

CHP95BLF

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEVELOPMENT IMPROVEMENT AGREEMENT

NAME OF AGENCY OR CONTRACTOR: RONALD A. ABALOE, CHAPARRAL
WEST INC.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: THE BLUFFS
FILING #1

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

DEVELOPMENT IMPROVEMENTS AGREEMENT

1. Parties: The parties to this Development Improvements Agreement ("the Agreement") are Chaparral West Inc ("the Developer") and THE COUNTY OF MESA, Colorado ("the County").

BOOK 2188 PAGE 435

2. Effective Date: The Effective Date of the Agreement will be the date that this agreement is recorded.

RECITALS

1737244 0228PM 11/21/95
MONIKA TODD CLK&REC MESA COUN Co

The Developer seeks permission to subdivide property with the County to be known as The Gulfs Filing one the Subdivision"), or to develop the platted property known as _____ (the Subdivision), which property is more particularly described on Exhibit "A" attached and incorporated by this reference (the "Property"); and

The County seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements in the Subdivision and limiting the harmful effects of substandard subdivisions, including premature subdivision which leaves property undeveloped and unproductive; and

The purpose of this Agreement is to protect the County from the cost of completing subdivision improvements itself and is not executed for the benefit of materialmen, laborers, or others providing work, services or material to the Subdivision or for the benefit of lot or home buyers in the Subdivision; and

The mutual promises, covenants, and obligations contained in this Agreement are authorized by State law and the County's land development ordinances;

THEREFORE, for valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

DEVELOPER'S OBLIGATION

3. Improvements: The Developer will design, construct and install, at his own expense, those on-site and off-site subdivision improvements listed on Exhibit "B" attached and incorporated by this reference ("the Improvements"). The Developer's obligation to complete the Improvements will be in conformance with the time schedule shown in Exhibit "B" and will be independent of any obligations of the County contained herein.

4. Security Options: To secure the performance of his obligations under this Agreement (except his obligations for warranty under paragraph 6), the Developer will deposit with the County on or prior to the Effective Date, either a) an irrevocable letter of credit in the amount of \$ _____, b) a subdivision improvements disbursement agreement, (c) building permit hold, d) cash in the amount of \$ _____, to be escrowed by the County Treasurer, or e) a performance bond.

- a. Option 1 - The letter of credit will be issued by a financial institution ("Bank") and approved by the Planning Division of the County Public Works Department, will be payable at sight to the County and will bear an expiration date not earlier than one (1) year after the Effective Date of this Agreement. The letter of credit will be payable to the County at any time upon presentation of (i) a sight draft drawn on the issuing Bank in the full amount or in a portion of the full amount to which the County is entitled to draw pursuant to the terms of this Agreement and the letter of credit; and (ii) a certification executed by the County Public Works Director or his designee stating that the Developer is in

default under this Agreement; and (iii) the original letter of credit. The letter of credit will be the same as Exhibit "C-1" attached and incorporated by this reference.

BOOK 2138 PAGE 486

- b. Option 2 - The subdivision improvements disbursement agreement will be executed by a Bank and will provide for segregation of Developer's loan proceeds by the Bank in the amount to which the County is entitled to draw pursuant to the Terms of this Agreement, which funds will be disbursed to the County, in full or in part, upon presentation of a (i) request for disbursement; and (ii) a certification executed by the County Public Works Director or his designee stating that the Developer is in default under this Agreement; or (iii) as otherwise provided by the subdivision disbursement agreement. The subdivision improvements disbursement agreement will be the same as Exhibit "C-2" attached and incorporated by this reference.
- c. Option 3 - A building permit guarantee will be extended in a letter substantially the same as the letter in Exhibit "C-3" and incorporated by this reference. This guarantee will be acceptable for a term of 6 months from the date of this Agreement at which time another option must be recorded. A 6-month maximum extension of time may be requested before the Board of County Commissioners subject to staff review for compliance with the terms of this agreement. Under the terms of this agreement, the Developer will not seek, or be issued a building permit until all of the improvements are completed and approved by the County, or another security option is accepted by the County.
- d. Option 4 - Cash in the form of a cashier's check, certified check or bank account in the sole ownership of the County will be escrowed with the County Treasurer in the amount to which the County is entitled to draw pursuant to the Terms of this Agreement, which funds will be disbursed to the County in full or in part, upon presentation of a (i) request for disbursement; and (ii) a certification executed by an authorized representative of the County stating that the Developer is in default under this Agreement; or (iii) as otherwise provided by the cash escrow agreement. The cash escrow agreement will be the same as Exhibit "C-4" attached and incorporated by this reference.
- e. Option 5 - A performance bond will be extended upon which the County will be entitled to draw pursuant to the Terms of this Agreement, which funds will be disbursed to the County in full or in part, upon presentation of a (i) request for disbursement; and (ii) a certification executed by the County Public Works Director or designee stating that the Developer is in default under this Agreement; or (iii) as otherwise provided by the bond agreement.

5. Standards: The Developer will construct the Improvements according to the standards and specifications required by the Mesa County Land Development Code and the Road and Bridge Specifications, or as provided in the final plat approval proceedings.

6. Warranty: The Developer warrants that the Improvements, each and every one of them, will be free from defects for a period of eighteen (18) months from the date of the County resolution accepting the improvements completed by the Developer.

7. Commencement and Completion Periods: The improvements, each and every one of them, will be completed within one (1) year from the Effective Date of this Agreement (the "Completion Period").

8. Compliance with Law: The developer will comply with all relevant federal, state and local laws, ordinances, and regulations in effect at the time of final subdivision plat approval when fulfilling his obligations under this Agreement.

COUNTY'S OBLIGATION

9. Plat Approval: The County will grant final subdivision plat approval to the Subdivision under the terms and conditions previously agreed to by the Parties on SEPT 12 1994 or provided by the Mesa County Land Development Code as it existed on that date of approval.

10a. Notice of Defect: The Developer shall instruct his engineer to provide timely notice to the Developer, contractor, issuer of security and the Engineering and Planning Divisions of the County Public Works Department whenever inspection reveals that an improvement does not conform to County standards and any specifications approved in the development application or is otherwise defective. The County will subsequently issue a Notice of Deficiencies to the Developer and the issuer of security. The developer will have thirty (30) days from the issuance of such notice to correct the defect. If inclement weather or circumstances beyond the Developer's control prevent correction within that time period, he may apply for an initial 30-day extension to the correction period to be received by the County Planning Division not later than 10 days after receipt of said Notice. If subsequent extensions are requested, the County will not issue further Notices and the Developer must request extensions no later than 10 business days before the expiration of the current extension period. The extension will be reviewed by County Public Works Department/Planning and Engineering & Design Divisions for compliance with the time schedule and improvements costs as represented on Exhibit B herein and for compliance with County standards and specifications as approved in the development application. If an extension is not approved by the Board of County Commissioners, a condition of default shall be declared and an Affidavit of Lapse of Improvements Agreement shall be recorded stating that building permits will not be issued in the Subdivision and the County may request that the court enjoin the sale, transfer or conveyance of lots within the Subdivision until a new development improvements agreement and guarantee are accepted by the County.

10b. Notice of Non-compliance with Completion Date: The County shall issue the Developer a Notice of Deficiencies not earlier than 30 days before the Completion Date. If inclement weather or circumstances beyond the Developer's control prevent construction within the completion period, he may apply for a 6-month extension to the completion period to be received by the County Planning Division not later than 10 business days after receipt of said Notice. The extension will be reviewed by County Public Works Department/Planning and Engineering & Design Divisions for compliance with approved development application documents and County standards and specifications and provided the security is also extended in the amount of the current costs for those improvements; the request will be presented to the Board of County Commissioners for approval. If an extension of time is not approved by the Board of County Commissioners, an Affidavit of Lapse of Improvements Agreement shall be recorded stating that building permits will not be issued in the Subdivision and the County will may request that the court enjoin the sale, transfer or conveyance of lots within the Subdivision until a new development improvements agreement and guarantee are accepted by the County.

11. Acceptance of Improvements: The County's final acceptance of improvements is conditioned on the presentation by Developer of signatures of acceptance by all entities serving the constructed improvements and on the presentation by Developer of a document or documents where appropriate, for the benefit of the

County showing that the Developer owns the improvements in fee simple and that there are no liens or encumbrances on the improvements. Acceptance of any improvements does not constitute a waiver by the County of any rights it may have on account of any defect in or failure of the improvement that is detected or which occurs after the acceptance.

BOOK 2138 PAGE 488

12. Reduction of Security: After the acceptance of any improvement and upon application of the Developer, the amount which the County is entitled to draw on under the letter of credit, subdivision improvements disbursement agreement or cash in escrow will be reduced by an amount equal to ninety percent (90%) of the estimated cost of the improvement as shown on Exhibit B. At the request of the Developer, the County will execute a resolution verifying the acceptance of the improvement and waiving and releasing its right to draw on the letter of credit, the subdivision improvements disbursement agreement or cash escrow to the extent of such amount. A Developer in default under this Agreement will have no right to such a resolution. Upon the acceptance of all of the Improvements, the full balance that may be drawn under the letter of credit, subdivision improvements disbursement agreement, performance bond or cash escrow agreement will be released.

13. Use of Proceeds: The County will use funds drawn under the letter of credit, the subdivision improvements disbursement agreement, performance bond or cash escrow only for the purpose of completing the Improvements or correcting defects in or failure of the Improvements.

OTHER PROVISIONS

14. Events of Default: The following conditions, occurrences or actions will constitute a default by the Developer during the Completion Period:

- a. Developer's failure to complete each portion of the Improvements in conformance with the time schedule shown in Exhibit "B" or as extended by County resolution; the County may not declare a default until a 30-day notice (Notice of Deficiencies) has been given to the Developer or any requested extensions of time have been denied by the Board of County Commissioners in a public hearing;
- b. Developer's failure to demonstrate reasonable intent to correct defective construction of any improvement within the applicable correction period; the County may not declare a default until a Notice of Deficiencies has been given to the Developer and the 30-day correction period has elapsed; the County may declare a default after subsequent approved correction periods have lapsed without such Notice unless Developer applies for another extension no later than 10 business days before the expiration of the current extension period and that request is approved by the Board of County Commissioners in a public hearing;
- c. Notification of Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer or foreclosure of any lien against the Property or a portion of the Property; the County will immediately declare a default without prior notification to the Developer;
- d. Notification to County by lender with a lien on the property of a default on this obligation; the County will have the option to immediately declare a default

without prior notification to the Developer;

15. **Measure of Damages:** The measure of damages for breach of this Agreement by Developer will be the reasonable cost of satisfactorily completing the Improvements. For improvements upon which construction has not begun, the estimated costs of the Improvements as shown on Exhibit "B" will be prima facie evidence of the minimum cost of completion; however, neither that amount or the amount of the letter of credit, the subdivision improvements disbursement agreement, performance bond or cash escrow establish the maximum amount of the Developer's liability.

16. **County's Rights Upon Default:** When any event of default occurs, the County may draw on the letter of credit, performance bond or escrowed collateral to the extent of the face amount of the credit or full amount of escrowed collateral less ninety percent (90%) of the estimated cost (as shown on Exhibit "B") of all improvements previously accepted by the County, or may exercise its rights to disbursement of loan proceeds under the subdivision improvements disbursement agreement. The County will have the right to complete improvements itself or contract with a third party for completion, and the Developer grants to the County, its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, maintaining, and repairing such improvements. Alternatively, the County may assign the proceeds of the letter of credit, the subdivision improvements disbursement agreement, performance bond or of the escrowed collateral to a subsequent party who has acquired the Subdivision by purchase, foreclosure or otherwise who will then have the same rights of completion as the County if and only if the subsequent party agrees in writing to complete the unfinished improvements and provides reasonable security for the obligation. In addition, the County may also enjoin the sale, transfer, or conveyance of lots within the Subdivision, until the Improvements are completed and accepted. These remedies are cumulative in nature and are in addition to any other remedies the County has at law or in equity.

17. **Indemnification:** The Developer expressly agrees to indemnify and hold the County, its employees and assigns harmless from and against all claims, costs and liability of every kind and nature except those arising out of negligence on the part of County employees and assigns, for injury or damage received or sustained by any person or entity in connection with, or on account of the performance of work at the Subdivision pursuant to this Agreement. The Developer further agrees to aid and defend the County in the event that the County is named as a defendant in an action concerning the performance of work pursuant to this Agreement. The Developer further agrees to aid and defend the County in the event that the County is named as a defendant in an action concerning the performance of work pursuant to this Agreement except where such suit is brought by the Developer. The Developer is not an agent or employee of the County.

18. **No Waiver:** No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both County and Developer; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The County's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement.

19. **Amendment or Modification:** The parties to this Agreement may amend or modify this Agreement only by written instrument executed on behalf of the County by the County Attorney or his designee and by the Developer or his authorized officer. Such amendment or modification will be properly notarized before it may be

effective.

20. **Attorney's Fees:** Should either party be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. If the court awards relief to both parties, the attorney's fees may be equitably divided between the parties by the decision maker.

21. **Vested rights:** The County does not warrant by this Agreement that the Developer is entitled to any other approval(s) required by the County, if any, before the Developer is entitled to commence development of the Subdivision or to transfer ownership of property in the Subdivision.

22. **Third Party Rights:** No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

23. **Scope:** This Agreement constitutes the entire agreement between the parties and no statements, promises or inducements that are not contained in this Agreement will be binding on the parties.

24. **Time:** For the purpose of computing the Completion Period, and time periods for County action, such times in which war, civil disasters, or acts of God occur or exist will not be included if such times prevent the Developer or County from performing its obligations under the Agreement.

25. **Severability:** If any part, term, or provision of this Agreement is held by the courts to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term, or provision and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

26. **Benefits:** The benefits of this Agreement to the Developer are personal and may not be assigned without the express written approval of the County. Such approval may not be unreasonably withheld, but any unapproved assignment is void. Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also will be binding on the heirs, successors, and assigns of the Developer, and shall be a covenant running with the Property. There is no prohibition on the right of the County to assign its rights under this Agreement. The County will expressly release the original Developer's guarantee or obligations under the subdivision improvements disbursement agreement if it accepts new security from any developer or lender who obtains the Property. However, no other act of the County will constitute a release of the original Developer from his liability under this Agreement.

27. **Notice:** Any notice required or permitted by this Agreement will be deemed effective when personally delivered in writing or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified, and return receipt requested, and addressed as follows:

If to Developer:

Chaparral West Inc.
626 32 Rd
Clifton Co. 81520

If to County:

Mesa County Public Works Department/
Planning Division
P.O. Box 20,000-5022
Grand Junction, CO 81502-5022

County Meadows Improvements Agreement

12-6-95
BOOK 2188 PAGE 491

28. Recordation: County will record a copy of this Agreement in the Clerk and Recorder's Office of Mesa County, Colorado.

29. Immunity: Nothing contained in this Agreement constitutes a waiver of the County's sovereign immunity under any applicable state law.

30. Personal Jurisdiction and Venue: Personal jurisdiction and venue for any civil action commenced by either party to this Agreement whether arising out of or relating to the Agreement, letter of credit, performance bond, subdivision improvements disbursements agreement, or cash escrow agreement will be deemed to be proper only if such action is commenced in District Court for Mesa County. The Developer expressly waives his right to bring such action in or to remove such action to any other court whether state or federal.

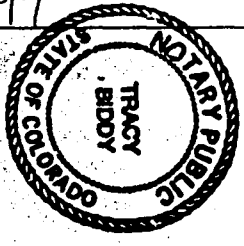
Medwin Smitan 11-16-95
Signature of Engineering Supervisor or His Representative Date

Ronald A. Abelo
Signature of Developer

Ronald A. Abelo 11-21-94
Print Name and Address Date

626 32 Rd. Clifton Co 81520

Notarized by Tracy Bidoy
My Commission Expires on 7-28-99



12-6-95

IMPROVEMENTS AGREEMENT

STREET NAME: MEADOWS DRIVE LENGTH 456

DEVELOPMENT: Country Meadows Filing ONE

This form is for one street only. Acquire additional forms for each street in your development, including bordering streets. Lump sum amounts will not be accepted unless designated, units must be used as shown. If a building permit hold is being utilized to secure the improvements, the unit cost and total cost columns do not need to be filled out.

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Mobilization	1	L.S.	300	300	
Utility Relocation	NA	L.S.	-	-	
Unclassified Excavation	280	C.Y.	1.63	456.4	
Street Sub-base Class _____		C.Y.	-	-	
Street Base-course Class <u>6</u>	220	C.Y.	8.29	1,823.8	
Street Asphalt Paving Grade <u>HCA</u>	55	TON	25.10	1,380.5	
Curbs & Gutters <u>2 1/2</u> feet wide	846	L.F.	8.15	6,994.1	
Sidewalks <u>4'</u> feet wide	846	L.F.			
Recreation Trail _____ feet wide	NA	L.F.	6.00	5,076.0	
Storm Water Management Control Structure		L.S.	-	-	
Storm Sewer Shallow Manholes		ea.	-	-	
Storm Sewer Inlets		ea.	-	-	
Storm Sewer Pipe _____ diameter	NA	L.F.	-	-	
Storm Sewer Standard Manholes		ea.	-	-	
Storm Sewer Inlets		ea.	-	-	
Storm Sewer Pipe _____ diameter	NA	L.F.	-	-	
Sanitary Sewer Shallow Manholes		ea.	-	-	
Sanitary Sewer Mains _____ diameter		L.F.	-	-	
San. Sewer Trunk Lines _____ diameter		L.F.	-	-	
Sanitary Sewer Laterals _____ diameter		L.F.	-	-	
Sanitary Sewer Standard Manholes	2	ea.	850	1,700	
Sanitary Sewer Mains <u>8"</u> diameter	456	L.F.	11.60	5,289.6	
San. Sewer Trunk Lines _____ diameter		L.F.	-	-	
Sanitary Sewer Laterals <u>4"</u> diameter	175	L.F.	7.00	1,225	
On Site Sewage Facilities					
Septic Tanks		ea.	-	-	
Package Plant		ea.	-	-	
Holding Tanks		ea.	-	-	
Other _____	NA				
Water Mains <u>2"</u> diameter	456	L.F.	12.18	5,554.1	
Valves <u>8"</u>	2	ea.	450	900	
Fixtures		ea.	-	-	
Other _____					
Fire Hydrants Including: (T's, gate valves, laterals)		ea.	-	-	
Irrigation System					
Earthen Ditch		L.F.	-	-	
Concrete Ditch		L.F.	-	-	
Pressurized Pipe _____ diameter		L.F.	-	-	
Gravity Flow Pipe _____ diameter	NA	L.F.	-	-	
Subtotal					

STREET NAME: MEADOWS DRIVE LENGTH 4.56
 DEVELOPMENT: Country Meadows - Filing 1

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Subtotal brought forward					
Irrigation System (cont.)					
Mains 3" diameter	2812	L.F.	2.50	7,030	
Boxes	8	ea.	20.00	160	
Risers		ea.			
Pumps		ea.			
Other	NA				
On Site water Supply	NA	L.S.			
Survey Monuments	12	ea.	25-		
Survey Monument Boxes	NA	ea.			
Off Street Parking					
Sub-base Class		C.Y.			
Base-course Class		C.Y.			
Asphalt Paving Grade		TON			
Street Lights		ea.			
Street Name Signs	1	ea.	30-	30.	
Traffic Control Devices					
Permanent (Stop signs, etc.)		ea.			
Temporary (Barricades, etc.)	1	ea.	100-	100	
Fencing, Screening - Type		L.F.			
Landscaping (as per approved final development plan)					
1) Right-of-way		L.S.			
2) Open Space Landscaping		L.S.			
3) Other, as req'd by Mesa County		L.S.			
Other					
Parking		S.F.			
SUBTOTAL				38217	

Engineering Design @ 12% of the Subtotal (if design is not completed and accepted by review agency) \$ 4,586
 Construction Management @ 3% of the Subtotal \$ 1,147
 Supervision of all Installations @ 4% of the Subtotal \$ 1,529
 Total Estimated Cost of Improvements and Supervision \$ 45,479

If Desert Landscaping is proposed, a notarized letter to that effect will be required.

Prepared By: Ronald A. Abalos
 Firm: Chaparral West Inc.

Cost estimates have been reviewed by Mesa County Engineering and are acceptable as shown.
 Engineering Supervisor: Michael S. Sutton 11-4-95

Note: An Improvements Release Form must be obtained from the County Planning Department as improvements are completed. The appropriate utility and/or County will inspect the improvement and certify that it has been constructed to specifications. Improvements Agreements will then be formally released at a regular meeting of the Board of County Commissioners.

Book 2181 p. 289
6-15-95

IMPROVEMENTS AGREEMENT

Sheet 3 of 14

STREET NAME: BASELINE DRIVE LENGTH 583
DEVELOPMENT: COUNTRY MEADOWS - FILMS ONE

This form is for one street only. Acquire additional forms for each street in your development, including bordering streets. Lump sum amounts will not be accepted unless designated, units must be used as shown. If a building permit hold is being utilized to secure the improvements, the unit cost and total cost columns do not need to be filled out.

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Mobilization	1	L.S.	300	300	
Utility Relocation	NA	L.S.	-	-	
Unclassified Excavation	743	C.Y.	1.63	1211	
Street Sub-base Class _____		C.Y.	-	-	
Street Base-course Class <u>6</u>	777	C.Y.	8.29	6441	
Street Asphalt Paving Grade <u>HAA</u>	497	TON	25.10	12474	
Curbs & Gutters <u>2 1/2</u> feet wide	1166	L.F.	8.15	9503	
Sidewalks <u>4</u> feet wide		L.F.	6.00	6996	
Recreation Trail _____ feet wide	1166	L.F.			
Storm Water Management Control Structure	1	L.S.	600	600	
Storm Sewer Shallow Manholes		ea.			
Storm Sewer Inlets		ea.			
Storm Sewer Pipe _____ diameter		L.F.			
Storm Sewer Standard Manholes		ea.			
Storm Sewer Inlets	3	ea.	700	2100	
Storm Sewer Pipe <u>24"</u> diameter	730	L.F.	29	21170	
Sanitary Sewer Shallow Manholes		ea.			
Sanitary Sewer Mains _____ diameter	NA	L.F.			
San. Sewer Trunk Lines _____ diameter		L.F.			
Sanitary Sewer Laterals _____ diameter		L.F.			
Sanitary Sewer Standard Manholes		ea.	850	1700	
Sanitary Sewer Mains <u>8"</u> diameter	2	L.F.	11.60	2796	
San. Sewer Trunk Lines _____ diameter	241	L.F.			
Sanitary Sewer Laterals <u>4"</u> diameter	NA	L.F.			
On Site Sewage Facilities					
Septic Tanks		ea.			
Package Plant		ea.			
Holding Tanks		ea.			
Other _____	NA				
Water Mains <u>8"</u> diameter	511	L.F.	12.18	6223	
Valves	2	ea.	450	900	
Fixtures		ea.			
Other _____					
Fire Hydrants Including: (T's, gate valves, laterals)		ea.			
Irrigation System					
Earthen Ditch		L.F.			
Concrete Ditch		L.F.			
Pressurized Pipe _____ diameter		L.F.			
Gravity Flow Pipe _____ diameter	NA	L.F.			
Subtotal					

STREET NAME: BASELINE DRIVE LENGTH 583'
 DEVELOPMENT: COUNTRY MEADOWS - FILING ON E

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Subtotal brought forward					
Irrigation System (cont.)					
Mains _____ diameter		L.F.			
Boxes		ea.			
Risers		ea.			
Pumps		ea.			
Other _____	<u>NA</u>				
On Site Water Supply	<u>NA</u>	L.S.			
Survey Monuments	<u>1</u>	ea.	<u>25.00</u>	<u>25.00</u>	
Survey Monument Boxes	<u>NA</u>	ea.			
Off Street Parking					
Sub-base Class _____		C.Y.			
Base-course Class _____		C.Y.			
Asphalt Paving Grade _____	<u>NA</u>	TON			
Street Lights	<u>3</u>	ea.	<u>600</u>	<u>1,800</u>	
Street Name Signs		ea.			
Traffic Control Devices					
Permanent (Stop signs, etc.)		ea.			
Temporary (Barricades, etc.)	<u>NA</u>	ea.			
Fencing, Screening - Type _____	<u>—</u>	L.F.			
Landscaping (as per approved final development plan)					
1) Right-of-way		L.S.			
2) Open Space Landscaping		L.S.			
3) Other, as req'd by Mesa County	<u>—</u>	L.S.			
Other _____					
Parking		S.F.			
SUBTOTAL				<u>74,239</u>	

Engineering Design @ 12% of the Subtotal (if design is not completed and accepted by review agency) \$ 8909
 Construction Management @ 3% of the Subtotal \$ 2227
 Supervision of all Installations @ 4% of the Subtotal \$ 2970
 Total Estimated Cost of Improvements and Supervision \$ 88,345

If Desert Landscaping is proposed, a notarized letter to that effect will be required.
 Prepared By: Ronald A Abelow
 Firm: Chaparral West Inc.

Cost estimates have been reviewed by Mesa County Engineering and are acceptable as shown.
 Engineering Supervisor: Audubon Sultan 11-16-95

Note: An Improvements Release Form must be obtained from the County Planning Department as improvements are completed. The appropriate utility and/or County will inspect the improvement and certify that it has been constructed to specifications. Improvements Agreements will then be formally release at a regular meeting of the Board of County Commissioners.

IMPROVEMENTS AGREEMENT

Sheet 5 of 14

STREET NAME: MEADOWS COURT LENGTH 120'
 DEVELOPMENT: Country Meadows - Filing 1

This form is for one street only. Acquire additional forms for each street in your development, including bordering streets. Lump sum amounts will not be accepted unless designated, units must be used as shown. If a building permit hold is being utilized to secure the improvements, the unit cost and total cost columns do not need to be filled out.

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Mobilization	1	L.S.	300-	300.	
Utility Relocation	NA	L.S.	-	-	
Unclassified Excavation	-	C.Y.	-	-	
Street Sub-base Class _____	-	C.Y.	-	-	
Street Base-course Class <u>6</u>	134	C.Y.	8.29	1,110.86	
Street Asphalt Paving Grade _____	34	TON	25.10	853.40	
Curbs & Gutters <u>2 1/2</u> feet wide	310	L.F.	8.15	2,526.50	
Sidewalks <u>4</u> feet wide	310	L.F.			
Recreation Trail _____ feet wide	NA	L.F.	6.00	1,860.	
Storm Water Management Control Structure	-	L.S.	-	-	
Storm Sewer Shallow Manholes		ea.			
Storm Sewer Inlets	-	ea.	-	-	
Storm Sewer Pipe _____ diameter	-	L.F.	-	-	
Storm Sewer Standard Manholes		ea.			
Storm Sewer Inlets	-	ea.	-	-	
Storm Sewer Pipe _____ diameter	NA	L.F.	-	-	
Sanitary Sewer Shallow Manholes		ea.			
Sanitary Sewer Mains _____ diameter		L.F.	-	-	
San. Sewer Trunk Lines _____ diameter	NA	L.F.	-	-	
Sanitary Sewer Laterals _____ diameter	NA	L.F.	-	-	
Sanitary Sewer Standard Manholes		ea.	850-	850.	
Sanitary Sewer Mains <u>8"</u> diameter	120	L.F.	11.60	1,392.	
San. Sewer Trunk Lines _____ diameter		L.F.	-	-	
Sanitary Sewer Laterals <u>4"</u> diameter	296	L.F.	7.00	2,072.	
On Site Sewage Facilities		ea.			
Septic Tanks		ea.	-	-	
Package Plant		ea.	-	-	
Holding Tanks		ea.	-	-	
Other _____	NA				
Water Mains <u>2"</u> diameter	120	L.F.	8.00	960.	
Valves	1	ea.	450.-	450.	
Fixtures	1	ea.	280-	280.	
Other _____					
Fire Hydrants Including: (T's, gate valves, laterals)	1	ea.	1450-	1450	
Irrigation System					
Earthen Ditch		L.F.			
Concrete Ditch		L.F.			
Pressurized Pipe _____ diameter		L.F.			
Gravity Flow Pipe _____ diameter	NA	L.F.			
Subtotal					

STREET NAME: MEADOWS COURT LENGTH 120'

DEVELOPMENT: COUNTRY MEADOWS FILING 1

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Subtotal brought forward					
Irrigation System (cont.)					
Mains _____ diameter		L.F.			
Boxes		ea.			
Risers		ea.			
Pumps		ea.			
Other _____	NA		—	—	
On Site Water Supply	NA	L.S.	—	—	
Survey Monuments	9	ea.	25.00	225.00	
Survey Monument Boxes	—	ea.	—	—	
Off Street Parking					
Sub-base Class _____		C.Y.	—	—	
Base-course Class _____		C.Y.	—	—	
Asphalt Paving Grade _____	NA	TON	—	—	
Street Lights		ea.	—	—	
Street Name Signs	1	ea.	30-	30-	
Traffic Control Devices					
Permanent (Stop signs, etc.)	1	ea.	60-	60-	
Temporary (Barricades, etc.)		ea.			
Fencing, Screening - Type _____	—	L.F.	—	—	
Landscaping (as per approved final development plan)					
1) Right-of-way	—	L.S.	—	—	
2) Open Space Landscaping		L.S.			
3) Other, as req'd by Mesa County		L.S.			
Other _____	—				
Parking		S.F.			
SUBTOTAL				12559.74	

Engineering Design @ 12% of the Subtotal (if design is not completed and accepted by review agency) \$ 1,507.06

Construction Management @ 3% of the Subtotal \$ 376.79

Supervision of all Installations @ 4% of the Subtotal \$ 502.39

Total Estimated Cost of Improvements and Supervision \$ 14,946.00

If Desert Landscaping is proposed, a notarized letter to that effect will be required.

Prepared By: Ronald A. Abelow

Firm: Chaparral West Inc.

Cost estimates have been reviewed by Mesa County Engineering and are acceptable as shown.

Engineering Supervisor: Mudita Sultan 11-16-95

Note: An Improvements Release Form must be obtained from the County Planning Department as improvements are completed. The appropriate utility and/or County will inspect the improvement and certify that it has been constructed to specifications. Improvements Agreements will then be formally release at a regular meeting of the Board of County Commissioners.

STREET NAME: CHARIS COURT LENGTH 95'
 DEVELOPMENT: Country Meadows-Filing ONE

This form is for one street only. Acquire additional forms for each street in your development, including bordering streets. Lump sum amounts will not be accepted unless designated, units must be used as shown. If a building permit hold is being utilized to secure the improvements, the unit cost and total cost columns do not need to be filled out.

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Mobilization	1	L.S.	300	300	
Utility Relocation	NA	L.S.	—	—	
Unclassified Excavation	—	C.Y.	—	—	
Street Sub-base Class	—	C.Y.	—	—	
Street Base-course Class <u>6</u>	106	C.Y.	8.29	878.74	
Street Asphalt Paving Grade <u>HRA</u>	27	TON	25.10	677.70	
Curbs & Gutters <u>2 1/2</u> feet wide	245	L.F.	8.15	1996.75	
Sidewalks <u>4</u> feet wide	245	L.F.	6.00	1470	
Recreation Trail _____ feet wide	NA	L.F.	—	—	
Storm Water Management Control Structure	—	L.S.	—	—	
Storm Sewer Shallow Manholes		ea.	—	—	
Storm Sewer Inlets	—	ea.	—	—	
Storm Sewer Pipe _____ diameter	—	L.F.	—	—	
Storm Sewer Standard Manholes		ea.	—	—	
Storm Sewer Inlets	NA	ea.	—	—	
Storm Sewer Pipe <u>24</u> diameter	NA	L.F.	—	—	
Sanitary Sewer Shallow Manholes		ea.	—	—	
Sanitary Sewer Mains _____ diameter	NA	L.F.	—	—	
San. Sewer Trunk Lines _____ diameter	NA	L.F.	—	—	
Sanitary Sewer Laterals _____ diameter	NA	L.F.	—	—	
Sanitary Sewer Standard Manholes	1	ea.	850	850	
Sanitary Sewer Mains <u>24</u> diameter	95	L.F.	11.60	1,102.00	
San. Sewer Trunk Lines _____ diameter	166	L.F.	7.00	1,162.00	
Sanitary Sewer Laterals <u>24</u> diameter	166	L.F.	7.00	1,162.00	
On Site Sewage Facilities		ea.	—	—	
Septic Tanks	NA	ea.	—	—	
Package Plant	NA	ea.	—	—	
Holding Tanks	NA	ea.	—	—	
Other _____	NA	ea.	—	—	
Water Mains <u>24</u> diameter	95	L.F.	8.00	760.00	
Valves	1	ea.	450	450.00	
Fixtures	1	ea.	280	280.00	
Other _____	1	ea.	280	280.00	
Fire Hydrants Including: (T's, gate valves, laterals)	1	ea.	1450	1450.00	
Irrigation System		L.F.	—	—	
Earthen Ditch	NA	L.F.	—	—	
Concrete Ditch	NA	L.F.	—	—	
Pressurized Pipe _____ diameter	NA	L.F.	—	—	
Gravity Flow Pipe _____ diameter	NA	L.F.	—	—	
Subtotal					

STREET NAME: CHARIS COURT LENGTH 120'
 DEVELOPMENT: Country Meadows - Filing 1

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Subtotal brought forward					
Irrigation System (cont.)					
Mains _____ diameter		L.F.			
Boxes		ea.			
Risers		ea.			
Pumps		ea.			
Other _____	NA				
On Site Water Supply	NA	L.S.			
Survey Monuments	9	ea.	25-	225.00	
Survey Monument Boxes	NA	ea.			
Off Street Parking					
Sub-base Class _____		C.Y.			
Base-course Class _____		C.Y.			
Asphalt Paving Grade _____	NA	TON			
Street Lights		ea.			
Street Name Signs	1	ea.	30-	30.	
Traffic Control Devices					
Permanent (Stop signs, etc.)	1	ea.	60-	60.	
Temporary (Barricades, etc.)		ea.			
Fencing, Screening - Type _____		L.F.			
Landscaping (as per approved final development plan)					
1) Right-of-way		L.S.			
2) Open Space Landscaping		L.S.			
3) Other, as req'd by Mesa County		L.S.			
Other _____					
Parking		S.F.			
SUBTOTAL				10,222.19	

Engineering Design @ 12% of the Subtotal (if design is not completed and accepted by review agency) \$ 1,226.25

Construction Management @ 3% of the Subtotal \$ 306.67

Supervision of all Installations @ 4% of the Subtotal \$ 408.89

Total Estimated Cost of Improvements and Supervision \$ 12,164.-

IF Desert Landscaping is proposed, a notarized letter to that effect will be required.

Prepared By: Ronald Appelo

Firm: Chapman West, Inc.

Cost estimates have been reviewed by Mesa County Engineering and are acceptable as shown.

Engineering Supervisor: Medina Sultan 11-16-95

Note: An Improvements Release Form must be obtained from the County Planning Department as improvements are completed. The appropriate utility and/or County will inspect the improvement and certify that it has been constructed to specifications. Improvements Agreements will then be formally release at a regular meeting of the Board of County Commissioners.

IMPROVEMENTS AGREEMENT

Sheet 9 of 14

STREET NAME: WOODLAND DRIVE LENGTH 378'
 DEVELOPMENT: Country Meadows - Filing 1

This form is for one street only. Acquire additional forms for each street in your development, including bordering streets. Lump sum amounts will not be accepted unless designated, units must be used as shown. If a building permit hold is being utilized to secure the improvements, the unit cost and total cost columns do not need to be filled out.

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Mobilization	1	L.S.	300	300	
Utility Relocation	NA	L.S.	-	-	
Unclassified Excavation	337	C.Y.	1.63	549.51	
Street Sub-base Class _____	-	C.Y.	-	-	
Street Base-course Class <u>6</u>	192	C.Y.	8.29	1590.48	
Street Asphalt Paving Grade <u>HAA</u>	46	TON	25.10	1154.60	
Curbs & Gutters <u>2 1/2</u> feet wide	725	L.F.	8.15	5908.75	
Sidewalks <u>4 1/2</u> feet wide		L.F.			
Recreation Trail _____ feet wide	725	L.F.	6.00	4350	
Storm Water Management Control Structure	-	L.S.	-	-	
Storm Sewer Shallow Manholes		ea.			
Storm Sewer Inlets _____ diameter	-	ea.	-	-	
Storm Sewer Pipe _____ diameter	-	L.F.	-	-	
Storm Sewer Standard Manholes		ea.			
Storm Sewer Inlets _____ diameter	NA	ea.	-	-	
Storm Sewer Pipe _____ diameter	NA	L.F.	-	-	
Sanitary Sewer Shallow Manholes		ea.			
Sanitary Sewer Mains _____ diameter		L.F.			
San. Sewer Trunk Lines _____ diameter	NA	L.F.	-	-	
Sanitary Sewer Laterals _____ diameter	NA	L.F.	-	-	
Sanitary Sewer Standard Manholes		ea.			
Sanitary Sewer Mains <u>8'</u> diameter	5	ea.	8.50	4,250	
San. Sewer Trunk Lines _____ diameter	1562	L.F.	11.60	18,119	
Sanitary Sewer Laterals <u>4"</u> diameter	166	L.F.	7.00	1,120	
On Site Sewage Facilities					
Septic Tanks		ea.			
Package Plant		ea.			
Holding Tanks	NA	ea.	-	-	
Other _____					
Water Mains <u>8"</u> diameter	378	L.F.	12.18	4,604.04	
Valves		ea.			
Fixtures	1	ea.	450	450	
Other _____					
Fire Hydrants Including: (T's, gate valves, laterals)		ea.			
Irrigation System					
Earthen Ditch		L.F.			
Concrete Ditch		L.F.			
Pressurized Pipe _____ diameter		L.F.			
Gravity Flow Pipe _____ diameter	NA	L.F.	-	-	
Subtotal					

STREET NAME: WOODLAND DRIVE LENGTH: 378'
 DEVELOPMENT: Country Meadows - Filing 1

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Subtotal brought forward					
Irrigation System (cont.)					
Mains <u>3" diameter</u>	1607	L.F.	2.50	4023-	
Boxes		ea.			
Risers	7	ea.	20	140-	
Pumps		ea.			
Other	NA				
On Site Water Supply	NA	L.S.			
Survey Monuments	7	ea.	25-	175-	
Survey Monument Boxes		ea.			
Off Street Parking					
Sub-base Class		C.Y.			
Base-course Class		C.Y.			
Asphalt Paving Grade		TON			
Street Lights		ea.			
Street Name Signs	1	ea.	30-	30-	
Traffic Control Devices					
Permanent (Stop signs, etc.)	1-	ea.	60-	60-	
Temporary (Barricades, etc.)	1	ea.	100-	100-	
Fencing, Screening - Type		L.F.			
Landscaping (as per approved final development plan)					
1) Right-of-way		L.S.			
2) Open Space Landscaping		L.S.			
3) Other, as req'd by Mesa County		L.S.			
Other					
Parking		S.F.			
SUBTOTAL				46,840-	

Engineering Design @ 12% of the Subtotal (if design is not completed and accepted by review agency) \$ 5,621-

Construction Management @ 3% of the Subtotal \$ 1,405-

Supervision of all Installations @ 4% of the Subtotal \$ 1,874-

Total Estimated Cost of Improvements and Supervision \$ 55,740.00

If Desert Landscaping is proposed, a notarized letter to that effect will be required.

Prepared By: Ronald A Abeloe

Firm: Chaparral West Inc.

Cost estimates have been reviewed by Mesa County Engineering and are acceptable as shown.

Engineering Supervisor: Andrew Sultan 11-16-95

Note: An Improvements Release Form must be obtained from the County Planning Department as improvements are completed. The appropriate utility and/or County will inspect the improvement and certify that it has been constructed to specifications. Improvements Agreements will then be formally release at a regular meeting of the Board of County Commissioners.

IMPROVEMENTS AGREEMENT

Sheet 13 of 14

STREET NAME: Base Line OFFsite LENGTH 321'

DEVELOPMENT: Country Meadows Filing One

This form is for one street only. Acquire additional forms for each street in your development, including bordering streets. Lump sum amounts will not be accepted unless designated, units must be used as shown. If a building permit hold is being utilized to secure the improvements, the unit cost and total cost columns do not need to be filled out.

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Mobilization	1	L.S.	300-	300-	
Utility Relocation		L.S.			
Unclassified Excavation	443	C.Y.	1.63		
Street Sub-base Class _____		C.Y.			
Street Base-course Class <u>6</u>	447	C.Y.	8.29		
Street Asphalt Paving Grade <u>HBA</u>	158	TON	25.10		
Curbs & Gutters _____ feet wide	—	L.F.			
Sidewalks _____ feet wide	—	L.F.			
Recreation Trail _____ feet wide	—	L.F.			
Storm Water Management Control Structure	—	L.S.			
Storm Sewer Shallow Manholes		ea.			
Storm Sewer Inlets	—	ea.			
Storm Sewer Pipe _____ diameter	—	L.F.			
Storm Sewer Standard Manholes		ea.			
Storm Sewer Inlets	—	ea.			
Storm Sewer Pipe _____ diameter	—	L.F.			
Sanitary Sewer Shallow Manholes		ea.			
Sanitary Sewer Mains _____ diameter	—	L.F.			
San. Sewer Trunk Lines _____ diameter	—	L.F.			
Sanitary Sewer Laterals _____ diameter	—	L.F.			
Sanitary Sewer Standard Manholes		ea.			
Sanitary Sewer Mains _____ diameter	—	L.F.			
San. Sewer Trunk Lines _____ diameter	—	L.F.			
Sanitary Sewer Laterals _____ diameter	—	L.F.			
On Site Sewage Facilities					
Septic Tanks	—	ea.			
Package Plant	—	ea.			
Holding Tanks	—	ea.			
Other _____	—				
Water Mains _____ diameter	—	L.F.			
Valves	—	ea.			
Fixtures	—	ea.			
Other _____	—				
Fire Hydrants including (T's, gate valves, laterals)	—	ea.			
Irrigation System					
Earthen Ditch	—	L.F.			
Concrete Ditch	—	L.F.			
Pressurized Pipe _____ diameter	—	L.F.			
Gravity Flow Pipe _____ diameter	—	L.F.			
Subtotal					

STREET NAME: Baseline Offsite LENGTH 321'

DEVELOPMENT: Country Meadows Filing One

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Subtotal brought forward					
Irrigation System (cont.)					
Mains _____ diameter	<u>1</u>	L.F.			
Boxes		ea.			
Risers		ea.			
Pumps		ea.			
Other _____					
On Site Water Supply	<u>1</u>	L.S.			
Survey Monuments	<u>1</u>	ea.			
Survey Monument Boxes		ea.			
Off Street Parking					
Sub-base Class _____	<u>1</u>	C.Y.			
Base-course Class _____		C.Y.			
Asphalt Paving Grade _____		TON			
Street Lights	<u>1</u>	ea.			
Street Name Signs	<u>1</u>	ea.			
Traffic Control Devices					
Permanent (Stop signs, etc.)	<u>1</u>	ea.			
Temporary (Barricades, etc.)		ea.			
Fencing, Screening - Type _____	<u>1</u>	L.F.			
Landscaping (as per approved final development plan)					
1) Right-of-way		L.S.			
2) Open Space Landscaping	<u>1</u>	L.S.			
3) Other, as req'd by Mesa County		L.S.			
Other _____					
Parking	<u>1</u>	S.F.			
SUBTOTAL					

Engineering Design @ 12% of the Subtotal (if design is not completed and accepted by review agency) \$ _____

Construction Management @ 3% of the Subtotal \$ _____

Supervision of all installations @ 4% of the Subtotal \$ _____

Total Estimated Cost of Improvements and Supervision \$ _____

If Desert Landscaping is proposed, a notarized letter to that effect will be required.

Prepared By: Donald A. Heber

Firm: Chapman West Inc.

Cost estimates have been reviewed by Mesa County Engineering and are acceptable as shown.

Engineering Supervisor: Quentin S. Sullivan

Note: An Improvements Release Form must be obtained from the County Planning Department as improvements are completed. The appropriate utility and/or County will inspect the improvement and certify that it has been constructed to specifications. Improvements Agreements will then be formally released at a regular meeting of the Board of County Commissioners.

IMPROVEMENTS AGREEMENT

Sheet 13 of 14

STREET NAME: F 3/4 Road LENGTH 1320'

DEVELOPMENT: Country Meadow's Filing one

This form is for one street only. Acquire additional forms for each street in your development, including bordering streets. Lump sum amounts will not be accepted unless designated, units must be used as shown. If a building permit hold is being utilized to secure the improvements, the unit cost and total cost columns do not need to be filled out.

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Mobilization <u>Clean & Scrub</u>	1	L.S.	2000	2,000	
Utility Relocation	1	L.S.	3000	3,000	
Unclassified Excavation	1371	C.Y.	1.63	2,235	
Street Sub-base Class <u>Asp exist. 59.5d.</u>	5485	S.B.Y.	.58	3,181	
Street Base-course Class <u>6</u>	1965	C.Y.	8.29	16,290	
Street Asphalt Paving Grade <u>HBA</u>	937	TON	25.10	23,519	
Curbs & Gutters _____ feet wide	—	L.F.	—	—	
Sidewalks <u>7'</u> feet wide	530	L.F.	14.65	7,765	
Recreation Trail _____ feet wide	—	L.F.	—	—	
Storm Water Management Control Structure	—	L.S.	—	—	
Storm Sewer Shallow Manholes		ea.			
Storm Sewer Inlets		ea.			
Storm Sewer Pipe <u>12"</u> diameter	160	L.F.	15.00	2,400	
Storm Sewer Standard Manholes		ea.			
Storm Sewer Inlets		ea.			
Storm Sewer Pipe _____ diameter	—	L.F.	—	—	
Sanitary Sewer Shallow Manholes		ea.			
Sanitary Sewer Mains _____ diameter		L.F.			
San. Sewer Trunk Lines _____ diameter		L.F.			
Sanitary Sewer Laterals _____ diameter		L.F.			
Sanitary Sewer Standard Manholes		ea.			
Sanitary Sewer Mains _____ diameter		L.F.			
San. Sewer Trunk Lines _____ diameter		L.F.			
Sanitary Sewer Laterals _____ diameter		L.F.			
On Site Sewage Facilities					
Septic Tanks		ea.			
Package Plant		ea.			
Holding Tanks		ea.			
Other _____					
Water Mains _____ diameter		L.F.			
Valves		ea.			
Fixtures		ea.			
Other _____					
Fire Hydrants including: (T's, gate valves, laterals)		ea.			
Irrigation System					
Earthen Ditch		L.F.			
Concrete Ditch		L.F.			
Pressurized Pipe _____ diameter		L.F.			
Gravity Flow Pipe <u>6"</u> diameter	160	L.F.	6.00	960	
Subtotal					

12-6-95 *[Signature]*

STREET NAME: F 3/4 Road LENGTH 1320
 DEVELOPMENT: Country Meadows Filing one

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Subtotal brought forward					
Irrigation System (cont.)					
Mains _____ diameter		L.F.			
Boxes	—	ea.			
Risers		ea.			
Pumps		ea.			
Other _____					
On Site Water Supply	—	L.S.			
Survey Monuments	—	ea.			
Survey Monument Boxes	—	ea.			
Off Street Parking					
Sub-base Class _____		C.Y.			
Base-course Class _____	—	C.Y.			
Asphalt Paving Grade _____		TON			
Street Lights	—	ea.			
Street Name Signs	—	ea.			
Traffic Control Devices					
Permanent (Stop signs, etc.)		ea.			
Temporary (Barricades, etc.) <i>Paint</i>	2	ea.	700	700	
Fencing, Screening - Type _____	—	L.F.			
Landscaping (as per approved final development plan)					
1) Right-of-way		L.S.			
2) Open Space Landscaping	—	L.S.			
3) Other, as req'd by Mesa County		L.S.	700	700	
Other <i>Compliance Testing For Road</i>					
Parking		S.F.			
SUBTOTAL				67,750	

Engineering Design @ 12% of the Subtotal (if design is not completed and accepted by review agency) \$ 7,470 —
 Construction Management @ 3% of the Subtotal \$ 1,868 —
 Supervision of all installations @ 4% of the Subtotal \$ 2,490 —
 Total Estimated Cost of Improvements and Supervision \$ 74,078 —

If Desert Landscaping is proposed, a notarized letter to that effect will be required.
 Prepared By: Ronald A Abelow
 Firm: Chaparral West Inc.

Cost estimates have been reviewed by Mesa County Engineering and are acceptable as shown.
 Engineering Supervisor: Muddin Sultan 11-16-95

Note: An Improvements Release Form must be obtained from the County Planning Department as improvements are completed. The appropriate utility and/or County will inspect the improvement and certify that it has been constructed to specifications. Improvements Agreements will then be formally release at a regular meeting of the Board of County Commissioners.