



\*W3243739\*

**SUBDIVIDER'S ESCROW AGREEMENT**

Agreement made this 15 day of June, 2022,

between North Ogden City, a municipal corporation of the State of Utah,

located in Weber County, Utah, (the "City"), and **Valeo Management Corporation**

of **Weber County, Utah**, (the "Subdivider") and **Old Republic Title Insurance Company**,

**of Weber County, Utah** (the "Escrow Agent").

## RECITALS

1. City and Subdivider have entered into a Developer's Agreement, dated 15<sup>th</sup> of June, 2022, attached hereto as Exhibit A, for the subdivision and construction of improvements on certain land located in the City to be known as **Northview Estates Subdivision, Phase 8** and has requested formal approval and acceptance thereof by the North Ogden City Council.

2. Due to financial limitations, the Subdivider is unable to install the improvements required by the Subdivision Ordinance of the City upon the entire proposed subdivision. Subdivider has, therefore, requested the City to permit development of the Subdivision in accordance with the Subdivision Ordinance of the City whereby the Subdivider may make payments upon the proposed subdivision by filing necessary deposits in escrow to cover the improvements.

3. Subdivider now desires to enter into this Escrow Agreement as security for his compliance with the ordinances, rules, regulations, requirements, and standards of the City and of the Developer's Agreement.

## AGREEMENT

NOW THEREFORE, the Parties hereto mutually agree as follows:

1. Appointment of Escrow Agent. **Old Republic Title Insurance Company** is hereby appointed Escrow Agent, and as Escrow Agent shall hold, in a separate escrow account, the sum reflected in paragraph 2 hereof, subject to the terms and conditions hereinafter set forth.

2. Deposits in Escrow. The Subdivider shall deposit with Escrow Agent the sum of **\$699,004.11** representing 110% of the entire cost of all improvements enumerated in paragraph 2 of the Developer's Agreement, a copy of which is attached hereto, marked Exhibit A and incorporated herein by this reference. The cost of the improvements shall be determined by the City Engineer for each off-site improvement item.

3. Application of Escrow Funds. It is agreed by all parties to this agreement that the sum of money indicated in paragraph 2 of this agreement shall be used exclusively for the purposes of paying for the costs of materials and the construction and installation of all improvements required by the City Subdivision Ordinance. The undersigned further agrees that the money held in the Escrow Account shall be distributed to appropriate contractors and subcontractors only upon written authorization by an authorized officer of the City. Such written authorization shall be made upon the City stationary and will bear the City's corporate seal indicating review and approval by the City.

4. Retention of Escrow Funds. A sum equal to 10% of the escrowed amount or **\$63,545.83** shall remain with the Escrow Agent for a period of one year after conditional acceptance by the City, pursuant to the terms of Exhibit A.

5. Application and Return of 10% Security. All demands by the City to perform corrections or completion of improvements, if not performed or completed in accordance with City Ordinance, rules and regulations, shall be made by certified mail, with a copy also sent to the Escrow Agent. If the defect

or default is not corrected or improvements completed within 30 days following service of such demand, the City may recover the defect or complete improvements and charge the Subdivider such costs, unless Subdivider requests in writing, served by certified mail, with a copy likewise served upon the Escrow Agent by certified mail, a hearing before the North Ogden City Council within the aforementioned 30 day period of time respecting the alleged defects or incompleteness. The Escrow Agent, upon receiving reasonable proof from the City of the defect and that the City has incurred the cost of correcting the defect, pay to the City from the Escrow Account the cost of correcting the defect, and the Escrow Agent shall be held harmless by the parties for its payments to the City.

6. Release of Escrow. One year after the accepted improvements and the improvements remain substantially free from latent defects, the City shall certify such fact to the Escrow Agent, who shall release to the Subdivider any money still held in the Escrow Account and the Escrow Agent shall be discharged of its obligations to the City.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

NORTH OGDEN CITY, a  
Municipal Corporation,  
State of Utah


By:   
Mayor



Attest:



City Recorder




By:   
Subdivider (sign with Notary  
on next page)

  
By:   
Escrow Agent (sign with  
Notary on next page)

Name: Mike Hendry  
Phone: (801)479-1191  
Email: michael@mvte.com

Approved as to Form:

  
North Ogden City  
Attorney

State of Utah }

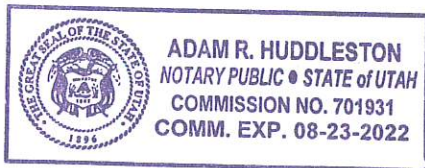
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County of WEAVER }

On this 15 day of JUNE, 2022, personally appeared

before me, CECIL SAMPETHWAITE, proved to me

on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to on this instrument and acknowledged that he/she/they executed the same.



Notary Public

State of Utah }

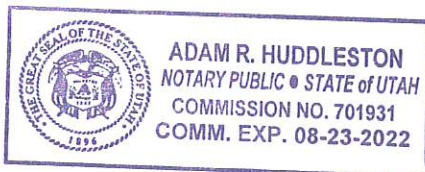
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County of WEBER }

On this 15 day of JUNE, 2022, personally appeared

before me, MICHAEL L. HENDRIX, proved to me

on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to on this instrument and acknowledged that he/she/they executed the same.



Notary Public

# Exhibit A

## DEVELOPER'S AGREEMENT WITH NORTH OGDEN CORPORATION

This Agreement entered into this 15 day of June, 2022, **Valeo Management Corporation**, County of Weber, State of Utah, or its assigns, hereinafter referred to as Developer, and **NORTH OGDEN CITY CORPORATION**, a municipal corporation of the State of Utah located in Weber County, hereinafter referred to as the City, hereby agrees as follows:

1. FINAL. Developer has obtained approval of a final plat from North Ogden City for the subdivision of, and construction of improvements on, certain land in North Ogden City to be known as **Northview Estates Subdivision, Phase 8**. The Developer has presented to the North Ogden City Planning Commission and the North Ogden City Council a proposed final plat for the subdivision of, and construction of improvements, on the subdivision. On **May 24, 2021**, a Notice of Decision was sent and is attached hereto for convenience as Exhibit "1" (the "Notice of Decision"). As consideration for the granting of said approval and acceptance, Developer has agreed and does now agree to the provisions hereof and all other ordinances of North Ogden City.

2. COMPLIANCE WITH SUBDIVISION STANDARDS. Developer agrees to comply with all of the ordinances, rules, regulations, requirements and standards of the City with respect to the construction and completion of said subdivision, and particularly to install and complete all of the off-site improvements required, within the time hereinafter stated, including but not limited to the following:

- A. Rough grading and finish grading and surfacing of streets.
- B. Curbs, gutters, waterways, and driveway approaches.
- C. Sanitary sewers, including laterals to property line of each lot.
- D. Street drainage and drainage structures.
- E. Water lines, including laterals to each property line of lot.
- F. Fire hydrants.
- G. Sidewalks and walkways.
- H. Traffic control signs.
- I. Street signs with numbers.
- J. Screening when required.
- K. Chip and seal coat on new streets.
- L. Monuments.
- M. Fencing.
- N. Pressure irrigation, including laterals to each property line of lot.
- O. 10% Contingency Fund.

Said improvements and any others designated shall be done according to the specifications and requirements of the City. All work shall be subject to the inspection of North Ogden City and any questions as to conformity with the City specifications or standards or as to the technical sufficiency of the work shall be decided by the City Engineer and his/her decision shall be final and conclusive. For convenience a plat map is attached as Exhibit "2".

Developer agrees as consideration for City issuing building permits after initial acceptance of improvements to allow the City to collect and retain utility fees for the time between initial and final acceptance of the utility lines.

Building permits will be issued on condition that all improvements necessary to satisfy fire code requirements have been installed and that enough security is held in escrow to complete all required improvements for the subdivision, including any repairs or replacement after initial installation.

3. TIME FOR COMPLETION AND EXTENSION OF TIME. All of the said off-site improvements shall be fully installed and completed within two (2) years from the date of the recordation of the Final Plat. If not completed within two (2) years, the Developer may apply to the Planning Commission and the City Council for an extension of time of one year with additional one-year extensions after the first extension if the Planning Commission and City Council agree. Said extensions shall be subject to adequate security for the completion of said improvements being made by increasing the amount of the escrow account.

4. SECURITY FOR COMPLIANCE. As security for compliance by Developer with the ordinance, rules, regulations, requirements and standards of the city and of Developer's agreements herein stated, Developer has delivered to the City an acceptable Escrow Agreement for **Northview Estates Subdivision, Phase 8**, and agrees to hold **\$699,004.11** (which represents the cost of all required improvements as determined by the City Engineer plus 10% contingencies) in escrow for the use of the city in the event of Developer's failure or refusal to install, complete, construct, repair, or replace any off-site improvements in accordance with the provisions of this agreement, the escrow agreement and all City codes and ordinances. For convenience the Escrow Agreement is attached as Exhibit "3". The decision of the City as to whether an improvement needs to be installed, constructed, completed or replaced will be final.

Should Developer fail or refuse to complete the said off-site improvements in accordance with the provisions hereof, and particularly within the time stated, or should Developer become insolvent before a completion thereof, then the City may, at its option, determine the cost of completing said off-site improvements on the basis of reliable estimates and bids and may apply all sums deposited in escrow against the said cost of completion and may proceed to legally obtain the escrow funds and use the proceeds therefrom to pay the cost of completing the said off-site improvements and to pay all related expenses including but not limited to court cost and attorney's fees.

The 10% of above stated, shall constitute a guarantee that the said off-site improvements are installed in accordance with the subdivision standards of the City as to quality and serviceability and shall be held by the City for a period of one (1) year from the time the last improvement is "conditionally accepted" by the City or until one (1) year after the time the last improvements needing repair or placement is again accepted. At the end of the



one year period the said 10% shall be returned to Developer provided the off-site improvements have proved to have been constructed or installed in accordance with the standards of the City as to quality and serviceability, otherwise, to be applied toward construction or installation of said improvements in accordance with City standards or the repair or replacing the same so as to bring them into conformity with City standards, Developer will pay the difference to the City on demand. The city shall not issue any building permits until the improvements needing repair, replacement, etc., are completed and again accepted.

5. APPLICABILITY OF ORDINANCE. This agreement does not supersede, but implements the North Ogden City Subdivision Ordinance and all other ordinances and regulations applicable to the subdivision of land and construction of improvements thereon, and Developer agrees to comply in all respects with the provisions of said ordinances. No provision of this agreement shall limit the City in its rights or remedies under said subdivision ordinance or other applicable building ordinances.

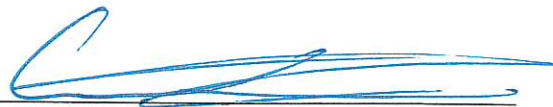
6. SUCCESSORS ENFORCEMENT. The terms of this agreement shall be binding upon the parties hereon, their heirs, executors, administrators, assigns or any parties legally acquiring the parties interest through foreclosure, trust deed, sale, bankruptcy or otherwise. In the event either party must take legal action to enforce the terms of this agreement, the prevailing party shall have costs of court, including a reasonable attorney's fee.

7. NO REVISION OF REQUIREMENTS. Except as set forth herein, the terms of this agreement shall not be construed as amending or modifying any requirements of the ordinances of North Ogden City or supersede or supplement any conditions of approval by the City Staff, Planning Commission, Engineer, or any other approving or advisory body which has already given approvals of **Northview Estates Subdivision, Phase 8**. Developer is still required to comply with any conditions previously imposed by the Planning Commission.

IN WITNESS WHEREOF, the undersigned parties have executed this agreement this 15<sup>th</sup> of June, 2022.

Valeo Management

Company Name

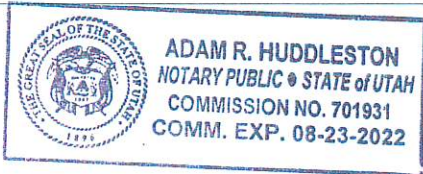


Signature, Manager (with Notary on next page)

ACKNOWLEDGEMENT OF DEVELOPER OF CORPORATION

State of Utah }  
§  
County of WEBER }

On this 15 day of JUNE, 2022, personally appeared before me, CECIL SATERTHWAITE, proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to on this instrument, and acknowledged that he/she/they executed the same.




[Signature]  
Notary Public

WEBER  
Residing at:

My Commission Expires:  
8-23-22

NORTH OGDEN CITY CORPORATION

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Recorder



**NOTICE OF DECISION**

May 24, 2021

Cecil Satterthwaite  
Valeo Management  
P.O. Box 832  
Eden, Utah, 84310

Re: Preliminary Plat Approval for Northview Estates Subdivision – Phase 8

The North Ogden City Planning Commission met on March 3rd, 2021 and made a motion to grant preliminary approval of the Northview Estates Subdivision, Phase 8, subject to the conditions listed in the Staff Report, which are as follows:

- Requirements of the North Ogden City Engineer's Report must be met prior to final plat approval (except where superceded in this report).
- Requirements of the Technical Review Committee Letter (except where it may be superceded in this report).
- A 1' sidewalk pedestrian easement on the south side of the right-of way, needs to be required to be added to the plat, in connection with the 5' sidewalk on the south side, noted on the plat, as has been required in prior subdivisions.
- The City Council will determine the final design for Mountain Road. Any requirements relating to the final design of Mountain Road, will need to be spelled out in the escrow agreement for the property.

Please add the 1' sidewalk pedestrian easement to the plat prior to submitting it for signatures to the City. I have attached copies of the Engineer's Report and the Technical Review Committee Meeting Letter in the same email this letter is being sent in, so that you have copies of the additional conditions of approval listed in those documents.

If you have any questions regarding this application, please contact the Planning Department at (801) 782-7211.

Regards,

Brandon Bell

Associate Planner



# Exhibit 3

Eric Casperson, PE  
City Engineer  
[ecasperson@nogden.org](mailto:ecasperson@nogden.org)



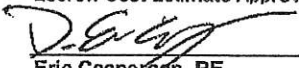
PROJECT TITLE:  
**Northview Estates Subdivision - Phase 8**  
North Ogden, Utah

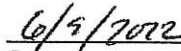
Developer: Valeo Management  
June 6, 2022  
ESCROW SUMMARY

Item	Description	Total Quantity	Units	Unit Price	Total Amount	Escrow Amount
<b>Grading and Paving</b>						
1	Site Excavation & Grading	1	L.S.	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
2	Concrete Curb & Gutter w/ base	0	L.F.	\$ 18.00	\$ 0.00	\$ 0.00
3	4' Wide X 4" Thick Concrete Sidewalk w/ base	6,115	L.F.	\$ 26.00	\$ 158,990.00	\$ 158,990.00
4	Untreated Base Course (9" - 12"Thick)	6,944	Tons	\$ 20.00	\$ 138,880.00	\$ 138,880.00
5	Hot Mix Asphalt (3" Thick)	124,984	S.F.	\$ 1.42	\$ 177,477.28	\$ 177,477.28
6	Seal Coat	13,887	S.Y.	\$ 3.00	\$ 41,661.00	\$ 41,661.00
7	Pedestrian Ramp	3	Each	\$ 1,200.00	\$ 3,600.00	\$ 3,600.00
<b>Total:</b>						<b>\$ 540,608.28</b>
<b>Culinary Water System</b>						
8	8" C 900 DR14 PVC Pipe	0	L.F.	\$ 28.00	\$ 0.00	\$ 0.00
9	10" C 900 DR14 PVC Pipe	0	L.F.	\$ 36.00	\$ 0.00	\$ 0.00
10	12" C 900 DR14 PVC Pipe	0	L.F.	\$ 36.00	\$ 0.00	\$ 0.00
11	Water Service Laterals (Double)	0	Each	\$ 1,100.00	\$ 0.00	\$ 0.00
12	8" D.I. Gate Valve	0	Each	\$ 1,900.00	\$ 0.00	\$ 0.00
13	10" D.I. Gate Valve	0	Each	\$ 2,200.00	\$ 0.00	\$ 0.00
14	8" x 8" Tee	0	Each	\$ 900.00	\$ 0.00	\$ 0.00
15	10" x 8" Tee	0	Each	\$ 1,100.00	\$ 0.00	\$ 0.00
16	14" x 8" Tee	0	Each	\$ 1,500.00	\$ 0.00	\$ 0.00
16	8" Bend	0	Each	\$ 800.00	\$ 0.00	\$ 0.00
17	10" Bend	0	Each	\$ 900.00	\$ 0.00	\$ 0.00
18	Fire Hydrant Assembly	4	Each	\$ 5,200.00	\$ 20,800.00	\$ 20,800.00
19	Raise and Collar Valve	18	Each	\$ 600.00	\$ 10,800.00	\$ 10,800.00
20	Connect to Existing Waterline	0	Each	\$ 800.00	\$ 0.00	\$ 0.00
21	4" Blowoff	0	Each	\$ 1,200.00	\$ 0.00	\$ 0.00
22	Temporary Plugs and Testing	0	L.S.	\$ 1,500.00	\$ 0.00	\$ 0.00
<b>Total:</b>						<b>\$ 31,600.00</b>
<b>Sanitary Sewer System</b>						
23	8" SDR 35 PVC Pipe	0	L.F.	\$ 32.00	\$ 0.00	\$ 0.00
24	Connect to Existing Sewer	0	Each	\$ 1,200.00	\$ 0.00	\$ 0.00
25	4' Dia. Manhole	0	Each	\$ 3,500.00	\$ 0.00	\$ 0.00
26	5' Dia. Manhole	0	Each	\$ 4,800.00	\$ 0.00	\$ 0.00
27	4" Dia. Sewer Lateral	0	Each	\$ 1,100.00	\$ 0.00	\$ 0.00
28	Raise and Collar Manhole Lid	14	Each	\$ 850.00	\$ 11,900.00	\$ 11,900.00
29	8" Plug	0	Each	\$ 300.00	\$ 0.00	\$ 0.00
30	Clean and Video Inspect	0	L.S.	\$ 4,500.00	\$ 0.00	\$ 0.00
<b>Total:</b>						<b>\$ 11,900.00</b>
<b>Storm Drain Facilities</b>						
31	30" Dia. Concrete Pipe	0	L.F.	\$ 55.00	\$ 0.00	\$ 0.00
32	24" Dia. Concrete Pipe	0	L.F.	\$ 40.00	\$ 0.00	\$ 0.00
33	21" Dia. Concrete Pipe	0	L.F.	\$ 40.00	\$ 0.00	\$ 0.00
34	18" Dia. Concrete Pipe	0	L.F.	\$ 35.00	\$ 0.00	\$ 0.00
35	15" Dia. Concrete Pipe	0	L.F.	\$ 30.00	\$ 0.00	\$ 0.00
36	3'x2.5' Catch Basin	0	Each	\$ 2,200.00	\$ 0.00	\$ 0.00
37	3'x3' Catch Basin	0	Each	\$ 2,500.00	\$ 0.00	\$ 0.00
38	4'x2.5' Catch Basin	0	Each	\$ 2,800.00	\$ 0.00	\$ 0.00
39	4'x3' Catch Basin	0	Each	\$ 3,000.00	\$ 0.00	\$ 0.00
40	4'x4' Catch Basin	0	Each	\$ 3,500.00	\$ 0.00	\$ 0.00
41	4'x5' Catch Basin	0	Each	\$ 4,000.00	\$ 0.00	\$ 0.00
42	Combo Box	1	Each	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00

43	5' Dia. Manhole	0	Each	\$ 4,500.00	\$ 0.00	\$ 0.00
44	Clean and Video Inspect	0	L.S.	\$ 4,500.00	\$ 0.00	\$ 0.00
<b>Total:</b>						<b>\$ 5,000.00</b>
<b>Land Drain System</b>						
45	8" PVC Pipe	0	L.F.	\$ 30.00	\$ 0.00	\$ 0.00
46	4' Dia. Manhole	0	Each	\$ 3,000.00	\$ 0.00	\$ 0.00
47	Raise and Collar Manhole Lid	3	Each	\$ 850.00	\$ 2,550.00	\$ 2,550.00
48	Connect to Existing Land Drain	0	Each	\$ 800.00	\$ 0.00	\$ 0.00
49	Clean and Video Inspect	0	Each	\$ 1,500.00	\$ 0.00	\$ 0.00
<b>Total:</b>						<b>\$ 2,550.00</b>
<b>Misc., Lighting, Street Sign and Monument</b>						
50	Street Signs	5	Each	\$ 300.00	\$ 1,500.00	\$ 1,500.00
51	Street Lights	5	Each	\$ 5,500.00	\$ 27,500.00	\$ 27,500.00
52	Street Survey Monuments	6	Each	\$ 800.00	\$ 4,800.00	\$ 4,800.00
53	SWPPP	1	L.S.	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
<b>Total:</b>						<b>\$ 43,800.00</b>
<b>Sub-total</b>					<b>\$ 635,458.28</b>	<b>\$ 635,458.28</b>
<b>10% Guarantee</b>					<b>\$ 63,545.83</b>	<b>\$ 63,545.83</b>
<b>TOTAL</b>					<b>\$ 699,004.11</b>	<b>\$ 699,004.11</b>

Escrow Cost Estimate Approval

  
Eric Casperson, PE  
City Engineer

  
Date