202110330 B: 1054 P: 260 Pages: 3 Fees: \$21.00 04/23/2021 01:44:14 PM **Contracts & Agreements** 

B 8262

Tyler R. Gernant, Missoula County Clerk & Recorder eRecording

Return to:

City Clerk City of Missoula 435 Ryman St Missoula MT 59802

## ASSESSMENT AGREEMENT

THIS ASSESSMENT AGREEMENT (the "Agreement") dated as of the 21st , 2021, is entered into by and between the owners of the real property described in Section 1 of this Agreement (the "Property"), and the city of Missoula, Montana (the "City"), as follows:

## RECITALS:

WHEREAS, the City has the authority to order in the construction of sidewalks, curbs, gutters, driveway approaches, alley approaches and related Improvements and require property owners to pay the costs thereof; and

WHEREAS, the statutes allow the property owner to construct Improvements or allow the City to construct the Improvements and spread the costs of Improvements as a special assessment against the property payable over a term not to exceed 20 years (the "Program"); and

WHEREAS, the Property Owner has caused the construction of certain Improvements; and

WHEREAS, the Property Owner has requested that the City finance the costs of the Improvements and spread the cost thereof along with the costs of financing and administering the Program as a special assessment against the Property.

NOW, THEREFORE, in consideration of the foregoing and other due and valid consideration, the Parties hereby agree as follows:

Section 1. The legal description of the property to be assessed for cost of Improvements is and commonly addressed as: The Ridge HOA Common Area, Tax ID 000 5813458

Section 2. The Improvements, including the construction cost of  $\frac{26,200}{00}$ , and all financing and administrative costs (may be less, but not to exceed additional 20%) shall constitute the Principal and such amount shall be assessed against the Property in equal semiannual installments of principal and interest over a term of \_\_\_\_\_\_\_years. The special assessments shall bear interest at an annual rate equal to the rate that the City receives for the sale of its bonds to finance the costs of the Program (plus 0.5% per annum).

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Section 3. The Property Owner(s) acknowledge, understand, confirm and consent that the amount so assessed will be come a lien against the Property, which can be extinguished only by the payment in full of the principal amount of the assessment with interest due thereon. The assessment shall be pre-payable by the Property Owner(s) at the principal amount outstanding plus interest thereon to the next succeeding interest payment date on the City's bonds, which payment dates are each January 1 and July 1.

The parties acknowledge that they are the lawful owner(s) and seized of the real property described herein, and that they have good and lawful right and authority to execute this Agreement.

IN WITNESS WHEREOF, the parties hereto have exergear first above written.	cuted this Agreement as of the day and  By:
	Print: Richard G. Jessen
	By: Sind Al. Mark
STATE OF MONTANA )	Print: Sandrah P. Mack
: ss County of Missoula )	
On this $21^{S+}$ day of April, State of Montana, personally appeared Sandra P Mack Richard G1 Jessen, known to 1 subscribed to the within instrument, and acknowledged to me that	, before me a Notary Public for the and me to be the person(s) whose name(s) is (are) (he) (she) (they) executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand above written.	and affixed my Notarial Seal the day and year first
SARAH M GLASSER	Small In glassiv
NOTARY PUBLIC for the State of Montana Residing at Missoula, Montana	Notary Public for the State of Montana
My Commission Expires September 28, 2023	Residing at Missoula  My Commission expires 9 28 2023
Property Owner Name: The Ridge Homeowner	•
Property Owner Name: The Ridge Homeowner Owner Mailing Address: P.O. Box 2219 Misson	ula, MT 59806
Description of Work (the "Improvements") Sidewalk m	
Contractor Completing Work: Knife River	

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MISSOULA, MONTANA PH. (406) 532-5250

Customer:

638012 THE RIDGE HOA ATTN: SANDY MACK PO BOX 2219 MISSOULA MT 59806

## Remit To:

KNIFE RIVER - MISSOULA 4800 WILKIE ROAD MISSOULA, MONTANA 59808

Contract Billin	ıq			
Project No.	Invoice No.			
28213100	19896			

Job Description HILLVIEW & SOUTHRIDGE

Invoice Date 04/14/21	Appl No.	Adjust No.			
Bill From:	Bill To:	Cust Ref No.			
04/01/21	04/14/21	45014			

[0000000]										7 1 1721	40014
C/O Bid	Description	Units	UM	Unit Price	Extension	Total Units To Date	Total Billing	Previous Units To Date	Previous Billing	Current Units	Current Billing
1	MOBILIZATION	1.00	LS	1,100.00	1,100.00	100.00 %	1,100.00	0.00 %	0.00	100.00 %	1,100.00
2	DEMO & EXCAVATION	1.00	LS	7,800.00	7,800.00	100.00 %	7,800.00	0.00 %	0.00	100.00 %	7,800.00
3	GRAVEL	1.00	LS	3,500.00	3,500.00	100.00 %	3,500.00	0.00 %	0.00	100.00 %	3,500.00
4	CURB & GUTTER	1.00	LS	3,700.00	3,700.00	100.00 %	3,700.00	0.00 %	0.00	100.00 %	3,700.00
5	SIDEWALK	1.00	LS	4,100.00	4,100.00	100.00 %	4,100.00	0.00 %	0.00	100.00 %	4,100.00
6	ASPHALT PATCH	1.00	LS	2,300.00	2,300.00	100.00 %	2,300.00	0.00 %	0.00	100.00 %	2,300.00
7	TOPSOIL	1.00	LS	2,000.00	2,000.00	100.00 %	2,000.00	0.00 %	0.00	100.00 %	2,000.00
8	PERMITS	1.00	LS	1,700.00	1,700.00	100.00 %	1,700.00	0.00 %	0.00	100.00 %	1,700.00
	Total APRIL SERVICES			\$	26,200.00	\$ 2	6,200.00	\$	0.00	\$	26,200.00
	Subtotal Amount:			\$	26,200.00	\$ 2	6,200.00	\$	0.00	\$	26,200.00
	Total Invoice Amount:					\$ 2	6,200.00	\$	0.00	\$	26,200.00

Previous Invoices:	\$ 0.00
Current Invoices:	\$ 26,200.00
Total Amount Billed to Date:	\$ 26,200.00
Total Payments Received to Date:	\$ 0.00
Total Outstanding	\$ 26,200.00

DUE THE 10TH OF THE MONTH FOLLOWING DATE OF INVOICE. PLEASE PAY FROM INVOICE - NO STATEMENT WILL BE ISSUED