

POST-CONSTRUCTION STORMWATER CONTROL OPERATIONS AND MAINTENANCE AGREEMENT

THIS AGREEMENT is made and entered into this 20th day of March, 2008, by and between Mahan Manor Estates LLC, (hereinafter the "Landowner"), and the City of Grand Junction, Colorado (hereinafter "Municipality");

RECITALS

The Landowner is the owner of the following real property:

Legal address 2855 Unaweep Avenue, Grand Junction, Colorado 81503, the following real property in the County of Mesa, and State of Colorado, to wit: See Exhibit A attached hereto and made a part of hereof.

hereinafter referred to as "the Property."

The Landowner is developing the Property;

The Municipality and the Landowner, on behalf of all successors and assigns, agree that the health, safety, and welfare of the residents of the Municipality and the protection and maintenance of water quality require that on-site stormwater Best Management Practices be constructed and maintained on the Property.

For the purposes of this agreement, the following definitions shall apply:

BMP – "Best Management Practice;" activities, facilities, designs, measures or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Municipal Stormwater Pollution Prevention Ordinance, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, grassed swales, forested buffers, sand filters and detention basins.

As part of the approval of the development of the property, the Municipality will review and approve a Final Drainage Report which will implement Post-Construction Storm Water Management BMPs required by the Municipal Stormwater Pollution Prevention Ordinance.

The purpose of this Agreement is to insure the adequate maintenance, operation and repair of the storm water management facilities, in perpetuity, by the owners of the property served by these facilities.

The Landowner desires to subject and place upon the Property the covenants and servitudes set forth herein which shall run with the Property and be binding on all parties having any right, title, or interests in the Property or any part thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner thereof.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein and the following terms and conditions, the parties hereto agree as follows:

1. The BMPs shall be constructed by the Landowner in accordance with the plans and specifications shown and described in the Final Drainage Report.
2. The Landowner shall operate and maintain in perpetuity the BMP(s) as shown and described on the Final Drainage Report in good working order as reasonably determined by the Municipality and in accordance with the specific maintenance requirements noted on the Final Drainage Report. The Landowner shall cause the BMP(s) to be inspected annually by a Qualified Erosion Control Specialist to ensure good working order and shall send a report from said inspection to the Municipality annually, on or before December 31st of each year.
3. The Landowner hereby grants a perpetual easement to the Municipality, its authorized agents and employees, to enter upon the Property, at reasonable times and upon presentation of proper identification, to inspect the BMP(s) whenever it deems necessary. The Municipality shall make reasonable efforts to notify the Landowner prior to entering the Property.
4. In the event the Landowner fails to operate and maintain the BMP(s) as shown and described on the Final Drainage Report in good working order as reasonably determined by the Municipality, the Municipality or its representatives may enter upon the Property and take action to maintain and/or repair and/or reconstruct said BMP(s). It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.
5. In the event the Municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Municipality for all reasonable expenses (direct and indirect) incurred within 10 days of receipt of invoice from the Municipality.
6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMP(s) by the Landowner. This Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.
7. The Municipality may conduct routine inspections of the BMP(s) to verify their continued adequate functioning. The Municipality may also inspect the BMP(s) in the event of reported or suspected failure to function adequately. These inspection activities shall not absolve the Landowner of its obligation to maintain the BMPs in perpetuity or to provide the Municipality with the required Landowner inspection report.

8. This Agreement shall not be interpreted or deemed to limit the authority, privilege or right of the Municipality pursuant to any duly enacted ordinance of the Municipality, charter provision, statute or any duly granted federal or state water discharge permit.

9. Notifications and reports made under this Agreement shall be provided to the City at:

Mr. Chris Spears
Street Systems Supervisor
250 N 5th Street-
Grand Junction, CO 81501

and to the Landowner at:

Mahan Manor LLC
Carolyn Futch
Janice M. Burtis
2059 Spur Cross Road
Grand Junction, CO 81503

This Agreement shall be recorded in the Mesa County, Colorado land records and shall, once recorded, constitute a covenant running with the Property and shall be an equitable servitude binding on present and subsequent owners of the Property in whole or in part, and their administrators, executors, assigns, heirs and successors in interest, in perpetuity.

ATTEST:

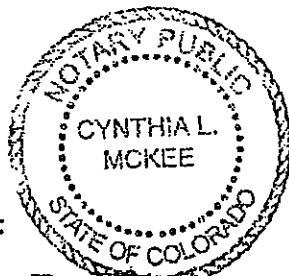
WITNESS the following signatures and seals:

(SEAL)

For the City of Grand Junction:

Levi Moore

(SEAL)



For the Landowner:

Carolyn M. Futch
Manager of Mahan Manor Estates LLC

ATTEST:

Susan M. Mueller (City of Grand Junction)

County of Mesa, Colorado

I, *Cynthia L. McKee*, a Notary Public in and for the County and State aforesaid, whose commission expires on the *2nd* day of *September*, *2009* do hereby certify,

Carolyn M. Futch whose name(s) is/are signed to the
foregoing Agreement bearing date of the 25th day of MARCH,
2008, has acknowledged the same before me in my said County and State.

GIVEN UNDER MY HAND THIS 25th day of MARCH, 2008.

NOTARY PUBLIC

(SEAL)

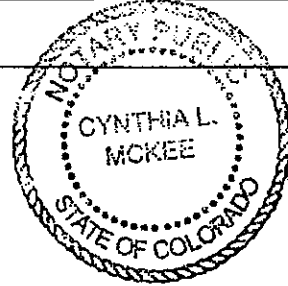


EXHIBIT "A"
Legal Description

Beginning 135 feet East of the Northwest corner of Lot 4 of THE GRAND JUNCTION ORCHARD MESA LAND COMPANY'S ORCHARD SUBDIVISION;

Thence East 495 feet;

Thence South 880 feet;

Thence West 495 feet;

Thence North 880 feet to the place of beginning;

Being a part of Lots 4 and 5 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision.

EXCEPT Commencing at the Northwest corner of the NE 1/4 NE 1/4 of Section 30, Township 01 South, Range 01 East, Ute Meridian, Mesa County, State of Colorado;
Thence North $89^{\circ}57'08''$ West, along the Northerly line of said NE 1/4 NE 1/4 a distance of 662.04 feet;

Thence South $00^{\circ}01'00''$ East a distance of 30.00 feet to a point on the Southerly right-of-way line of Unawep Avenue, said point also being the Northeast corner of Lot 4 of Grand Junction Orchard Mesa Land Company's Orchard Subdivision and the Point of Beginning;

Thence South $00^{\circ}01'00''$ East a distance of 120.57 feet;

Thence North $61^{\circ}56'55''$ West a distance of 39.85 feet;

Thence along a curve to the left a distance of 425.22 feet with a radius of 870.00 feet, a central angle of $28^{\circ}00'13''$, a tangent of 216.95 feet, a chord of 421.00 feet, and a chord bearing of North $75^{\circ}57'01''$ West;

Thence South $89^{\circ}57'08''$ East, along the Southerly right-of-way line of Unawep Avenue a distance of 443.54 feet to the Point of Beginning.