IN RE: Grand Valley Estates Filing No. II

EXHIBIT B

Name of Subdivision

Location of Subdivision

Intending to be legally bound, the undersigned Developer hereby agrees to provide throughout the abovenamed Subdivision the following improvements that shall be constructed in acordance 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		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.		L.F.	\$23.00	\$12,236.00	
Pipe, 10" dia.		L.F.			
Pipe," dia.	0	L.F.			
Manholes, 4' dia., standard		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.		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 Other		CY	\$80.00	\$0.00	
Otter					
Subtotal Sanitary Sewer				\$42,536.00	
(7) Domostia Water					
(7) Domestic Water Connect to Existing		E 2	\$500.00	\$1,000,00	
Trenching (INCL. IN PIPE COST)	<u>_</u>	Ea. L.F.	\$500.00	\$1,000.00	
	757	L.F.	\$22.00	\$0.00 \$16,654.00	
Main, _8"_ dia. Laterals (service lines) 3/4" Copper		L.F.	\$22.00	\$16,654.00	
Meter boxes		Ea.	\$23.00	\$4,500.00	
Fire hydrants (Ts, valves, lateral)		Ea. Ea.	\$225.00	\$10,000.00	
Valves		L.S.	\$5,000.00	\$2,000.00	
Other	4	∟.उ.	φ500.00	φ2,000.00	
Blowoff Valve Assembly	2	Ea.	\$500.00	\$1,000.00	
•				#FF 740 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		Ea.	φ2,100.00		
Drain inlet, triple		Ea.			
ADS Inlet		Ea.	\$200.00	\$0.00	
Manholes, shallow, 4' dia.	0	Ea.			
Manholes, shallow, dia.		Ea.			
Manholes, standard, 4' dia.		Ea.	\$2,500.00	\$0.00	
Manholes, standard,' dia.		Ea.			
Detention basin					
Regrade	1	L.S.	\$2,500.00	\$2,500.00	
Pipe,12"_ dia.		L.F.	\$40.00	\$0.00	
Outlet boxes and controls		Ea.	\$5,000.00	\$5,000.00	
Manholes dia.		Ea.	. ,	. ,	
Other <u>12" FES</u>		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		Ea.	\$250.00	\$250.00	
Trenching (INCL. IN PIPE COST)		L.F.		\$0.00	
Existing ditch or pipe removal		L.F.	* 24.22	* (00.00)	
Gravity flow pipe,6" dia. Pressurized pipe, _4" dia.	1782		\$21.00	\$37,422.00	
· · · · · · · · · · · · · · · · · · ·		L.F.	\$18.00	\$0.00	
	0	L.F.	\$14.00	\$0.00	
Mains, dia. Diversion structure		L.F. Ea.			
Flow meter		Ea. Ea.	\$200.00	\$200.00	
Risers and valves		⊏a. Ea.	\$200.00	\$200.00	
Pumps and controls		⊑a. Ea.	\$5,000.00	\$2,000.00	
Pumphouse		Ea.	\$3,000.00	\$0.00	
Settling Structure		Ea.	\$10,000.00	\$0.00	
Other			÷ • • • • • • • • • • • • • • • • • • •	<i>\$</i> 0.00	
Air Vent	2	Ea.	\$150.00	\$300.00	
12" CL 160 PVC Sleeves		L.F.	\$10.00	\$800.00	
Drain / Flush Valves	3	Ea.	\$500.00	\$1,500.00	
Subtotal Irrigation				\$42,472.00	
U				. ,	
		├──┤			

Class of Improvements	Qty	Unit	Unit Cost	Total Cost	Compl. Date
			0031	0031	Date
(10) Streets, On-Site					
Unclassified excavation	0	C.Y.	\$4.50	\$0.00	
Unclassified excavation (export)		C.Y.	\$4.00	\$0.00	
Sub-base, thickness , Class		C.Y.	<i><i><i>ϕσσ</i></i></i>	<i>Q</i> 0100	
Base course, thickness6", Class _6_		C.Y.	\$36.00	\$0.00	
Base course, thickness, Class _6_		C.Y.	\$36.00	\$32,400.00	
Asphalt paving, thickness4"		Tons	\$120.00	\$71,760.00	
Curb & gutter, attached sidewalk, _6.5_ft. wide	2348		\$34.00	\$79,832.00	
Curb & gutter, attached sidewalk, _7_ft. wide		L.F.	\$36.00	\$0.00	
Curb & gutter,ft. wide		L.F.	\$00.00	+0.00	
Sidewalk, unattached,10ft. wide		S.Y.	\$108.00	\$0.00	
Pavement markings		L.S.	\$1,000.00	\$1,000.00	
HDCP ramps		S.Y.	\$108.00	\$4,644.00	
Signage		L.S.	\$500.00	\$500.00	
Mailbox Pad Concrete		S.F.	\$12.00	\$384.00	
T-Lock & Asphalt Repair		S.Y.	\$20.00	\$4,200.00	
Mailbox		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		L.F.	\$20.00	\$0.00	
Height 5.0'					
Subtotal Misc				\$7,400.00	
				÷;;•••••	
(15) Landscaping	1	L.S.	\$5,000.00	\$5,000.00	
Subtotal Landscaping				\$5,000.00	
				+=,••••••	

Class of Improvements	Qty	Unit	Unit Cost	Total Cost	Compl. Date			
Flacture Compiles Facilities *		Ea.	¢1,020,00	¢20,000,00				
Electric Service Facilities * Natural Gas Service Facilities *		Ea. Ea.	\$1,030.00 \$1,030.00	\$20,600.00 \$20,600.00				
Telephone Facilities *		Ea. Ea.	\$1,030.00	\$20,600.00				
Cable Service Facilities *		Ea.	\$1,030.00	\$20,600.00				
	20	20.	ψ1,000.00	φ <u>20</u> ,000.00				
Subtotal				\$82,400.00				
Total				\$450,244.00				
Supervision of all installation	1%	%	\$450,244.00	\$4,502.44				
(should normally not exceed 4% of total)								
				* 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 1 1 1 1 1 1 1 1 1				
TOTAL ESTIMATED COST OF IMPROVEMENTS				\$454,746.44				
AND SUPERVISION								
Performance Bond, Escrow Account, or Letter	10	%	\$454,746.44	\$45,474.64				
of Credit (110% of Total)	10	70	Ψ 4 0 4 ,740.44	φ+3,474.04				
TOTAL ESTIMATED COST OF IMPROVEMENTS				\$500,221.08				
INCLUDING SUPERVISION AND GUARANTEE				. ,				
* Show costs of installing gas, electric, phone and								
cable television improvements or provide evidence								
to the City that performance guarantees have been								
given directly to the utility companies involved.								
The above improvements shall be constructed in accordance with all City requirements and specifications, and conformance with this provision shall be determined solely by the City of Fruita or its duly authorized agent. The improvements shall be constructed in accordance with the time schedules shown above. Signature of Developer Date								
ATTEST:								
STATE OF COLORADO)) ss.								
COUNTY OF MESA)								
Subscribed and sworn to before me the day of			, 20	, by				
WITNESS MY HAND AND OFFICIAL SEAL.								
My commission expires:								
Notary Public								