

**EXHIBIT B**

**IN RE:** Aspen Village  
 Name of Subdivision  
**LOCATION:** 1062 18 Rd, Fruita, CO  
 Location of Subdivision

Intending to be legally bound, the undersigned Developer hereby agrees to provide throughout the above-named Subdivision the following improvements that shall be constructed in accordance with the City of Fruita or applicable special district standards.

<b>Class of Improvements</b>	<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>	<b>Compl. Date</b>
(1) Mobilization	1	L.S.	\$5,000.00	\$5,000.00	
(2) Utility relocation	1	L.S.	\$1,500.00	\$1,500.00	
(3) Remove existing structures	1	L.S.	\$2,500.00	\$2,500.00	
(4) Stormwater control features	1	L.S.	\$12,000.00	\$12,000.00	
(5) Site grading (original brush, ground leveling)	1	L.S.	\$5,000.00	\$5,000.00	
<b>Subtotal General</b>				<b>\$26,000.00</b>	
(6) Sanitary Sewer					
Connect to Existing	1	Ea.	\$1,000.00	\$1,000.00	
Trenching (INCL. IN PIPE COST)		L.F.		\$0.00	
Pipe, 8" dia.	1300	L.F.	\$23.00	\$29,900.00	
Pipe, 10" dia.	0	L.F.			
Pipe, ____" dia.	0	L.F.			
Manholes, 4' dia., standard	13	Ea.	\$2,300.00	\$29,900.00	
Manholes, ____' dia., standard	0	Ea.			
Manholes, ____' dia., drop	0	Ea.			
Laterals, (service lines) 4" dia.	817	L.F.	\$22.00	\$17,974.00	
Laterals ____ dia.	0	L.F.			
Sewer accessories (lift station, holding tank sand/oil interceptors)					
Clay Cutoff Wall	9	Ea.	\$150.00	\$1,350.00	
Concrete Encasement	40	L.F.	\$30.00	\$1,200.00	
Other					
<b>Subtotal Sanitary Sewer</b>				<b>\$81,324.00</b>	
(7) Domestic Water					
Connect to Existing	1	Ea.	\$500.00	\$500.00	
Trenching (INCL. IN PIPE COST)		L.F.		\$0.00	
Main, _8" dia.	1410	L.F.	\$22.00	\$31,020.00	
Laterals (service lines) 3/4" Copper	887	L.F.	\$23.00	\$20,401.00	
Meter boxes	22	Ea.	\$225.00	\$4,950.00	
Fire hydrants (Ts, valves, lateral)	3	Ea.	\$5,000.00	\$15,000.00	
Valves	5	L.S.	\$500.00	\$2,500.00	
Other					
Blowoff Valve Assembly	1	Ea.	\$500.00	\$500.00	
<b>Subtotal Domestic Water</b>				<b>\$74,871.00</b>	

Class of Improvements	Qty	Unit	Unit Cost	Total Cost	Compl. Date
(8) Storm Sewer					
Trenching (INCL. IN PIPE COST)		L.F.		\$0.00	
Pipe, main, __8"__ dia.	404	L.F.	\$30.00	\$12,120.00	
Pipe, main, __12"__ dia.	341	L.F.	\$40.00	\$13,640.00	
Pipe, main, __18"__ dia.	86	L.F.	\$45.00	\$3,870.00	
Pipe, lateral, _____ dia.	0	L.F.			
Pipe, lateral, _____ dia.	0	L.F.			
Drain inlet, single	1	Ea.	\$2,100.00	\$2,100.00	
Drain inlet, double	0	Ea.			
Drain inlet, triple	0	Ea.			
ADS Inlet	5	Ea.	\$200.00	\$1,000.00	
Manholes, shallow, 4' dia.	0	Ea.			
Manholes, shallow, _____ dia.	0	Ea.			
Manholes, standard, 4' dia.	1	Ea.	\$2,500.00	\$2,500.00	
Manholes, standard, _____' dia.	0	Ea.			
Detention basin					
Excavation	1	L.S.	\$1,500.00	\$1,500.00	
Pipe, __12"__ dia.	23	L.F.	\$40.00	\$920.00	
Outlet boxes and controls	1	Ea.	\$2,500.00	\$2,500.00	
Manholes _____ dia.	0	Ea.			
Other _____					
Rip-Rap D <sub>50</sub> = 6"	48	S.F.	\$25.00	\$1,200.00	
<b>Subtotal Storm Sewer</b>				<b>\$41,350.00</b>	
(9) Irrigation					
Connect to existing	1	Ea.	\$250.00	\$250.00	
Trenching (INCL. IN PIPE COST)		L.F.		\$0.00	
Existing ditch or pipe removal	0	L.F.			
Gravity flow pipe, __8"__ dia.	20	L.F.	\$23.00	\$460.00	
Pressurized pipe, __4"__ dia.	2190	L.F.	\$18.00	\$39,420.00	
Pressurized pipe, __4"__ dia.	505	L.F.	\$14.00	\$7,070.00	
Mains, _____ dia.	0	L.F.			
Diversion structure	0	Ea.			
Flow meter	1	Ea.	\$200.00	\$200.00	
Risers and valves	22	Ea.	\$200.00	\$4,400.00	
Pumps and controls	1	Ea.	\$5,000.00	\$5,000.00	
Pumphouse	1	Ea.	\$3,000.00	\$3,000.00	
Settling Structure	1	Ea.	\$10,000.00	\$10,000.00	
Other _____					
Air Vent	2	Ea.	\$150.00	\$300.00	
6" CL 160 PVC Sleeves	200	L.F.	\$10.00	\$2,000.00	
<b>Subtotal Irrigation</b>				<b>\$72,100.00</b>	

Class of Improvements	Qty	Unit	Unit Cost	Total Cost	Compl. Date
(10) Streets, On-Site					
Unclassified excavation	985	C.Y.	\$4.50	\$4,432.50	
Unclassified embankment	4052	C.Y.	\$4.00	\$16,208.00	
Sub-base, thickness _____, Class _____	0	C.Y.			
Base course, thickness ___6"___, Class ___6___	312	C.Y.	\$36.00	\$11,232.00	
Base course, thickness ___10"___, Class ___6___	1228	C.Y.	\$36.00	\$44,208.00	
Asphalt paving, thickness ___4"___	995	Tons	\$120.00	\$119,400.00	
Curb & gutter, attached sidewalk, ___6.5___ ft. wide	1927	L.F.	\$34.00	\$65,518.00	
Curb & gutter, attached sidewalk, ___7___ ft. wide	31	L.F.	\$36.00	\$1,116.00	
Curb & gutter, _____ ft. wide	0	L.F.			
Sidewalk, unattached, ___8___ ft. wide	191	S.Y.	\$108.00	\$20,628.00	
Pavement markings	1	L.S.	\$1,000.00	\$1,000.00	
HDCP ramps	195	S.Y.	\$108.00	\$21,060.00	
Signage	1	L.S.	\$500.00	\$500.00	
Mailbox Pad Concrete	24	S.F.	\$12.00	\$288.00	
T-Lock & Asphalt Repair	28	S.Y.	\$20.00	\$560.00	
Mailbox	1	Ea	\$500.00	\$500.00	
<b>Subtotal Street, On-Site</b>				<b>\$306,650.50</b>	
(11) Street Lights	4	Ea.	\$3,700.00	\$14,800.00	
(12) Fencing, Type White Vinyl Open Ranch Rail Height 5.0'	490	L.F.	\$20.00	\$9,800.00	
(13) Public Parks & Open Spaces, (Exhibit X )					
(14) Off-Site Streets (Exhibit X)					
(15) Off-Site Storm Sewer (Exhibit X)					
(16) Off-Site Sanitary Sewer (Exhibit X )					
(17) Other Exhibits					
<b>Subtotal Misc</b>				<b>\$24,600.00</b>	
(18) Landscaping					
Soil Prep/Fine Grading/Soil Amendments	7000	S.F.	\$0.17	\$1,190.00	
Irrigation System - New, Repair, or Replacement	7000	S.F.	\$1.25	\$8,750.00	
Colored Stone Mulch (Tan Granite Over Landscape Fabric)	7000	S.F.	\$1.30	\$9,100.00	
Cobble Mulch Over Landscape Fabric (Detention Basin)	4000	S.F.	\$1.00	\$4,000.00	
Landscape Boulder (New)	12	Ea.	\$90.00	\$1,080.00	
2" Caliper Deciduous Tree or 6 ft B&B Tree	17	Ea.	\$350.00	\$5,950.00	
5-Gallon Shrub	69	Ea.	\$50.00	\$3,450.00	
1" to 2" Washed Round Gravel	9630	S.F.	\$1.00	\$9,630.00	
<b>Subtotal Landscaping</b>				<b>\$43,150.00</b>	



