

SUBDIVISION IMPROVEMENTS AGREEMENT
HOMESTEAD AT STERLING RANCH FILING NO. 1, a Replat of Tract G, Sterling Ranch Filing No. 1

THIS AGREEMENT, made between **SR LAND, L.L.C.**, (the "Subdivider") and **STERLING RANCH METROPOLITAN DISTRICT NO. 1** (the "District") and **EL PASO COUNTY**, by and through the Board of County Commissioners of El Paso County, Colorado (the "County") shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat of Homestead at Sterling Ranch Filing No. 1 Subdivision ("Filing No. 1") and the District wish to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

WHEREAS, pursuant to the same authority, the Subdivider is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibit A attached hereto and incorporated herein; and

WHEREAS, Filing No. 1 is replat of Tract G, Sterling Ranch Filing No. 1, located within Sterling Ranch, a new 1,443 acre master planned community; and

WHEREAS, the Subdivider wishes to provide collateral to guarantee performance of this Agreement including construction of the above referenced improvements by means of irrevocable letter of credit.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider, the District and the County agree as follows:

1. The Subdivider and District agree to construct and install, at their sole expense, all of those improvements as set forth on Exhibit A attached hereto. Such obligation shall be joint and several unless otherwise set forth herein. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM. Security and collateral shall be posted in the form of an irrevocable letter of credit from _____ in the amount of _____.
2. Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration

of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider allows collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on Exhibit A have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by the Board of County Commissioners is required.

3. No lots in the subdivision or, if constructed in phases, in any phase thereof, shall be sold, conveyed or transferred, whether by deed or by contract, nor shall building permits be issued until and unless the required improvements for the subdivision or the particular phase thereof have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the subdivision or, if constructed in phases, in any phase thereof, may be sold, conveyed or transferred and/or have building permits issued upon receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements, identified by phase if applicable, in the Attached Exhibit A.
4. The Subdivider and District agree that all of the public improvements to be completed as identified in Exhibit A shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
5. All improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 24 (twenty four) months from the date of notice to proceed in the Construction Permit for the Subdivision, or phase of the Subdivision. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision or Subdivision phase may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional request for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.

6. The Subdivider and District agree, and the parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, posting of appropriate Warranty collateral at that time, and a 2 year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.
7. It is further mutually agreed pursuant to the provisions of Section 30-28-137(3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of Article 28 of Title 30, Colorado Revised Statutes. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or other otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
8. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.
9. The Subdivider agrees to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the subdivision is vested with the Subdivider.
10. The County agrees to approval of the final plat of the Branding Iron at Sterling Ranch Filing No. 1 Subdivision subject to the terms and conditions of this Agreement.

Should similar language from the Filing No. 1 SIA be brought in to this plat's SIA?

6d. Vollmer Road: With respect to the Vollmer Road improvements described in Exhibit A, the parties agree that the addition of two lanes to the existing two lane cross section shall be required completed no later than three years from the date of recording of Filing No. 1. In the event that any portions of the four-lane cross section of Vollmer Road are not completed within the three-year time period, collateral sufficient in the opinion of

Should the Interim Improvements identified in the TIS be identified in the SIA?

11. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.

12. This Agreement shall take effect on the date of approval of the Final Plat by the Board of County Commissioners.

13. The Subdivider agrees for itself and its successors and assigns that Subdivider and/or its said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program at or prior to the time of building permit application. In the event that the Road Impact Fee Program does not include fees for traffic signals at the intersections of Marksheffel Road/Vollmer Road and Briargate Boulevard/Vollmer Road at the time of the recording of this Homestead at Sterling Ranch Filing No. 1 plat, the Subdivider and County agree to enter into an escrow agreement assuring that the traffic impacts from the Subdivision upon the future need for signals at these two intersections have been adequately addressed.

Should the standard note be used and then a note after or is the CAO ok with this format?

18. An escrow agreement, including a financial assurance estimate for the offsite improvements to Vollmer Road, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed at the time of any subsequent final plat or replat within the Sterling Ranch development. A fair share contribution based on proportional calculated traffic generation shall be deposited for each plat or replat within the Sterling Ranch development.

do hereby set their hands and seals the day

BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

(Date Final Plat Approved)

By: _____, Chairman

ATTEST:

President

County Clerk and Recorder

STERLING RANCH METROPOLITAN DISTRICT NO. 1

By: _____
James Morley, President

Land Owner (check to see if conveyance has happened)

SR LAND, LLC

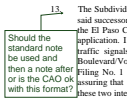
By: _____
Its Manager

Markup Summary

dsdparsons (7)

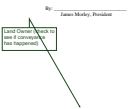


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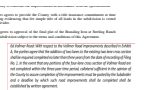
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Land Owner (check to see if conveyance has happened)

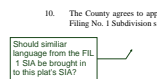


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President



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Should similar language from the FIL 1 SIA be brought in to this plat's SIA?



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Should the Interim Improvements identified in the TIS be identified in the SIA?