

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 198____, by and between LAZY O CATTLE COMPANY (hereinafter referred to as "LOCC"), and THE BOARD OF COUNTY COMMISSIONERS of the County of Pitkin, Colorado, as the governing body of Pitkin County, Colorado (hereinafter referred to as "County").

WITNESSETH

WHEREAS, LOCC has submitted to the County for approval, execution and recording a Final Plat of the Lazy O Ranch P.U.D., consisting of twenty-two (22) Residential Lots, a Ranch Facilities Parcel, a Fire Substation Parcel, a Wildlife Conservation Area and Agricultural Lands on certain real property in Pitkin County, Colorado, as more particularly described on the Final Plat of the Lazy O Ranch P.U.D.; and,

WHEREAS, the County has fully considered the Final Plat of the Lazy O Ranch P.U.D., ("Final Plat") and is willing to grant approval of and execute the same upon LOCC's agreement to the obligations herein, all as required by the Pitkin County Land Use Code; and,

WHEREAS, LOCC is willing to accept these obligations and to enter into this agreement with the County to provide for the same;

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto stipulate and agree as follows:

1. **Central Water System.** LOCC shall construct a central water system providing domestic water to Residential Lots 1 through 21 and the ranch manager house and employee bunkhouse on the Ranch Facilities Parcel. LOCC shall construct water lines to the residential lot lines. Individual lot owners shall be responsible for the extension of water lines to service the structures built on a lot. The central water system shall be designed to supply domestic and fire protection water flows. Improvements by LOCC shall include:

a. Construction of appropriate wells, pumps, adaptors and fittings to supply domestic and fire protection water flows.

b. Construction of a control and chlorination building.

c. Installation of 6" and 8" distribution pipe with appropriate valves and fittings to provide water service to the lot lines.

d. Installation of a water storage tank of approximately one hundred thousand (100,000) gallons in size, with appropriate tank controls.

e. The design and construction of the water system shall comply with the applicable standards of the Pitkin County Environmental Health Department and the State of Colorado Water Quality Control Division.

