to City:

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

27. **Recordation:** Developer will pay for all costs to record this Agreement or a Memorandum thereof in the Clerk and Recorder's Office of Mesa County, Colorado.

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, letter of credit, improvements disbursements agreement, or cash escrow agreement or any action to collect security will be deemed to be proper only if such action is commenced in Mesa County, Colorado. The Developer expressly waives his right to bring such action in or to remove such action to any other court whether state or federal.

30. 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 finally accepted by the City.

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.

c. Prior to requesting final acceptance of any street, storm drainage facility, or other required improvement(s), the Developer shall: (i) furnish to the City engineer as-built drawings in reproducible form, blue-line stamped and sealed by a professional engineer and in computer disk form and copies of results of all construction control tests required by City specification; (ii) provide 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 improvements have been constructed, or which are necessary for the improvements, are free from toxic, hazardous or other

regulated substances or materials: (iii) provide 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.

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

BN Pat Cull 7/31/07  
~~Director~~ of Community Development date

Attest:

\_\_\_\_\_  
City Clerk date

By: ALAN PARKERSON date

Name (printed): Alan Parkerson

Its (position): PATERSON ROAD DEVELOPMENT, MGR

Attest:

\_\_\_\_\_  
Secretary date



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

**EXHIBIT A**

**BOUNDARY DESCRIPTION**

That real property located in part of the Southwest Quarter (SW1/4) of Section 6, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:  
(Warranty Deed Book 1945, Page 583.)

Lot 1 of Patterson Road Minor Subdivision, as shown on the plat recorded in Plat Book 15, Page 188 of the Mesa County Records.

## EXHIBIT "B"

### IMPROVEMENTS LIST/DETAIL

DATE: December 26, 2001

NAME OF DEVELOPMENT: Village Park Fling 2

LOCATION: Patterson Road and 28 1/4 Road

PRINTED NAME OF PERSON PREPARING: Brian Hart, LANDesign

	UNITS	TOTAL QTY.	UNIT PRICE	TOTAL AMOUNT
<b>I. SANITARY SEWER</b>				
1 Clearing and Grubbing	LS	_____	_____	\$ -
2 Cut and remove Asphalt	LS	_____	_____	\$ -
3 PVC Sanitary Sewer main ( include trenching, bedding and backfill) 8" SDR 35 PVC	LF	556	\$ 23.00	\$ 12,788.00
4 Sewer Services (include trenching bedding and backfill)	LF	884	\$ 12.50	\$ 11,050.00
5 Sanitary Sewer Manhole(s)	EA	2	\$ 1,500.00	\$ 3,000.00
6 Connection to existing manhole(s)	EA	2	\$ 750.00	\$ 1,500.00
7 Aggregate Base Course	SF	_____	_____	\$ -
8 Pavement replacement	SF	_____	_____	\$ -
9 Driveway restoration	SY	_____	_____	\$ -
10 Utility adjustments	LS	_____	_____	\$ -
<b>SUBTOTAL SANITARY SEWER</b>				<b>\$ 28,338.00</b>
<b>II. DOMESTIC WATER</b>				
1 Clearing and Grubbing	LS	_____	_____	\$ -
2 Cut and remove asphalt	SY	_____	_____	\$ -
3 Water main (include excavation, bedding backfill, valves and appurtenances) 8" and 4" C-900 CL 150 PVC	LF	383	\$ 16.00	\$ 6,128.00
4 Elbows, Tees, Reducers, Etc.	EA	1	\$ 150.00	\$ 150.00
5 Gate Valves or Termination Valves	EA	2	\$ 500.00	\$ 1,000.00
6 Fire Hydrants	EA	2	\$ 2,500.00	\$ 5,000.00
7 Water Services (include excavation, bedding, backfill, valves and appurtenances)	EA	21	\$ 250.00	\$ 5,250.00
8 Connect to existing water line	EA	1	\$ 500.00	\$ 500.00
9 Aggregate Base Course	SY	_____	_____	\$ -
10 Pavement replacement	SY	_____	_____	\$ -
11 Utility adjustments	LS	_____	_____	\$ -
<b>SUBTOTAL DOMESTIC WATER</b>				<b>\$ 18,028.00</b>

**III. STREETS**

1 Clearing and Grubbing	LS	1	\$ 2,000.00	\$ 2,000.00
2 Earthwork, including excavation and embankment construction	CY	2500	\$ 2.50	\$ 6,250.00
3 Utility relocations (removal of utility poles)	LS			\$ -
4 Aggregate base course, 9"	SY	2330	\$ 6.00	\$ 13,980.00
5 Subgrade Preparation	SY	2330	\$ 1.00	\$ 2,330.00
6 Asphalt pavement, 3"	SY	1625	\$ 5.75	\$ 9,343.75
7 Curb, gutter and sidewalk	LF	875	\$ 16.00	\$ 14,000.00
8 Crosspans, fillets and ramps	SF	168	\$ 4.50	\$ 756.00
9 Concrete Path	SF	730	\$ 3.50	\$ 2,555.00
10 Storm drainage system				
11 Signs, traffic control devices, traffic signal	LS	1	\$ 200.00	\$ 200.00
12 Construction staking	LS			\$ -
13 Dust control	LS	1	\$ 1,000.00	\$ 1,000.00
14 Street lights (each)	EA	1	\$ 1,200.00	\$ 1,200.00
<b>SUBTOTAL STREETS</b>				<b>\$ 53,614.75</b>

**IV. LANDSCAPING**

1 Design/Architecture	LS			\$ -
2 Earthwork (includes top soil, fine grading, and berming)	LS			\$ -
3 Hardscape features (sidewalk)	SF	745	\$ 5.00	\$ 3,725.00
4 Plant material and planting	LS	1	\$ 700.00	\$ 700.00
5 Irrigation System	LS			\$ -
6 Other features (rock mulch)	LS	1	\$ 750.00	\$ 750.00
7 Curbing	LF			\$ -
8 Retaining walls and structures	LS			\$ -
9 One year maintenance agreement	LS	1	\$ 250.00	\$ 250.00
<b>SUBTOTAL LANDSCAPING</b>				<b>\$ 5,425.00</b>

**V. MISCELLANEOUS**

1 Design/Engineering	LS			\$ -
2 Surveying	LS	1	\$ 6,000.00	\$ 6,000.00
3 Developer's inspection costs	LS	1	\$ 3,000.00	\$ 3,000.00
4 Quality control testing	LS	1	\$ 3,000.00	\$ 3,000.00
5 Construction traffic control	LS	1		\$ -
6 Rights-of-way/Easements	LS			\$ -
7 City Inspection fees	LS	1	\$ 2,000.00	\$ 2,000.00
8 Permit fees	LS			\$ -
9 Recording fees	LS			\$ -
10 Bonds	LS			\$ -
11 Newsletters	LS			\$ -
12 General Construction Supervision	LS			\$ -
<b>SUBTOTAL MISCELLANEOUS</b>				<b>\$ 14,000.00</b>


TOTAL ESTIMATED COST OF IMPROVEMENTS:

\$ 119,405.75

SCHEDULE OF IMPROVEMENTS:


I. SANITARY SEWER:	\$28,338.00
II. DOMESTIC WATER:	\$18,028.00
III. STREETS:	\$53,614.75
IV. LANDSCAPE:	\$5,425.00
V. MISCELLANEOUS:	\$14,000.00

I have reviewed the estimated costs and time schedule shown above and based on the plans and the current costs of construction agree to construct and install the Improvements as required above.


  
SIGNATURE OF DEVELOPER  
(If corporation, to be signed by president and attested to by secretary together with the corporate seals)

7-18-02  
date

Reviewed and approved

  
CITY ENGINEER

7-31-02  
date

  
COMMUNITY DEVELOPMENT

7/31/02  
date

