

EXHIBIT B

IN RE: Grand Valley Estates Filing No. II
 Name of Subdivision
LOCATION: 1849 J 2/10 Road, 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.

Class of Improvements	Qty	Unit	Unit Cost	Total Cost	Compl. Date
(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.	\$1,000.00	\$1,000.00	
(4) Stormwater control features	1	L.S.	\$1,500.00	\$1,500.00	
(5) Site grading (original brush, ground leveling)	1	L.S.	\$2,500.00	\$2,500.00	
Subtotal General				\$11,500.00	
(6) Sanitary Sewer					
Connect to Existing	2	Ea.	\$1,000.00	\$2,000.00	
Trenching (INCL. IN PIPE COST)		L.F.		\$0.00	
Pipe, 8" dia.	532	L.F.	\$23.00	\$12,236.00	
Pipe, 10" dia.	0	L.F.			
Pipe, ____" dia.	0	L.F.			
Manholes, 4' dia., standard	4	Ea.	\$2,300.00	\$9,200.00	
Manholes, ____' dia., standard	0	Ea.			
Manholes, ____' dia., drop	0	Ea.			
Laterals, (service lines) 4" dia.	800	L.F.	\$22.00	\$17,600.00	
Laterals ____ dia.	0	L.F.			
Sewer accessories (lift station, holding tank sand/oil interceptors)					
Clay Cutoff Wall	2	Ea.	\$150.00	\$300.00	
Concrete Encasement	40	L.F.	\$30.00	\$1,200.00	
Flow Fill Shallow Services		CY	\$80.00	\$0.00	
Other					
Subtotal Sanitary Sewer				\$42,536.00	
(7) Domestic Water					
Connect to Existing	2	Ea.	\$500.00	\$1,000.00	
Trenching (INCL. IN PIPE COST)		L.F.		\$0.00	
Main, _8" dia.	757	L.F.	\$22.00	\$16,654.00	
Laterals (service lines) 3/4" Copper	894	L.F.	\$23.00	\$20,562.00	
Meter boxes	20	Ea.	\$225.00	\$4,500.00	
Fire hydrants (Ts, valves, lateral)	2	Ea.	\$5,000.00	\$10,000.00	
Valves	4	L.S.	\$500.00	\$2,000.00	
Other					
Blowoff Valve Assembly	2	Ea.	\$500.00	\$1,000.00	
Subtotal Domestic Water				\$55,716.00	

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.	0	L.F.	\$30.00	\$0.00	
Pipe, main, __12"__ dia.		L.F.	\$40.00	\$0.00	
Swale		L.F.	\$10.00	\$0.00	
Pipe, lateral, _____ dia.	0	L.F.			
Pipe, lateral, _____ dia.	0	L.F.			
Drain inlet catchment	0	Ea.	\$2,100.00	\$0.00	
Drain inlet, double	0	Ea.			
Drain inlet, triple	0	Ea.			
ADS Inlet	0	Ea.	\$200.00	\$0.00	
Manholes, shallow, 4' dia.	0	Ea.			
Manholes, shallow, _____ dia.	0	Ea.			
Manholes, standard, 4' dia.	0	Ea.	\$2,500.00	\$0.00	
Manholes, standard, _____' dia.	0	Ea.			
Detention basin					
Regrade	1	L.S.	\$2,500.00	\$2,500.00	
Pipe, __12"__ dia.	0	L.F.	\$40.00	\$0.00	
Outlet boxes and controls	1	Ea.	\$5,000.00	\$5,000.00	
Manholes _____ dia.	0	Ea.			
Other 12" FES	0	Ea.	\$500.00	\$0.00	
Rip-Rap D ₅₀ = 6"		S.F.	\$25.00	\$0.00	
Subtotal Storm Sewer				\$7,500.00	
(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, __6"__ dia.	1782	L.F.	\$21.00	\$37,422.00	
Pressurized pipe, __4"__ dia.		L.F.	\$18.00	\$0.00	
Pressurized pipe, __4"__ dia.		L.F.	\$14.00	\$0.00	
Mains, _____ dia.	0	L.F.			
Diversion structure	0	Ea.			
Flow meter	1	Ea.	\$200.00	\$200.00	
Risers and valves	10	Ea.	\$200.00	\$2,000.00	
Pumps and controls	0	Ea.	\$5,000.00	\$0.00	
Pumphouse	0	Ea.	\$3,000.00	\$0.00	
Settling Structure	0	Ea.	\$10,000.00	\$0.00	
Other _____					
Air Vent	2	Ea.	\$150.00	\$300.00	
12" CL 160 PVC Sleeves	80	L.F.	\$10.00	\$800.00	
Drain / Flush Valves	3	Ea.	\$500.00	\$1,500.00	
Subtotal Irrigation				\$42,472.00	

Class of Improvements	Qty	Unit	Unit Cost	Total Cost	Compl. Date
(10) Streets, On-Site					
Unclassified excavation	0	C.Y.	\$4.50	\$0.00	
Unclassified excavation (export)	0	C.Y.	\$4.00	\$0.00	
Sub-base, thickness _____, Class _____	0	C.Y.			
Base course, thickness ___ 6" ___, Class _ 6_	0	C.Y.	\$36.00	\$0.00	
Base course, thickness ___ 12" ___, Class _ 6_	900	C.Y.	\$36.00	\$32,400.00	
Asphalt paving, thickness ___ 4" ___	598	Tons	\$120.00	\$71,760.00	
Curb & gutter, attached sidewalk, _6.5_ ft. wide	2348	L.F.	\$34.00	\$79,832.00	
Curb & gutter, attached sidewalk, _7_ ft. wide	0	L.F.	\$36.00	\$0.00	
Curb & gutter, _____ ft. wide	0	L.F.			
Sidewalk, unattached, ___ 10 ___ ft. wide	0	S.Y.	\$108.00	\$0.00	
Pavement markings	1	L.S.	\$1,000.00	\$1,000.00	
HDCP ramps	43	S.Y.	\$108.00	\$4,644.00	
Signage	1	L.S.	\$500.00	\$500.00	
Mailbox Pad Concrete	32	S.F.	\$12.00	\$384.00	
T-Lock & Asphalt Repair	210	S.Y.	\$20.00	\$4,200.00	
Mailbox	2	Ea	\$500.00	\$1,000.00	
Subtotal Street, On-Site				\$195,720.00	
(11) Street Lights	2	Ea.	\$3,700.00	\$7,400.00	
(12) Fencing, Type White Vinyl Open Ranch Rail Height 5.0'		L.F.	\$20.00	\$0.00	
Subtotal Misc				\$7,400.00	
(15) Landscaping	1	L.S.	\$5,000.00	\$5,000.00	
Subtotal Landscaping				\$5,000.00	

