

DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("Agreement") are Redlands Mesa, LLC ("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 Community Development 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 Redlands Mesa, Filing B has been reviewed and approved under Community Development file # PEP-2006-237 ("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 \$ N/A (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.

** Plat Hold name*

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 \$ 123,446.32 (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: November 6, 2006
Completion Date: November 6, 2007

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 \$_____ (Line G1, Exhibit B, Total Improvement Costs).

\$ 123,446.32

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:	Rochelle Mullen	Name -Developer/Company
	Manager of Redlands Mesa Development, LLC	Address (Street and Mailing)
	14301 FNB. PKWY., Suite 115 Omaha, Ne 68154	City, State & Zip Code
	(402) 496-7200	Telephone and Fax Numbers
	(402) 650-1093	
	rmullen@gwrwealth.com	E-mail

Cc:

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

Cc: Community Development 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: Rochelle Mullen

Manager of Redlands Mesa Development, LLC

11/6/06

Developer Rochelle Mullen Date

Name (printed)

Corporate Attest:

Suzanne B. [Signature] 11-6-06

Name Date

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

Kathleen M. Portman 11-22-06
Community Development Dept. Date

6/13/2003

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

EXHIBIT A

EXHIBIT B

IMPROVEMENTS COST ESTIMATE

DATE: November 6, 2006
 DEVELOPMENT NAME: Redlands Mesa Filing 8
 LOCATION: Grand Junction, Colorado

Note: The majority of the cut and fill has been completed on this project

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
A. SANITARY SEWER					
1	8" SDR-35 PVC Main	LF	1303	\$ 60.00	\$ 78,180.00
2	4" C900 Force Main	EA			\$ -
3	4" SDR-35 Service Line	LF	191	\$ 50.00	\$ 9,550.00
4	4" Service Tap	EA	4	\$ 40.00	\$ 160.00
5	Standard Manhole	EA	10	\$ 2,500.00	\$ 25,000.00
6	Drop Manhole	EA			\$ -
7	Connect to Existing Manhole	EA			\$ -
8	Concrete Encasement	LF			\$ -
9	Epoxy Coat Manhole	EA			\$ -
10	8" Cap	EA			\$ -
11	4" Cap	EA			\$ -
Subtotal Part A Sanitary Sewer					\$ 112,890.00
B. DOMESTIC WATER					
1	8" C900 CL150 Main	LF	3156	\$ 45.00	\$ 142,020.00
2	4" C900 CL150 Main	LF	87	\$ 35.00	\$ 3,045.00
3	8" Gatevalve	EA	9	\$ 750.00	\$ 6,750.00
4	4" Gatevalve	EA	3	\$ 450.00	\$ 1,350.00
5	8" Fittings (Including Thrustblocks)	EA	6	\$ 250.00	\$ 1,500.00
6	3/4" Air Release Valve and Vault	EA	1	\$ 2,500.00	\$ 2,500.00
7	8" Cap (Including Thrustblock)	EA	3	\$ 150.00	\$ 450.00
8	4" Cap (Including Thrustblock)	EA	3	\$ 125.00	\$ 375.00
9	Services	EA	2	\$ 1,000.00	\$ 2,000.00
10	3/4" Copper Service Line	LF	94	\$ 19.00	\$ 1,786.00
11	Fire Hydrant with Valve	EA	5	\$ 3,000.00	\$ 15,000.00
12	Air Release Valve	EA	1	\$ 5,000.00	\$ 5,000.00
13	8" Check Valve and 6x6 Vault	EA	1	\$ 7,500.00	\$ 7,500.00
Subtotal Part B - Domestic Water					\$ 189,276.00
C1 STREETS					
1	Subgrade Prep	SY	15286	\$ 2.00	\$ 30,572.00
2	20" Class 6 Aggregate Base Course	SY	6979	\$ 14.00	\$ 97,706.00
3	9" Class 6 Aggregate Base Course	SY	2644	\$ 12.00	\$ 31,728.00

4	7" Class 6 Aggregate Base Course	SY			\$	-
5	6" Class 6 Aggregate Base Course (Under Concrete Only)	SY	5654	\$ 6.00	\$	33,924.00
6	3" Hot Bituminous Paving, Grading	SY	9623	\$ 12.00	\$	115,476.00
7	6.5' Mount. Curb, Gutter & Sidewalk	LF			\$	-
8	3' Mountable Curb & Gutter	LF			\$	-
9	2' Vertical Curb & Gutter	LF	6170	\$ 12.00	\$	74,040.00
10	8" Thick Concrete Corners & Ramps	SY	48	\$ 40.00	\$	1,920.00
11	6" Thick Concrete For Mail Facility	SY			\$	-
12	10' Detached Concrete Sidewalk (4")	LF	3186	\$ 24.00	\$	76,464.00
13	Rock Retaining Walls	FF			\$	-
14	Stop Signs	EA			\$	-
15	Street Signs (Mount on Stop)	EA			\$	-
16	Street Lights	EA	4	\$ 1,100.00	\$	4,400.00
17	End of Road Markers	EA			\$	-
18	Traffic Control	LS			\$	-
					\$	-
					\$	-
C2	BRIDGES					
					\$	-
					\$	-
	Subtotal Part C - Streets and Bridges				\$	466,230.00
D1	EARTHWORK					
1	Mobilization	LS	1	\$ 10,000.00	\$	10,000.00
2	Clearing and Grubbing	SY				
3	Drill/Blast - Road Platform Only	LF	500	\$ 25.00	\$	12,500.00
4	Unclassified Excavation (Unadjusted)	CY	5000	\$ 6.00	\$	30,000.00
5	Unclassified Embankment (Unadjusted)	CY	5000	\$ 6.00	\$	30,000.00
6	On-site Spoil (Unadjusted)	CY				
7	Watering (Dust Control)	LS	1	\$ 12,500.00	\$	12,500.00
8	Silt Fence/Berm	LF	1575	\$ 5.00	\$	7,814.25
9	Outlet Trap	EA	2	\$ 450.00	\$	697.50
10	Inlet Protection	EA	3	\$ 250.00	\$	1,125.00
11	Straw Bails	LF	131	\$ 5.50	\$	1,125.00
12	Mud Traps	EA	2	\$ 500.00	\$	500.00
13	Straw Rolls	LF	400	\$ 5.50	\$	6,336.00
14	Maintenance	LS	1	\$ 5,000.00	\$	5,000.00
D2	REMOVALS AND RESETTING					
1	Removal of Asphalt	SY			\$	-
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	10	\$ 390.00	\$	3,900.00
9	Adjust Valvebox	EA	6	\$ 190.00	\$	1,140.00
10	Relocate or Adjust Utilities	LS			\$	-

D3	SEEDING AND SOIL RETENTION					
1	Sod	SY			\$	-
2	Seeding (Native)	AC	1.7	\$ 1,500.00	\$	2,550.00
3	Seeding (Bluegrass/Lawn)	SY or AC			\$	-
4	Hydraulic Seed and Mulching	SY or AC			\$	-
5	Soil Retention Blanket	SY			\$	-
D4	STORM DRAINAGE FACILITIES					
1	Finish Grading (incl. Channels, Swales, and Ponds)	LS			\$	-
2	12" HDPE	LF			\$	-
3	18" HDPE	LF	96	\$ 45.00	\$	4,320.00
4	12" Concrete Flared End Section	EA			\$	-
5	18" Concrete Flared End Section	EA	1	\$ 600.00	\$	600.00
6	48" Storm Drain Manhole	EA			\$	-
7	Single Curb Opening Storm Drain Inlet	EA	2	\$ 2,000.00	\$	4,000.00
8	6" Rip-Rap	SF	42	\$ 20.00	\$	840.00
9	12" Rip-Rap	SF			\$	-
	Subtotal Part D - Grading and Drainage				\$	29,377.50
E1	IRRIGATION					
1	6" Class 200 IPS Irrigation Pipe	LF	2870	\$ 7.00	\$	20,090.00
2	1.5" Class 200 IPS Irrigation Pipe	LF	258	\$ 5.00	\$	1,290.00
3	1" Service Pipe	LF			\$	-
4	4" Class 200 Sleeve	LF	150	\$ 5.00	\$	750.00
5	6" Fitting With Thrust Block	EA			\$	-
6	2" Fitting With Thrust Block	EA			\$	-
7	Service Riser	EA			\$	-
8	6" Gate Valve	EA	5	\$ 450.00	\$	2,250.00
9	1.5" Gate Valve	EA	6	\$ 250.00	\$	1,500.00
10	3/4" Air Release Valve	EA	1	\$ 1,500.00	\$	1,500.00
E2	LANDSCAPING					
1	Design/Architecture	LS			\$	-
2	Earthwork	CY			\$	-
3	Hardscape Features	LS			\$	-
4	Plant Material & Planting	LS	1	\$ 105,000.00	\$	105,000.00
5	Irrigation System	LS	1	\$ 10,000.00	\$	10,000.00
6	Curbing	LF			\$	-
7	Retaining Walls & Structures	LS			\$	-
8	1 Year Maintenance Agrmnt.	LS			\$	-
9	Topsoil				\$	-
					\$	-
					\$	-

E.	Subtotal Part E - Landscaping and Irrigation				\$ 142,380.00
	Subtotal Construction Costs				\$ 940,153.50
F.	Miscellaneous Items				
1	Construction staking/surveying	%	3.00%	\$ 940,153.50	\$ 28,204.61
2	Developer's inspection cost	%	1.00%	\$ 940,153.50	\$ 9,401.54
3	General construction supervsn	%	3.00%	\$ 940,153.50	\$ 28,204.61
4	Quality control testing	%	2.00%	\$ 940,153.50	\$ 18,803.07
5	Construction traffic control	%			\$ -
6	City inspection fees	%	0.50%	\$ 940,153.50	\$ 4,700.77
7	As-builts	%	2.00%	\$ 940,153.50	\$ 18,803.07
8	Dry Utility Trenching	LF	6000	\$ 30.00	\$ 180,000.00
9	Dry Utility Sleeves	LF	516	\$ 12.00	\$ 6,192.00

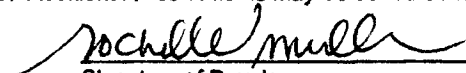
% = Percentage of total site construction costs

E	Subtotal Part F - Miscellaneous Items				\$ 294,309.65
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G.	COST SUMMARY				
1	Total Improvement Costs				\$ 1,234,463.15
2	City Security (10%)				\$ 123,446.32
3	Total Guarantee Amount				\$ 1,357,909.47

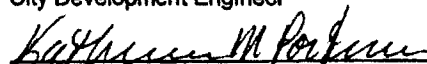
NOTES

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.

 11.6.06
 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.

 11/28/06
 City Development Engineer Date

 11-22-06
 Community Development Date



PUBLIC WORKS & PLANNING

April 14, 2011

BrightStar Redlands Mesa Development, LLC
Attn: Mr. Bill Keogh
2173 Salk Ave
Carlsbad, CA 92008

RE: Notice of Final Acceptance
Project Name: Redlands Mesa Filing 8
Project Number: PR-2010-55
Plan Number: PFP-2006-237
DIA Number: DIA-2011-603

The City has conducted a warranty inspection of the Project and any needed follow-up inspections. The public infrastructure improvements have been found to be in satisfactory condition. All requirements for Final Acceptance of the Project have been fulfilled. The Developer's warranty obligations, for all materials and workmanship, have concluded and are hereby released.

The following public improvements are accepted for future maintenance by the City:

Public streets:

- All public streets as shown on the project plans.

Storm drainage system:

- All storm drain pipes, inlets and manholes within the public right-of-way

Water distribution system:

- N/A - All water mains are within Ute Water jurisdiction

Sanitary sewer:

- All sewer mains and manholes within the public right-of-way

The City Planner will release the Development Improvements Agreement, the Maintenance Agreement and any financial security attached to the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Hahn".

Eric Hahn, PE
Development Engineer

EC: Lori Bowers, Senior Planner
Leslie Ankrum, Senior Administrative Asst.
Mark Barslund, Development Inspector
Doug Thies, PE, River City Consultants

Ed Tolen, Ute Water
Chris Spears, Streets Supervisor
Larry Brown, Wastewater Maint. Supervisor

Grand Junction

PUBLIC WORKS & PLANNING

April 14, 2011

BrightStar Redlands Mesa Development, LLC
Attn: Mr. Bill Keogh
2173 Salk Ave
Carlsbad, CA 92008

RE: Notice of Final Acceptance
Project Name: Redlands Mesa Filing 8
Project Number: PR-2010-55
Plan Number: PFP-2006-237
DIA Number: DIA-2011-603

The City has conducted a warranty inspection of the Project and any needed follow-up inspections. The public infrastructure improvements have been found to be in satisfactory condition. All requirements for Final Acceptance of the Project have been fulfilled. The Developer's warranty obligations, for all materials and workmanship, have concluded and are hereby released.

The following public improvements are accepted for future maintenance by the City:

Public streets:

- All public streets as shown on the project plans.

Storm drainage system:

- All storm drain pipes, inlets and manholes within the public right-of-way

Water distribution system:

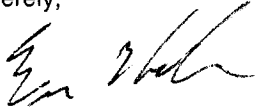
- N/A - All water mains are within Ute Water jurisdiction

Sanitary sewer:

- All sewer mains and manholes within the public right-of-way

The City Planner will release the Development Improvements Agreement, the Maintenance Agreement and any financial security attached to the project.

Sincerely,



Eric Hahn, PE
Development Engineer

EC: Lori Bowers, Senior Planner
Leslie Ankrum, Senior Administrative Asst.
Mark Barslund, Development Inspector
Doug Thies, PE, River City Consultants

Ed Tolen, Ute Water
Chris Spears, Streets Supervisor
Larry Brown, Wastewater Maint. Supervisor



RELEASE MEMORANDUM
City of Grand Junction
Public Works & Planning Department
Project: PR-2010-55
Plan: PFP-2006-237
DIA Number: DIA-2011-603

This Release relates to a Development Improvements Agreement dated November 06, 2006, by and between Redlands Mesa, LLC, (Developer) and the City of Grand Junction, pertaining to Redlands Mesa Filing 8 (Project), located at Redlands Mesa, Grand Junction, CO .


WHEREAS, the Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of a Development Improvements Agreement and/or Maintenance Guarantee and provision of a Guarantee, and;

WHEREAS, the City of Grand Junction and other agencies possessing 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, duly representing their agencies, possessing and representing by their signatures affixed hereto, that they possess sufficient authority to accept improvements and may release the Development Improvements Agreement and/or Maintenance Guarantee, pertaining to the improvements under their jurisdiction, do accept, sign and release said Development Improvements Agreement and/or Maintenance Guarantee.

City Engineer:  Date: 4/14/11
City Planner:  Date: April 14, 2011

In acknowledgement with the above signatures, I hereby certify that the improvements as specified in the Development Improvements Agreement and/or Maintenance Guarantee have been completed and accepted in accordance with the provisions of the Grand Junction Zoning and Development Code, and are hereby released, subject to the required warranty period.

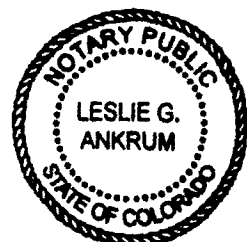
 Date 4.14.11
Public Works & Planning Department

The foregoing instrument was executed before me this 14th of April, 2011, by Greg Moberg, of the Public Works & Planning Department for the City of Grand Junction, Colorado.

Witness my hand and official seal:


Leslie G. Ankrum, Notary Public

My commission expires on: 8/21/2013



My Commission Expires 08/21/2013