

**POST-CONSTRUCTION STORMWATER CONTROL  
OPERATIONS AND MAINTENANCE AGREEMENT**

THIS AGREEMENT is made and entered into this 25 day of July,  
2008, by and between Grand West Business Park Property Owners Assoc.  
(hereinafter the "Landowner"), and the City of Grand Junction, Colorado (hereinafter  
"Municipality");

**RECITALS**

The Landowner is the owner of the following real property:

hereinafter referred to as "the Property."

The Landowner is developing the Property;

GRAND WEST BUSINESS PARK

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 5<sup>th</sup> Street-  
Grand Junction, CO 81501

CP GRAND JUNCTION, LLC  
DOUG GILLILAND  
9285 HUNTINGTON SQUARE  
NORTH RICHLAND, TX 76180-4366  
817-788-1000

and to the Landowner at:

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:

Tim Moore

(SEAL)

For the Landowner:

Douglas Gilliland

ATTEST:

Yusan M. Mueller (City of Grand Junction)

County of Mesa, Colorado

I, Jennifer Gould, a Notary Public in and for the County and State aforesaid, whose commission expires on the 13 day of September, 2011, do hereby certify that Douglas Gilliland whose name(s) is/are signed to the foregoing Agreement bearing date of the 25 day of July, 2008 has acknowledged the same before me in my said County and State.

GIVEN UNDER MY HAND THIS 25 day of July, 2008

Jennifer Gould  
NOTARY PUBLIC

(SEAL)

