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**CASTLE PARK WEST 1ST AMENDMENT
SUBDIVISION IMPROVEMENTS AGREEMENT**

DC9667860

DATE: November 29, 1996.

PARTIES: TOWN OF CASTLE ROCK, a Colorado municipal corporation ("Town"), 680 N. Wilcox Street, Castle Rock, Colorado 80104.

RAY SHELTON, SHIRLEY K. SHELTON, J. RALPH MURPHY, ROBERT P. MURPHY, TOM A. MURPHY, STEPHANIE M. MURPHY, EVA M. MURPHY, AND CHARLOTTE M. MURPHY, (collectively, "Subdivider") c/o Ray Shelton Construction, 1060 W. Littleton Boulevard, Littleton, Colorado 80120.

RECITALS:

A. Subdivider desires to plat and subdivide certain property within the Town known as Castle Park West 1st Amendment, a Replat of Lots 15-19, Castle Park West (the "Subdivision"), more particularly described in the attached *Exhibit 1* (the "Property").

B. The subdivision regulations within the Castle Rock Municipal Code require that the Subdivider enter into this Agreement for the purpose of securing the timely construction of public improvements necessary to provide public utilities and services to the Subdivision. In addition, the parties have identified the need to address certain other issues concerning development of the Subdivision.

C. This Agreement is intended to protect the Town from any liability or cost which may result from the failure of the Subdivider to complete construction of such public improvements to Town standards. This Agreement is not made for the benefit of materialmen, laborers, or others providing work, service or material to improvements on the Property.

COVENANTS:

NOW, THEREFORE, in consideration of these mutual promises, the parties agree and covenant as follows:

1. Public Improvements. For the purposes of this Agreement, public improvements are defined as the water, wastewater, stormwater drainage, transportation and landscaping or other systems or infrastructure required to be constructed by Subdivider under applicable Town regulations to serve the Subdivision (whether on-site or off-site), which upon their completion are to be dedicated by Subdivider to Town for

operation and maintenance by the Town (the "Improvements). The specifications for the Improvements are set forth in the approved preliminary plat (inclusive of the technical reports and addenda) for the Subdivision (the "Plans").

The following Improvements are to be constructed with the first development on the Property:

- (a) a 6" vertical curb and gutter is to be constructed along the entire length of the property adjacent to Park Street;
- (b) a triangular-shaped restriction median and appropriate signs shall be constructed as part of the right-in/right-out access to Park Street at the common lot line of lot 1 and 3;
- (c) a handicap sidewalk corner is to be installed at the intersection of Wolfensberger Road and Park Street;
- (d) a street light located on Park Street approximately equidistant between Wolfensberger Road and Eighth Street; and
- (e) asphalt required to widen Park Street adjacent to the Property. Subdivider shall be entitled to recover from the Town, Street Oversizing fees paid upon individual lot development on the Property in an amount not to exceed Subdivider's actual costs of additional asphalt, as evidenced by Subdivider's invoice of actual costs.

It shall be the obligation of Subdivider to apportion the cost of such Improvements to the individual lots through separate private agreements.

The following Improvements are to be constructed with the development of each lot prior to the issuance of any building permit on such lot:

- (a) the 5' detached sidewalk along Wolfensberger Road is to be repaired;
- (b) a 5' detached sidewalk is to be constructed along the entire length of the property adjacent to Park Street; and

The following Improvements are to be constructed at such time the one-foot outlot as described in the attached *Exhibit 2* ("Outlot") comes into public ownership:

- (a) a 5' detached sidewalk is to be constructed along the entire length of the property adjacent to Eighth Street;
- (b) a handicap sidewalk corner is to be installed at the intersection of Park

Street and Eighth Street; and

- (c) a 6" vertical curb and gutter is to be constructed along the entire length of the property adjacent to Eighth Street.

2. Construction of Improvements. The Improvements shall be constructed in strict accordance with the Plans, or to the extent not otherwise provided in the Plans, in accordance with applicable Town ordinances, rules and regulations. Subdivider must commence construction of the Improvements within six (6) months of the recordation of the final plat for the Subdivision in the office of the Douglas County Clerk and Recorder and complete construction within one (1) year of plat recordation. Subdivider's obligation to commence and complete construction of the Improvements is effective with recordation of the final plat of the Subdivision and is not conditioned on the commencement of construction of private improvements or the sale of lots or tracts within the Subdivision. In the event Subdivider fails to timely construct the Improvements, the Town, at its option, may declare an event of default as specified in section 7(a), below. In the event of such default, Town shall have no obligation to issue land use approvals (including building permits).

3. Acceptance. Upon substantial completion of the Improvements, Subdivider may request inspection of such Improvements. Town shall make inspection within five (5) working days of the date Subdivider requests final inspection, and Town shall notify Subdivider of non-conforming work within five (5) working days after the inspection is made. Subdivider shall have 30 days from the date of receipt of Town's inspection report to remedy the non-conforming work unless the remedial work is delayed due to weather conditions, in which event the work shall be completed as soon as reasonably feasible thereafter. With cure of non-conforming work and final acceptance of the Improvements by Town, Subdivider shall promptly convey its interest in the Improvements by document in the form attached as *Exhibit 3*.

4. Improvements Security. In accordance with Town regulations, Subdivider shall provide Town with a letter of credit or cash escrow deposit approved by the Town Attorney in the amount of 100% of the estimated construction cost of the Improvements (the "Security"), as a condition to Town's obligation to issue any permits for construction of Improvements. The purpose of the Security is to provide Town with the financial resources to mitigate any public health and safety hazards and/or regrade and revegetate the Property and/or complete construction of any of the Improvements, should Subdivider default in its obligation to complete the Improvements. With Town's acceptance of the Improvements, the Security shall be reduced to 15% of the actual construction cost of the Improvements to secure Subdivider's warranty on the Improvements during the warranty period, commencing with acceptance of the Improvements.

5. Water Rights Conveyance. Concurrently with recordation of this Agreement, Subdivider shall tender to Town a quit claim deed for all water rights underlying the

Property.

6. Financial Participation. Development of the Property will impact the intersection of Wolfensberger Road and Park Street. Based upon traffic impact studies and assuming exclusively retail uses, the Property shall participate in the funding of intersection traffic signalization in an amount based on the overall traffic volume of the intersection, the cost of signalization, and the proportionate share of new traffic generated by development of the Property, as calculated by Town. Payment shall be due on an incremental, per lot, basis prior to building permit approval, or thereafter upon Town's completion of final traffic analysis and signal design/cost estimate. If the Property is proposed for non-retail uses, the assessment shall be recalculated taking into account such non-retail uses in accordance with the above-stated methodology and analysis.

7. Default. The following occurrences constitute a default by the Subdivider:
- a. Failure to commence or complete construction of the Improvements within the time periods prescribed in section 2 above;
 - b. Failure to cure the defective construction of any Improvement within the applicable cure period;
 - c. Failure to perform required work within the Subdivision for a period of more than 90 consecutive days except when such delay is due to adverse weather, material unavailability, or other circumstances beyond the control of Subdivider;
 - d. Subdivider's insolvency, the appointment of a receiver for the Subdivider or the filing of a voluntary or involuntary petition in bankruptcy respecting the Subdivider;
 - e. Subdivider has breached, or caused a breach of any other provision of this Agreement.

As a condition to Town's right to exercise its remedies for default, Town shall give written notice to Subdivider of the occurrence of an event of default. Subdivider shall have 20 calendar days from the receipt of such notice to cure the default. If timely cure of the noticed default(s) is not accomplished, Town shall thereafter be entitled to pursue its remedies against Subdivider.

8. Town's Rights Upon Default. When any event of default occurs and has not been timely cured, the Town may:

- a. call the Security, in accordance with its terms, and apply the Security

for site remediation and/or completion of the Improvements as authorized in section 4. Subdivider grants to Town and, if applicable, the surety, and their employees, agents and contractors, a non-exclusive right and easement to enter onto the Property for the purpose of site remediation and/or constructing the Improvements;

- b. suspend Subdivision approval on the Property if Improvements have not been completed and in such event Town may withhold issuance of building permits, certificates of occupancy and tap connection and record a notice of non-compliance with this Agreement in the public records to provide record notice of Subdividers' default; and
- c. bring suit against Subdivider for money damages and/or equitable relief for breach of the Agreement.

9. Indemnification. Subdivider indemnifies and holds the Town harmless from and against all claims, costs and liability 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 construction or repair of the Improvements.

10. No Waiver. No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both Town and Subdivider, nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The Town's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Subdivider or the acceptance of any Improvement.

11. Attorney's Fees. Should either party be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. If the court awards relief to both parties, each will bear its own costs in their entirety.

12. Scope. This Agreement constitutes the entire agreement between the parties and no statement, promise, or inducement that are not contained in this Agreement will be binding on the parties.

13. Notice. Any notice required or permitted by this Agreement will be deemed effective when personally delivered in writing or by facsimile, or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified, and return receipt requested, and addressed as follows:

if to Subdivider: Ray Shelton, Shirley K. Shelton,
J. Ralph Murphy, Robert P. Murphy
Tom A. Murphy, Stephanie M. Murphy
Eva M. Murphy, Charlotte M. Murphy
c/o Ray Shelton Construction
1060 W. Littleton Boulevard
Littleton, CO 80120

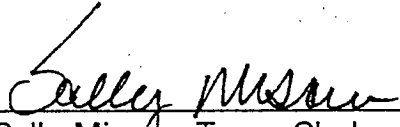
if to Town: Town of Castle Rock
Attn: Town Attorney
680 N. Wilcox Street
Castle Rock, CO 80104

14. Recordation. This Agreement shall be recorded with the Clerk and Recorder's Office of Douglas County, Colorado and shall be binding upon the assigns, successors, and grantees of Subdivider in the same manner as if such third parties were signatories to this Agreement.

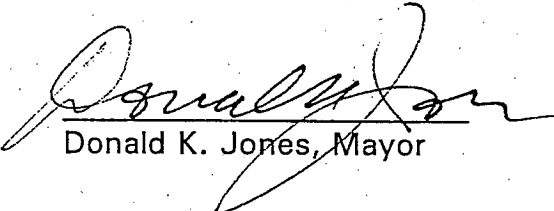
15. Immunity. Nothing contained in this Agreement constitutes a waiver of the Town's sovereign immunity under any applicable state law.

ATTEST:

TOWN OF CASTLE ROCK

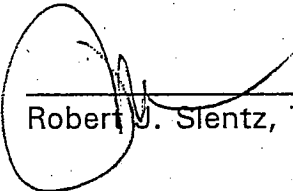


Sally Misare, Town Clerk



Donald K. Jones, Mayor

Approved as to form:



Robert J. Slentz, Town Attorney

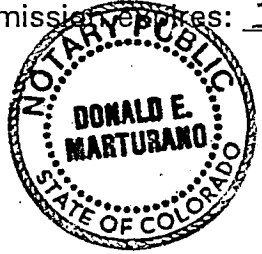
J. Ralph Murphy
J. Ralph Murphy

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 29TH
day of NOVEMBER, 1996 by J. Ralph Murphy.

Witness my official hand and seal.
My commission expires: JUNE 9 1997

(SEAL)



Donald E Marturano
Notary Public

Robert P. Murphy
Robert P. Murphy

Robert P. Murphy
Robert P. Murphy as Attorney-in-Fact for Charlotte M. Murphy

Robert P. Murphy
Robert P. Murphy as Attorney-in-Fact for Stephanie M. Murphy

Robert P. Murphy
Robert P. Murphy as Attorney-in-Fact for Tom A. Murphy

Robert P. Murphy
Robert P. Murphy as Attorney-in-Fact for Eva M. Murphy

9667860 - 12/04/96 11:33 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1391 - P1277 - \$60.00 - 8/ 12

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 29TH
day of NOVEMBER, 1996 by Robert P. Murphy, individually, for himself, and
Robert P. Murphy, as attorney-in-fact for: Charlotte M. Murphy, Stephanie M. Murphy,
Tom A. Murphy and Eva M. Murphy.

Witness my official hand and seal.
My commission expires: JUNE 9 1997

(SEAL)



Donald E. Marturano
Notary Public

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November 26, 1996

9667860 - 12/04/96 11:33 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1391 - P1278 - \$60.00 - 9/ 12

EXHIBIT 1

Lots 1-4, Castle Park West 1st Amendment, a Replat of Lots 15-19, Castle Park West, County of Douglas, State of Colorado.

EXHIBIT 2

Outlot A, Castle Park Mobile Homes, according to the plat recorded August 13, 1974 under Reception No. 172890, Town of Castle Rock, County of Douglas, State of Colorado.

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B1391 - P1279 - \$60.00 - 10/ 12

(EXEMPLAR - NOT FOR EXECUTION)

EXHIBIT 3
PUBLIC IMPROVEMENTS CONVEYANCE AND ACCEPTANCE

TRANSFEROR: _____

TRANSFeree: Town of Castle Rock, a municipal corporation ("Town")
680 North Wilcox Street
Castle Rock, Colorado 80104

Transferor has caused to be constructed certain public improvements and facilities described in the attached Exhibit A (the "*improvements*"), as required by Town to serve (ADD SUBDIVISION NAME). Town will assume the obligation for maintenance and operation of the *improvements*, located in rights-of-way, easements or other real property owned by Town, upon the conveyance of the *improvements* to Town.

THEREFOR, Transferor grants, conveys and transfers to Town all its interest (real or personal) and title to the *improvements* subject to the following:

1. Transferor warrants to Town that Transferor has a good title to the *improvements*, free and clear of any lien, claim or right of any third party in or to the *improvements*, and Transferor will defend Town's title to the *improvements* against the claim of any third party.
2. Transferor warrants that the *improvements* are located within the easement, right-of-way or other real property interest designated by the Town for siting of the *improvements*. Town acknowledges receipt of as-built drawings of the *improvements* dated _____.
3. Transferor warrants that, as constructed, all *improvements* are in conformance with the current Town of Castle Rock standards and the approved construction plans, and are free from defects in design, material or workmanship. This warranty is for a period of one year commencing with the date of acceptance made below.
4. Transferor represents that the approximate amount of direct costs of construction of the *improvements* (excluding engineering, financing, insurance, etc.), as determined in accordance with usual and customary construction accounting practices is as follows:

Water _____

