

DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("Agreement") are Ridgeway Enterprises, Inc. ("Developer") and the **City of Grand Junction**, Colorado ("City").

For valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Agreement shall be the date that it is signed by the Public Works & Planning Director, which shall be no sooner than recordation of the final plat or final plan approval whichever first occurs.

RECITALS

The Developer seeks permission to develop property, described on Exhibit A attached and incorporated by this reference ("the Property" or "Property"). The Property, known as Red Tail Ridge II has been reviewed and approved under Planning file # FP-2006-269 ("Development" or "the Development").

The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements to the Property and limiting the harmful effects of substandard development.

A further purpose of this Agreement is to protect the City from the cost of completing necessary improvements itself; this Agreement is not executed for the benefit of materialmen, laborers or others providing work, services or material to the Developer and/or the Property or for the benefit of the owner(s), purchaser(s) or user(s) of the Property.

The mutual promises, covenants and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and City's land development ordinances and regulations.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer shall design, construct and install, at its own expense, those on-site and off-site improvements listed on Exhibit B attached and incorporated by this reference ("Improvements" or "the Improvements").

3a. On and after the Effective Date of this Agreement the Developer agrees to pay the City for its Administration and Inspection of the Development. The hourly rate for those services is \$45.00/hour. Administration and Inspection includes but is not limited to the time expended by the City's planner, engineer, construction inspector and attorney in directing, advising, correcting and enforcing by means other than litigation, this agreement and/or the approved development plan. Making

disbursements and calling/collecting Guarantees are Administration and Inspection services and shall be charged at \$45.00/hour. See, paragraph 19 concerning attorneys' / litigation fees.

3b. The scope of this project is such that the City may have to engage independent consultants(s) to adequately provide inspection services; Developer agrees to pay such costs, in addition to all others for which Developer is responsible hereunder.

3c. The Developer's obligation to complete the Improvements is and shall be independent of any obligations of the City contained herein.

4. **Security:** To secure the performance of its obligations under this Agreement the Developer shall supply a guarantee. The Developer is required to post security in an amount of \$ 1,449,223.66 (120% of the amount for the Improvements) in a form and with terms acceptable to the City ("Guarantee"). The Guarantee shall be in the form of a cash deposit made to the City, a letter of credit or a disbursement agreement in a form and with content approved by the City Attorney. The Guarantee specific to this Agreement is attached as Exhibit C and is incorporated by this reference as if fully set forth.

Select one: Cash Letter of Credit (LOC) Disbursement Agreement

5. **Standards:** The Developer shall construct the Improvements according to the City's standards and specifications.

6. **Warranty:** The Developer shall warrant the Improvements for one year following Acceptance by the City. "Warrant" or "Warranty" as used herein means the Developer shall take such steps and incur such costs as may be needed so that the Improvements or any portion or phase thereof as repaired and/or replaced, shall comply with the Development's construction plans and/or site plan, City standards and specifications at the end of the warranty period. The Developer shall warrant each repaired and/or replaced Improvement or any portion or phase thereof for one year following Acceptance of such repair and/or replacement.

6a. Upon Acceptance the Developer shall provide a Maintenance Guarantee in an amount of \$ 244,537.28 (Line G2, Exhibit B, City Security).

6b. The Maintenance Guarantee shall be secured by a letter of credit, cash escrow or other form acceptable to the City.

7. **Commencement, Completion and Abandonment Periods:** The Developer shall commence work on the Improvements within 30 days from the Effective Date of this Agreement; that date is known as the "Commencement Date."

7a. The Developer shall complete the Improvements by the end of the twelfth month from the Effective Date of this Agreement; that date is known as the "Completion Date."

7b. The Developer shall not cease construction for any period of more than 60 consecutive days. If construction is ceased for 60 or more consecutive days the Director may deem the Development abandoned ("the Abandonment Period").

7c. The Commencement date and the Completion Date are as follows:

Commencement Date: 4/16/08
Completion Date: ~~4/16/08~~ 4/16/09

8. **Compliance with Law:** The Developer shall comply with all applicable federal, state and local laws, ordinances and regulations when fulfilling its obligations under their Agreement. When necessary to protect the public health, safety or welfare, the Developer shall be subject to laws, ordinances and regulations that become effective after the Effective Date.

9. **Notice of Defect:** The Developer by and through his/her/its engineer shall provide timely written notice to the issuer of the Guarantee and the Director when the Developer and/or his/her/its engineer has knowledge, that an Improvement or any part or portion of any Improvement either does not conform to City standards or is otherwise defective.

9a. The Developer shall correct all non-conforming construction and/or defects within thirty (30) days from the issuance of the notice by his/her/its engineer of a/the defect.

10. **Acceptance of Improvements:** The City shall not accept and/or approve any or all of the Improvements until the Developer presents a document or documents for the benefit of the City showing that the Developer owns the Improvements in fee simple, or as accepted by the City Attorney, and that there are no liens, encumbrances or other restrictions on the Improvements other than those that have been accepted by the City Attorney.

10a. Approval and/or acceptance of any Improvement(s) does not constitute a waiver by the City of any right(s) that it may have on account of any defect in or failure of the Improvement that is detected or which occurs after approval and/or acceptance.

10b. Acceptance by the City shall only occur when the City Engineer, sends a writing to such effect ("Acceptance").

11. **Reduction of Security:** Upon Acceptance of any Improvement(s) the amount which the City is entitled to draw on the Guarantee shall be reduced by an amount of \$1,207,686 (Line G1, Exhibit B, Total Improvement Costs).

11a. At the written request of the Developer, the City shall execute a certificate verifying Acceptance of the Improvement and thereafter waiving its right to draw on

the Guarantee to the extent of such amount. A Developer in default under this Agreement has no right to such certification.

12. Use of Proceeds: The City shall use funds deposited with it, drawn or guaranteed pursuant to this Agreement only for the purpose of completing the Improvements or correcting defects in or failure of the Improvements or paying Administration and Inspection fees.

13. Events of Default: The following conditions, occurrences or actions shall constitute a default by the Developer:

13a. Developer's failure to complete each portion of the Improvements on or before the Completion Date;

13b. Developer's failure to demonstrate reasonable intent to correct defective construction of any Improvements within the applicable warranty period;

13c. Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer. In such event the City may immediately declare a default without prior notification to the Developer;

13d. Notification to the City, by any lender with a lien on the Property, of a default by Developer on any obligation to such lender. In such event, the City may immediately declare a default without prior notification to the Developer.

13e. With regard to the Property or any portion thereof: initiation of any foreclosure action regarding any lien or encumbrance; or initiation of mechanics lien(s) procedure(s); or assignment or conveyance of the Property in lieu of foreclosure. In such event the City may immediately declare a default without prior notification to the Developer.

13f. Notification to the City from the bank issuing the Guarantee that it will not renew the Guarantee at a time when security is still required hereunder and no substitute collateral acceptable to the City has been provided by the Developer.

13g. Except as provided, the City may not declare a default until written notice has been sent to the Developer at the address shown in the development file. Notice is and shall be deemed effective two calendar days after mailing thereof by first class United States mail, postage prepaid.

14. Measure of Damages: The measure of damages for breach of this Agreement by the Developer shall be the reasonable cost of satisfactorily completing the Improvements, plus reasonable expenses. Expenses may include but are not limited to contracting costs, collection costs and the value of planning, engineering, legal and administrative staff time devoted to the collection/completion of the Improvements.

For Improvements upon which construction has not begun, the estimated costs of the Improvements as shown on Exhibit B shall be *prima facie* evidence of the minimum cost of completion; however, the maximum amount of the Developer's liability shall not be established by that amount or the amount of the Guarantee.

15. City's Rights Upon Default: When any event of default occurs, the City may draw on the Guarantee or proceed to collect any other security to the extent of the face amount of the Guarantee less eighty percent (80%) of the estimated cost (as shown on Exhibit B) of all Improvements for which the City has given its Acceptance and no warranty work is reasonably required. The City may also exercise its rights to disbursement of loan proceeds or other funds under the City improvements disbursement agreement.

15a. The City shall have the right to complete Improvements itself or it may contract with a third party for completion.

15b. The Developer grants to the City, its successors, assigns, agents, contractors and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, reconstructing, maintaining, inspecting and repairing the Improvements.

15c. The City may assign the proceeds of the Guarantee or other funds or assets that it may receive in accordance with this Agreement to a subsequent developer or lender that has acquired the Property by purchase, foreclosure or otherwise.

15d. That developer or lender shall then have the same rights of completion as the City if and only if the subsequent developer or lender agrees in writing to complete or correct the Improvements and provides to the City reasonable security for that obligation.

15e. These remedies are cumulative in nature and are in addition to any other remedies the City has at law or in equity.

16. Indemnification: The Developer expressly agrees to indemnify and hold the City, its officers, employees, agents and assigns ("City") harmless from and against all claims, costs and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with or on account of the performance or non-performance of work at the Property and/or the Improvements and/or the Development that is being done pursuant to this Agreement.

16a. The Developer further agrees to aid and defend the City in the event that the City and/or the Improvements is named as a defendant in an action concerning the performance of work pursuant to this Agreement except for a suit wherein the Developer states claim(s) against the City.

16b. The Developer is not an agent, partner, joint venturer or employee of the City.

17. **No Waiver:** No waiver of any provision of this Agreement by the City shall be deemed or constitute a waiver of any other provision nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the City and the Developer; nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The City's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful or other act by the Developer or the acceptance of any improvement.

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

19. **Attorney's Fees:** Should either party be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, shall be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. The City shall be entitled to claim the value of its in-house attorneys at the rate of \$125.00 per hour. If relief is awarded to both parties the attorney's fees may be equitably divided between the parties by the decision maker.

20. **Vested Rights:** This Agreement does not guarantee, represent or certify that the Developer is entitled to any other approval(s) required by the City, before the Developer is entitled to commence development beyond the scope of this Agreement or to transfer ownership of the Property being developed.

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

22. **Third Party Rights:** No person or entity who or which is not a party to this Agreement shall have any right of action under or be a beneficiary of this Agreement.

23. **Time:** For the purpose of computing the Abandonment Period and Commencement and Dates, such times in which war, civil disasters or acts of God occurs or exist shall not be included if such prevents the Developer or City from performing its obligations under the Agreement. The Developer must notify the City in writing if/when it asserts impossibility of performance under this paragraph. The City may reject the Developer's assertion, if it finds, in writing that the condition(s) that the Developer asserts do not exist.

24. **Severability:** If any part, term or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability shall not affect the validity of any other part, term or provision. The

rights of the parties shall be construed as if the part, term or provision was never part of the Agreement.

25. **Benefits:** The benefits of this Agreement to the Developer are personal and may not be assigned without the express written approval of the City. Such approval may not be unreasonably withheld but any unapproved assignment is void.

25a. Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also shall be binding on the heirs, successors and assigns of the Developer and shall be a covenant(s) running with the Property.

25b. There is no prohibition on the right of the City to assign its rights under this Agreement.

25c. Upon written request from the Developer the City shall expressly release the original Developer's Guarantee and/or contract obligations if it accepts new security from any developer or lender who obtains the Property, however, no other act of the City shall constitute a release of the original Developer from his liability under this Agreement.

25d. When the City has issued its Acceptance regarding the Improvements, the City agrees to state the same in writing, with appropriate acknowledgments.

25e. The City shall sign a release only after all warranty periods, as extended by litigation, repair or alteration work, have expired.

26. **Notice:** Any notice required or permitted by this Agreement shall be deemed effective two calendar days after deposit with the United States Postal Service, first class, postage prepaid and addressed as follows:

If to Developer: Ridmore Enterprises, Inc. Name -Developer/Company
703 23760 Rd, G.J. CO. 81505 Address (Street and Mailing)

(970) 242-7444 City, State & Zip Code
(970) 242-7454 Telephone and Fax Numbers
ridmore@acsol.net E-mail

Cc:

If to City: Office of the City Attorney
250 North 5th Street
Grand Junction, CO 81501

Cc: Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501

27. **Recordation:** Developer shall pay the costs to record a memorandum of this Agreement (Exhibit D) in the records of the Mesa County Clerk and Recorder's Office. The Developer may, at his/her/its option record the entire agreement.

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

29. **Personal Jurisdiction and Venue:** Personal jurisdiction and venue for any action commenced by either party to this Agreement whether arising out of or relating to the Agreement, the Guarantee, the Maintenance Guarantee or any action based arising out of or under this Agreement shall be deemed to be proper only if such action is commenced in Mesa County, Colorado.

29a. The Developer expressly waives his/her/its right to bring such action in or to remove such action to any other court whether state or federal.

30. **Liability before Acceptance:** The City shall have no responsibility or liability with respect to any street or other Improvement(s), notwithstanding the use of the same by the public, unless the street or other Improvement shall have received Acceptance by the City.

30a. If the City allows a street to be constructed in stages, the Developer of the first one-half street opened for traffic shall construct the adjacent curb, gutter and sidewalk in the standard location and shall construct the required width of pavement from the edge of gutter on the side of the street nearest the property to enable an initial two-way traffic operation without on-street parking.

30b. Developer shall also construct and pay for end-transitions, intersection paving, drainage facilities and adjustments to existing utilities necessary to open the street to traffic.

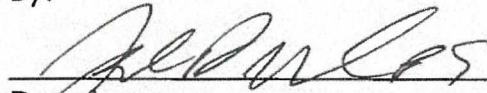
30c. The City shall not issue its written Acceptance with regard to any Improvement(s) including any street, storm drainage facility, sewer, water facility or other required Improvement(s), until the Developer:

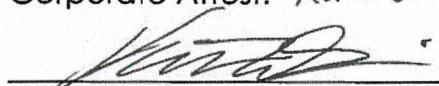
(i) furnishes to the City Engineer as-built drawings in reproducible form, blue line stamped and sealed by a professional engineer and in computer disk form and copies of results of all construction control tests required by City specification;

(ii) provides written evidence to the City Engineer under signature of a qualified expert that the earth, soils, lands and surfaces upon in and under which the Improvement(s)

have been constructed or which are necessary for the Improvements are free from toxic, hazardous and other regulated substances or materials;
(iii) provides written evidence to the City Attorney that the title to lands underlying the Improvements are free and clear from all liens and encumbrances, except those items and encumbrances which may be approved in writing by the City Attorney; and
(iv) provides written evidence, certified by the Developer's engineer, that the work was systematically inspected and tested and that the materials and the compaction of the materials that are required to be compacted, were in conformance with City-approved plans and specifications.

By:

 3/26/08
Developer Date
Joel A. Mahnke (President)
Name (printed)

Corporate Attest: Keith Davis
 3/26/08
Name Date

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

 4.23.08
Public Works & Planning Dept. Date

5/15/2007

EXHIBIT A

All that part of the NW 1/4 SW 1/4 SE 1/4 and the SE 1/4 NE 1/4 SW 1/4 of said
Section 32. Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction,
Mesa County, Colorado.

Said parcel contains 19.77 acres more or less.

EXHIBIT B

IMPROVEMENTS COST ESTIMATE

DATE: 5-Feb-08
 DEVELOPMENT NAME: Red Tail Ridge - Filing 2
 LOCATION: Circling Hawk Street (via Buena Vista & Hwy 50 Frontage Rd)
 PRINTED NAME OF PERSON PREPARING: John E. Kornfeld P.E.

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
A. SANITARY SEWER					
1	8" PVC Sanitary Sewer Main	LF	2378	\$ 21.00	\$ 49,938.00
2	" PVC Sanitary Sewer Main	LF			\$ -
3	" PVC Sanitary Sewer Main	LF			\$ -
4	Sewer services	EA	53	\$ 475.00	\$ 25,175.00
5	Sanitary Sewer Manhole	EA	18	\$ 2,100.00	\$ 37,800.00
6	Sanitary Sewer Drop Manhole	EA			\$ -
7	Connection to Existing Manhole	EA	3	\$ 500.00	\$ 1,500.00
8	Concrete Encasement	LF	50	\$ 15.00	\$ 750.00
9	Adjust Manhole Rims	EA	18	\$ 250.00	\$ 4,500.00
Subtotal Part A Sanitary Sewer					\$ 119,663.00
B. DOMESTIC WATER					
1	4" PVC Water Main	LF	410	\$ 13.00	\$ 5,330.00
2	8" PVC Water Main	LF	1889	\$ 20.00	\$ 37,780.00
3	" PVC Water Main	LF			\$ -
4	4" Gatevalve	EA	4	\$ 500.00	\$ 2,000.00
5	8" Gatevalve	EA	9	\$ 900.00	\$ 8,100.00
6	" Gatevalve	EA			\$ -
7	Water Services	EA	53	\$ 425.00	\$ 22,525.00
8	Connect to Existing Water Line	EA	3	\$ 500.00	\$ 1,500.00
9	Fire Hydrant with Valve	EA	6	\$ 2,700.00	\$ 16,200.00
10	Utility Adjustments	EA			\$ -
11	Blowoff	EA			\$ -
12	Adjust Valve Boxes	EA	13	\$ 200.00	\$ 2,600.00
Subtotal Part B - Domestic Water					\$ 96,035.00

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
C1	STREETS				
1	4" PVC Utility/Irrigation sleeves	LF	880	\$ 5.00	\$ 4,400.00
2	" PVC Utility/Irrigation sleeves	LF			\$ -
3	Reconditioning	SY	11392	\$ 1.50	\$ 17,088.00
4	Aggregate Sub Course - Site Material	TN	2850	\$ 6.00	\$ 17,100.00
5	Aggregate Base Course (Class 6) (6" Compacted Thickness) Roadway	TN	2250	\$ 16.00	\$ 36,000.00
6	Aggregate Base Course (Class 6) (6" Compacted Thickness) Concrete	TN	975	\$ 16.00	\$ 15,600.00
7	Hot Bituminous Paving, Grading (3" thick)	TN	1200	\$ 75.00	\$ 90,000.00
8	Hot Bituminous Paving, Grading (" thick)	SY			\$ -
9	Hot Bituminous Paving, Patching (" Thick)	SY			\$ -
10	Geotextile	SY			\$ -
11	Concrete Curb (" Wide by " High)	LF			\$ -
12	Concrete Curb and Gutter (2' wide)	LF			\$ -
13	Concrete Curb and Gutter (1.5' wide)	LF			\$ -
14	Monolithic, Vertical Curb, Gutter and Sidewalk (' Wide)	LF			\$ -
15	Drive Over Curb, Gutter, and Sidewalk (6.5' Wide)	LF	4150	\$ 19.00	\$ 78,850.00
16	Concrete Sidewalk (' Wide)	LF			\$ -
17	Concrete Gutter and Driveway Section (" Thick)	SY			\$ -
18	Concrete Drainage Pan (6' Wide, 8" Thick) - Streets	LF	84	\$ 22.50	\$ 1,890.00
19	Concrete Corner Fillet	SF	890	\$ 5.00	\$ 4,450.00
20	Concrete Curb Ramp	SF	484	\$ 5.00	\$ 2,420.00
21	Complete Concrete Corner	SY			\$ -
22	Concrete Driveway (" Thick)	SY			\$ -
23	Driveway/Concrete Repair	SY			\$ -
24	Retaining Walls - Perimeter Lot Walls	LF	405	\$ 45.00	\$ 18,225.00
25	Street Signs	EA	9	\$ 325.00	\$ 2,925.00
26	Striping (New, Remove/Replace)	LF			\$ -
27	Street Lights	EA	6	\$ 2,500.00	\$ 15,000.00
28	Signal Construction or Reconstruction	LS			\$ -
29	Flowable Fill	CY			\$ -
30	Sleeves, " , PVC	LF			\$ -
31	Shared Driveway	SF	2750	\$ 8.00	\$ 22,000.00
					\$ -

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
C2 BRIDGES					
					\$ -
1	Box Culvert Pre-Cast	LS			\$ -
2	Box Culvert Cast-in-Place	LS			\$ -
3	Wingwalls	LS			\$ -
4	Parapet Wall	LS			\$ -
5	Railing (handrail, guardrail)	LS			\$ -
6	Concrete Crossings of OMID	EA	2	\$ 12,000.00	\$ 24,000.00
					\$ -
Subtotal Part C - Streets and Bridges					\$ 349,948.00
D1 EARTHWORK					
1	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
2	Clearing and Grubbing	AC	9.8	\$ 1,500.00	\$ 14,700.00
3	Unclassified Excavation	CY	42500	\$ 3.25	\$ 138,125.00
4	Unclassified Embankment	CY	42000	\$ 3.75	\$ 157,500.00
5	Silt Fence or Berming	LF	3900	\$ 4.00	\$ 15,600.00
6	Watering (Dust Control) - Included	AC or LS			\$ -
7	Rock Track Pad	EA	3	\$ 350.00	\$ 1,050.00
8	Gravel Filters at Inlet Structures	EA	7	\$ 75.00	\$ 525.00
9	Misc Erosion Control - Street Cleaning, Etc.	LS	1	\$ 2,500.00	\$ 2,500.00
D2 REMOVALS AND RESETTING					
1	Removal of Asphalt	SY	350	\$ 3.00	\$ 1,050.00
2	Removal of Miscellaneous Concrete	SY			\$ -
3	Remove Curb and Gutter	LF			\$ -
4	Removal of Culverts	LF			\$ -
5	Remove Structures	EA			\$ -
6	Remove Signs	EA			\$ -
7	Remove Fence	LF			\$ -
8	Adjust Manhole	EA			\$ -
9	Adjust Valvebox	EA			\$ -
10	Relocate or Adjust Utilities	LS			\$ -
D3 SEEDING AND SOIL RETENTION					
1	Sod	SY			\$ -
2	Seeding (Native)	SY or AC			\$ -
3	Seeding (Bluegrass/Lawn)	SY or AC			\$ -
4	Hydraulic Seed and Mulching	SY or AC			\$ -
5	Soil Retention Blanket	SY			\$ -

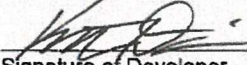
Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
D4	STORM DRAINAGE FACILITIES				
1	Finish Grading (incl. Channels, Swales, and Ponds) - Detention Areas	LS	2	\$ 1,000.00	\$ 2,000.00
2	15" HDPE Storm Drain Pipe	LF	1032	\$ 22.00	\$ 22,704.00
3	18" HDPE Storm Drain Pipe	LF	751	\$ 30.00	\$ 22,530.00
4	" Storm Drain Pipe	LF			\$ -
5	" Storm Drain Pipe	LF			\$ -
6	" Storm Drain Pipe	LF			\$ -
7	15" Flared End Section	EA	1	\$ 125.00	\$ 125.00
8	18" Flared End Section	EA	1	\$ 175.00	\$ 175.00
9	48" Storm Drain Manhole	EA	9	\$ 1,300.00	\$ 11,700.00
10	60" Storm Drain Manhole	EA			\$ -
11	72" Storm Drain Manhole	EA			\$ -
12	Manhole with Box Base	EA			\$ -
13	Connection to Existing MH	EA	1	\$ 500.00	\$ 500.00
14	Single Curb Opening Storm Drain Inlet	EA	6	\$ 1,200.00	\$ 7,200.00
15	Double Curb Opening Storm Drain Inlet	EA	1	\$ 2,100.00	\$ 2,100.00
16	Area Storm Drain Inlet	EA	2	\$ 750.00	\$ 1,500.00
17	Detention Area Outlet structure	EA	2	\$ 1,000.00	\$ 2,000.00
18	Rip-Rap D ₅₀ = 8"	CY	20	\$ 30.00	\$ 600.00
19	Sidewalk Trough Drain	EA			\$ -
20	3' V-Pan with Curbing	LF	1365	\$ 20.00	\$ 27,300.00
21	3' V-Pan with Retaining Wall	LF	430	\$ 55.00	\$ 23,650.00
	Subtotal Part D - Grading and Drainage				\$ 465,134.00

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
E1 IRRIGATION					
1	Connect to Existing Pipe	LS	1	\$ 500.00	\$ 500.00
2	6" Sch 40 PVC Irrigation Pipe	LF	5500	\$ 7.00	\$ 38,500.00
3	" Irrigation Pipe	LF			\$ -
4	Fittings and Valves	LS			\$ -
5	Services	EA	53	\$ 275.00	\$ 14,575.00
6	Pump System and Concrete Vault	LS			\$ -
7	Irrigation Structure	EA	1	\$ 3,000.00	\$ 3,000.00
8	Vacuum Relief and/or Air Release Valve	EA	4	\$ 125.00	\$ 500.00
9	Irrigation Sleeves	LF	90	\$ 8.00	\$ 720.00
E2 LANDSCAPING					
1	Design/Architecture	LS			\$ -
2	Earthwork	CY			\$ -
3	Hardscape Features	LS			\$ -
4	Plant Material & Planting - Detention	LS	2	\$ 1,500.00	\$ 3,000.00
5	Irrigation System - Detention	LS	2	\$ 750.00	\$ 1,500.00
6	Curbing	LF			\$ -
7	Retaining Walls & Structures (Fencing)	LS	1	\$ 5,000.00	\$ 5,000.00
8	1 Year Maintenance Agrmnt.	LS			\$ -
9	Topsoil	CY	300	\$ 50.00	\$ 15,000.00
					\$ -
					\$ -
E	Subtotal Part E - Landscaping and Irrigation				\$ 82,295.00

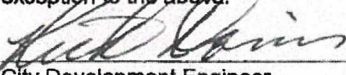
Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
F. Miscellaneous Items					
1	Construction staking/surveying	%	2.00%	\$ 1,113,075.00	\$ 22,261.50
2	Developer's inspection cost	%	1.50%	\$ 1,113,075.00	\$ 16,696.13
3	General construction supervsn	%	0.50%	\$ 1,113,075.00	\$ 5,565.38
4	Quality control testing	%	2.00%	\$ 1,113,075.00	\$ 22,261.50
5	Construction traffic control	%		\$ 1,113,075.00	
6	City inspection fees	%	0.50%	\$ 1,113,075.00	\$ 5,565.38
7	As-builts	%	2.00%	\$ 1,113,075.00	\$ 22,261.50
E Subtotal Part F - Miscellaneous Items					\$ 94,611.39
% = Percentage of total site construction costs					
G COST SUMMARY					
1 Total Improvement Costs					\$ 1,207,686.39
2 City Security (20%)					\$ 241,537.28
Total Guarantee Amount					\$ 1,449,223.66

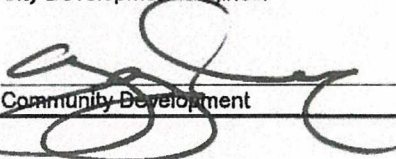
NOTES

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


3/25/08
 Signature of Developer Date
 (If corporation, to be signed by President and attested to by Secretary together with the corporate seals.)

I have reviewed the estimated costs and time schedule shown above and, based on the construction drawings submitted to date and the current cost of construction, I take no exception to the above.


3-26-08
 City Development Engineer Date


4.23.08
 Community Development Date

DISBURSEMENT AGREEMENT
(Improvements Guarantee)

DEVELOPER: Ridgmore Enterprises, Inc.

BANK: Home Loan and Investment

PROPERTY: Red Tail Ridge II - A¹/₄ + Dry Creek

DISBURSEMENT AMOUNT: For the construction of improvements to the Property in an amount not to exceed \$ 1,449,223.66.

This Agreement is entered into by and between Ridgmore Enterprises, Inc. ("Developer"), Home Loan and Investment ("Bank") and the City of Grand Junction, Colorado ("City").

RECITALS

Developer has been required by the City to construct certain improvements to Red Tail Ridge II - A¹/₄ + Dry Creek ("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 Improvements.

The City Engineer has approved an estimate of the costs of the Improvements and that amount or an amount not to exceed \$ 1,449,223.66, whichever is greater, shall be referred to as the "Funds."

The parties desire to secure the full and complete performance of the Developer's obligations and to secure 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 twenty-four 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 and/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.** The 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 to the Improvements Agreement, the terms of which are incorporated by this reference. 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, and the City Engineer. By signing the request for disbursement the Developer is certifying: 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; 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. Attached hereto is the list of those individuals, and their respective signatures, required to sign the above described request(s) for disbursement of funds.

(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(s) 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.

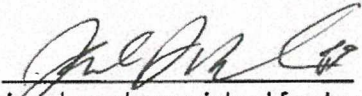
Upon approval by Developer, the Project Engineer and the Bank of the invoices being presented to the Bank, the Bank shall advance funds into the checking account designated for the payment of the invoices and mail the checks to the payee(s) in the envelopes presented to the Bank, together with lien waivers 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 the Bank or under the Improvements Agreement, the Bank shall disburse no funds to, or at the direction of, the Developer except to the City under the terms of the Improvements Agreement. The Bank shall immediately notify the City, in writing, of any event of default or event of default as provided for in the Improvements Agreement and/or as provided herein.

(d) **Disbursement to City.** In the event the Improvements are not satisfactorily and timely constructed, or upon any default or event of default, the City Engineer 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 Engineer to disburse the Funds to the City or a third party or parties designated in writing by the City. 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 the signature of  (name & title), consents to disbursements and other actions authorized and provided for by the terms of this Agreement and/or the Improvements Agreement.

4. **LIABILITY FOR LOSS:** If the Bank fails to disburse funds in accordance with the procedures set forth, and the City suffers loss or damage, the Bank shall be liable to the City for the City's direct and consequential damages and all fees, costs and expenses, including attorney's fees.

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.

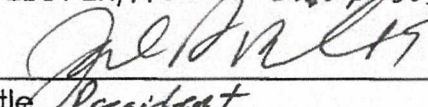
Dated this ___ day of _____, 20__.

(BANK) Homebank and Investments - Eric Daugherty

By: 
Title Lawn Officer

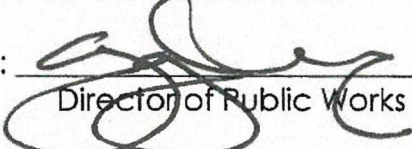
205 N 4th St. CO. 81501
Address

(DEVELOPER) Ridmore Enterprises, Inc. - Joel A. Mahnke

By: 
Title President

703 23rd Rd. CO. 81505
Address

CITY OF GRAND JUNCTION

By: 
Director of Public Works & Planning

Pursuant to the terms of the foregoing Disbursement Agreement (Improvements Guarantee) by and between Ridmore Enterprises, Inc. Developer, Home Loan and Investment as Bank, and the City of Grand Junction, the following are the individuals authorized to sign written requests for the disbursement of the Funds:

DEVELOPER:

Joel A. Mahnke (President) [Signature]
(name) Ridmore Enterprises, Inc. (signature)

(name) (signature)

(name) (signature)

DEVELOPER'S GENERAL CONTRACTOR:

Keith Davis (C.M.) [Signature]
(name) Ridmore Enterprises, Inc. (signature)

DEVELOPER'S PROJECT ENGINEER:

Rhino Engineering
John E. Keratell [Signature]
(name) (signature)

DEVELOPER'S ARCHITECT:

N.A. _____
(name) (signature)

CITY ENGINEER:

Rick Dorris [Signature]
(name) (signature)

Leslie Ankrum - Re: Red Tail Ridge II FP-2006-269

From: Rick Dorris
To: Leslie Ankrum
Date: 8/10/2009 1:39 PM
Subject: Re: Red Tail Ridge II FP-2006-269
Attachments: Disbursement Log.xls; Project shutdown - pay draw.pdf

It is in foreclosure and is not complete. The Plat is not recorded. Attached is the spreadsheet showing how much has been disbursed and my most recent letter to them. It has gone unanswered although we have had some communication with the bank, Home Loan.

Thanks,

Rick Dorris, PE, CFM
Development Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501
voice 970-256-4034
fax 970-256-4031
email: rickdo@gjcity.org

>>> On 8/10/2009 at 11:35 AM, in message <4A8005FE.DFEC.0068.0@ci.grandjct.co.us>, Leslie Ankrum wrote:

Rick,

Could you let me know the status of the above referenced project? The DIA completion date was 4/16/09 and we do have a Disbursement Agreement. Has any money been paid out on the Disbursement Agreement. Are we close to Initial Acceptance?

*Leslie Ankrum
City of Grand Junction
Public Works & Planning
Senior Administrative Assistant
(970) 244-1438 phone
(970) 256-4031 fax*



PUBLIC WORKS & PLANNING DEPARTMENT
PLANNING DIVISION

March 18, 2009

Mr. Keith Davis
Ridemore Enterprises
703 23.2 Road
Grand Junction, CO 81505

Ref: Red Tail Ridge, Filing II – Pay Draw and Project Shutdown, FP-2006-269

Dear Keith,

I have received and reviewed the pay draw request for \$79,123.90. Per recent emails, Ridemore is shutting the project down due to the current economic climate. Obviously we all understand the current economic situation and the City will work with you as much as we can. Mark Barslund and I have reviewed the project from a "putting it to bed" perspective. This scenario is as new to the City as it is to Ridemore. The City has to view the project as though it may not start again for a number of years and ensure that all drainage, construction stormwater, irrigation, and dust issues are resolved and the public infrastructure completed so far is constructed satisfactorily. This will make life easier on Ridemore and the City during the shut down and when the project starts again. With this preface, the City has the comments listed below.

PAY DRAW

1. The pay request is claiming installation of all Class 6 Base Course. This seems somewhat improbable because not all concrete and no pavement have been installed. Normal construction practices will require more base preparation for the concrete and pavement. Please re-examine this pay item and determine how much base is left to place. Revise the request to leave that quantity in the contract.
2. The pay request also requests full payment for irrigation. Apparently there is a concrete box on the west side of the project, shown on the plans, that has not been constructed. There is an irrigation line crossing the canal shown on the plans, presumably to serve a neighbor, that doesn't appear to have been installed. Please verify that the line on the far west side of the property has been installed. Mays concrete was on site recently to repair an existing irrigation line damaged during construction. Has this repair been completed? Verify the cost of the remaining items and leave that value in the contract.
3. The amount remaining for construction staking looks light considering there is still most of the concrete left to complete. Please verify \$1645 is adequate to stake the rest of the project.
4. The \$5549 left for as-builts also seems light. Please verify this also.

PROJECT SHUTDOWN

1. The site grading doesn't look complete. As such, the drainage paths shown on the plans may not work properly. Please have Rhino investigate the current conditions and verify, by stamped letter, the site will drain and the detention basins will function in the interim as it will at final.
2. There are retaining walls on the north property lines of both parcels that have not been backfilled. They need to be backfilled or otherwise graded to ensure they drain in an acceptable fashion.
3. Construction stormwater and dust control is a major concern. As you know, Ridemore has active State and City stormwater permits. This means all maintenance and inspection must continue through the shutdown period, i.e. the SWMP must be on site and the project must be inspected every 14 days or after precipitation causing erosion. Right now, dust will be a major problem as we have many acres of disturbed soil without any protection. As you know, there were many complaints from the neighbors early on. The entire site must be stabilized to keep the soil from eroding by water or wind. The best case scenario may be to seed the entire site with a dryland seed mix, provide temporary irrigation to get it growing, and close out your stormwater permits. The criterion to close out the permit is that vegetative cover must equal 70% of the preconstruction density. Please discuss this with your engineer and propose how this will be accomplished.
4. There are soil stockpiles on the site that need stormwater protection.
5. It appears the excess soil from this project was placed on a parcel to the east over a few acres. I assume there were no permits obtained from the County to place this fill: if so, this was placed illegally. This must also be stabilized. Please describe how this will occur. It may be possible to incorporate this into the existing SWMP and permit but I doubt it. Check with the State to see if this can occur. Otherwise, a SWMP and new permit need to be obtained for this site.
6. Address the streets stubbed to the site and determine what BMPs are needed to keep site runoff from traveling down the streets.
7. The concrete box culverts crossing the canal don't look like they will work. The top of the box will be below the water surface, catch trash, and may cause the canal to overflow. Please work with the Orchard Mesa Irrigation District to solve this problem and provide a letter or email from them stating it is acceptable.
8. The tops of some sanitary sewer manholes have been dug up and the steel cover plates exposed. They are subject to base course or soil being washed into them. These must be secured.
9. Provide a letter or email from Orchard Mesa San. District stating they are satisfied with the state of construction considering an indefinite shutdown.
10. Provide a letter or email from Ute Water stating same. The City is concerned that high levels of chlorine may have been left in the pipes and that a leaking valve or accidental valve opening may cause a health problem. Please have Ute Water verify proper flushing has occurred.
11. Provide a comprehensive set of compaction and materials tests, including the testing location maps, that documents all testing is in accordance with City of Grand Junction specifications. This will ensure the project has a clean start up and we won't have to resurrect old data or problems when beginning again.

Once the items above have been accomplished, the pay draw will be processed.

If the project remains inactive too long, technically the project will be dead and must come back through the City process. There may be ways to soften this approach but I have not researched them at this point. Hopefully this won't be an issue. Also be aware construction must resume before the plat can be recorded.

Best of luck in the successful completion of this project for you and your company.

Sincerely,

**Rick
Dorris**

Digitally signed by Rick Dorris
DN: cn=Rick Dorris, o=City of
Grand Junction Colorado,
ou=Public Works and Planning,
email=rickdo@gjcity.org, c=US
Date: 2009.03.20 07:27:42 -06'00'

Rick Dorris, PE, CFM
Development Engineer

Cc: Mark Barslund
Ted Eyl
Ronnie Edwards

DEVELOPMENT IMPROVEMENTS AGREEMENT DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Red Tail Ridge II, FP-2006-269
DEVELOPER: Ridemore Enterpris
ESCROW AGENCY:

Construction Costs: \$1,207,686.39
20% City Security: \$241,537.28
Total DIA Amount: \$1,449,223.67

DIA NOT RECORDED:
DIA RECORDED:
 Book - _____
 Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
	rad	\$119,663.00	\$96,035.00	\$349,948.00	\$465,134.00	\$82,295.00	\$94,611.39	\$1,207,686.39
Disbursements								
27-May-08	rad				\$246.31		\$1,750.00	\$1,996.31
9-Jun-08	rad				\$116,353.00	\$9,242.00	\$1,696.67	\$127,291.67
3-Jul-08	rad	\$41,766.00	\$21,944.83	\$13,668.75	\$199,130.25	\$1,333.00	\$4,531.50	\$282,374.33
13-Aug-08	rad		\$16,189.46	\$4,567.50	\$23,757.20		\$4,487.00	\$49,001.16
10-Sep-08	rad	\$31,476.21		\$11,559.00	\$13,109.69		\$6,080.50	\$62,225.40
22-Oct-08	rad	\$28,848.00	\$50,608.45	\$4,400.00	\$27,550.05		\$8,539.50	\$119,946.00
25-Nov-08	rad	\$15,011.39	\$970.20		\$29,546.04	\$368.00	\$6,107.50	\$52,003.13
13-Jan-09	rad			\$56,352.90			\$12,250.50	\$68,603.40
								\$0.00
								\$0.00
Total Disbursed		\$117,101.60	\$89,712.94	\$90,548.15	\$409,692.54	\$10,943.00	\$45,443.17	\$763,441.40
Remaining Disbursable Balance		\$2,561.40	\$6,322.06	\$259,399.85	\$55,441.46	\$71,352.00	\$49,168.22	\$444,244.99

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to \$763,441.40, including all previous payments, to the Developer for work completed on the Project.

Signature: _____

Date: _____

Name: Rick Dorris

Title: Development Engineer