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FIDELITY NATIONAL TITLE
4643 S ULSTER ST #500
SHAWN COPLEN
DENVER, CO 80237

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\$91.00
Arapahoe County CO Matt Crane, Clerk &
Recorder

City of Littleton
SUBDIVISION IMPROVEMENT AGREEMENT

THIS SUBDIVISION IMPROVEMENT AGREEMENT (this "Agreement") made and entered into this 3rd day of December, 2013, by and between KJL Investments, LP, a Texas Limited Partnership and Nye Corporation, a Nevada corporation (collectively "Developer"), and the City of Littleton, a municipal corporation, State of Colorado, (the "City"). Developer and the City are collectively referred to as the "Parties".

WITNESSETH:

WHEREAS, Developer is the owner of certain real property located within the City (the "Property"), which is more particularly described on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, Developer has presented a final subdivision plat for the Property ("Subdivision Plat"), which is expected to be approved by the City at the time of, and in connection with, approval of this Agreement by the City; and

WHEREAS, the City and Developer agree that the development of the Property will require the installation of certain public improvements, which are primarily of benefit to the Property and not to the City as a whole; and

WHEREAS, the City and Developer mutually acknowledge and agree that the matters set forth herein are reasonable requirements to be imposed by the City, and that such matters are necessary to protect, promote, and enhance the public welfare; and

WHEREAS, the City and Developer desire to execute an agreement to provide for completion of the public improvements and to specifically define the rights and obligations of the parties;

NOW, THEREFORE, the City and Developer agree as follows:

1. Recitals. The foregoing recitals are incorporated herein as material representations and acknowledgements of the parties.
2. Representations. All representations of Developer made in its application shall be considered conditions of approval with which Developer shall comply, except as expressly provided otherwise in, or necessarily implied by, this Agreement.
3. Final Subdivision Approval as Condition. The obligation of Developer to construct and complete the Public Improvements, as defined below, is conditioned upon and shall arise only upon approval and recordation of the Subdivision Plat by the City.

OPINION OF PROBABLE CONSTRUCTION COST

PUBLIC AND UTILITIES IMPROVEMENTS
THE MEADOWS AT PLATTE VALLEY
EXHIBIT B

Date: December 3, 2013

Public Improvements

Item Description	Quantity	Unit	Unit Price	Total
Mineral Ave and Mineral Dr curb cuts	1	LS	\$ 10,000.00	\$ 10,000
Mineral Ave 9 foot detached walk	855	SY	\$ 40.00	\$ 34,200
Platte Canyon Road 9 foot detached walk	510	SY	\$ 40.00	\$ 20,400

Public Street Improvements

\$ 64,600

On-site Water Improvements

Item Description	Quantity	Unit	Unit Price	Total
Connect to existing waterlines	2	EA	\$ 2,500.00	\$ 5,000
4" DIP Fire Service	615	LF	\$ 40.00	\$ 24,600
8" PVC Water	3240	LF	\$ 50.00	\$ 162,000
4" Gate Valve	20	EA	\$ 900.00	\$ 18,000
8" Gate Valve	18	EA	\$ 1,800.00	\$ 34,200
8" Tee	13	EA	\$ 1,000.00	\$ 13,000
11-1/4 Deg Bend w/ Kickblock	8	EA	\$ 100.00	\$ 800
22-1/2 Deg Bend w/ Kickblock	8	EA	\$ 150.00	\$ 1,200
45 Deg Bend w/ Kickblock	5	EA	\$ 200.00	\$ 1,000
Fire Hydrant Assembly	8	EA	\$ 2,500.00	\$ 20,000
12"X8" Reducer	1	EA	\$ 2,000.00	\$ 2,000
Temporary Blowoff	1	EA	\$ 2,500.00	\$ 2,500
2" Type K Copper Service	705	LF	\$ 50.00	\$ 35,250
2" Water Meters	11	EA	\$ 5,000.00	\$ 55,000
Water Services	11	EA	\$ 1,500.00	\$ 16,500

On-site Water Improvements Subtotal

\$ 391,050

On-Site Sanitary Sewer

Comment: Southwest Metropolitan Sanitation District

Item Description	Quantity	Unit	Unit Price	Total
8" PVC Sanitary Sewer (0'-12')	1788	LF	\$ 40.00	\$ 71,520
8" C900 Sanitary Sewer (0'-12')	490	LF	\$ 50.00	\$ 24,950
4" PVC	120	LF	\$ 25.00	\$ 3,000
6" PVC Sanitary Service	290	LF	\$ 30.00	\$ 8,700
6" C900 Sanitary Service	20	LF	\$ 35.00	\$ 700
4' ID Sanitary Manhole (0'-12')	14	EA	\$ 2,500.00	\$ 35,000
45 Deg Bend	2	EA	\$ 200.00	\$ 400
Cleanouts	16	EA	\$ 100.00	\$ 1,600

On-Site Sanitary Sewer Subtotal

\$ 145,870

On-Site Storm Drainage and Erosion Control

Comment: All storm drainage, water quality, and erosion control improvements shall be privately owned and maintained

Item Description	Quantity	Unit	Unit Price	Total
4" PVC Storm Sewer	565	LF	\$ 10.00	\$ 5,650
6" PVC Storm Sewer	3185	LF	\$ 15.00	\$ 47,775
8-inch Dia Area Drain	46	EA	\$ 25.00	\$ 1,150
12-inch Dia Area Drain	2	EA	\$ 35.00	\$ 70
15" RCP Storm Sewer	258	LF	\$ 50.00	\$ 12,900
16" HDPE Storm Sewer	113	LF	\$ 40.00	\$ 4,520
18" HDPE Storm Sewer	744	LF	\$ 50.00	\$ 37,200
20" HDPE Storm Sewer	198	LF	\$ 60.00	\$ 11,880
24" HDPE Storm Sewer	875	LF	\$ 65.00	\$ 43,875
30" HDPE Storm Sewer				

sewer mains by construction debris from the Property shall be the responsibility of Developer.

b. Storm Drainage.

- i. Developer shall install and maintain required erosion control measures (such as straw bales and silt fences) per the approved Erosion and Sediment Control Plan prepared by Developer to protect adjoining properties from silt and sediment deposition until vegetation has progressed to a state to deem such measures unnecessary.
- ii. Developer's engineer will certify, as requested by the City, that phased erosion and sediment control measures are completed according to the approved Erosion and Sediment Control Plan. Resolution of problems associated with the storm drainage system due to erosion and sediment deposits or clogging by construction debris shall be the responsibility of Developer.

c. Traffic Signalization. [intentionally omitted]

d. Undergrounding Utility Lines.

- i. The developer shall relocate and underground all overhead utility lines adjacent to the Property along South Platte Canyon Road.

e. Streets. [intentionally omitted]

f. Landscaping. [intentionally omitted]

3. Site Development Plan/Private Improvements

Prior to the City's issuing any building permits the Developer must obtain approval of a Site Development Plan from the City. The Site Development Plan must be accompanied by a phasing plan which defines all private improvements. The private improvements, may include, but shall not be limited to, landscaping, irrigation systems, retaining walls, drainage facilities, streets, parking areas, and trash enclosures. All private improvements shall be installed in a particular phase prior to the issuance of a Certificate of Occupancy for a building in that phase.